

## SECTION 26. "C-2" SERVICE COMMERCIAL--COMMUNITY BUSINESS DISTRICTS

The purpose of the "C-2" District classification is to provide locations for commercial development where the variety in retail, service and office uses is intended to serve a broad-based community. "C-2" Districts should be developed as linear commercial and be located primarily along principal arterial streets as designated in the Master Transportation Plan. The "C-2" District provides for an expanded range of uses, greater density and greater height than the "C-1" District classification.  
(Ord. No. 86-30, 6-1-87)

The following regulations shall apply in all "C-2" Districts:

### A. Uses Permitted.

All of the uses listed below are permitted, provided, however, that if a use provides classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit as provided in Section 36, "Use Permits," for each such use. The following uses are permitted, provided that they are not Large Format Sales Establishments, as defined in Section 1. (Ord No. 09-06, 7-11-09; Ord. No. 11-02, 10-15-2011)

1. All uses as permitted and regulated in "C-1" Districts.
2. Amusement enterprises, including a billiard or pool hall, boxing arena, games of skill, penny arcade, shooting gallery and the like, if conducted wholly within a completely enclosed building.
3. Animal hospital or veterinary clinic within a fully enclosed structure.
4. Blueprinting or photostating.
5. Business college operated as a commercial enterprise.
6. Catering establishment.
7. Cleaning or laundry establishment.
8. Dance studio.
9. Department store, without restriction on minimum site area as imposed in "C-1" Districts.
10. Health club.
11. Hotel or tourist court.
12. Indoor swimming pool.
13. Indoor theater or auditorium.
14. Mailing service, including bulk mailing.
15. Medical or dental laboratory.
16. Music conservatory or music instruction.
17. Nursery, flower or plant store, provided that all incidental equipment and supplies, including fertilizer, empty cans and garden tools are kept within a building or in designated areas outside as approved by the Zoning Administrator, provided that the location does not impede pedestrian or vehicular movement on the property.
18. Office, without restriction on location within structures.
19. Palmistry.
20. Pawnshop.
21. Plumbing or sheet metal shops, if conducted wholly within a completely enclosed building.
22. Printing, lithographing or publishing.
23. Public parking area of up to fifty (50) spaces or of a lot area of up to twenty thousand (20,000) square feet, when located and developed as required in Section 33.
24. Public service, including electric distributing substation, fire or police station, telephone exchange, and the like.
25. Retail stores or business in addition to those permitted in "C-1-R" and "C-1" Districts.
26. Sign painting shop, if conducted wholly within a completely enclosed building.
27. Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes.
28. Upholstery shop, if conducted wholly within a completely enclosed building.

29. Vehicle dealership, sales or rental lot, provided that the use is located on a site which is more than twenty thousand (20,000) square feet in area, and where the use complies with the standards identified in subsection C.4., shall be permitted as a matter of right. In addition, vehicle dealership, sales or rental lot that is located on a site ten thousand (10,000) square feet or smaller shall not be permitted.
30. Wedding chapel.
31. Other uses which, in the judgment of the Zoning Administrator, are of the same general character as those listed in this subsection and will not be detrimental to the district in which located.

(1-5-80; Ord. No. 83-3, 1-8-83; Ord. No. 86-30, 6-1-87; Ord. No. 92-35, 8-8-92; Ord. No. 00-18, 7-31-00)

#### **B. Special Exceptions.**

Any of the following uses may be established subject to obtaining a use permit as provided in Section 36.G. Use Permits for each such use:

