



ARLINGTON COUNTY, VIRGINIA

FBC-37 | N-FBC-23

(Technical Amendments to the Form Based Codes)

Adopted February 22, 2025

Effective February 22, 2025

At the County Board regular meeting on February 22, 2025, on a motion duly made by County Board Member Maureen Coffey and seconded by County Board Vice Chair Matt de Ferranti, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact, and recodify Appendix A (Columbia Pike Commercial Form Based Code) and Appendix B (Columbia Pike Neighborhoods Form Based Code) of the Arlington County Zoning Ordinance, as initiated by [County Board Resolution adopted on December 14, 2024](#) in accordance with Code of Virginia §15.2-2286, to correct scrivener's errors, provide technical corrections, and clarifications, as shown in [Attachment 2 of the staff report](#); and to facilitate the creation of a convenient, attractive, and harmonious community; and to encourage economic development activities that provide desirable employment and enlarge the tax base and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

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Approved amendments are shown with **bold underline** to denote new text, and ~~strikethrough~~ to denote deleted text.

Approved amendments are provided sequentially in three parts:

1. Changes to Zoning Text in Appendix A and Appendix B
2. Pages Removed from Appendix A
3. Pages Removed from Appendix B

Appendix A. Columbia Pike Special Revitalization District Form Based Code

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How to Use this Code

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I want to modify a building or develop a new building:

1. Determine if the property in question is located within the “Columbia Pike Commercial Special Revitalization District” (Note 8) as shown on the General Land Use Plan (GLUP). If not, this Code is not applicable*.
2. If this Code is applicable to the property, determine the level of review required for your intended changes by looking at *Part 2. Administration*.
 - a. Section ~~202~~**201** describes DEVELOPMENT PROJECTS that can be approved administratively by the Zoning Administrator;
 - b. Sections 203-~~205~~**204** describe special circumstances (~~FBC CONSERVATION AREA, ADJACENT TO CONSERVATION AREA, or BONUS AREA~~)(**HISTORIC STRUCTURES and HISTORIC FACADES, or bonus stories**) and list of limited modifications that will require a use permit approval by the County Board.
 - c. Section ~~206~~**205** describes the application process and other required review for preliminary and final applications. Request the Administrative Regulations 4.1.2 from the Columbia Pike Initiative Coordinator in the Department of Community Planning, Housing and Development, Planning Division to obtain further information on the submission and review processes.
3. Find the property on the REGULATING PLAN for the appropriate subarea in *Part 3. Regulating Plans*.

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 - c. Note whether or not the property has been designated for special circumstances (~~FBC CONSERVATION AREA, ADJACENT TO CONSERVATION AREA, or BONUS AREA~~)(**HISTORIC STRUCTURES and HISTORIC FACADES, or bonus stories**) for the purposes of this Code.

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~~I want to develop my property in phases:~~

- ~~1. Section 202.B By Right FBC Applications describes application requirements for phased DEVELOPMENT PROJECTS. If any special circumstances (FBC CONSERVATION AREA, ADJACENT TO CONSERVATION AREA, or BONUS AREA) exist for the site, or modifications are requested, development applications will require use permit approval by the County Board in which case Sections 204 and 205 will be applicable.~~
- ~~2. See also, the Sections referenced above under “I want to modify a building or develop a new building.”~~

~~I want to retain some existing buildings and remove others for new development following this Code:~~

- ~~1. A use permit is required for development where existing buildings are proposed to be retained and modified as part of a DEVELOPMENT PROJECT. See Sections 201.A.2 and 201.B Applicability, and 206.B.2 Allowable Modifications.~~

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Contents

* * *

PART 8. Attachments..... ATT.1

| | |
|---|------------------|
| 801. Zoning Ordinance – Article 11.1. “CP-FBC” | ATT.2 |
| 802.A. Form Based Code Determinations | ATT.8 |
| 803. Green Building Standards Additional Prerequisites | ATT.4 |
| 804. Form Based Code Amendments (Regulating Plans) | ATT.7 |
| 805. Form Based Code Amendments (Text) | ATT.9 |

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Part 1. General Provisions

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107. Components of the Code

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F. Definitions

Certain terms in this Code are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is in ALL CAPITALS format, consult **Part 7Section VII**.

Definitions for its specific and limited meaning within this Code. Words used in the Code, but not defined by the Code, but that are defined in the Arlington County Zoning Ordinance, shall have the meanings set forth therein.

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Part 2. Administration

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201. By-Right FBC Applications

The Zoning Administrator is authorized to approve applications for DEVELOPMENT PROJECTS smaller than 40,000 square feet, consisting only of new structures that are fully compliant with this Code, and where no **special circumstances or** modifications are requested under Section ~~##D203 or 204~~.

202. Special Exception Use Permit Applications

The Special Exception Use Permit process will be required for DEVELOPMENT PROJECTS that meet any of the following criteria:

* * *

- D. Request for approval of any special circumstances as set forth in Section ~~##C203~~.

