

VIII. Attachments

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ARLINGTON COUNTY ZONING ORDINANCE

SECTION 20. "CP-FBC" – COLUMBIA PIKE FORM BASED CODE DISTRICTS

The purpose of the "CP-FBC" District classification is to provide an alternative means of development that promotes mixed-use development where the variety in retail, service, residential and office uses is intended to serve a broad-based community. Properties zoned "S-3A", "RA8-18", "RA14-26", "RA7-16", "RA6-15", "C-1", "C-2", "C-3", "C-O", and "C-O-1.0" and that are located in the Columbia Pike Special Revitalization District, as designated on the General Land Use Plan, shall be eligible to develop in accordance with the "CP-FBC" District requirements. The "CP-FBC" District provides for an expanded range of uses, greater density and more flexibility than the other service commercial and apartment zoning districts while promoting mixed-use development which conforms to principles of good urban form. Specific requirements have been adopted to encourage and regulate mixed-use development in accord with the Form Based Code, including height, and building and site design elements which help ensure the provision of the desirable components of good public spaces.

A. Uses Permitted.

The following uses are permitted within the "CP-FBC" District, provided that: redevelopment of the subject property or properties involves an increase in total developed space of at least 50%; and the proposed redevelopment conforms to the Form Based Code as adopted by the County Board of Arlington County (See Zoning Ordinance subsection 20.D.). Properties within the Columbia Pike Special Revitalization District, which have not been redeveloped using the Form Based Code, shall be governed by all use limitations in the underlying zoning classification. Provided, however, that if a use listed below 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.

1. All uses as permitted in "RA8-18", "RA14-26", "RA7-16" or "RA6-15" Districts.
2. Animal hospital or veterinary clinic within a fully enclosed structure.
3. Antique shop.
4. Art store, including art work, art supplies and framing materials.
5. Automobile accessories and supplies, excluding installation.
6. Bank or other financial institution.
7. Blueprinting or photostatting.

8. Book, stationery or card store.
9. Business college operated as a commercial enterprise.
10. Catering establishment.
11. Cleaning or laundry establishment.
12. Clothing or wearing apparel shop.
13. Dance studio.
14. Department store.
15. Dry goods or notion store.
16. Film processing kiosk (photo service).
17. Florist or gift shop. Delivery of flowers to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these stores.
18. Grocery, fruit or vegetable store without restriction or maximum gross floor area. Delivery of groceries to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these stores.
19. Hardware, paint or appliance store.
20. Health club.
21. Hobby or handcraft store.
22. Home furnishings store.
23. Hotel or tourist court.
24. Indoor swimming pool.
25. Indoor theater or auditorium.
26. Indoor and outdoor skating rink.
27. Jewelry store.
28. Locksmith.
29. Mailing service, including bulk mailing.

30. Medical or dental office, clinic, or laboratory.
31. Music conservatory or music instruction.
32. 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.
33. Office, without restriction on location within structures along Main Street and/or Avenue frontage.
34. Optical store.
35. Palmistry.
36. Pawnshop.
37. Pet shop.
38. Photography studio.
39. Plumbing or sheet metal shops, if conducted wholly within a completely enclosed building.
40. Printing, lithographing or publishing.
41. Private postal service limited to a gross floor area of twelve hundred (1,200) square feet.
42. Public parking area or public parking garage when located and developed as required in the Form Based Code.
43. Public service, including electric distributing substation, fire or police station, telephone exchange, and the like.
44. Repair shop (small appliance, television, radio).
45. Restaurant, including outdoor cafes associated with such uses (excluding restaurants with drive-through windows and dancing or entertainment, except as provided for in subsection B.8 and B.12). Delivery of food and beverages to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these restaurants.
46. Retail stores or business in addition to those permitted in "C-1-R" and "C-1" Districts.
47. Secondhand or consignment shop.
48. Shoe store.

49. Sign painting shop, if conducted wholly within a completely enclosed building.
50. Sporting goods store.
51. Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes.
52. Upholstery shop, if conducted wholly within a completely enclosed building.
53. Variety store.
54. Vehicle dealership, sales or rental lot, provided that the use complies with the standards identified in Section 26.C.4, and provided that indoor and/or outdoor display area(s) do not exceed 300 linear feet along Main Street or Avenue frontage. Vehicle dealerships, sales or rental lots are specifically prohibited on Neighborhood and Avenue Sites.^{9B}
55. Video tape, DVD or record store.
56. Uses and buildings customarily accessory to the above uses. 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.
57. On sites of greater than 40,000 square feet in area, the above uses are not permitted unless a Special Exception Use Permit has been approved as set forth in Subsection E. Administration below.

B. Special Exceptions.

Any of the following uses may be established subject to obtaining a use permit as provided in Zoning Ordinance Section 36, Administration and Procedures, Subsection G. Use Permits, for each such use, and provided that the property has been redeveloped pursuant to the Form Based Code. In addition, if any use permitted under subsection 20.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.

1. 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 on the second level (above grade) or below.
2. Audio-visual production studio.
3. Bowling alley.

4. Carpet and rug cleaning establishments, excluding dyeing.
5. Food delivery service.
6. Restaurant with drive-through window.
7. Massage parlor and the like.
8. Miniature golf course.
9. Mortuary or funeral home, including a cremation unit within a mortuary or funeral home.
10. Nightclubs and restaurants providing live entertainment, including dance halls.
11. Outdoor swimming pool.
12. Public storage facilities.
13. Vehicle body shop, so long as such activities are conducted entirely within a building. ^{9B}
14. Vehicle service establishment, provided that any vehicle repairs and storage or 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. ^{9B}
15. Any other use otherwise permitted in this district with a drive-through window, provided that the drive-through operation has no more than two lanes. Drive-through access may not be from Main Street frontage.

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 as retail at these establishments.
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 fully contained within the building that contains the cleaning and laundering establishment.

D. Form Based Code

All development pursuant to this Section 20 of the Arlington County Zoning Ordinance shall be governed by the requirements of the Form Based Code as adopted by the Arlington County Board (Appendix A of the Zoning Ordinance).

E. Administration

1. Eligible Sites

Only sites located within the Columbia Pike Special Revitalization District, as amended, are eligible to use the Form Based Code.

2. Review Process

- a. *Properties of 40,000 square feet in area or less that are located within the Columbia Pike Special Revitalization District:* Form Based Code proposals will be reviewed administratively for conformance with the Code within thirty (30) days of submission of a complete proposal. Upon completion of such review, applicants will be notified as to whether their submission is in compliance with the Form Based Code. Applicants are required to provide a copy of the submission to the Columbia Pike Revitalization Organization and all affected civic associations at the time of submission.

Once a proposal is determined to be in conformance with the Form Based Code, the applicant may apply for construction permits, as provided for in Section 36.C of the Zoning Ordinance, but only for actions consistent with a proposal that has been determined to be in compliance with the provisions of the Form Based Code.

Proposals that are determined to deviate from the Form Based Code requirements may not proceed with development, but may submit a revised proposal for review, or may seek approval of a Use Permit, as provided for in Section 36.G of the Zoning Ordinance and Section 20.E.3. below of the Zoning Ordinance.

- b. *Properties larger than 40,000 square feet in area and proposals that do not conform with the Form Based Code* may be approved only by Special Exception Use Permit, as provided for in Section 36.G of the Zoning Ordinance.

At the time of or prior to filing a Special Exception Use Permit application and any related material, applicants must provide a copy of the submission to the Columbia Pike Revitalization Organization and all affected civic associations. Applicants must provide written notice to all affected and abutting property owners, as well as those across the street from the subject site prior to the hearing as required by the Code of Virginia.

Applications for Form Based Code development approval shall comply with applicable portions of Administrative Regulation 4.1.2. Form Based Code Use Permit applications shall be filed no less than fifty-five (55) days before the public hearings, which shall be the first regular meeting of the County Board each month. The County Board may, on its own motion, establish a different date for the public hearing.

3. Standards for Review of Use Permits

- a. *Proposals that do not conform to the Form Based Code:* The County Board may modify the provisions of the Form Based Code upon a finding that, after the proposed modification, the subject development will better accomplish the purposes and intent of Section 20 of the Arlington County Zoning Ordinance than would the development without those modifications and that the proposed uses will not (1) affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use; (2) be detrimental to the public welfare or injurious to property or improvements in the neighborhood; (3) be in conflict with the purposes of the master plans of the County.

- b. Pursuant to a use permit application, the County Board may modify only the following requirements of the Form Based Code: Provided, however, that after such modifications, the County Board is still able to make the finding called for in subsection 3.a. above.
 - (1) Height of first floor relative to fronting sidewalk elevation;
 - (2) RBLs for the location of new alleys or streets, for historic buildings and for existing parking garages;
 - (3) Breaks between buildings;
 - (4) STREETScape details;
 - (5) Design issues related to the inclusion of existing or historic buildings or mature trees;
 - (6) Signs.

**The Columbia Pike
Special Revitalization District
Form Based Code
Administrative Regulation 4.1.2**



ADMINISTRATIVE REGULATION 4.1.2

**Governing the Submittal of
Columbia Pike Form Based Code Development Requests**

Arlington County, Virginia

Office of the County Manager

Revised: May 2011

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ADMINISTRATIVE REGULATION 4.1.2: For Columbia Pike Special Revitalization District Form Based Code Development Requests

Section 1. Purpose

This regulation sets forth administrative standards to facilitate the timely and comprehensive review of development proposals under the Columbia Pike Special Revitalization District Form Based Code.

The intent is to ensure that all development that occurs under the Form Based Code (FBC) is consistent with the provisions of that Code as they pertain to height, siting, architectural and streetscape standards, and building form. All four elements of the Form Based Code (Definitions, the Regulating Plans, Building Envelope Standards, Architectural Standards and Streetscape Standards) will be applied during review.

