

II. Definitions

The following terms are defined for the purpose of the ***Columbia Pike Special Revitalization District Form Based Code***, Section 20 of the Arlington County Zoning Ordinance. Terms not defined here may be defined elsewhere in the Zoning Ordinance. In such case, the definition contained in the Zoning Ordinance will be used. Certain terms in the **Form Based Code** are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in SMALL CAPITAL LETTERS, it is being used as defined herein.

ACCESSORY UNIT

A building (maximum floor area of 650 square feet) that is not the primary structure located on a lot, that can be used as additional residential or home occupation space by the owner of the primary structure.

ADMINISTRATIVE REVIEW TEAM

The County staff that has been designated to review **Form Based Code** applications. The team will consist of representatives from the Department of Community Planning, Housing & Development, including Planning and Historic Preservation; the Department of Environmental Services; and, Arlington Economic Development. The Columbia Pike Coordinator will be designated as a Deputy Zoning Administrator and shall play the lead role on the ADMINISTRATIVE REVIEW TEAM. Additional staff resources from other departments and areas may also be involved as determined necessary by the County Manager or the ADMINISTRATIVE REVIEW TEAM. Designating the Columbia Pike Coordinator as a Deputy Zoning Administrator will provide the appropriate level of legal authority to the ADMINISTRATIVE REVIEW TEAM.

ALLEY

The public right of way for vehicles and pedestrians within a BLOCK that provides access to the rear of buildings, vehicle parking (e.g., garages), utility meters, and recycling and garbage bins.

AVENUE BUILDING

Building types as defined in the BUILDING ENVELOPE STANDARDS for AVENUE SITES.

AWNING

A cantilevered, projected or suspended cover over the sidewalk portion of the STREET. Also, roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY

An exterior platform attached to the front of a main building (on and forward of its REQUIRED BUILDING LINE or STREET side). BALCONIES, where required in the BUILDING ENVELOPE STANDARDS, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof. BALCONIES aligned vertically on adjacent floors may post up to one another and share a single roof element. BALCONIES may not project within 5 feet of a property line.

BAY OR BAY WINDOW

Generally, a U-shaped enclosure, extending the interior space of the building outward of the exterior BUILDING WALL/RBL (along its STREET side). Minimum interior clear width at main wall of 4 feet; projection not greater than 36 inches beyond the RBL; walls and windows shall be between 90 degrees (perpendicular) and 0 degrees (parallel) relative to the primary wall from which they project.

BLOCK

An increment of land comprised of LOTS, ALLEYS, and tracts circumscribed and not traversed by STREETS (PEDESTRIAN PATHWAYS excepted). BLOCKS shall be measured at the frontage LOT lines (along the REQUIRED BUILDING LINE).

BLOCK CORNER

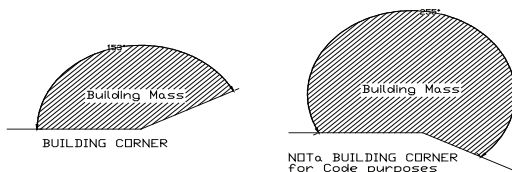
This refers to the outside corner of a BLOCK at the intersection of any two STREETS. Some of the requirements of the BUILDING ENVELOPE STANDARDS are specific to BLOCK CORNERS. Inside corners, where the resulting angle formed by the BLOCK face is less than 180 degrees (concave), are not considered BLOCK CORNERS for the purposes of this **Code**.

BUILDABLE AREA

The area of the LOT that building(s) may occupy. The BUILDABLE AREA sets the limits of the building footprint now and in the future—additions to structures must be within the designated area.

BUILDING CORNER

This refers to the outside corner of a building where the primary building mass is within an angle less than 180 degrees. Some of the prescriptions of the BUILDING ENVELOPE STANDARDS are specific to BUILDING CORNERS. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees, are not considered BUILDING CORNERS for the purposes of this **Code**.



BUILDING ENVELOPE STANDARDS (BES)

The part of the **Code** that establishes basic parameters regulating building form, including the envelope, placement (in three dimensions) and certain permitted/required building elements, such as storefronts, BALCONIES, and STREET WALLS. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which things may be done and specific things that must be done. The applicable BES for a site is determined by its STREET FRONTAGE as per the REGULATING PLAN. This produces a coherent STREET and allows the building greater latitude behind its STREET facade.

CIVIC GREEN OR SQUARE

Public spaces located within the Columbia Pike Special Revitalization District as designated on the REGULATING PLAN. The term SQUARE is generally used to describe spaces that have more paved surface area. The term CIVIC GREEN is generally used to describe a formally configured, small public lawn or park that is primarily unpaved. Both shall have at least 60 percent of their perimeter fronting rights of way and both spaces should be surrounded by STREET TREES. Their dimensions shall be no narrower than a 1:4 ratio, and no SQUARE or CIVIC GREEN width or breadth dimension shall be less than 25 feet. Situated at prominent locations within the Columbia Pike Special Revitalization District and often dedicated to important events or citizens (with PUBLIC ART), CIVIC GREENS and SQUARES shall not include active recreation structures such as ball fields and courts, but may include temporary ice skating rinks. See the Streetscape Standards for the specific controls on SQUARES and CIVIC GREENS.