E. Request for approval of any modifications, as set forth in Section ~~II.D.204~~.

203. Special Circumstances

In order to better incorporate HISTORIC STRUCTURES and HISTORIC FACADES shown on the REGULATING PLAN into DEVELOPMENT PROJECTS with redevelopment, the County Board may, subject to HALRB review, and approval of a Certificate of Appropriateness (CoA), as provided in Section ~~II.E.4205.D~~, and by use permit approval as provided in Section ~~II.E.3.b205.C.2~~, approve:

A. Modifications of the parking requirements set forth in Section ~~III.B.4302.D~~ for that portion of the project that includes the HISTORIC STRUCTURES and HISTORIC FACADES;

B. Modification of the following:

1. Utility undergrounding as provided in Section ~~III.B.7302.G~~; and

2. Provision of street furniture as provided in Section ~~III.B.7302.G~~ and Section ~~V502.F~~.

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204. Modifications

A. Purpose

The County Board may, through approval of a use permit, modify the provisions of this Code as set forth in Section ~~II.D.2204.B~~ upon a finding that, after the proposed modification, the subject development and where applicable, existing buildings, structures, HISTORIC STRUCTURES and HISTORIC FACADES to be retained, will better accomplish the purposes and intent of this Code and the goals of the Columbia Pike Initiative Plan than would the development without those modifications and that the proposed uses will neither: 1) adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use; nor 2) be detrimental to the public welfare or injurious to the property or improvements in the neighborhood; nor 3) be in conflict with the purposes of the master plans of the County.

B. Allowable Modifications:

In approving a use permit application, the County Board may modify only the following requirements of this Code:

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8. Signs, only as provided in Section ~~VI.F611~~ and ACZO §13.2;

9. Green Building Standards Additional Prerequisites; and

~~9-10.~~ Modifications associated with special circumstances as provided in Section ~~II.C203~~.

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205. Applicant Requirements and Review Processes

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B. Preliminary FBC Applications

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3. The Final Application may be filed at the earlier of either: a) completion of requirements in Sections ~~II.E.2.b.i-iv~~ **205.B.2.a-d**; or b) completion of requirements in Section ~~II.E.2.b.i-iii~~ **205.B.2.a-c** provided that the review meeting with the AWG, specified in Section

~~II.E.2.b.iv~~**205.B.2.d**, has been scheduled for a date no more than 15 days after the final application submission.

C. Final FBC Applications

1. By-Right Applications

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- d. Once an application is approved by the Zoning Administrator, the applicant may apply for construction permits consistent with the approved application. Applications that the Zoning Administrator determines do not comply with the requirements of this Code may be resubmitted for review as a revised application, or as a request for approval of a use permit, as set forth in ACZO §15.4 and Section ~~II.E.3.b~~**205.C.2**.

D. Review by Historical Affairs and Landmark Review Board (HALRB)

DEVELOPMENT PROJECTS with buildings designated as HISTORIC STRUCTURES or HISTORIC FACADES shall be subject to review and approval of a Certificate of Appropriateness (CoA) by the HALRB, as follows:

1. As part of the preliminary application phase, an applicant shall submit its DEVELOPMENT PROJECT to the HALRB for two meetings (or more, if necessary) for review and comment (HALRB and/or DRC meetings in one month shall count as one meeting). The HALRB, and/or its Design Review Committee (DRC), shall review the DEVELOPMENT PROJECT to assess whether the application complies with Section ~~III.B.6~~**302.F** Historic Preservation and ACZO §15.7.9.F.
2. Upon completion of its preliminary review, the HALRB will provide, in writing, its comments to the applicants stating how the DEVELOPMENT PROJECT does or does not comply with Section ~~III.B.6~~**302.F** Historic Preservation and ACZO §15.7.9.F.
3. The applicant shall address the HALRB comments and return to the HALRB for one additional meeting for final review and comment.
4. HALRB shall approve a CoA for the DEVELOPMENT PROJECT where it finds the DEVELOPMENT PROJECT meets the intent and regulations of Section ~~III.B.6~~**302.F** Historic Preservation and ACZO §15.7.9.F.

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G. Major and Minor FBC Use Permit Amendments

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3. Processes for Major/Minor Amendments

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- b. When either a major or minor use permit amendment is filed, the Administrative Review Team and the FBC AWG shall review the preliminary application consistent with Section ~~II.E.2.a-b~~**205.B.1-2**.
- c. After the Zoning Administrator has determined that the applicant has met the requirements of Section ~~II.E.2.b~~**205.B.2**, the application may be considered at a public hearing by the County Board on no less than 55 days after the AWG review meeting.

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Part 3. Regulating Plans

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302. Rules for the Regulating Plan and New Development Plans

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D. Parking

* * *

2. There are no minimum parking requirements for the following:
 - a. DEVELOPMENT PROJECTS under 20,000 square feet in land area, 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 BUILDINGS, parking shall be provided for each dwelling unit, as required in Section ~~III.B.4.C~~**302.D.3**.
 - b. The portion of any DEVELOPMENT PROJECT that includes HISTORIC STRUCTURES or HISTORIC FACADES.
3. All other DEVELOPMENT PROJECTS not expressly covered by Section ~~III.B.4.B~~**302.D.2** shall meet the following requirements:

* * *

E. Ground Story Uses

* * *

3. GROUND STORY Use Table
 - * * *
 - c. Restricted on Principal Arterials per Section ~~III.B.5.D~~**302.E.4**
 - (i) A “Yes” indicates that a use is subject to additional limitations when located on a Principal Arterial, as provided in ~~III.B.5.D~~**Section 302.E.4** below.
- * * *
4. GROUND STORY use limitations for Principal Arterials
 - * * *
 - b. Some uses, otherwise permitted by-right (P), will require a use permit if the use is proposed along a Principal Arterial and will be subject to the findings of ~~III.B.5.D.1~~**Section 302.E.4.a** above. Such uses are indicated in Table 3.1 with the designation “U on Principal Arterials” in the “Permitted or Use Permit” column.