Section 2. Form Based Code Administrative Review Team

The Form Based Code Administrative Review Team shall review both Administrative (By-Right) applications and Special Exception Use Permit applications and consist of the following staff:

- Columbia Pike Initiative Coordinator, CPHD
- Urban Design Specialist, CPHD
- Landscape Architect, CPHD
- Zoning Plan Reviewer, CPHD
- Zoning Inspector, CPHD
- Inspections Services Officer, CPHD
- Transportation Director, DES
- Plan Program Coordinator, DES
- Engineering Design Supervisor, DES
- Columbia Pike Business Development Specialist, AED
- Fire Marshall's Office Officer, Fire Department

Other staff will be included as part of the Administrative Review Team in order to review particular projects as needed, including the Historic Preservation Program Coordinator for properties designated in the Form Based Code as being of historical interest, and a Department of Parks, Recreation and Cultural Resources representative for projects involving public spaces.

Section 3. Administrative (By-Right) Applications

Eligibility: Properties that are 40,000 square feet in area or less and are located within the Columbia Pike Special Revitalization District: Form Based Code proposals will be reviewed administratively by the Form Based Code Administrative Review Team with limited community review for conformance with the Form Based Code within thirty (30) days of County acceptance of a formal submission.

Proposals that deviate from the Form Based Code may submit a revised proposal for review, or may seek approval of a Special Exception Use Permit, as provided for in Section 36.G of the Zoning Ordinance. Any application that includes a property that is designated in the Form Based Code as being of historical interest will only be considered for review under the Special Exception Use Permit Review Process.

Once a proposal is approved by the Zoning Administrator, the applicant may pursue construction permits, as provided for in Section 36.C of the Zoning Ordinance. Any subsequent changes to the proposal must be reviewed by the Administrative Review Team and the proposal must be determined to be in compliance with the provisions of the Form Based Code.

Review Process

The Review Process consists of three phases as follows:

Preliminary Review Period. The Form Based Code Administrative Review Team will work with applicants to develop and refine their preliminary application (s) on an informal basis until the development proposal is complete and substantially compliant with the Form Based Code. Applicants will be required to provide 11 full-size (i.e., 24x36) copies, one (1) reduced-size (11x17), and one (1) CD with digital copies in PDF format, of the submission to staff to facilitate the preliminary review function.

Community Review Period. As the application reaches a point of substantial compliance (there may be some areas of non-compliance but staff determines that it is appropriate to initiate community review), as determined by staff, the project will enter the Community Review Period and staff will request that the Planning Commission appoint a representative (Planning Commission Liaison) to act as a liaison between the Planning Commission, the Columbia Pike Revitalization Organization and affected civic associations. During this time, the developer is encouraged to meet with representatives from affected civic associations. The Columbia Pike Initiative Coordinator will provide regular updates to the Planning Commission Liaison on the status of the application as it evolves into a fully compliant project. The Planning Commission Liaison, in turn, may regularly update the Planning Commission and seek comments from the Columbia Pike Revitalization Organization and affected civic associations.

The Planning Commission Liaison will also chair a community review meeting with attendance from the FBC Advisory Working Group, affected civic associations and other interested parties. At no less than 4 weeks prior to the anticipated formal application acceptance by the Administrative Review Team, the Columbia Pike Initiative Coordinator will schedule the above-mentioned community review meeting to review the preliminary application. At this meeting, the Working Group will verify the application's compliance with the Form Based Code with the aid of staff's Columbia Pike Special Revitalization District Form Based Code Automated Project Review Checklist.

If problems are identified at this meeting, staff will work with the applicant over the subsequent 4 weeks to resolve any outstanding issues prior to acceptance of the formal submission per Administrative Regulation 4.1.2. **No application will be accepted by the Zoning Administrator until it is accompanied by a letter from the Columbia Pike Initiative Coordinator stating that the application is in compliance with the Form Based Code and ready to enter the next phase, the Administrative Review Period.**

Applicants will be required to provide 11 full-size copies, one (1) reduced-size (11x17), and one (1) CD of the submission to staff, two (2) full-size copies of the submission to the Columbia Pike Revitalization Organization and one (1) full-size copy to each affected civic association to facilitate the community review function.

Administrative Review Period. Within a maximum of thirty (30) days staff will complete the administrative review of an accepted formal submission (when the applicant has met a threshold whereby staff and representatives from the community have generally agreed that the application is ready for the Administrative Review). During this phase the Administrative Review Team will conduct a final meeting involving the Planning Commission Liaison, Columbia Pike Revitalization Organization and two (2) representatives from the affected civic association(s) to verify that the submission is in compliance with the Form Based Code. In addition to the submission requirements for the County (see Section 5.), the applicant must also provide two (2) copies of the formal submission and any related material to the Columbia Pike Revitalization Organization and one (1) copy of the same to each affected civic association and the Planning Commission Liaison at the time the submission is officially accepted by the County. Once a formal submission has been determined to be compliant with the Form Based Code, the applicant will receive a Letter of Approval from the Zoning Administrator and the Columbia Pike Initiative Coordinator will notify the Columbia Pike Revitalization Organization and all affected civic associations by letter.

Section 4. Special Exception Use Permit Applications

Eligibility: Proposals that are sited on properties that are either larger than 40,000 square feet in area, have a floor plate greater than 30,000 square feet, or that do not conform with the Form Based Code and are located within the Columbia Pike Special Revitalization District: Form Based Code proposals will be reviewed by the Form Based Code Administrative Review Team and by the community through a Special Exception Use Permit process as regulated in Section 36.G of the Zoning Ordinance. Section 20 Form Based Code of the Zoning Ordinance sets forth the limitations on what regulations may be modified by the approval of a use permit.

Applications for a Form Based Code Use Permit development approval shall comply with applicable portions of this Administrative Regulation. A Form Based Code Special Exception Use Permit application shall be filed no less than fifty-five (55) days before the public hearing, which shall be the first regular meeting of the County Board each month. The County Board may, on its own motion, establish a different date for the public hearing.

Once a proposal is approved by the County Board, the applicant may pursue construction permits, as provided for in Section 36.C of the Zoning Ordinance. Any subsequent changes to the proposal must be reviewed by the Administrative Review Team and the proposal must be determined to be in compliance with the provisions of the Form Based Code. A Use Permit Amendment, as described below, may be needed depending on the type and scope of change being proposed.

Review Process

The Review Process consists of three phases as follows:

Preliminary Review Period. The Form Based Code Administrative Review Team will work with applicants to develop and refine their preliminary application(s) on an informal basis until the development proposal is complete and substantially compliant with the Form Based Code. Applicants will be required to provide 11 full-size (i.e., 24x36) copies, one (1) reduced-size (11x17), and one (1) CD with digital copies in PDF format, of the submission to staff to facilitate the preliminary review function.

When an applicant pursues a modification to the location of alleys and/or streets, a special meeting of the Form Based Code Advisory Working Group or other group as determined by the CPI Coordinator shall be held to review the preliminary proposal and requested modification related to the site and building layout. At a time to be determined by staff, the applicant, working with staff, shall prepare information which identifies the FBC requirement, the issue (s) with compliance with the requirement, and the proposed alternative solution (s). This meeting shall also include participants from the Planning Commission and Transportation Commission as well as community members from the affected civic association (s)/neighborhood (s). At this meeting, the applicant would obtain feedback on the proposed modification prior to moving forward with any subsequent refinements to the preliminary application and, ultimately, the formal FBC application.

In addition, any application that includes a property that is designated in the Form Based Code as being of historical interest must first be reviewed by the Historic Affairs and Landmark Review Board (HARLB) before it will be considered for review by staff under the Form Based Code.

Community Review Period. As the application reaches a point of substantial compliance (there may be some areas of non-compliance but staff determines that it is appropriate to initiate community review), as determined by staff, the project will enter the Community Review Period and staff will request that the Planning Commission appoint a representative (Planning Commission Liaison) to act as a liaison between the Planning Commission, the Columbia Pike Revitalization Organization and affected civic associations. During this time, the developer is encouraged to meet with representatives from affected civic associations. The Columbia Pike Initiative Coordinator will provide regular updates to the Planning Commission Liaison on the status of the application as it evolves into a fully compliant project. The Planning Commission Liaison, in turn, may regularly update the Planning Commission and seek comments from the Columbia Pike Revitalization Organization and affected civic associations.

The Planning Commission Liaison will also chair a community review meeting with attendance from the FBC Advisory Working Group, affected civic associations and other interested parties. At no less than 12 weeks prior to the anticipated County Board meeting, staff will schedule the above-mentioned community review meeting to review the preliminary application. At this meeting, the Working Group will verify the application's compliance with the Form Based Code with the aid of staff's Columbia Pike Special Revitalization District Form Based Code Automated Project Review Checklist. If problems are identified at this meeting, staff will work with the applicant over the next 4 weeks to resolve any outstanding issues prior to acceptance of the formal submission per Administrative Regulation 4.1.2. **No application will be accepted by the Zoning Administrator until it is accompanied by a letter from the Columbia Pike Initiative Coordinator stating that the application is in compliance with the Form Based Code.**

Applicants will be required to provide 11 full-size copies, one (1) reduced-size (11x17), and one (1) CD of the submission to staff, two (2) full-size copies of the submission to the Columbia Pike Revitalization Organization and one (1) full-size copy to each affected civic association to facilitate the community review function.

