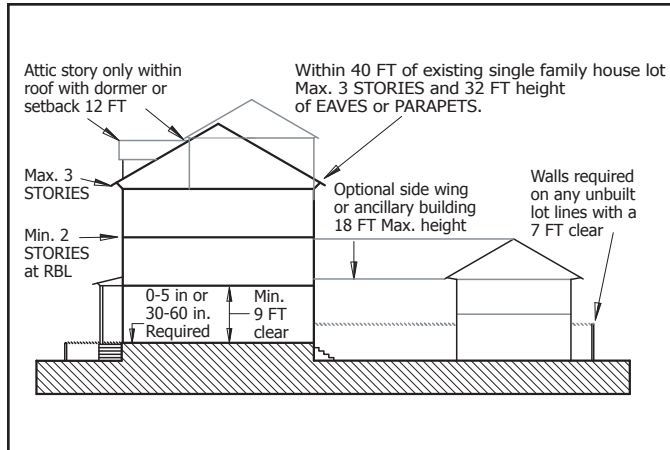


D. BUILDING ENVELOPE STANDARDS: LOCAL SITES

1. Height Specifications



Building Height

1. Principal building height is measured in STORIES.
2. Buildings shall be between 2 and 3 STORIES in height. Additionally, an attic STORY may be built. An attic or half STORY is any top STORY which achieves its minimum clear height between 8 and 12 feet behind the RBL. An attic or half-STORY may have DORMER windows which face the street.

GROUND STORY Height

1. The GROUND STORY finished floor elevation of each residential LOCAL STREET BUILDING shall be between 0 and 5 inches or 36 and 60 inches above the fronting sidewalk. The finished floor elevation for LIVE-WORK development shall be between 0 and 18 inches above the fronting sidewalk. ^{11E}
2. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR is 14 feet.
3. The GROUND STORY shall have at least 9 feet in clear height for at least 80 percent of its area. The GROUND STORY of LIVE-WORK development shall have at least 12 feet clear height for a depth of at least 1/3 of its floor area contiguous to each frontage adjacent to an RBL. ^{11E}

Upper STORIES Height

1. All STORIES shall have at least 9 feet in clear height for at least 80 percent of their area. ^{11E}
2. The maximum floor to floor STORY HEIGHT limit for upper STORIES is 12 feet.

Mezzanines

Mezzanines greater than 2/3 of the floor area footprint shall be counted as a full STORY.

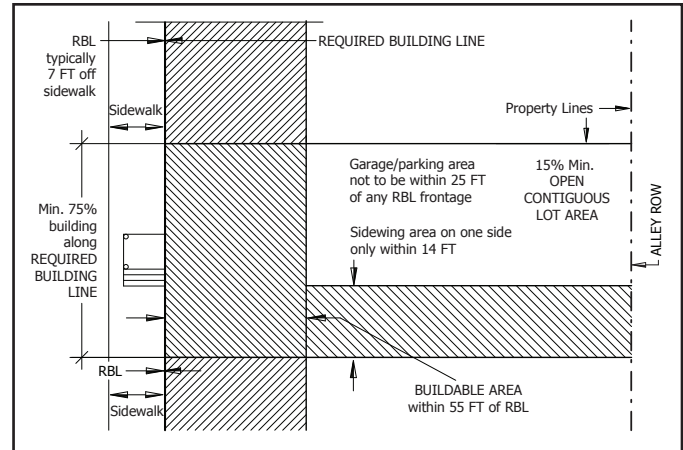
STREET WALL and fence height

1. Any unbuilt RBL shall have a STREET WALL built along it and any unbuilt COMMON LOT LINE shall have a PRIVACY FENCE along it, 7 feet in height.
2. STREET WALL heights are measured relative to the adjacent sidewalk or ground elevation when not fronting a sidewalk.

Other ^{12C}

Notwithstanding the provisions in Section III.A.6.1, where any portion of a Local site is within 40 feet of an existing single-family house lot, the maximum height for that portion is 32 feet and no more than 3 STORIES to the EAVES or PARAPET.

2. Siting Specifications



STREET Facade

1. The STREET facade shall be built to not less than 75 percent of the overall RBL. However, at the GROUND FLOOR, portions of the STREET facade within 7 feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.
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. ^{11E}

BUILDABLE AREA

Buildings shall occupy only the area of the LOT specified on the REGULATING PLAN 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 15 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 vehicle (autos, trailers, boats, etc.) parking areas - 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 (except for basement garages) and 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 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 12 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).

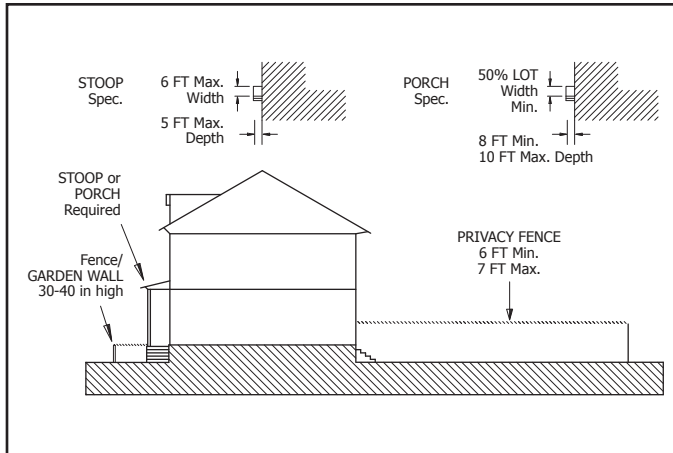
Lot/Dwelling Unit Width

The LOT/dwelling unit width shall be between 16 feet and 32 feet. No more than 1/3 of the LOCAL STREET BUILDINGS within a development proposal shall be less than 18 feet wide. A maximum of 7 LOCAL STREET BUILDINGS or 150 feet (whichever is greater) shall be contiguous as a single attached group of LOCAL STREET BUILDINGS. There shall be a 10 foot gap (gated) between groups of LOCAL STREET BUILDINGS. ^{11E}