CIVIC USE

Community uses including: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other uses as determined by the Zoning Administrator.

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. ^{5A}

COMMON LOT LINES

LOT lines shared by adjacent private LOTS.

DORMERS

Small, roofed architectural features located within the main roof of a hipped or gabled roof. DORMERS 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 individually less than 15 feet wide, and shall, collectively, occupy no more than 60 percent of the unit's REQUIRED BUILDING LINE facade. ²

5A - Columbia Pike Form Based Code Amendment adopted on April 19, 2008

2 - Columbia Pike Form Based Code Amendment adopted on November 16, 2005

EAVE HEIGHT

Where used to limit building height in the **Code**, EAVE HEIGHT shall be measured at the bottom of the top layer of roofing material at its outermost point from the building wall.

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.^{11A}

FENESTRATION

An opening in the building wall allowing light and views between interior and exterior. FENESTRATION is measured as glass area (excluding window frame elements with a dimension greater than 1 inch) for conditioned space and as open area for parking structures or other un-conditioned, enclosed space.

GARAGE ENTRY

An opening (with curb cut) in the building façade and/or STREET WALL where vehicles may enter into the BLOCK interior for general parking and business servicing. GARAGE ENTRIES (excluding those existing prior to December 31, 2002) shall not exceed 16 feet clear height and 24 feet clear width and shall not be sited within 100 feet of the BLOCK CORNER or another GARAGE ENTRY on the same BLOCK. GARAGE ENTRY portals may be set back up to 24 inches behind the surrounding façade.

GARDEN WALL

A masonry wall defining a REQUIRED BUILDING LINE, property line or delineating a private area. Shall be set back (or forward) not more than 8 inches from the alignment specified in the REGULATING PLAN or BES. A vehicle entry gate (opaque and maximum 12 feet wide) and a pedestrian entry gate (maximum 6 feet wide) are both allowed as limited substitutions within any required GARDEN WALL length.

GROUND FLOOR, GROUND STORY

The first level of a building where at least 80 percent of the finished floor elevation is within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the second floor. ^{11A}

HISTORIC FACADES

The facades of buildings that have historic value as designated in this **Code** and/or are identified on the REGULATING PLAN or designated by the County as historic landmarks or structures pursuant to Section 31A of the Zoning Ordinance. HISTORIC FACADES shall be preserved.

HISTORIC PRESERVATION

HISTORIC PRESERVATION can be conducted through two means: a preservation easement on the structure or façade can be recorded with the Northern Virginia Conservation Trust or the site can be designated as a local historic landmark by the Arlington County Board.

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

HISTORIC STRUCTURES

Those buildings of historic value as designated in this **Code** and/or are identified on the REGULATING PLAN or designated by the County as historic landmarks or structures pursuant to Section 31A of the Zoning Ordinance. HISTORIC STRUCTURES shall be preserved.

LIVE/WORK

A structure that is specifically built (or altered) to accommodate retail or office commercial uses on the GROUND FLOOR and residential uses on the upper floors. Both the lower and upper levels may be occupied by the same user; however, it is not a requirement for this designation.

LOCAL STREET BUILDING

One of a series of attached similar buildings, as defined in the BUILDING ENVELOPE STANDARD 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. ^{11A}

LOT

A designated parcel, tract or area of land having its principal frontage upon a STREET or a place permitted under the subdivisions ordinance and established by plat or subdivision or as otherwise permitted by law to be used, developed or built upon as a unit. (Ord. No. 90-14, 6-28-90)

MAIN STREET BUILDING

Buildings as defined in the BUILDING ENVELOPE STANDARD for MAIN STREET SITES.

NEIGHBORHOOD STREET BUILDING

Buildings as defined in the BUILDING ENVELOPE STANDARD for NEIGHBORHOOD STREET SITES.

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. ^{1B}

PARAPET

Where used to limit building height in the **Code**, PARAPET height shall be measured at the top of the PARAPET, including any coping. An additional 3 feet in height by 12 feet in width (or 15 percent of the façade, whichever is greater) is permitted for a section of the PARAPET emphasizing the building's main STREET entry or a BLOCK CORNER. Any variations regarding building heights should be reviewed under the Use Permit Option with the County Board making the final determination.

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

1B - Columbia Pike Form Based Code Amendment adopted on September 17, 2005

PARKING, RESERVED

Parking not available to the public, but only to specifically identified users (either a single user per space or a set of users for a group of spaces), whether for free or at a fee, that shall not exceed the prevailing market rate.