Special Exception Use Permit Review Period. When the formal submission has been officially accepted by the County (when the applicant has met a threshold whereby staff and the FBC Advisory Working Group have agreed that the application is compliant with the regulations of the Form Based Code), a fifty-five (55) day review period will commence. During this time, at least one (1) community meeting will be scheduled through the Columbia Pike Revitalization Organization to receive comments from the affected civic associations and other interested citizens. After the community meeting(s), the Planning Commission and County Board will hold public hearings to consider the application. In addition to the submission requirements for the County (see Section 5.), the applicant must also provide two (2) copies of the formal submission and any related material to the Columbia Pike Revitalization Organization and one (1) copy of the same to each affected civic association and the Planning Commission Liaison at the time the submission is officially accepted by the County. Applicants must also provide written notice to all affected and abutting property owners, as well as those across the street from the subject site prior to the public hearings, as required by the Code of Virginia. The applicant shall provide proof of compliance with the notification requirements to the Zoning Administrator prior to the Special Exception Use Permit being advertised for public hearing.

Section 5. Submission Requirements for Form Based Code Administrative (By-Right) and Special Exception Use Permit Applications

Applications under Form Based Code Administrative and Special Exception Use Permit review shall be submitted in full-size (24x36) sets of eleven (11) (unless the CPI Coordinator indicates that additional copies are needed for Historical Affairs and/or PRCR staff review), with the Use Permit Application (Form 108-59), and the information set forth in the specifications below and on the form provided at the back of these regulations to the Zoning Administrator, Department of Community Planning, Housing and Development (DCPHD), no later than 4:30 p.m. on the Filing Deadline. One (1) reduced-size (11x17) set and one (1) digital copy on CD shall also be submitted with the above materials. Applications for Administrative (By-Right) review may be filed at any time once they have been determined to meet the requirements of this regulation.

Specifications: Every applicant for a Form Based Code development, either by Administrative Review or by Form Based Code Special Exception Use Permit, shall provide the following information with the application:

- A. Certified survey plat of the parcel, including dimensions of the parcel and the existing lot area by zoning classification with north arrow orientation, and full sections of adjacent streets, certified by a registered engineer or surveyor at a scale of 1"=25' showing:
 1. All existing easements.
 2. Existing topography for the parcel and adjacent streets at two (2)-foot contour intervals with elevations given at Arlington County Datum.
 3. Locations and descriptions of all existing sidewalks, curb, gutter, water and sewer lines, utility poles, traffic signal poles, street lights, street trees, water meters, transformers and fire hydrants, within the parcel and the periphery of the parcel.
 4. Locations, dimensions, and approximate heights of all existing buildings and structures on the parcel.
 5. Locations and descriptions of existing major trees, six (6) inches or greater in caliper, measured four (4) feet above grade.

- B. Proposed subdivision plat including lot lines, lot dimensions, and the square footage of all subdivided lots, certified by a registered engineer or land surveyor, showing:
 1. All required dedications of public right-of-way and a parcel area computed after public dedication.
 2. Proposed topography for the parcel and adjacent streets at two (2)-foot contour intervals with elevations given at the Arlington County Datum.
 3. Location, dimensions and general design of interior streets and sidewalks.

4. Location of all proposed water lines, sewer lines, approximate location and estimated size of proposed storm water management facilities, sidewalks, curb, gutter, utility poles, traffic signal poles, street lights, street trees, water meters, transformers and fire hydrants within the parcel and the periphery of the parcel.
 5. Locations, dimensions and the maximum height in feet of all proposed buildings and structures, including dimensions of proposed front, side and rear yards.
 6. Locations and dimensions of proposed driveways, driveway entrances, garage entrances and surface and garage parking.
 7. Locations, size and identification of all proposed trees, and all existing trees to be saved.
 8. Coverage expressed as the square footage of the site occupied by any proposed buildings or structures, parking, and driveways, and as a percentage of the total lot area.
- C. Physical relationship of proposed buildings and structures to adjacent lots and buildings on the same street block, showing the dimensions between buildings and across adjacent streets.
- D. Any plans or data that may be necessary in order to judge compliance with the requirements of the Form Based Code including: landscape plan; lighting plan; parking plan; roof plan; graphic illustration (s) of Buildable Area and Buildable Area calculations, Open Contiguous Lot Area (OCLA) and OCLA calculations, fenestration requirements, and Required Building Line requirements and calculations; architectural plans with elevations (black & white and color), given at the Arlington County Datum. Elevations of all structures on the site with details of windows, store front treatments, balconies, etc., as called for in the Form Base Code.
- E. A Traffic Impact Analysis shall be filed with any project that proposes more than 100,000 sq. ft. of development.
- F. A LEED Scorecard shall be completed and accompany the application.
- G. A statement of how the applicant will provide the required parking if parking is not provided on-site.
- H. All proposed signage. (Note: Submission of a Comprehensive Sign Plan will be required after a FBC project has been approved and must be approved prior to the issuance of any sign permits).
- I. Street cross sections and striping plans.

Section 6. Subdivision and Building Permits

Administrative (By-Right) Projects

- A. Once a Letter of Approval has been issued by the Zoning Administrator, the applicant may pursue construction permits, as provided for in Section 36.C of the Zoning Ordinance.
- B. After approval, construction will be monitored by the Urban Design Specialist and Zoning Inspectors to ensure compliance with the approved plans and the Letter of Approval. The Letter of Approval will cite specific elements of the approved proposal relating to the Form Based Code regulations that are subject to continuing review, such as (but not limited to) building height and placement, façade materials and fenestration, parking, and open contiguous lot area. The Permits Plus System will be flagged to ensure that no field changes are approved until they are reviewed by the Administrative Review Team.
- C. Should the Administrative Review Team and the Zoning Administrator determine that a change has occurred on a site that is not in compliance with the Form Based Code and

the Letter of Approval, the Zoning Administrator will require that the applicant bring the project into compliance and shall withhold building permits until compliance is achieved.

Special Exception Use Permit Projects

- A. Once a proposal has been approved by the County Board, the applicant may pursue construction permits, as provided for in Section 36.C of the Zoning Ordinance.
- B. After approval, construction will be monitored by the Urban Design Specialist and Zoning Inspection staff to ensure compliance with the approved plans and any Conditions of Approval. The Permits Plus System will be flagged to ensure that no field changes are approved until they are reviewed by the Administrative Review Team.
- C. Without written approval of the Zoning Administrator, building permits shall not be issued for building plans proposing deviations from an approved final Form Based Code development. If the Zoning Administrator, as advised by the Administrative Review Team, determines that a deviation exists between the submitted building plans and the approved Form Based Code development proposal, a building permit shall not be issued until the applicant has sought and obtained approval of an Administrative Change or a Use Permit Amendment.
 1. If the Administrative Review Team determines that minor deviations from an approved Form Based Code development comply with the regulations of the Code and with the intent of the original approval, the Administrative Review Team will recommend that the Zoning Administrator approve an Administrative Change request.
 - a. Minor deviations may include (a) revising elevations to address changes to the interior layout of the building or revisions based on the topography of the site. (Typically, these changes can involve corrections to the window or door dimensions or locations.); or (b) on a limited basis, substitution of comparable or better façade materials.
 - b. The Administrative Review Team will review the changes for compliance with the Form Based Code and the intent of the original approval and make a recommendation to the Zoning Administrator (approval or denial) on a case-by-case basis.
 2. If the Zoning Administrator, as advised by the Administrative Review Team, determines that there are major deviations from an approved Form Based Code development the Administrative Review Team will review the changes for compliance with the Form Based Code and the intent of the original approval and then make a recommendation to the County Board for its consideration of a Use Permit Amendment.
 - a. Major revisions involve significant changes in façade materials that are not in keeping with the County's standards (i.e. substituted materials are not determined to be comparable or better); or the requested changes constitute such a significant change from the approved project that additional public review is warranted.
 - b. In all cases, the County Board may only consider proposed changes that are in compliance with the Form Based Code.
- D. The County Manager or his designee must approve all engineering plans, easements, dedications, landscape plans and site development plans, prior to the issuance of appropriate permits.

SAMPLE ONLY

FORM BASED CODE DEVELOPMENT SUBMITTAL CHECK LIST

DATE

Administrative Review

Special Exception Use Permit (Check one)

APPLICANT'S NAME: _____

APPLICATION BY: _____

ADDRESS: _____

PHONE (Daytime): _____

PROJECT TITLE: _____

PROJECT LOCATION: _____

1. Eleven (11) copies of plan at correct scale with cover sheet: _____

2. One (1) reduced-sized copy at 11" x 17": _____

3. One (1) complete digital copy on CD _____

4. Certified Survey Plat at Scale 1" = 25':

- A. Metes and Bounds Description _____
- B. Full Sections of Adjacent Streets from Curb to Curb _____
- C. Dimensions of Tract _____
- D. Lot Area by Zoning District (sq. ft and acres) _____
- E. All Existing Easements _____
- F. Location and Dimensions of Existing Buildings _____
- G. Topography _____
- H. North Arrow _____

5. Preliminary Subdivision Plat at Scale 1" = 25': _____

6. Plot and Location Plan at Scale 1" = 25': _____

- A. Lot dimensions _____
- B. Lot Area _____
- C. North Arrow _____
- D. Proposed Subdivision showing lot lines and specifying form of occupancy such as fee simple, condominium or rental _____
- E. Location and Description of all Existing and Proposed Underground and Aerial Utilities within the property, on the periphery of the site and in the full street: _____

Existing Proposed

- (1) Water _____
- (2) Sanitary Sewer _____
- (3) Storm Sewer _____

	<u>Existing</u>	<u>Proposed</u>
(4) Electric	_____	_____
(5) Traffic Signal Cables	_____	_____
(6) Gas	_____	_____
(7) CATV Cables	_____	_____
(8) Street Light Cables	_____	_____
(9) Telephone Cables	_____	_____