^{11E} - Columbia Pike Form Based Code Amendment adopted on May 25, 2010
^{12C} - Columbia Pike Form Based Code Amendment adopted on April 16, 2011

D. BUILDING ENVELOPE STANDARDS: LOCAL SITES

3. Elements Specifications



STOOPS

1. Each LOCAL STREET BUILDING shall include either no more than one STOOP of not more than 5 feet deep and 6 feet wide (plus steps) which is required to be built forward of the (RBL); or no more than one front PORCH, between 8 feet and 10 feet deep with a width not less than 50 percent of the RBL with the building facade placed an additional 2 feet back from the STREET/RBL. Provided, however, that when the finished floor elevation of the GROUND STORY is between 0 to 5 inches above the grade of the fronting sidewalk, a STOOP is not required, and at least 2 feet of the shy zone (the area adjacent to the building face, at least 2 feet in width) shall be distinguished from the sidewalk by a change in material, color, finish or landscaping when a PORCH is not provided.

2. No more than two entries per STOOP, PORCH or shy zone treatment as described above in STOOPS (1.) shall be permitted and the STOOP, PORCH or shy zone treatment as described above in STOOPS (1.) may provide access to a VESTIBULE. In addition, any LOCAL STREET BUILDING may include an entry on the RBL side of the building into an ENGLISH BASEMENT. No entries are permitted below the GROUND STORY on the RBL side of LOCAL STREET BUILDINGS with a GROUND STORY finished floor elevation of 0 to 5 inches above the fronting sidewalk.

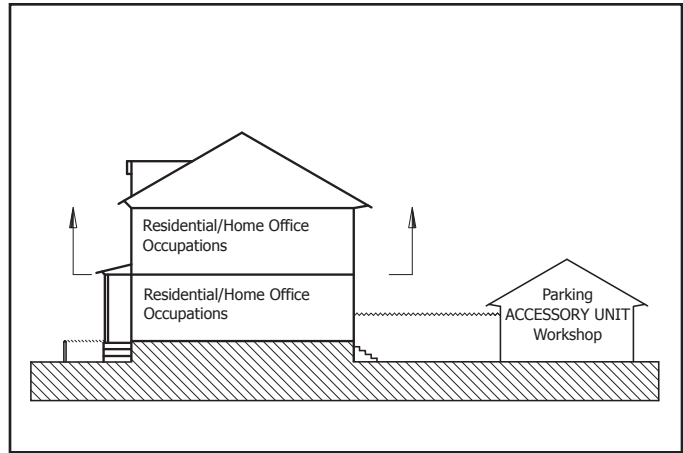
Fences/GARDEN WALLS

A fence or GARDEN WALL, 30-40 inches in height, is permitted along the STREET FRONTAGE and along the COMMON LOT LINES of the front yard. Opaque ornamental fencing (not including chain link or any other roll type of fencing), between 6 and 7 feet in height may be placed along any unbuilt rear and COMMON LOT LINES.

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 8 feet above the finished floor). Blank lengths of wall along any RBL facade of more than 15 linear feet are prohibited.

4. Use Specifications



GROUND STORY

A GROUND FLOOR may have residential and home office uses. Where a site is designated LIVE-WORK, the GROUND FLOOR may additionally have small professional office, building lobby, building manager's office, ancillary retail grocery, and cafe uses (each less than 1,200 sf).

Upper STORIES

Upper STORIES shall be exclusively for residential and home occupations, as defined by the County. Where a site is designated LIVE-WORK on the REGULATING PLAN, the second STORY may include small professional office uses.

LOCAL STREET BUILDINGS ^{11E}

A LOCAL STREET BUILDING may include up to two dwelling units and an ENGLISH BASEMENT, provided that no stairway or corridor, except a VESTIBULE, shall serve as common access for multiple dwelling units.

ACCESSORY UNITS

1. Either one ENGLISH BASEMENT or one ACCESSORY UNIT is permitted, except that an ENGLISH BASEMENT is not permitted where the GROUND STORY finished floor elevation is less than 36 inches above the fronting sidewalk. ^{11E}

2. Parking and ACCESSORY UNIT (maximum 650 sf) uses are permitted in the building area at the rear of the LOT.

Garage/Parking

The garage/parking for vehicles (autos, trailers, boats, etc.) shall be located at least 25 feet away from any RBL (excepting basement garages).

The following requirements apply only to LIVE-WORK Designated Sites

1. There is no requirement for a STOOP, PORCH or shy zone treatment as described above in STOOPS (1.). ^{11E}

2. There is no front yard fence requirement.

3. The GROUND STORY finished floor elevation shall be between 0 and 18 inches above the adjacent sidewalk elevation and the GROUND STORY shall have a clear height of between 12 and 19 feet.