

# I. Components of the Code

The ***Columbia Pike Special Revitalization District Form Based Code*** is designed to foster a vital main street for its adjacent neighborhoods through a lively mix of uses—with shopfronts, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper STORY residences and offices.

Redevelopment within the Columbia Pike Special Revitalization District may be regulated by the ***Columbia Pike Special Revitalization District Form Based Code***, in order to achieve Arlington County’s vision set forth in the *Columbia Pike Initiative—A Revitalization Plan*, adopted by the County Board on March 12, 2002, the subsequent Columbia Pike Urban Design Charrette and citizen workshops held in September 2002, and any other future addenda.

While the ***Columbia Pike Special Revitalization District Form Based Code*** provides a citizen-endorsed urban design for the improvement of all properties in designated areas, configurations shown for the Bus Rapid Transit/Light Rail Transit (BRT/LRT) systems are shown only for illustrative purposes and no commitment has yet been made by Arlington County and/or a transit service operator.

The ***Columbia Pike Special Revitalization District Form Based Code*** (otherwise referred to herein as “the **Form Based Code**” or “the **Code**”) is a legal document that regulates land-development, setting careful and clear controls on building form—with broad parameters on building use—to shape clear public space (good streets, neighborhoods and parks) with a healthy mix of uses. With proper urban form, a greater integration of building uses is natural and comfortable. The **Form Based Code** uses simple and clear graphic prescriptions and parameters for height, siting, and building elements to address the basic necessities for forming good public space.

Wherever there appears to be a conflict between the ***Columbia Pike Special Revitalization District Form Based Code***, Section 20 of the Arlington County Zoning Ordinance, and other sections of the Zoning Ordinance (as applied to a particular development), the requirements specifically set forth in the **Form Based Code** shall prevail. For development standards not covered by the **Form Based Code**, the other applicable sections in the Arlington County Zoning Ordinance shall be used as the requirement. Similarly, all development must comply with all relative Federal, State or local regulations and ordinances including, but not limited to, the Chesapeake Bay Ordinance and other environmental regulations.

The ***Columbia Pike Special Revitalization District Form Based Code*** is comprised of: Definitions, the Regulating Plans, the Building Envelope Standards, the Streetscape Standards and the Architectural Standards.

## Definitions

Certain terms in the **Code** are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITAL LETTERS format, consult the Definitions for the specific meaning. Words used in the **Form Based Code**, but not defined by the **Form Based Code**, that are defined in the Arlington County Zoning Ordinance, shall have the meanings set forth therein.

## The Regulating Plan

The REGULATING PLAN is the coding key for the Columbia Pike **Form Based Code** that provides specific information on permitted development for each building site. The REGULATING PLAN also shows how each LOT relates to public spaces (STREETS, CIVIC GREENS, PEDESTRIAN PATHWAYS, etc.) and the surrounding neighborhood. There may be additional regulations for LOTS in special locations/situations as identified in the REGULATING PLAN.

## The Building Envelope Standards

The BUILDING ENVELOPE STANDARDS establish basic parameters governing building form, including the envelope for building 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 standard for a building is determined by its STREET FRONTAGE contained in the REGULATING PLAN. This produces a coherent STREET and allows the building greater latitude behind its STREET facade.

The intent of the BUILDING ENVELOPE STANDARDS is to shape a vital public space (Columbia Pike and its adjoining STREETS) through placement and envelope controls on private buildings. They aim for the minimum level of control necessary to meet that goal.

## The Streetscape and Architectural Standards

The purpose of the Streetscape Standards is to ensure coherent STREETS and to assist builders and owners with understanding the relationship between the public space of Columbia Pike and their own building. These standards set the parameters for planting trees and/or other amenities on or near each building site.

The goal of the Architectural Standards is a coherent and pleasing architectural character that is complementary to the best local traditions. The Architectural Standards govern a building's architectural elements regardless of its BUILDING ENVELOPE STANDARD and set the parameters for allowable materials, configurations, and construction techniques. Equivalent or better products (as determined by the ADMINISTRATIVE REVIEW TEAM) than those specified are always encouraged and may be submitted for approval to the County.