Table 3.1: Form Based Code Ground Story Use Table

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Restricted on Principal Arterials per III.B.5.D <u>302.E.4</u> | ACZO Use Standards |
|--------------|--------------------|---------------------------------|---|--------------------|
|--------------|--------------------|---------------------------------|---|--------------------|

* * *

Public, Civic and Institutional Use Categories

PUBLIC, CIVIC AND INSTITUTIONAL uses below are eligible for certain design relief as provided in Section VI.E.2.e 606.A.3.a, as part of the use permit approval for such use. For those uses otherwise allowed by-right (P), such design relief may also be approved subject to use permit approval for such use.

* * *

Accessory Uses

| | | | |
|--|-----------------|--|------------------------|
| <u>Live Entertainment</u> | <u>U</u> | | <u>§12.9.12</u> |
| <u>Drive-through facilities (restaurant only)</u> | <u>U</u> | | <u>§12.9.7</u> |

F. Historic Preservation

Certain HISTORIC STRUCTURES and HISTORIC FACADES are viewed as integral to the current and future identity of Columbia Pike. These historic resources are to be preserved pursuant to Section 205.E through the use of local incentives, as well as Federal and/or State Historic Tax Credits.

1. HISTORIC STRUCTURES

Sites containing HISTORIC STRUCTURES may be redeveloped under the Code subject to any special provisions that apply to the site in the REGULATING PLAN and administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB). When located on any site that is redeveloped pursuant to this Code, HISTORIC STRUCTURES shall be preserved pursuant to ~~Section II.E.5~~ 205.E in their entirety and shall not be subject to the BUILDING ENVELOPE STANDARD prescriptions of this Code.

* * *

G. Public Improvements

Within the Columbia Pike Special Revitalization District, the developer/property owner is required to construct and maintain all STREETSCAPE improvements according to the Streetscape Standards in ~~Section V.~~ Part 5 as part of the redevelopment project.

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Part 4. Building Envelope Standards

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402. General Standards

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B. Siting

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2. Building FACADES shall be built-to the RBLs within 30 feet of a BLOCK CORNER, unless otherwise specified in the BES. (See diagram ~~402.F.2~~**402.B.2**).

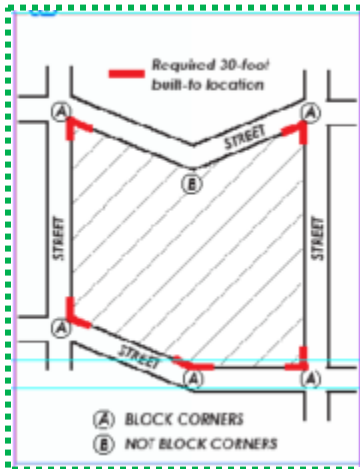


Diagram 402.B.2.

* * *

E. Façade Composition

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3. STREET entry doors
 - b. The County Board may modify the interval between STREET entry doors specified in 402.E.3.a above, for **PUBLIC, CIVIC, and INSTITUTIONAL uses identified in Table 3.1** ~~certain uses located on the GROUND STORY, - Such uses are identified by a reference to the Form Based Code in the "ACZO and FBC Use Standards" column of the Building Use Table provided in Part 3,~~ and subject to approval of a use permit, as provided in ACZO §15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.

F. Green Building Standards

1. All Main Street and Avenue BES SITES shall achieve a minimum of LEED (Leadership in Energy and Environmental Design) Gold Certification, Earthcraft Gold Certification, or an equivalent in stringency green building certification. In addition to achieving one of the

above certification levels, DEVELOPMENT PROJECTS shall also achieve ENERGY STAR™ Certification, at least one of the Energy Optimization metrics, and all of the Additional Prerequisites listed in Table 4.1 and further outlined in ~~Attachment 803~~ **Section 402.F.4.**

* * *

Table 4.1: Green Building Standards: Energy Optimization and Additional Prerequisites

| Energy Optimization (Choose 1): |
|---|
| At least 14% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance |
| At least 24% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use |
| HERS index of 60 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy |
| Performance Option 3 HERS index rating |
| HERS index of 60 or lower if pursuing Earthcraft Multifamily certification |

| Additional Prerequisites (Achieve All, as set forth in Section 402.F.4.): |
|--|
| ENERGY STAR™ Appliances and Fixtures |
| WaterSense Plumbing Fixtures |
| Refrigerant Leakage |
| Equity, Diversity, and Inclusion Program |
| Energy Benchmarking |
| Air Sealing of Ventilation Supply and Exhaust |
| Electric Vehicle Charging Infrastructure |
| Human Interaction with Nature (Biophilia) |
| Bird-friendly Materials |
| Renewable Energy |
| Light Pollution Reduction |