F. Proposed grading at two foot contour intervals _____

G. Location and Description of all Existing and Proposed Surface Facilities:

	<u>Existing</u>	<u>Proposed</u>
(1) Full Street Sections	_____	_____
(2) Sidewalks	_____	_____
(3) Curb and Gutter	_____	_____
(4) Utility Poles	_____	_____
(5) Bus Shelters	_____	_____
(6) Traffic Signal Poles	_____	_____
(7) Street Lights	_____	_____
(8) Street Trees	_____	_____
(9) Water Meters	_____	_____
(10) Fire Hydrants & Standpipes	_____	_____
(11) Full Intersections	_____	_____

H. Location and Dimensions:

	<u>Proposed</u>
(1) Buildings	_____
(2) Underground Structures	_____
(3) Referred to Property Lines & Street Centerlines	_____
(4) Corner Vision Obstruction Area	_____
(5) Physical Relationship to Adjacent Lots and Buildings	_____
(6) Driveways and Driveway Entrances	_____
(7) Interior Streets and Sidewalks	_____
(8) Location and Dimensions of Surface Parking and Loading Areas	_____
(9) Relationship of garage structure to street trees	_____

I. Dimensions of proposed front, side and rear yards _____

J. Elevation at the fronting sidewalk _____

K. Existing and Proposed Elevations at: _____

- (1) Benchmark shown _____
- (2) Top of Privacy Walls and Fence _____

7. Architectural Plans

A. Floor Plans of Ground Floor Level with Elevations, Dimensions of Overall Structure, Square Footage, Layout, and Space Dimensions:

- (1) Number and Area of Dwelling Units: _____
- (2) Elevations of Floor Grades: _____

B. Building Elevations from the North, South, East and West showing:

- (1) Number of Floors and Elevation of each building: _____
- (2) Height of Proposed Building as Measured from the elevation of the fronting sidewalk: _____
- (3) Complete Street Frontage, Showing Design Details _____
- (4) Facade Materials and Colors: _____
- (5) All door, window, and window pane dimensions: _____
- (6) Proposed signage locations: _____
- (7) Fenestration diagrams & calculations: _____

C. Vertical Cross Sectional Views showing:

	<u>Existing</u>	<u>Proposed</u>
(1) Height in feet of Proposed	_____	_____
(2) Building As Measured from elevation of the fronting sidewalk	_____	_____
(3) Number of Stories	_____	_____
(4) Elevation of the fronting sidewalk	_____	_____
(5) Elevations of Floor Grades Including Basement	_____	_____
(6) Building in Relationship to Adjacent Lots, Buildings, and Streets	_____	_____

D. Screening Plans for:

- (1) Mechanical Equipment: _____
- (2) Parking Areas: _____

E. Buildable Area and Open Contiguous Lot Area _____

F. Other Necessary Plans (i.e. Zoning Plat, Landscape Plan, Roof Plan, TIA, etc) _____

G. All Tabular Information Required _____

FORM BASED CODE DETERMINATIONS

Form Based Code Determination No. 1 – Ground Floor Mezzanines on Main Street Sites (1/26/06)

Under Section 20 (Appendix A) of the Arlington County Zoning Ordinance Building Envelope Standards (Section IV., B., C., D. and E.) the ground floor of a Main Street site may include a mezzanine if the following criteria are met:

- The mezzanine uses correspond with permitted “retail” uses as defined in Section 20 of the Zoning Ordinance.
- The floor area of the mezzanine level is no greater than two-thirds of the floor area of the floor below.
- The maximum floor-to-floor story height for the ground floor is 24 feet.
- The distance between the top of the building slab marking the ground floor to the bottom of the building slab marking the floor of the mezzanine level shall be at least 15 feet for that portion of the ground floor within the one-third of the floor area contiguous with the RBL frontage.
- The mezzanine shall be physically connected to the first floor below, by being accessible either:
 - a. from within individual units of the first floor below, or
 - b. from a lobby on the first floor by visible and separate means, such as stairs or an escalator, with the mezzanine open to and/or visible from the lobby through the use of transparent and/or semi-transparent glass.

Form Based Code Determination No. 2 – Discrete Vertical Façade Composition (3/17/06)

The standard in Section 20 (Appendix A) of the Arlington County Zoning Ordinance [Section III. B.(2.) B.(1.)] that a building shall present a “discrete vertical façade composition” at a maximum average street frontage length shall be met if the proposal contains clearly different ground story façade composition elements (such as framing materials and window proportions), and at least three (3) of the following upper story criteria:

- Clearly different window shape or proportion (ratio of width to height),
- Clearly different façade composition (i.e. bay rhythm – “ABA” – “ABBA” – “BAAB” – “ABCBA”),
- Clearly different exterior wall materials,
- Clear change in fenestration percentage (minimum difference 12%), and
- Clear change in elevation of roofline, cornice line, or eaves.

Form Based Code Determination No. 3 – Open Contiguous Lot Area Requirements (03/02/11)

Under Section 20 (Appendix A) Columbia Pike - Form Based Code Districts of the Arlington County Zoning Ordinance, Section IV. (D.), The Regulating Plans, Local Sites and Neighborhood Sites, the property owner may comply with the Siting Specifications for the OPEN CONTIGUOUS LOT AREA* if either occurs:

- The 15% OCLA* requirement on Local sites (and 30% OCLA* requirement on Neighborhood sites) is calculated on and provided within the BUILDABLE AREA of each LOT*, when treating each individual lot as a "site"; or
- The 15% OCLA* requirement on Local sites (and 30% OCLA* requirement on Neighborhood sites) is calculated on the total Local or Neighborhood site's BUILDABLE AREA* and is aggregated into one common space within said BUILDABLE AREA*.

* Indicates terms defined in the Columbia Pike Form Based Code.

FORM BASED CODE AMENDMENTS (REGULATING PLANS)

**1. Form Based Code Regulating Plans (Town Center and Village Center)
Amendment adopted on February 7, 2004**

Modification of the Form Based Code Regulating Plan for properties located on both sides of Columbia Pike within the "Town Center" and "Village Center," modification of the Form Based Code Streetscape Standards and adoption of the Columbia Pike Form Based Code for the Neighborhood Center and Western Gateway areas of Columbia Pike.

**2. Form Based Code Regulating Plans (Town Center and Village Center)
Amendment adopted on May 20, 2006**

Modification of Town Center Regulating Plan to show Required Building Lines that provide appropriate street space from face-of-building to face-of-building.

**3. Form Based Code Regulating Plans (Town Center and Village Center)
Amendment adopted on November 14, 2006**

Modification of Town Center Regulating Plan to adjust the width of the street space shown in the Regulating Plan for South Glebe Road and South Walter Reed Drive.

**4. Form Based Code Regulating Plans (Town Center and Village Center)
Amendment adopted on November 13, 2007**

Modification of Town Center Regulating Plan to show a revised alignment of the Required Building Lines along South Highland Street, between Columbia Pike and 11th Street South.

**5. Form Based Code Regulating Plans (Neighborhood Center)
Amendment adopted on December 15, 2007**

Modification of Neighborhood Center Regulating Plan to redraw the "Columbia Pike Special Revitalization District" boundary to include Arlington Mill Drive and the northern portion of the Arlington Mill property and to designate a portion of the Dinwiddie Street frontage as an Avenue Site.

**6. Form Based Code Regulating Plans (Neighborhood Center)
Amendment adopted on January 26, 2008**

Modification of Neighborhood Center Regulating Plan to adjust the distance between the Dinwiddie Street Required Building Lines from 91feet to 80 feet south of 9th Street South and 65 north of 9th Street South.

7. Form Based Code Regulating Plans (Town Center Amendment adopted on April 16, 2011)

Modification of Town Center Regulating Plan to add a new north/south street between planned 11th and 12th Streets on the Rosenthal Dealership site, bounded by S. Glebe Road to the east and S. Monroe Street to the west. The new street frontage would be designated as Local Building Envelope Standard while including a typical 65-foot cross-section.

This amendment is also identified as FBC 13 in Attachment E of this document to match approved staff report

FORM BASED CODE AMENDMENTS (TEXT AND BUILDING ENVELOPE STANDARDS)

1a. Form Based Code Building Envelope Standards (Main Street Sites) Amendment adopted on September 17, 2005:

Modify the Building Envelope Standards in Section IV. B. and C. of the Form Based Code to incorporate a new minimum floor-to-ceiling height requirement for all upper stories;

1b. Form Based Code Section II. Definitions Amendment adopted on September 17, 2005

OPEN CONTIGUOUS LOT AREA

The contiguous area within the BUILDABLE AREA, that is accessible to all occupants of the particular building or site, open to the sky, not built-upon, and neither parked nor driven upon. For MAIN STREET sites, OPEN CONTIGUOUS LOT AREA may be located on top of the first STORY, but in no case can it be above the top of the second STORY. For AVENUE, LOCAL, and NEIGHBORHOOD sites, OPEN CONTIGUOUS LOT AREA shall be at grade (unenclosed decks shall not be construed to violate this provision). Areas within the OPEN CONTIGUOUS LOT AREA shall not be used for storage, trash collection, or placement of mechanical equipment.

2. Form Based Code Section II. Definitions Amendment adopted on November 16, 2005

DORMERS

Small, roofed architectural features located within the main roof of a hipped or gabled roof ancillary structures with windows providing light and air to occupiable space within the roof. DORMERS are permitted and do not constitute a STORY so long as they do shall not break the primary EAVES line.; DORMERS shall not result in the creation of additional occupiable space above what is otherwise permitted by limits in the BUILDING ENVELOPE STANDARDS. DORMERS shall be are individually less than 15 feet wide, and shall, are collectively, occupy no not more than sixty (60 percent) of the unit's REQUIRED BUILDING LINE facade.

3. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 6. Historic Preservation Amendment adopted on December 10, 2005:

Optional exceptions:

1. Up to Two additional STORIES, with appropriate design and tapering, subject to HALRB review and approval, are permitted on the remainder of the site, provided overall building height is within the maximum (in feet) for the site.

For example, on a MAIN STREET SITE, the maximum height is 6 STORIES, the equivalent to 94 feet under the **Form Based Code**. (Maximum floor heights are 24 ft., 14 ft., 14 ft., 14 ft., 14 ft., 14 ft.) Thus up to an additional two STORIES are permitted, but overall building height cannot exceed 94 feet.

**4. Form Based Code Building Envelope Standards (Main Street and Avenue Sites)
Amendment adopted on February 25, 2006**

Modification of the Form Based Code to revise the Building Envelope Standards in section IV. B., C., D. and E. of the Form Based Code to delete the references to "podiums" and make minor editorial changes to eliminate inconsistencies and provide greater clarity.

**5a. Form Based Code Section II. Definitions
Amendment adopted on April 19, 2008**

CIVIC BUILDINGS

Those buildings that house CIVIC USES located on the sites designated on the REGULATING PLAN. CIVIC BUILDINGS and PUBLIC ART are situated at prominent locations within the Columbia Pike Special Revitalization District. ~~Publicly owned CIVIC BUILDINGS and publicly owned PUBLIC ART are not subject to the BUILDING ENVELOPE STANDARD PRESCRIPTIONS OF THIS **Code**.~~

**5b. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 2. Buildings
Amendment adopted on April 19, 2008:**

F. Publicly owned CIVIC BUILDINGS and publicly owned PUBLIC ART are not subject to the BUILDING ENVELOPE STANDARD prescriptions of this **Code**. The County Board may modify all other provisions of this Code for publicly-owned CIVIC BUILDINGS, publicly owned PUBLIC ART, and CIVIC BUILDINGS located on County property which house a significant amount of public CIVIC USES if it finds that the subject development has undergone a public review process and that, after the proposed modification (s), the subject development will better accomplish the purposes and intent of Section 20, and its corresponding Appendix A "CP-FBC," Columbia Pike – Form Based Code, of the Arlington County Zoning Ordinance than would the development without those modifications and that the proposed uses will not:

1. Adversely impact the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Be in conflict with the purposes or vision of the Columbia Pike Corridor as described in the Columbia Pike Initiative Plan Update (2005), as amended, or other master plans of the County.

**6. Form Based Code Section VI. Architectural Standards, F. Signage
Amendment adopted on April 25, 2009:**

(Note: In addition to the following language, signs were also added to the list of Form Based Code requirements that can be modified by the County Board under Section VIII, Attachment A: Section 20.E.3 "CP-FBC" - Columbia Pike Form Based Code Districts)

STANDARDS FOR SIGNAGE (WHERE CLEARLY VISIBLE FROM THE STREET)

Signs that are permitted in Section 34.A.1, 34.A.4, 34.D.4, 34.E, 34.F.1, 34.F.5 and 34.J of the Zoning Ordinance are permitted on property developed under the Form Based Code.

General:

In addition, Form Based Code projects may have the following number of signs, provided they comply with the standards set forth below:

AWNING signs, 1 masonry or bronze plaque per building bearing an owner's or building's name and STREET address signs. In addition, 1 blade sign, 1 graphics sign and up to a total of 3 wall or window signs per tenant. One additional wall or window sign and 1 additional blade sign are permitted for tenants occupying retail or office spaces with more than one STREET FRONTAGE.

Signage Standards:

- Wall signs (placed against a wall) are permitted only within the area above the GROUND STORY windows and below the second STORY windows between the second story floor line and the first floor ceiling, within a horizontal band not to exceed 2 feet in height. In no case shall this band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk.
- Letters on wall signs shall not exceed 18 inches in height or width and 6 3 inches in relief. Wall signs shall not come closer than 2 feet to an adjacent COMMON LOT LINE or the boundary of the area permitted to be used by the retail or office tenant and shall not exceed 20 feet in length.
- Company logos or names may be placed within the horizontal band or placed or painted Window Signs are permitted to be placed or painted within GROUND FLOOR or second STORY office and retail windows and . Company logos or names shall not be larger than the entire window sign shall fit within a rectangle of 8 square feet.
- A One masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/PARAPET wall or under the eaves, and above the upper STORY windows. Any such plaque shall be no larger than a rectangle of 8 square feet.
- STREET address signs may be placed at STREET entry doors using 6 to 8 inch tall, non-cursive type lettering. Such letters shall be located between 6 feet and 10 feet above grade.

- Blade type shop signs are encouraged, and shall be permitted for retail and office tenants. They shall be not more than (not more than 24 inches vertical by 3 feet horizontal 6 square feet and shall be located so that there is a minimum of 10 9 feet clear height above the sidewalk and below the blade type sign.) are encouraged Blade signs and may be hung from an overhang or AWNING. Blade signs shall not be internally illuminated and the company name or logo may occupy no more than one-half of the square footage within the blade sign. Creative art, graphics or materials are encouraged in the area of the blade sign not containing the company name or logo. Only one Blade sign shall be permitted in addition to the permitted square footage of signage affixed to the facade of the building. per tenant per STREET FRONTAGE and only for tenants occupying the GROUND FLOOR or second STORY.
- One graphics sign (a graphics sign is a sign designed to be read only from a distance of less than 3 feet away), such as, but not limited to restaurant menus or building directories, may be displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry. Graphics signs shall not be exposed to the elements.
- Prohibited Signs: The following signs are prohibited unless otherwise permitted by the County Board by Special Exception: Billboards, canopy signs, marquees, any kind of animation, signs located above a height of 35 feet except of masonry or bronze plaques as permitted above, roof, freestanding signs, and painted window signs other than described above, and signs painted on the exterior walls of buildings are prohibited. Under no circumstances shall No flashing, traveling, animated, or intermittent lighting be on the exterior of any building whether such lighting is of temporary or long-term duration, and under no circumstances shall the County Board permit. Portable or wheeled signs and advertising devices located outside any building, are not allowed, pursuant to County regulations. billboards, any kind of animation or signs specified in Section 34.C. of the Zoning Ordinance.
- External lighting directed towards signage that is not internally illuminated is permitted. The energy efficiency of lighting should be considered.

AWNINGS/Overhangs:

Notwithstanding the foregoing, When an AWNING or overhang is incorporated into a building, the following requirements must be met:

- Minimum 10 feet clear height above sidewalk, minimum 6 feet depth out from the building façade (maximum to curb or tree-planting strip/furniture zone, whichever is closer).
- Canvas cloth or equivalent (no shiny or reflective materials), metal or glass.
- No internal illumination through the AWNING/Overhang.
- Lettering and/or logo on AWNING limited to 5 inches tall on vertically hanging fabric at curb side of AWNING.
- No one-quarter cylinder configurations.

**7. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 5. Retail
Amendment adopted on July 11, 2009:**

(Note: In addition to this citation, the following language was also added to Section VIII, Attachment A: Sections 20.A and 20.B "CP-FBC" - Columbia Pike Form Based Code Districts)

***The following uses are permitted with Special Exception Use Permit**

If any of the aforementioned uses provide 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.

**8a. Form Based Code Section II. Definitions
Amendment adopted on January 23, 2010:**

STREET TREE ALIGNMENT LINE

A line along which Street Trees are to be planted. The Street Tree Alignment Line is parallel with the Street or Square right of way and, unless otherwise specified in the appropriate Regulating Plan, is 4 feet from the back of the curb centered within the tree pit. (Existing trees are not required to be relocated by this requirement).

**8b. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 4. Parking
Amendment adopted on January 23, 2010:**

E. Bicycle Parking:

1. For office development uses, the developer must shall provide 1 employee bicycle parking space rack or bicycle locker (2-bike capacity) per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space rack (2-bike capacity) per 20,000 square feet of GFA.
2. For residential development uses, the developer must shall provide 1 tenant bicycle parking space rack or bicycle locker (2-bike capacity) per 3 units and 1 visitor bicycle parking space rack (2-bike capacity) per 50 units.
3. For retail development uses, the developer must shall provide 1 employee bicycle parking space rack or bicycle locker (2-bike capacity) per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space rack (2-bike capacity) per 12,500 25,000 square feet of GFA.
4. For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms.
5. All tenant and employee bicycle parking facilities are to be highly visible to intended users and shall be protected from rain and snow within a secure structure, meeting Class 1 secure storage standards as contained in the Arlington County Master Transportation Plan's Bicycle Element (July 2008) and as may be subsequently amended. Where tenant and employee bicycle parking cannot be accommodated within structured parking located on site, the design of the independent bi

cycle parking facility, also to be located on site, shall be screened from view of pedestrians along a STREET and constructed using the same materials or materials appearing to be the same as those used on the primary building(s). The bicycle parking facilities shall not encroach on any area in the public right of way intended for use by pedestrians, nor shall they encroach on any required fire egress.

6. On-street bicycle parking spaces (as defined in Section V. B. Minimum Standards VI. G. Lighting and Mechanical Equipment) may be counted toward the minimum customer/visitor bicycle parking requirement.

