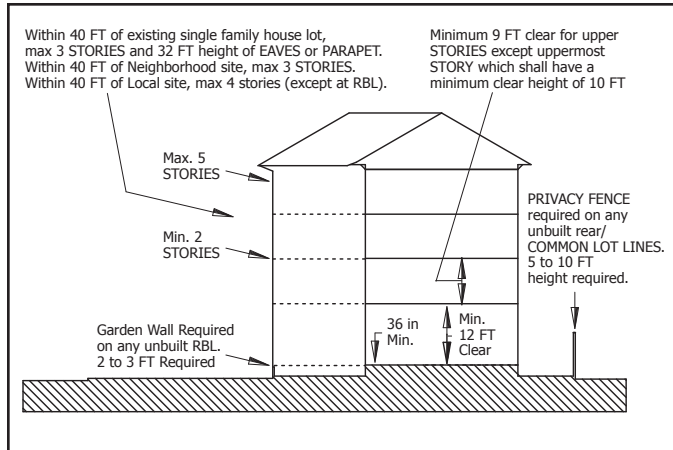
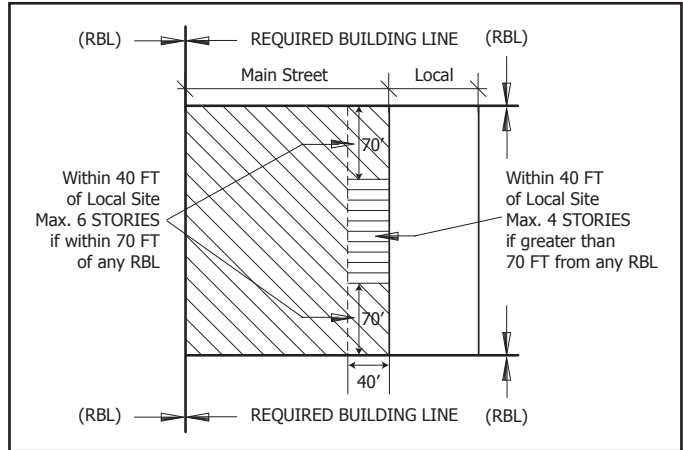


C. BUILDING ENVELOPE STANDARDS: AVENUE SITES

1. Height Specifications



1. Height Specifications (continued) ^{12B}



Building Height

1. Principal building height is measured in STORIES.
2. Buildings shall be between 2 and 5 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

Parking Structure Height

No parking structure within the BLOCK shall exceed the EAVE height of any building (built after 2002) within 50 feet of the parking structure.

GROUND STORY Height

1. The GROUND STORY finished floor elevation of any residential unit shall be no less than 36 inches above the fronting sidewalk.
2. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR STORY is 24 feet.
3. No less than 80 percent of the GROUND FLOOR STORY shall have at least 12 feet in clear height.

Upper STORIES Height

1. The maximum floor-to-floor STORY HEIGHT limit for STORIES is 14 feet.
2. At least 80 percent of the upper STORIES shall each have at least a 9 feet clear (floor to ceiling) height and a minimum 10 feet clear height for the uppermost STORY.

Mezzanines

Mezzanines greater than 1/3 of the floor area footprint shall be counted as full STORY.

Other ^{12B}

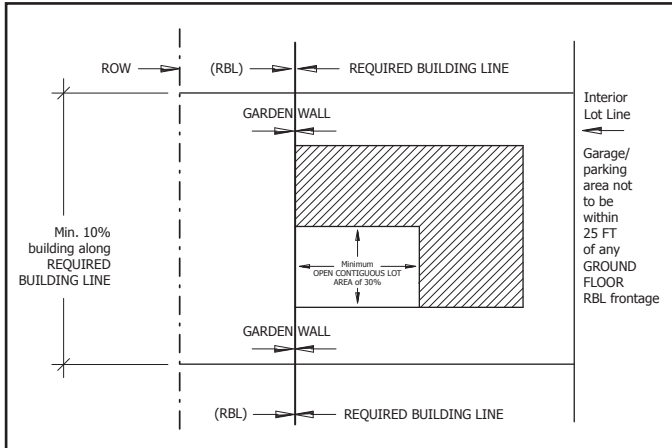
Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of a Main street site is within 40 feet of:

1. A Local or LIVE-WORK site (excluding LIVE-WORK* sites), the maximum height for that portion is no more than 4 STORIES, unless that portion is also no more than 70 feet from an RBL, in which case the maximum height is no more than 5 STORIES.
2. A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.
3. An existing single-family lot, the maximum height for that portion is 32 feet to the EAVES or PARAPET, and no more than 3 STORIES.