4. Additional Prerequisites (Achieve all, as further detailed below):

a. ENERGY STAR™ Appliances and Fixtures

ENERGY STAR™ label for all clothes washers, dryers, refrigerators, dishwashers, and at least 90% LED or ENERGY STAR™ labeled light fixtures installed in residential and hotel units.

b. WaterSense Plumbing Fixtures

WaterSense label for all toilets, bathroom faucets, and showerheads installed in residential and hotel units.

c. Refrigerant Leakage

In addition to the energy code requirements for commissioning activities, the Commissioning Agent shall oversee the on-site refrigerant charging process and verify the following:

- (i) Collect as-built refrigerant piping line length calculations (as-designed lengths will not be accepted)
- (ii) Collect and review the detailed refrigerant pipe pressure and vacuum testing reports that have been based on the as-built calculations for completeness and accuracy
- (iii) Collect the charge confirmation documentation

d. Equity, Diversity, and Inclusion Program

At least one member of the development team shall be employed by an organization with a racial and ethnic diversity, equity, and inclusion program within its management operations. Specifically, the firm's program shall include:

- (i) Staff training plan that reflects the firm's understanding of structural racism and its intersection with the building industry.
- (ii) Professional development opportunities and data-driven policies used to identify and invest in staff diversity among leadership levels.
- (iii) Strategies in place to ensure racial and ethnic inclusion at all levels of the organization, including the Board of Directors level.
- (iv) Document compliance with a written description of how the firm implements and institutionalizes diversity through policy, management philosophy, and training. Describe how the firm, on a day-to-day basis, fosters a work environment that is inclusive and conducive to diverse staff. Include copies of personnel and other relevant policies, training provided to staff, description of the general management philosophy as it relates to diversity.

e. Energy Benchmarking

Permanently install energy meters or monitoring devices and software service capable of tracking and remote download of at least monthly electric and gas consumption for the entire building. Utility billing data may be used as an alternative if the owner receives energy utility bills for all energy uses in the building directly from the utility. After occupancy, provide utility reporting data through ENERGY STAR™ Portfolio Manager each year for 10 years.

f. Air Sealing of Ventilation Supply and Exhaust

To ensure fresh air is delivered as intended to all occupied spaces in the building, seal all central vertical and horizontal supply ductwork with aerosolized duct sealant. All code requirements for joints, sealants, and connections must be met. For commercial and multifamily buildings, meet the criteria for central ventilation exhaust testing and performance as required by ENERGY STAR™ Multifamily High-Rise certification.

g. Electric Vehicle Charging Infrastructure

Exceed the criteria that would earn the project points for LEED version 4.1 credit Electric Vehicles option1- Electric Vehicle Charging and option 2 - Electric Vehicle Charging Infrastructure, with electric vehicle charging stations for at least 5% of parking spaces and electric vehicle infrastructure for at least 10% of parking spaces.

h. Human Interaction with Nature (Biophilia)

Provide a narrative describing how the project enhances existing and/or creates new natural spaces for occupants and the public to interact with nature and creates habitat for people, plants and wildlife. Components to be evaluated include (but are not limited to):

- (i) Enhance connections between humans and nature at the ground level and as part of the building:
 - (1) Provide opportunities to interact with nature at the ground level
 - (2) Provide opportunities to interact with nature as part of the building (indoor gardens, green walls, atria, balconies, roof amenity space, etc.)
 - (3) Enhance views of nature and green spaces
 - (4) Provide access to water, where possible
 - (5) Provide views of the sky
 - (6) Create access to nature sounds
 - (7) Create linkages to existing natural resources and adjoining open space (physical or visual connections)
- (ii) Create or expand natural habitats:
 - (1) Plant native trees and plants (including pollinator gardens, butterfly gardens, bird nesting areas, meadows, etc.)
 - (2) Show that the Project meets or exceeds tree canopy requirements stipulated in the applicable sector plan
- (iii) Use natural forms and materials in design and construction
- (iv) Provide energy and environmental conservation co-benefits:
 - (1) Renewable energy (solar) access
 - (2) Shading of outdoor space
 - (3) Mitigate heat island o Reduced stormwater runoff (minimize impervious area)
 - (4) Minimized air quality impacts (indoor – low VOC materials, minimize natural gas combustion; and outdoor – bike parking, EV charging)

i. Bird-Friendly Materials

- (i) A bird friendly material is defined as a building material or assembly that has, or has been treated to have a maximum threat factor of 30 in accordance with the American Bird Conservancy Bird Collision Deterrence Material Threat Factor Reference Standard, or with the American Bird Conservancy Bird-

friendly Materials Evaluation Program at Carnegie Museum's Avian Research Center test protocol, or with a relevant ASTM standard.