8c. Form Based Code Section V. Streetscape Standards, B. Minimum Standards Amendment adopted on January 23, 2010:

THE STREETScape

- Each STREET shall have canopy shade trees (STREET TREES). Wherever the REGULATING PLAN does not show specific STREET TREES placement, STREET TREES shall be planted along the STREET TREES ALIGNMENT LINE at an average spacing not greater than 25 to 30 feet on center (measured per BLOCK face). Required tree planting area widths are specified on the typical street cross sections in the Master Transportation Plan – Part I. However, open soil surface area shall be not less than 60 square feet (~~with a minimum of 5 feet in any direction~~) per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area's minimum dimension shall be ~~not less than~~ 5 feet or as indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting Strip Size. At planting, trees shall be at least 4 to 4.5 inches in diameter (4 feet above grade) and at least 12 feet in overall height. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List. Consult the ADMINISTRATIVE REVIEW TEAM for the designated tree species for a particular STREET.

ON-STREET PARKING

- On-street parking nubs shall be incorporated into the sidewalk in a pattern consistent with the Master Transportation Plan.
- The parking space/tree planting pattern may be interrupted by existing or proposed new driveways, STREETS, ALLEYS, and transit stops/stations.
- Parking spaces shall be constructed in a manner that allows proper drainage (toward a valley gutter at the curb line)
- Parking spaces shall be constructed according to County standards to ensure accessibility for street cleaning vehicles.

STREET FURNITURE

- Benches - Benches will shall have backs and arm rests.
 - o ~~The current standard bench purchased with County funds for Columbia Pike is standard b~~Benches for in the Columbia Pike corridor shall be is the Victor Stanley "Steelsites Streetsites" model # R-B 28 or equivalent.
 - o Benches located in the furniture zone and oriented perpendicular to the street shall be 4 feet in length.
 - o Bench ratios provided below shall be used to calculate only the total number of required benches and may not necessarily determine the bench locations.

- o Where present, the amount of frontage dedicated to transit stops, as determined by the Department of Environmental Service (or its successor agency), transit may be subtracted from the overall building frontage when calculating the total number of of required benches.
- o For each Main Street or AVENUE site project, one (1) bench will shall be provided for every 30-50 feet of STREET FRONTAGE on a project.
- o For each Local site that is built to a LIVE/WORK standard, one bench shall be provided for every 100 feet of street frontage. Local sites that are not built to a LIVE/WORK standard and Neighborhood sites are exempt from the bench requirement.

- Waste Bins - The standard waste bin for the Columbia Pike corridor is the Victor Stanley "Bethesda Series" model # S-42 or equivalent. At a minimum, one (1) waste bin will shall be provided at each BLOCK CORNER or BUILDING CORNER.

- Bike Racks – Bike racks for the Columbia Pike corridor shall be an inverted "U" in galvanized steel with a baked-on black paint finish.
 - o Bike racks (2-bike capacity) shall be installed on both sides of the Street, along the Street Tree Alignment Line or within the furniture zone at no more than 60' intervals (not to interfere with the placement of Street Trees or Street Lights). measured parallel to the Street. At the time of the development, the developer is only responsible for the installation of bicycle racks on the side(s) of the Street being developed.
 - o Where feasible and not in conflict with other streetscape elements, at least 50% of visitor/guest bike racks shall be located within 50 feet of the primary residential/office building entrance and shall be located in groups of two or more. In all other locations, bike racks shall be distributed within a project either as a single rack or in groups of two.

- Placement and model/type of all street furniture and fixtures, if different than the current standard, will be reviewed by the ADMINISTRATIVE REVIEW TEAM.

GENERAL NOTES

- All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- Invasive exotic species found anywhere on the LOT shall be removed.
- Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any STREET. (Water pumps not visible are not included in this prohibition.)
- STREET LIGHTING shall be placed along the STREET TREE ALIGNMENT LINE or within the furniture zone as shown in the Master Transportation Plan.

C. Squares and Civic Greens

MATERIALS AND CONFIGURATIONS

- Wherever the REGULATING PLAN or the Master Transportation Plan does not show specific STREET TREE placement, STREET TREES shall be planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 25 to 30 feet on center.

STREET FURNITURE

- ~~Benches~~ Benches will have backs and arm rests.
- ~~The current standard bench purchased with County funds for Columbia Pike is the Victor Stanley "Steelsites" model # R-B-28 or equivalent.~~
- ~~For each project, one (1) bench will be provided for every 30 feet of STREET FRONTAGE on a project.~~
- ~~Waste Bins~~ The standard waste bin for the Columbia Pike corridor is the Victor Stanley "Bethesda Series" model # S-42 or equivalent. At a minimum, one (1) waste bin will be provided at each BLOCK CORNER or BUILDING CORNER.
- ~~Bike Racks~~ The standard bike rack for the Columbia Pike corridor is an inverted "U" ingalvanized steel with a baked-on black paint finish.
- ~~Placement and model/type of all street furniture and fixtures, if different than the current standard, will be reviewed by the ADMINISTRATIVE REVIEW TEAM.~~

D. Columbia Pike Special Revitalization District Street Tree List

The following list contains all species approved for use in the Columbia Pike Special Revitalization District. It contains native and acceptable adapted species. Other species may be used for planting within a LOT. Invasive exotic species may not be used anywhere on LOTS or other areas within the Columbia Pike Special Revitalization District. Species in **bold type** are specified (first preference) for placement along the STREET TREE ALIGNMENT LINE, as specified in the REGULATING PLAN. Species marked with an asterisk shall be used in limited areas such as larger open landscaped areas, rather than for street tree use. At the recommendation of the ADMINISTRATIVE REVIEW TEAM in coordination with the County's urban forester, modifications to this list may be made at a future date.

Columbia Pike Special Revitalization District STREET TREE LIST

- | | | |
|---|-------------------------------|--|
| ▪ | Acer nigrum | Black Maple |
| ▪ | Acer rubrum | Red Maple (Town and Village Centers) |
| ▪ | Carya ovata | Shagbark Hickory |
| ▪ | Celtis laevigata | Sugar Hackberry * |
| ▪ | Fraxinus americana | White Ash |
| ▪ | Ginko Biloba | Ginko (male only) |
| ▪ | Gleditsia triacanthos inermis | Thornless Honey Locust * |
| ▪ | <u>Gymnocladus dioicus</u> | <u>Kentucky Coffeetree 'Stately Manor' or 'Espresso' (male only)</u> |
| ▪ | Liquidambar styraciflua | Sweetgum * |
| ▪ | Nyssa sylvatica | Tupelo Black Gum * |

- ~~Ostrya virginiana~~ ~~Hophornbeam~~
- **Platanus x acerifolia** **London Planetree (Neighborhood Center)**
- ~~Platanus occidentalis~~ ~~Sycamore~~
- **Quercus phellos** **Willow Oak (Western Gateway)**
- ~~Quercus rubra~~ ~~Red Oak *~~
- ~~Quercus velutina~~ ~~Black Oak~~
- ~~Taxodium disticum~~ ~~Bald Cypress~~
- ~~Tilia americana~~ ~~American Basswood (American Linden)*~~
- ~~Tilia tomentosa~~ ~~Silver Linden~~
- ~~Ulmus americana~~ ~~American Elm (Valley Forge)~~
- ~~Ulmus parvifolia~~ ~~Lacebark Elm~~
- ~~Zelkova serrata~~ ~~Japanese Zelkova~~

8d. Form Based Code Section VI. Architectural Standards, G. Lighting and Mechanical Equipment | Amendment adopted on January 23, 2010:

**STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT
(WHERE CLEARLY VISIBLE FROM THE STREET)**

~~On-Street Bicycle Parking:~~

~~Bicycle racks (2-bike capacity) shall be installed on both sides of the STREET, along the STREET TREE ALIGNMENT LINE or within the furniture zone at no more than 60 foot intervals (not to interfere with the placement of STREET TREES or STREET LIGHTS) measured parallel to the STREET. At the time of development, the developer is only responsible for the installation of bicycle racks on the side(s) of the STREET being developed.~~

**9a. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 5. Retail
Amendment adopted on April 27, 2010:**

Secondary Retail	
* The following uses are permitted with Special Exception Use Permit	

Audio-visual production studio	Mortuary or funeral home
Automotive service station	Tire shop
Carpet and rug cleaning (excluding dyeing)	Upholstery shop
Food delivery service	Vehicle service establishment
Miniature golf course	

9b. Form Based Code Section VIII. Attachments, A. Zoning Section 20. "CP-FBC" - Columbia Pike Form Based Code Districts Amendment adopted on April 27, 2010:

A. Uses Permitted

~~3154. Motor~~ Vehicle dealership, sales or rental lot, provided that the use complies with the standards identified in Section 26.C.4, and provided that indoor and/or outdoor display area(s) do not exceed 300 linear feet along Main Street or Avenue frontage. ~~Motor~~ Vehicle dealerships, sales or rental lots are specifically prohibited on Neighborhood and Avenue Sites.

B. Special Exceptions

~~413. Automotive painting, upholstery, rebuilding, reconditioning, body and fender work, truck repairing or overhauling and the like~~ Vehicle body shop, so long as such activities are conducted entirely within an enclosed structure building.⁹

~~314. Automobile service station,~~ Vehicle service establishment, provided that any incidental vehicle repairs such as tube and tire repairing, battery charging and storage or 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.

~~15. Tire shop.~~

10. Form Based Code Section III. The Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 2. Buildings Amendment adopted on May 25, 2010:

E. When the BUILDING ENVELOPE STANDARD designation changes along the a property frontage ~~STREET FRONTAGE~~ or at the BLOCK CORNER within a development proposal, the property owner applicant has the option of applying either BUILDING ENVELOPE STANDARD (BES) for a maximum additional distance of 50 feet ~~in either direction~~ along that frontage ~~STREET FRONTAGE~~ or around that BLOCK CORNER.