1. Audio-visual production studio.
2. Bowling alley.
3. Car wash.
4. Carpet and rug cleaning establishments, excluding dyeing.
5. Food delivery service.
6. Any use otherwise permitted in this district with a drive-through window.
7. Indoor and outdoor skating rink.
8. Massage parlor and the like.
9. Miniature golf course.
10. Mortuary or funeral home, including a cremation unit within a mortuary or funeral home.
11. Reserved.
12. Nightclubs and restaurants providing live entertainments, including dance halls.
13. Outdoor swimming pool.
14. By site plan approval under Section 36.H., use regulations for areas designated as "Special Revitalization Districts" on the General Land Use Plan may be modified under the following conditions, and an additional F.A.R. of .5 may be allowed under the following conditions applicable to such increases in density:
  - a. Height limit: No building, nor the enlargement of any building, shall exceed the height standard in the revitalization area or six (6) stories not including mechanical penthouses.
  - b. Density: The ratio of the total gross floor area of all uses, excluding one- and two-family dwellings, to the total area of the site shall not exceed 1.5 to 1. A building which has solely residential use above the second floor level shall be permitted to have a residential F.A.R. of 1.5 and a first floor retail commercial use F.A.R. of up to .5. In no case shall the total F.A.R. of such a building exceed 2.0.
  - c. The first floor of any office building shall be designed and used for retail commercial uses. A plan specifying the proposed retail commercial uses shall be developed and shall be consistent with the adopted plan for the "Special Revitalization District."
  - d. Automobile parking space is to be provided as required in Section 33, except that parking may be reduced by site plan approval to no less than one (1) off-street parking space per one (1) dwelling unit and one (1) off-street parking space for each five hundred eighty (580) square feet of the total office and retail gross floor area.
  - e. Screening walls and/or landscaping consistent with the goals and standards of the adopted plan for the revitalization area shall be provided where a parking area abuts a street, sidewalk, alley, or other public right-of-way and where a parking area abuts "R" and "RA" districts.
  - f. Streetscape improvements consistent with the standards of the adopted "Special Revitalization District" plan for the area shall be implemented on the periphery of the site fronting on public right-of-way.
  - g. A coordinated sign plan shall be required. Standards for signs shall be those set forth in the adopted "Special Revitalization District" plan for the area.

- h. All aerial utilities in the public right-of-way at the periphery of the site and within the site shall be placed underground.
- 15. Public parking area of more than fifty (50) spaces or of a lot area of more than twenty thousand (20,000) square feet.
- 16. Vehicle body shop, so long as such activities are conducted entirely within a building.
- 17. Vehicle dealership, sales or rental lots located on-sites of twenty thousand (20,000) square feet or less but more than ten thousand (10,000) square feet in area shall be permitted by use permit, provided that the use complies with the standards identified in subsection C.4.
- 18. Vehicle service establishment, provided that any vehicle repairs and storage of merchandise and supplies shall be conducted wholly within a building, and that any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, seven (7) feet in height, is erected and maintained between such uses and any adjoining "R" District.
- 19. Uses in projects that are not within the Columbia Pike Special Revitalization District or the Lee Highway-Cherrydale Special Revitalization District but are part of a Unified Commercial/Mixed Use Development as set forth in section 31.A.17.
- 20. In addition, if any use permitted under subsection 26.A. includes classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit as provided in Section 36, "Use Permits," for each such use. (Ord. No. 09-06, 7-11-09)
- 21. Large format sales establishments. (Ord. No. 11-02, 10-15-2011)  
(1-6-73; 6-25-77; 8-6-77; 12-2-78; 1-5-80; Ord. No. 83-3, 1-8-83; Ord. No. 83-20, 7-9-83; Ord. No. 86-30, 6-1-87; Ord. No. 88-19, 11-22-88; Ord. No. 91-4, 3-2-91; Ord. No. 92-35, 8-8-92; Ord. No. 98-24, 7-15-98; Ord. No. 00-18, 7-31-00; 11-15-03; Ord. No. 09-04, 4-25-2009)