- (ii) The exterior wall envelope, and any associated openings, shall be constructed with bird friendly materials between 8 feet and 36 feet above grade. Alternatively, the exterior wall envelope between 8 feet and 36 feet above grade, and any associated openings, shall on a weighted average be constructed to achieve a maximum total building Bird Collision Threat Rating (BCTR) of 15 or less according to the methodology of LEED credit Bird Collision Deterrence. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall between 8 and 36 feet above grade.

j. Renewable Energy

- (i) Provide on-site solar generation (or other acceptable forms of renewable energy) equal to at least 2.0 watts per square foot of the roof area (including mechanical area) -or
- (ii) Co-locate an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area-and- on-site solar generation (or other acceptable forms of renewable energy) is equal to at least 1.5 watts per square foot of the roof area (including mechanical area) -or
- (iii) Procure off-site solar ((or other acceptable forms of renewable energy) to meet the criteria that would earn the project at least one point for renewable energy procurement of Tier 2 renewable energy as outlined in LEED version 4.1 Energy and Atmosphere credit Renewable Energy.
- (iv) Alternative Compliance Path for Developments without sufficient solar exposure - Developments without sufficient solar exposure due to shading by surrounding development shall contribute to the Green Building Fund in the amount of \$4/s.f. roof area (including mechanical equipment). Insufficient solar exposure is defined as having a Total Solar Resource Fraction (TSRF) or equivalent solar industry metric of less than 80% for square footage of roof area needed to accommodate the minimum required solar PV array. A request to qualify for the alternative compliance path must include a report prepared by a qualified solar professional that documents insufficient TSRF.

k. Light Pollution Reduction

At least 90% of exterior fixtures, excluding streetlights required by the County, shall meet the following specifications and have motion sensor controls, integrative photovoltaic cells, photosensors or astronomic time-clock operation. Note, Dark Sky-approved "Friendly Fixture" certification automatically meets the following specifications.

- (i) Luminaires shall be fully shielded emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole). The luminaire's mounting hardware shall not permit mounting in any configuration other than those maintaining full shielding.

(ii) Fixture shall have no sag or drop lenses, side light panels, up-light panels.

(iii) Fixture shall employ warm-toned (3000K and lower) white light sources or may employ amber light sources or filtered LED light sources. Note: Exterior emergency lighting and lighting required by code for health and safety purposes are exempt shall be permitted to be exempted.

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403. Main Street Sites BES

A. HEIGHT SPECIFICATIONS

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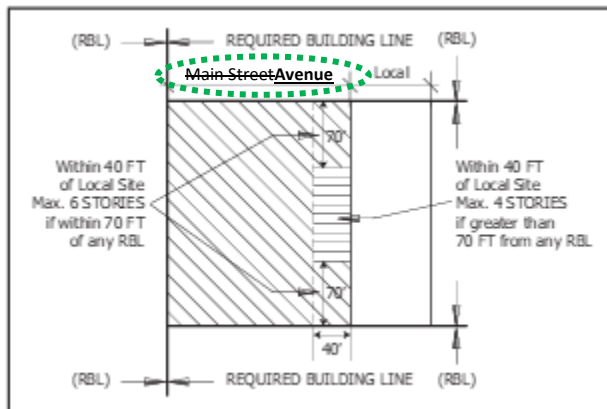
Other

10. Notwithstanding the provisions in Section ~~III.A.6.1~~**203.C**, except where a lower height is required by the Regulating Plan, where any portion of a Main Street site is within 40 feet of:

* * *

404. Avenue Sites BES

A. HEIGHT SPECIFICATIONS



* * *

Other

8. Notwithstanding the provisions in Section ~~III.A.6.1~~**203.C**, except where a lower height is required by the Regulating Plan, where any portion of a ~~Main Street~~**Avenue** site is within 40 feet of:

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405. Local Sites BES

A. HEIGHT SPECIFICATIONS

* * *

Other

15. Notwithstanding the provisions in Section ~~III.A.6.1~~**203.C**, 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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Part 5. Streetscape Standards

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502. Minimum Standards

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B. Backs.

1. On LOCAL and NEIGHBORHOOD sites only, at least 1 canopy shade tree per 550 square feet of the required open (unpaved) area shall be planted in the rear Lot area and no closer than 5 feet to any COMMON LOT LINE. (See the Siting Requirement under the BUILDING ENVELOPE STANDARDS). Such trees shall be at least 3.5 inches caliper (4 feet above grade). Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List, as shown in Section 504.

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Part 6. Architectural Standards

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604. Doors

A. Requirements & Configurations

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2. Garage doors:
 - b. Garage doors CLEARLY VISIBLE FROM THE STREET shall be no more than 12 feet in width, and where there are multiple garage doors, there shall be a separation between garage doors of at least 12 inches. (See *Illustration 604.A.2*).



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606. Shopfronts

A. Requirements & Configurations

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3. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet such that window signs or other opaque window

glass treatments or applications are minimized. Operable shading devices within the conditioned space are permitted for medical and dental office and daycare uses whose operations may require privacy from the adjacent public sidewalk. Provided, however:

- a. The County Board may modify the requirement specified in ~~605.A.3~~**606.A.3** above, for **PUBLIC, CIVIC, and INSTITUTIONAL uses identified in Table 3.1**, ~~certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and FBC use standards" column of Building Use Table provided in Section 901,~~ and subject to approval of a use permit, as provided in ACZO §15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.

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611. Signs

- A. Signs for multi-family and mixed-use DEVELOPMENT PROJECTS shall be regulated by provisions in ~~Article~~**Section** §13.7 of the Arlington County Zoning Ordinance.
- B. Signs for townhouse DEVELOPMENT PROJECTS shall be regulated by provisions in ~~Article~~**Section** §13.6 of the Arlington County Zoning Ordinance.
- C. Signs for detached and single-family DEVELOPMENT PROJECTS shall be regulated by provisions in ~~Article~~**Section** §13.5 of the Arlington County Zoning Ordinance.