11a. Form Based Code Section II. Definitions
Amendment adopted on May 25, 2010:

ENGLISH BASEMENT

A dwelling unit, with kitchen and bath, which is below the GROUND FLOOR of a building, partially below and partially above the grade of the fronting sidewalk, has its own separate entrance from the rest of the building and which may have internal access to the GROUND FLOOR dwelling unit.

GROUND FLOOR, GROUND STORY

The first level of ~~MAIN STREET and LIVE/WORK SITE~~ a building where at least 80 percent of the finished floor elevation is within the finished floor elevation parameters established in the designated BES 18 inches of the adjacent fronting sidewalk level. The next STORY above the GROUND STORY is the second floor. ~~(When a residential use occupies the GROUND FLOOR it shall be 30 to 60 inches above the fronting sidewalk elevation, as indicated in the BUILDING ENVELOPE STANDARDS.)~~

LOCAL STREET BUILDING

~~Buildings as defined in the BUILDING ENVELOPE STANDARD for LOCAL STREET SITES.~~ One of a series of attached similiar buildings, as defined in the BUILDING ENVELOPE STANDARDS for LOCAL STREET sites, separated by common party walls without openings extending from basement to roof. Each building may contain one or more dwelling units.

PORCH

A covered platform on the RBL side of a building. A PORCH shall not be enclosed.

VESTIBULE

An open or enclosed passage or hall, of not more than 30 square feet, between an exterior opening or door and the interior of a building.

**11b. Form Based Code Section III. The Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 4. Parking
Amendment adopted on May 25, 2010:**

B. Sites under 20,000 square feet in land area have no minimum parking requirements, except that on LOCAL sites of less than 20,000 square feet in land area and with more than two dwelling units per LOCAL STREET BUILDING, parking shall be provided for each dwelling unit, as required in Section III.B.4.C.

C. ~~Sites over 20,000 square feet in land area and~~ All other sites not expressly covered by Section III.B.4.B. shall meet ~~have~~ the following requirements:

1. A minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8 parking space per residential unit shall be provided as SHARED PARKING. There are no maximum limits on SHARED PARKING.
2. A minimum of one space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as SHARED PARKING; there are no set maximum limits on SHARED PARKING. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for SHARED PARKING. Any limitations on the SHARED PARKING (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.
3. A maximum of one space per 1,000 square feet of non-residential GFA or two spaces per residential dwelling unit may be made available for RESERVED PARKING.
4. RESERVED PARKING above the maximum may be provided upon payment to the County. The County Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.

**11c. Form Based Code Section IV. Building Envelope Standards B. Main Street Sites
Amendment adopted on May 25, 2010:**

2. Siting Specifications

STREET Facade

1. The STREET facade shall be built-to not less than 75 percent of the overall RBL. However, 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. The STREET facade shall be composed as a simple plane (limited jogs less than 24 inches are considered a simple plane within this requirement) interrupted only by ~~porches~~ PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

11d. Form Based Code Section IV. Building Envelope Standards C. Avenue Sites Amendment adopted on May 25, 2010:

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 PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

11e. Form Based Code Section IV. Building Envelope Standards D. Local Sites Amendment adopted on May 25, 2010:

1. Height Specifications

GROUND STORY Height

1. The first GROUND STORY finished floor elevation of any each residential unit LOCAL STREET BUILDING shall be between 0 and 5 inches or 36 and 60 inches above the fronting sidewalk. ~~Where The finished floor elevation for LIVE-WORK development shall be between 0 inches and 18 inches above the fronting sidewalk; and have at least 12 feet clear height for at least 1/3 of its area contiguous to RBL frontage.~~
2. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR is 14 feet.
3. The first GROUND STORY shall have at least 9 feet 4 inches 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.

Upper STORIES Height

1. All STORIES shall have at least 9 feet 4 inches in clear height for at least 80 percent of their area.
2. The maximum floor to floor STORY HEIGHT limit for upper STORIES is 12 feet.

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 PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

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 units in any phase within a development proposal shall be less than 18 feet wide. A maximum of 7 units LOCAL STREET BUILDINGS or 150 feet (whichever is greater) shall be contiguous as a single building-attached group of LOCAL STREET BUILDINGS. There shall be a 10 foot gap (gated) between multiple buildings-groups of LOCAL STREET BUILDINGS.

3. Elements Specifications

STOOPS

1. Each ~~LOT/unit~~ LOCAL STREET BUILDING shall include ~~a~~ 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 a no more than one front porch 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.

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

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~~ ENGLISH BASEMENT unit 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. Conversion of primary structure single family units for multiple family uses is prohibited.

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 front porch STOOP, PORCH or shy zone treatment as described above in STOOPS (1.) requirement.

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.

11f. Form Based Code Section IV. Building Envelope Standards E. Neighborhood Sites Amendment adopted on May 25, 2010:

1. Height Specifications

Building Height

1. Principal building height is measured in STORIES.
2. The building shall be no more than 3 STORIES in height.
3. No accessory building shall be more than 18 feet to its EAVES.

GROUND FLOOR and Second STORY Height

1. The first GROUND FLOOR finished elevation shall be between 30 and 69 inches above the average RBL elevation.
2. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR STORY is 14 feet.
3. The GROUND FLOOR STORY and second STORIES shall have at least 9 feet 4-inches in clear height for at least 80 percent of the area of the particular STORY.

Upper STORIES Height

1. The maximum floor-to-floor STORY HEIGHT for upper STORIES is 10 feet.
2. Each STORY above the second STORY shall have at least 8 feet 8 inches in clear height for at least 80 percent of its area.

Mezzanines

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

2. Siting Specifications

STREET Facade

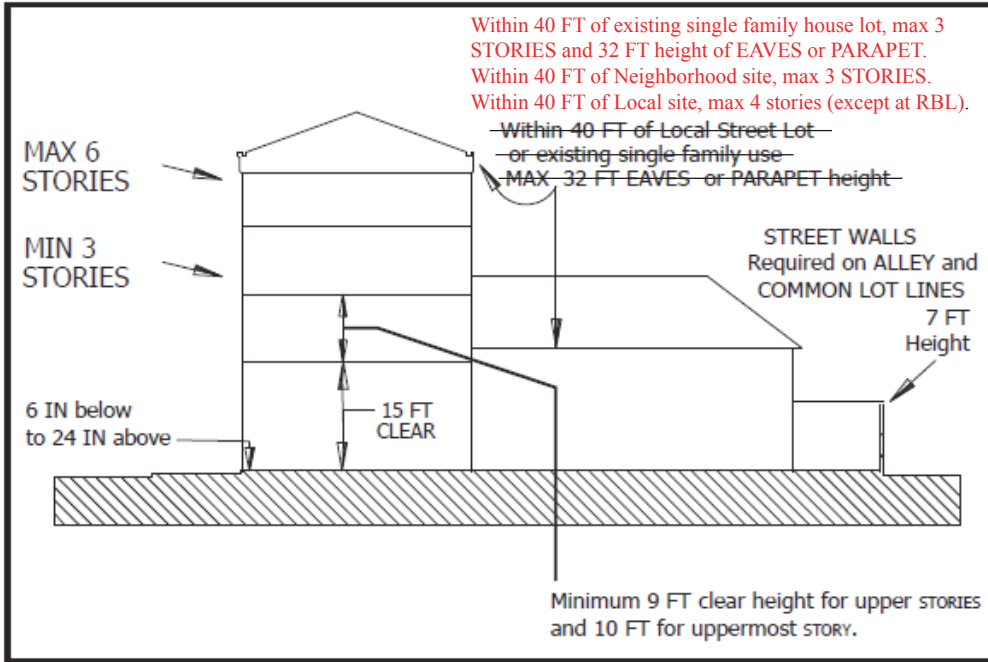
1. The STREET facade shall be built-to the RBL not less than 33 percent of the overall RBL.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only by porches PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

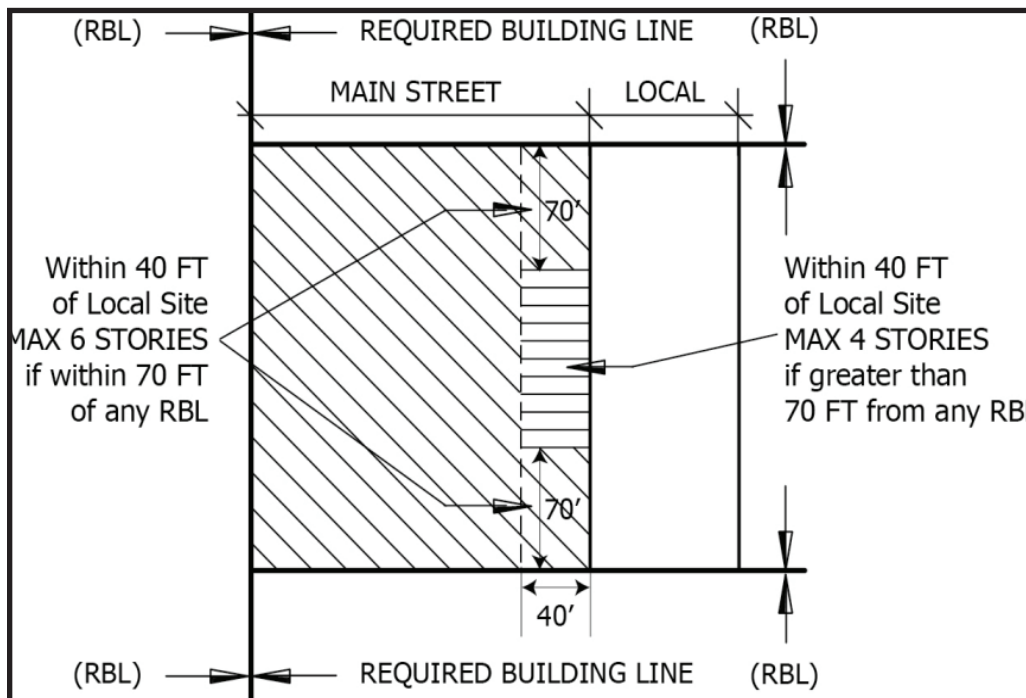
4. Use Specifications

1. Within the primary building, permitted uses include: Home occupations as defined in the Zoning Ordinance (by-right with these exceptions: maximum 2 nonresident employees within the primary structure and/or maximum 1 nonresident employee within 1 accessory structure, for each LOT).
2. ~~Either One-English-basement~~ ENGLISH BASEMENT unit or one ACCESSORY UNIT is permitted. Conversion of primary structure single-family units for multiple family uses is prohibited.
3. Parking and ACCESSORY UNIT (maximum 650 square feet) uses are permitted in the building area at the rear of the LOT.