12B - Columbia Pike Form Based Code Amendment adopted on April 16, 2011
11D - Columbia Pike Form Based Code Amendment adopted on May 25, 2010

C. BUILDING ENVELOPE STANDARDS: AVENUE SITES

2. Siting Specifications



STREET Facade

1. The STREET facade shall be built to the RBL not less than 10 percent of the overall RBL.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only by PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES. **11D**

BUILDABLE AREA

Buildings shall occupy only the area of the LOT specified in the siting specifications of the BUILDING ENVELOPE STANDARDS as BUILDABLE AREA. No part of any building excepting overhanging EAVES and BES permitted BALCONIES, BAY WINDOWS, STOOPS, and shop fronts shall encroach into the STREET beyond the RBL. No part of any building (excepting overhanging EAVES, BALCONIES, STOOPS, and small and unroofed garden structures) shall occupy the remaining LOT area. The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 30 percent of the total BUILDABLE AREA and can be located anywhere within the BUILDABLE AREA of the site.

Side Lot Line

There are no required side LOT line setbacks unless shared with an existing single family house where an 8-foot setback is required.

Garage and Parking Entrances

1. Any garage and/or parking areas for vehicles (autos, trailers, boats, etc.)-except where parking is located in an ancillary structure, enclosed in a rear-loading town-house garage, or in a below grade garage-on private property shall not be located within 25 feet from any RBL and shall be screened from the STREET by a STREET WALL.
2. Parking access shall be from an alley where present. Designated GARAGE ENTRIES and Alleys shall be the sole means of automobile access to a site unless otherwise approved by the Zoning Administrator with a recommendation from the ADMINISTRATIVE REVIEW TEAM.
3. Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL.
4. These requirements are not applicable to on-street parallel parking.

ALLEYS

On sites with no ALLEY access, there shall be a 25-foot setback from the rear LOT line.

CORNER LOTS

CORNER LOTS shall be treated as having STREET FRONTAGE on both the front and side streets (or RBLs).

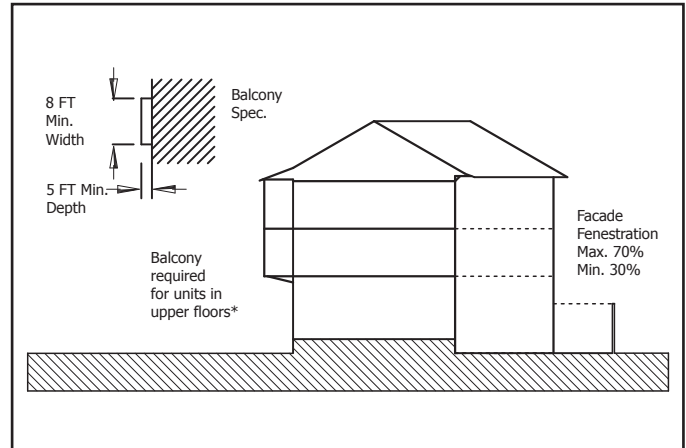
Unbuilt RBL, Rear, and/or COMMON LOT LINE Treatment

Any unbuilt RBL shall have a GARDEN WALL along it, between 2 feet and 3 feet in height. Any unbuilt rear or COMMON LOT LINE that is located more than 15 feet behind the RBL may have a PRIVACY FENCE along it that is 7 feet in height.

Other

The BUILDING ENVELOPE STANDARDS for Local Sites may be utilized on AVENUE SITES

3. Elements Specifications



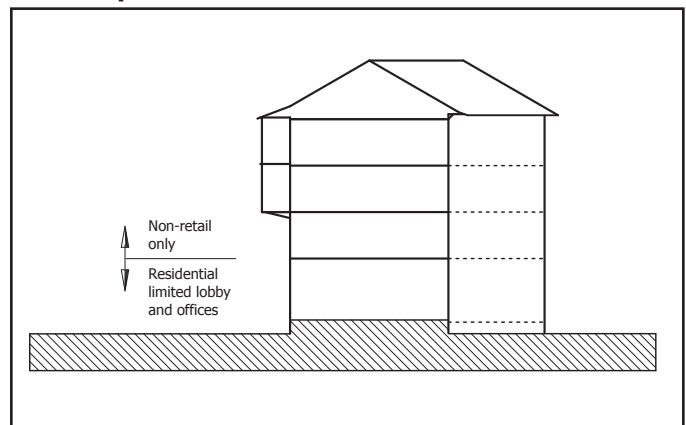
FENESTRATION

FENESTRATION shall be between 30 percent and 70 percent of all RBL building facades (when measured as a percentage of the area of each facade and STORY between 3 and 9 feet above the finished floor). Blank lengths of wall along any RBL facade of more than 20 linear feet are prohibited.

BALCONIES

When provided, BALCONIES are required to be a minimum of 5 feet deep and 8 feet wide (except where the RBL is within 8 feet of a right of way).

4. Use Specifications



GROUND STORY

A GROUND FLOOR may include residential uses and have small professional office, building lobby, or building manager's/maintenance offices (each less than 1,000 square feet). [Retail uses are permitted on a GROUND FLOOR where the underlying zoning is zoned commercial "C" or where properties are zoned "CP-FBC".]

Upper STORIES

Retail uses are not permitted on the upper STORIES. However business and professional offices including medical, legal, insurance, philanthropic, real estate, banking and other offices which in the judgement of the Zoning Administrator with a recommendation from the ADMINISTRATIVE REVIEW TEAM are of the same general character as those listed above may be located on the second floor.

11D - Columbia Pike Form Based Code Amendment adopted on May 25, 2010