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Part 7. Definitions

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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.~~

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Shopfront. That portion of the GROUND STORY FAÇADE FENESTRATION intended for marketing or merchandising of commercial uses or other uses as allowed in Table 3.1.

Part 8. Attachments

~~801. Zoning Section 11.1. "CP-FBC" Columbia Pike Form Based Code Districts~~

~~802. A. Form Based Code Determinations~~

~~803. Green Building Standards Additional Prerequisites~~

~~804. Form Based Code Amendments (Regulating Plans)~~

~~805. Form Based Code Amendments (Text)~~

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Appendix B. Columbia Pike Neighborhoods Special Revitalization District Form Based Code

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Contents

* * *

ATTACHMENTS..... ATT.1

| | |
|---|-------|
| A. Reserved Article 11.2. "CPN FBC" Columbia Pike Neighborhoods Form Based Code District | ATT.2 |
| B. Green Building Standards Additional Prerequisites | ATT.3 |
| C. Neighborhoods Form Based Code Amendments (Regulating Plan) | ATT.6 |
| D. Neighborhoods Form Based Code Amendments (Text) | ATT.7 |

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Part 2. Administration

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205. Modifications

* * *

B. Allowable Modifications

1. In approving a new building as part of a use permit application, the County Board may modify the following requirements of this Code:
* * *
 - e. Building footprint; ~~and~~
 - f. Design elements as called for by *Part 7. Conservation Area Standards* to achieve compatibility with existing buildings in CONSERVATION AREAS or retention of mature trees; and
 - g. Green Building Standards Additional Prerequisites.
 - ~~g-h.~~ For interim phases only of a phased development plan where existing residential buildings remain, the County Board may reduce the number of required parking spaces upon a finding that a Transportation Demand Management plan submitted by the applicant demonstrates that the reduction in required parking combined with Transportation Demand Management measures, will mitigate any potential adverse impacts of parking demand and potential disruption of parking patterns within affected neighborhoods that could result from the reduction.
 - ~~h-i.~~ For publicly-owned CIVIC BUILDINGS in locations designated for such uses on the REGULATING PLAN, publicly-owned PUBLIC ART, and CIVIC BUILDINGS located on County property, the County Board may modify any provisions of this Code when it finds that the DEVELOPMENT PROJECT has undergone a public review process.

* * *

206. Application Requirements & Review Processes

* * *

C. Final FBC Applications

1. By-Right FBC Applications:

* * *

- c. Once an application is approved by the Zoning Administrator, the applicant may apply for construction permits consistent with the approved application. Applications that the Zoning Administrator determines do not comply with the requirements of this Code may be resubmitted for review as a revised application, or may request approval of a use permit, as set forth in ~~AZCO~~ACZO § 15.4 and Section 206.C.2.

* * *

403. Green Building Standards

- A. All Urban Mixed Use and Urban Residential BES SITES shall achieve a minimum of LEED (Leadership in Energy and Environmental Design) Gold Certification, Earthcraft Gold Certification, or an equivalent in stringency green building certification. In addition to achieving one of the above certification levels, the DEVELOPMENT PROJECT shall also achieve ENERGY STAR™ Certification, at least one of the Energy Optimization metrics, and all of the Additional Prerequisites listed in Table 4.1 and further outlined in ~~Attachment C~~Section 403.D.

* * *

Table 4.1: Green Building Standards: Energy Optimization and Additional Prerequisites

| Energy Optimization (Choose 1): |
|---|
| At least 14% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance |
| At least 24% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use |
| HERS index of 60 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy |
| Performance Option 3 HERS index rating |
| HERS index of 60 or lower if pursuing Earthcraft Multifamily certification |
| Additional Prerequisites (Achieve All, as set forth in Section 403.D.): |
| ENERGY STAR™ Appliances and Fixtures |
| WaterSense Plumbing Fixtures |
| Refrigerant Leakage |
| Equity, Diversity, and Inclusion Program |

| |
|---|
| Energy Benchmarking |
| Air Sealing of Ventilation Supply and Exhaust |
| Electric Vehicle Charging Infrastructure |
| Human Interaction with Nature (Biophilia) |
| Bird-friendly Materials |
| Renewable Energy |
| Light Pollution Reduction |

D. Additional Prerequisites (Achieve all, as further detailed below):

1. ENERGY STAR™ Appliances and Fixtures

ENERGY STAR™ label for all clothes washers, dryers, refrigerators, dishwashers, and at least 90% LED or ENERGY STAR™ labeled light fixtures installed in residential and hotel units.

2. WaterSense Plumbing Fixtures

WaterSense label for all toilets, bathroom faucets, and showerheads installed in residential and hotel units.