**12a. Form Based Code Section IV. Building Envelope Standards B. Main Street Sites
Amendment adopted on April 16, 2011:**

1. Height Specifications





Building Height

1. Principal building height is measured in STORIES. These parameters preserve appropriate STREET-space and allow for greater variety in building height.
2. Each building shall be between 3 and 6 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

* * *

Other

Where a MAIN STREET site is within 40 feet of a LOCAL site, NEIGHBORHOOD site or a single family home, the maximum height for that portion is 32 feet to the EAVES or PARAPET.

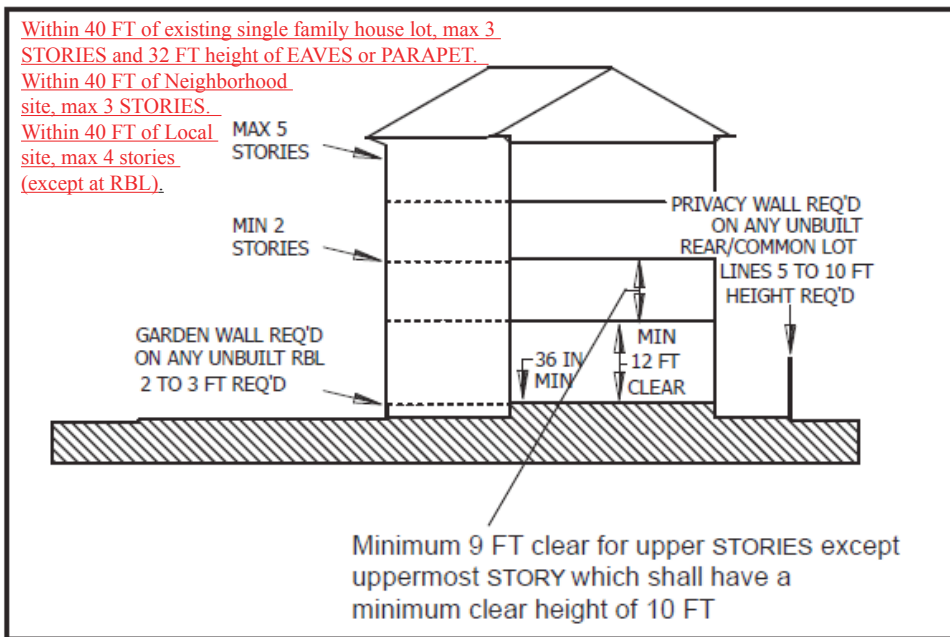
Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of a Main Street site is within 40 feet of:

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 6 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.

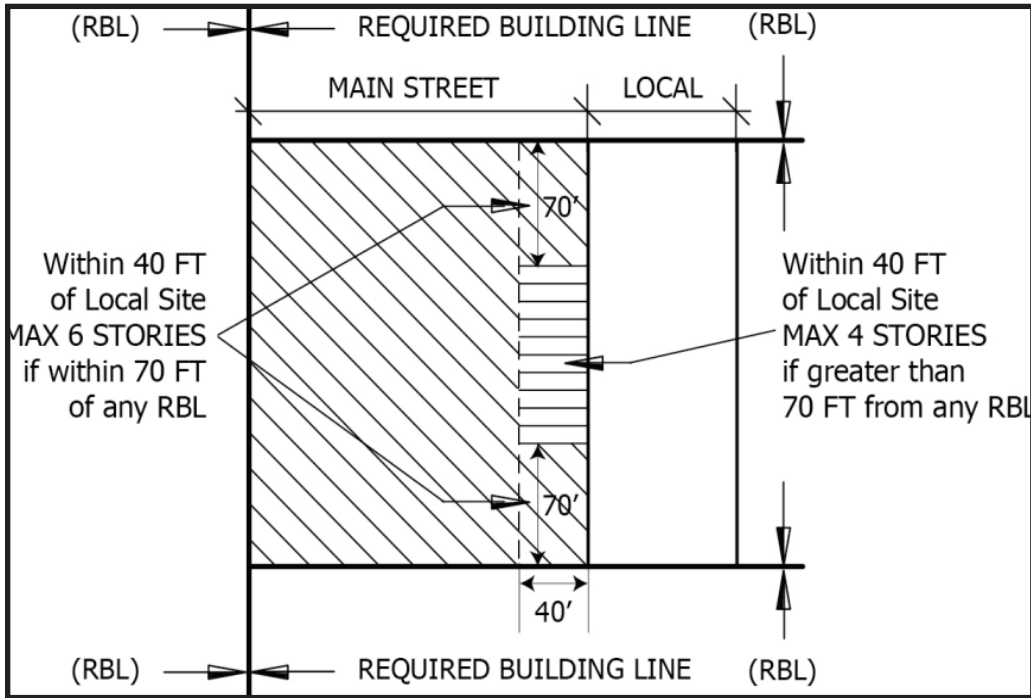
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**12b. Form Based Code Section IV. Building Envelope Standards C. Avenue Sites
Amendment adopted on April 16, 2011:**

1. Height Specifications



* * *



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.

* * *

Other

Where any part of an AVENUE site is within 40 feet of a LOCAL STREET (or lesser) site or an existing single family-use dwelling, the maximum height for that portion is 32 feet to the EAVES or PARAPET.

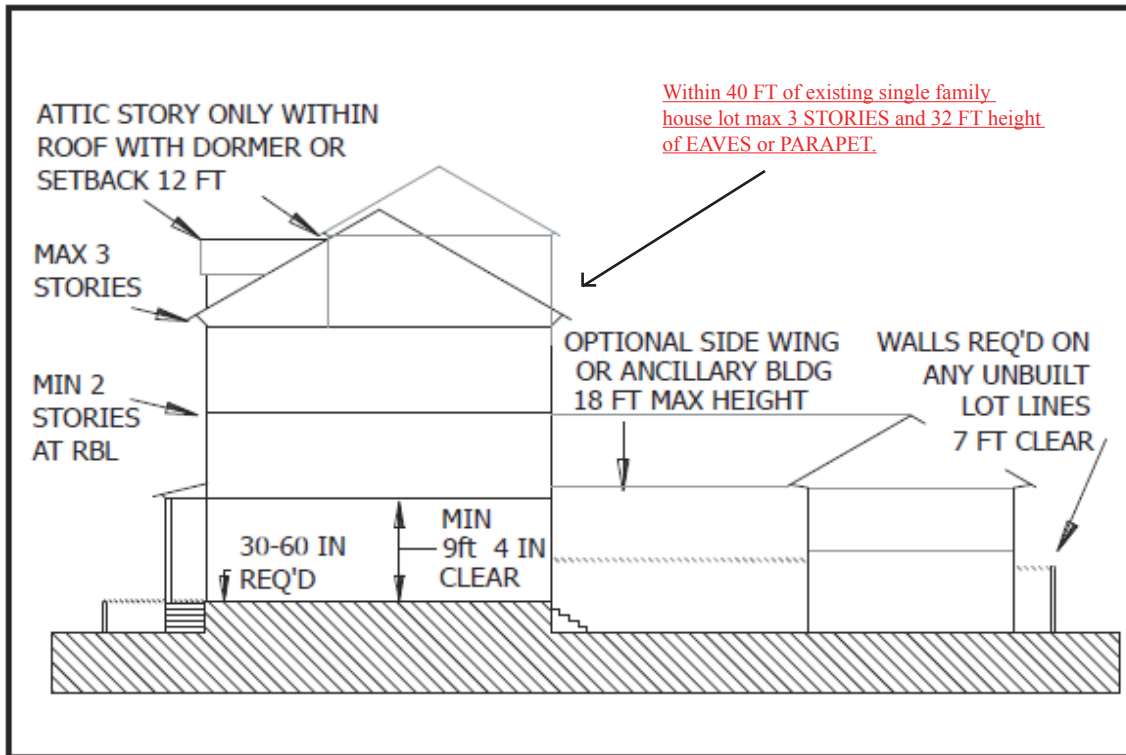
Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of an AVENUE site is within 40 feet of:

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 as measured to the EAVES or PARAPET, and no more than 3 STORIES

* * *

**12c. Form Based Code Section IV. Building Envelope Standards D. Local Sites
Amendment adopted on April 16, 2011:**

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.

* * *

Other

Where a part of a LOCAL site is within 40 feet of a NEIGHBORHOOD site existing single family use dwelling, the maximum height for any structure on that portion of the site is 32 feet to the EAVES or PARAPET.

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

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**13. Form Based Code Regulating Plans (Town Center)
Amendment adopted on April 16, 2011**

Please refer to the FBC Amendment No. 7 to the Regulating Plan within Attachment D of this document.

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