PARKING, SHARED

Parking available to the public on an unreserved basis for free, or at the same fee for all users, which shall not exceed the prevailing market rate. Time limits may be imposed to ensure turnover. Hours of public availability may also be restricted.

PEDESTRIAN PATHWAY

Interconnecting paved ways that provide pedestrian and bicycle passage through BLOCKS running from a STREET to either a STREET, ALLEY or an interior BLOCK parking area. The area within a PEDESTRIAN PATHWAY shall be a public access easement or public right of way. The easement width for these pathways shall not be less than 20 feet with a paved walkway not less than 10 feet wide, except where otherwise specified on the REGULATING PLAN, and shall provide an unobstructed view straight through their entire length.

PORCH

A covered platform on the RBL side of a building. A PORCH shall not be enclosed.^{11A}

PRIVACY FENCE

An opaque fence made of wood or masonry (not chain link or any other type of rolled fence) along ALLEYS and COMMON LOT LINES (where more than 10 feet away from the REQUIRED BUILDING LINE). PRIVACY FENCES shall be 7 feet tall, as measured from the adjacent ground.

PUBLIC ART

Art that is visually or physically accessible to the public and that is acquired by County funds, donated to the County, or provided by a private entity as a community benefit. PUBLIC ART encompasses the broadest definition of visual art including the imaginative use and interplay of artistic disciplines.

REGULATING PLAN

Part of the **Code** that is the coding key for the BUILDING ENVELOPE STANDARDS that provides specific information for the disposition of each building site. The REGULATING PLAN also shows how each site relates to adjacent STREETS, the overall Columbia Pike Special Revitalization District, and the surrounding neighborhood.

REQUIRED BUILDING LINE (RBL)

The building shall be built to the REQUIRED BUILDING LINE (RBL) as shown on the REGULATING PLAN. The RBL is a requirement, not a permissive minimum as is a set-back. The RBL for each site is shown on the applicable REGULATING PLAN. The minimum length of building that is required to be built to the RBL is shown on the appropriate BUILDING ENVELOPE STANDARD.

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

SIDEWING

The portion of a building extending along a side LOT line toward the ALLEY or rear of the LOT.

STOOP

An entry platform on the RBL side of a building. STOOPS may be roofed, but they shall not be enclosed.

STORY, STORY HEIGHT

That space within a building, and above adjacent RBL elevation, that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. STORY HEIGHT parameters are as specified by the appropriate BUILDING ENVELOPE STANDARD.

STREET

Includes all public space (STREETS, SQUARES, PEDESTRIAN PATHWAYS, CIVIC GREENS, parks)—including any transit service operator passenger platform—but not GARAGE ENTRIES or ALLEYS.

STREET FRONTAGE

The LOT line coincident with the RBL or that portion of the building that is coincident with the RBL as required by the **Code**.

STREET LIGHT

A luminaire installed on both sides of STREETS, along the STREET TREE ALIGNMENT LINE, unless otherwise designated on the REGULATING PLAN, at intervals of no more than 60 feet, measured parallel to the STREET. STREET LIGHTS shall be between 9 and 16 feet above ground in height. Lighting standards for STREETS and ALLEYS should be developed to meet the minimum standards of the Illumination Engineering Society (with the design criteria giving equal weight to the lighting of the pedestrian areas and the automobile areas).

STREETSCAPE

Improvements to a property, including paving, tree and/or other decorative plantings, lighting, and the placement of street furniture, within the STREET.

STREET TREE

A deciduous canopy shade tree as required per the REGULATING PLAN and listed in the **Form Based Code** Street Tree List. STREET TREES shall be of a proven hardy and drought tolerant species, large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded. STREET TREES shall be planted and spaced 25 to 30 feet on center. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements. At no time may spacing exceed 45 feet on center.

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 centered within the tree pit. (Existing trees are not required to be relocated by this requirement.) ^{8A}

8A - Columbia Pike Form Based Code Amendment adopted on January 23, 2010

STREET WALL

A masonry wall set back (or forward) not more than 8 inches from the RBL or adjacent building façade and built to the height specified in the BUILDING ENVELOPE STANDARDS. A vehicle entry gate (opaque, maximum 18 feet wide) and a pedestrian entry gate (maximum 6 feet wide) are both allowed as limited substitutions within any required STREET WALL length.

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.^{11A}

"WHERE CLEARLY VISIBLE FROM THE STREET"

Many requirements of the **Code** apply only where the subject is "CLEARLY VISIBLE FROM THE STREET." Note that the definition of STREET includes SQUARES, CIVIC GREENS, parks, and all public space except ALLEYS. A building element more than 30 feet from the RBL/STREET (such as items facing a COMMON LOT LINE more than 31 feet away from a RBL and/or STREET) is by definition NOT CLEARLY VISIBLE FROM THE STREET. Also common and/or party walls are by definition NOT CLEARLY VISIBLE FROM THE STREET.

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