3. Refrigerant Leakage

In addition to the energy code requirements for commissioning activities, the Commissioning Agent shall oversee the on-site refrigerant charging process and verify the following:

- a. Collect as-built refrigerant piping line length calculations (as-designed lengths will not be accepted)**
- b. Collect and review the detailed refrigerant pipe pressure and vacuum testing reports that have been based on the as-built calculations for completeness and accuracy**
- c. Collect the charge confirmation documentation**

4. Equity, Diversity, and Inclusion Program

At least one member of the development team shall be employed by an organization with a racial and ethnic diversity, equity, and inclusion program within its management operations. Specifically, the firm's program shall include:

- a. Staff training plan that reflects the firm's understanding of structural racism and its intersection with the building industry.**
- b. Professional development opportunities and data-driven policies used to identify and invest in staff diversity among leadership levels.**
- c. Strategies in place to ensure racial and ethnic inclusion at all levels of the organization, including the Board of Directors level.**

- d. Document compliance with a written description of how the firm implements and institutionalizes diversity through policy, management philosophy, and training. Describe how the firm, on a day-to-day basis, fosters a work environment that is inclusive and conducive to diverse staff. Include copies of personnel and other relevant policies, training provided to staff, description of the general management philosophy as it relates to diversity.

5. Energy Benchmarking

Permanently install energy meters or monitoring devices and software service capable of tracking and remote download of at least monthly electric and gas consumption for the entire building. Utility billing data may be used as an alternative if the owner receives energy utility bills for all energy uses in the building directly from the utility. After occupancy, provide utility reporting data through ENERGY STAR™ Portfolio Manager each year for 10 years.

6. Air Sealing of Ventilation Supply and Exhaust

To ensure fresh air is delivered as intended to all occupied spaces in the building, seal all central vertical and horizontal supply ductwork with aerosolized duct sealant. All code requirements for joints, sealants, and connections must be met. For commercial and multifamily buildings, meet the criteria for central ventilation exhaust testing and performance as required by ENERGY STAR™ Multifamily High-Rise certification.

7. Electric Vehicle Charging Infrastructure

Exceed the criteria that would earn the project points for LEED version 4.1 credit Electric Vehicles option1- Electric Vehicle Charging and option 2 - Electric Vehicle Charging Infrastructure, with electric vehicle charging stations for at least 5% of parking spaces and electric vehicle infrastructure for at least 10% of parking spaces.

8. Human Interaction with Nature (Biophilia)

Provide a narrative describing how the project enhances existing and/or creates new natural spaces for occupants and the public to interact with nature and creates habitat for people, plants and wildlife. Components to be evaluated include (but are not limited to):

- a. Enhance connections between humans and nature at the ground level and as part of the building:

- (1) Provide opportunities to interact with nature at the ground level
- (2) Provide opportunities to interact with nature as part of the building (indoor gardens, green walls, atria, balconies, roof amenity space, etc.)
- (3) Enhance views of nature and green spaces
- (4) Provide access to water, where possible
- (5) Provide views of the sky
- (6) Create access to nature sounds
- (7) Create linkages to existing natural resources and adjoining open space (physical or visual connections)

b. Create or expand natural habitats:

- (1) Plant native trees and plants (including pollinator gardens, butterfly gardens, bird nesting areas, meadows, etc.)**
- (2) Show that the Project meets or exceeds tree canopy requirements stipulated in the applicable sector plan**

c. Use natural forms and materials in design and construction

d. Provide energy and environmental conservation co-benefits:

- (1) Renewable energy (solar) access**
- (2) Shading of outdoor space**
- (3) Mitigate heat island o Reduced stormwater runoff (minimize impervious area)**
- (4) Minimized air quality impacts (indoor – low VOC materials, minimize natural gas combustion; and outdoor – bike parking, EV charging)**

9. Bird-Friendly Materials

- a. A bird friendly material is defined as a building material or assembly that has, or has been treated to have a maximum threat factor of 30 in accordance with the American Bird Conservancy Bird Collision Deterrence Material Threat Factor Reference Standard, or with the American Bird Conservancy Bird-friendly Materials Evaluation Program at Carnegie Museum’s Avian Research Center test protocol, or with a relevant ASTM standard.**
- b. The exterior wall envelope, and any associated openings, shall be constructed with bird friendly materials between 8 feet and 36 feet above grade. Alternatively, the exterior wall envelope between 8 feet and 36 feet above grade, and any associated openings, shall on a weighted average be constructed to achieve a maximum total building Bird Collision Threat Rating (BCTR) of 15 or less according to the methodology of LEED credit Bird Collision Deterrence. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall between 8 and 36 feet above grade.**

10. Renewable Energy

- a. Provide on-site solar generation (or other acceptable forms of renewable energy) equal to at least 2.0 watts per square foot of the roof area (including mechanical area) -or**
- b. Co-locate an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area-and- on-site solar generation (or other acceptable forms of renewable energy) is equal to at least 1.5 watts per square foot of the roof area (including mechanical area) -or**
- c. Procure off-site solar ((or other acceptable forms of renewable energy) to meet the criteria that would earn the project at least one point for renewable energy procurement of Tier 2 renewable energy as outlined in LEED version 4.1 Energy and Atmosphere credit Renewable Energy.**

- d. Alternative Compliance Path for Developments without sufficient solar exposure - Developments without sufficient solar exposure due to shading by surrounding development shall contribute to the Green Building Fund in the amount of \$4/s.f. roof area (including mechanical equipment). Insufficient solar exposure is defined as having a Total Solar Resource Fraction (TSRF) or equivalent solar industry metric of less than 80% for square footage of roof area needed to accommodate the minimum required solar PV array. A request to qualify for the alternative compliance path must include a report prepared by a qualified solar professional that documents insufficient TSRF.