**C. Use Limitations.**

- 1. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail at these establishments, except as set forth in subsection B.7.
- 2. Such uses, operations or products shall not adversely affect any contiguous district through the dissemination of odor, dust, smoke, fumes, noise, vibrations, creation of trash, garbage or litter, or other similar causes.
- 3. Steam exhausts for cleaning and laundering establishments shall be within said building.
- 4. Vehicle dealership, sales and rental lots shall comply with the following standards as well as any use permit conditions or requirements:
  - a. Delivery of automobiles shall be limited to the hours between 7:00 a.m. and 9:00 p.m., Monday through Saturday only. A plan shall be agreed upon with the police department for time and place of the delivery of automobiles and this plan shall be submitted to the Zoning Administrator.
  - b. All incidental repair services shall occur within the service bay facility. No vehicle parts and repair tools shall be stored or displayed outside the repair facility.
  - c. Vehicles placed in the custody of the persons conducting the motor vehicle use shall be kept on the premises of the motor vehicle use in compliance with the parking plan approved by the Zoning Administrator consistent with the Zoning Ordinance and shall not be tested or parked on streets that are designated as neighborhood streets in the Master Transportation Plan.
  - d. Lighting on the property shall be directed and shielded so as not to affect adversely, through the dissemination of light rays, any "R" or "RA" district which is contiguous to or across a street, alley, sidewalk or other public right-of-way from the use.
  - e. The property shall be developed as required in Section 32A, Landscaping, and Section 33, Automobile Parking, Standing and Loading Space. A screening wall or solid wood fence with a minimum height of four (4) feet shall be provided where a parking area for

- the storage or display of vehicles, including customer parking, abuts any street, sidewalk, alley or other public right-of-way, or separating the site from "R" or "RA" Districts.
- f. Parking areas shall be arranged and used so that vehicles which are parked, displayed and stored on the property do not overhang or protrude outside the prescribed limits of the parking area into the required setback or onto the public right-of-way.
  - g. All trash receptacles located outside the building shall be screened from public view by a brick wall or solid wood fence on three sides which is a minimum of six (6) feet in height.
  - h. Use of a public address system or loudspeaker shall comply with the standards and regulations in Chapter 15, Noise Control Ordinance, or the Arlington County Code, except that use of such system shall not be permitted after 9:00 p.m., daily.
  - i. Submission requirements: New vehicle dealerships, sales or rental lots, or existing vehicle dealerships, sales or rental lots that are required to obtain a certificate of occupancy shall submit the following to the Zoning Administrator: (1) parking lot layout plan, showing parking spaces, buildings, and landscaped area, drawn to scale, and certified by a surveyor or engineer. (2) Lot calculation table showing the total site area, and the size and location of each area occupied by vehicle display space, customer parking, employee parking, office, and landscaping and buffer.

(Ord. No. 86-30, 6-1-87; Ord. No. 88-19, 11-22-88; Ord. No. 00-18, 7-31-00)

#### **D. Area Requirements.**

*Lot Area.* For buildings hereafter erected and used exclusively for dwelling purposes, see Section 31. Buildings hereafter erected and used partly for dwelling and partly for commercial purposes, shall comply with the lot area requirements of the "RA8-18" Districts.

#### **E. Bulk Regulations.**

1. *Height Limit:* No building, nor the enlargement of any building, shall be hereafter erected to exceed forty-five (45) feet.
2. *Density:*
  - a. One-Family Dwelling: As specified for "R-6" Districts.
  - b. Multiple-Family Dwelling: As specified "RA8-18" Districts.
  - c. Hotel: A lot area of not less than six hundred (600) square feet for each individual sleeping or living unit.
  - d. Other Uses: The ratio of the gross floor area of all structures erected on a "C-2" District site to the total area of the site shall not exceed 1.5 to 1.

(Ord. No. 86-30, 6-1-87)

#### **F. Landscaping.**

Ten (10) percent of total site area is required to be landscaped open space in accordance with the requirements of Section 32A, Landscaping.

#### **G. Additional Regulations.**

1. For supplemental regulations, see Section 31.
2. Coverage and placement requirements as regulated in Section 32.
3. Automobile parking space is to be provided as required in Section 33.
4. Loading space to be provided as required in Section 33.
5. Signs as regulated in Section 34.

(9-11-76; 8-6-77; Ord. No. 86-30, 6-1-87)