11. Light Pollution Reduction

At least 90% of exterior fixtures, excluding streetlights required by the County, shall meet the following specifications and have motion sensor controls, integrative photovoltaic cells, photosensors or astronomic time-clock operation. Note, Dark Sky-approved "Friendly Fixture" certification automatically meets the following specifications.

- a. Luminaires shall be fully shielded emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole). The luminaire's mounting hardware shall not permit mounting in any configuration other than those maintaining full shielding.
- b. Fixture shall have no sag or drop lenses, side light panels, up-light panels.
- c. Fixture shall employ warm-toned (3000K and lower) white light sources or may employ amber light sources or filtered LED light sources. Note: Exterior emergency lighting and lighting required by code for health and safety purposes are exempt shall be permitted to be exempted.

* * *

Attachments

- A. ~~Reserved Article 11.2. "CPN-FBC" - Columbia Pike Neighborhoods Form Based Code District~~
- B. ~~Green Building Standards Additional Prerequisites~~
- C. ~~Neighborhoods Form Based Code Amendments (Regulating Plans)~~
- D. ~~Neighborhoods Form Based Code Amendments (Text)~~

- Text proposed to be added is shown with underline and text proposed to be deleted is shown with ~~strikethrough~~.
- Text to be relocated from the Attachments is shown in blue underline with explanatory text shown following it in *[gray bold italics]* and not intended to be adopted. Otherwise, full pages of content to be removed from Attachments is shown with an **X**.

~~Part 8. Attachments~~

~~801. Zoning Section 11.1. “CP-FBC” – Columbia Pike Form Based Code Districts~~

~~802~~^{A**}. Form Based Code Determinations**

~~803. Green Building Standards Additional Prerequisites~~

~~804. Form Based Code Amendments (Regulating Plans)~~

~~805. Form Based Code Amendments (Text)~~

801. Zoning Section 11.1 “CP-FBC” - Columbia Pike Form Based Code District

Refer to [Arlington County Zoning Ordinance](#) for full text of Section 11.1.

802A. Form Based Code Determinations

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

Under Article 11.1 (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 Article 11.1 (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 Article 11.1 (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.

[GBIP Standards Additional Prerequisites to be moved to Part 4, Table 4.1]

803. Green Building Standards Additional Prerequisites (~~Reference Information~~)

ENERGY STAR™ Appliances and Fixtures

ENERGY STAR™ label for all clothes washers, dryers, refrigerators, dishwashers, and at least 90% LED or ENERGY STAR™ labeled light fixtures installed in residential and hotel units.

WaterSense Plumbing Fixtures

WaterSense label for all toilets, bathroom faucets, and showerheads installed in residential and hotel units.

Refrigerant Leakage

In addition to the energy code requirements for commissioning activities, the Commissioning Agent shall oversee the on-site refrigerant charging process and verify the following:

- Collect as-built refrigerant piping line length calculations (as-designed lengths will not be accepted)
- Collect and review the detailed refrigerant pipe pressure and vacuum testing reports that have been based on the as-built calculations for completeness and accuracy
- Collect the charge confirmation documentation

Equity, Diversity, and Inclusion Program

At least one member of the development team shall be employed by an organization with a racial and ethnic diversity, equity, and inclusion program within its management operations. Specifically, the firm's program shall include:

- Staff training plan that reflects the firm's understanding of structural racism and its intersection with the building industry.
- Professional development opportunities and data-driven policies used to identify and invest in staff diversity among leadership levels.
- Strategies in place to ensure racial and ethnic inclusion at all levels of the organization, including the Board of Directors level.

Document compliance with a written description of how the firm implements and institutionalizes diversity through policy, management philosophy, and training. Describe how the firm, on a day-to-day basis, fosters a work environment that is inclusive and conducive to diverse staff. Include copies of personnel and other relevant policies, training provided to staff, description of the general management philosophy as it relates to diversity.

Energy Benchmarking

Permanently install energy meters or monitoring devices and software service capable of tracking and remote download of at least monthly electric and gas consumption for the entire building. Utility billing data may be used as an alternative if the owner receives energy utility bills for all energy uses in the building directly from the utility. After occupancy, provide utility reporting data through ENERGY STAR™ Portfolio Manager each year for 10 years.

Air Sealing of Ventilation Supply and Exhaust

To ensure fresh air is delivered as intended to all occupied spaces in the building, seal all central vertical and horizontal supply ductwork with aerosolized duct sealant. All code requirements for joints, sealants, and connections must be met. For commercial and multifamily buildings, meet the criteria for central ventilation exhaust testing and performance as required by ENERGY STAR™ Multifamily High-Rise certification.

Electric Vehicle Charging Infrastructure

Exceed the criteria that would earn the project points for LEED version 4.1 credit Electric Vehicles option 1- Electric Vehicle Charging and option 2 - Electric Vehicle Charging Infrastructure, with electric vehicle charging stations for at least 5% of parking spaces and electric vehicle infrastructure for at least 10% of parking spaces.

Human Interaction with Nature (Biophilia)

Provide a narrative describing how the project enhances existing and/or creates new natural spaces for occupants and the public to interact with nature and creates habitat for people, plants and wildlife.

Components to be evaluated include (but are not limited to):

- Enhance connections between humans and nature at the ground level and as part of the building
 - Provide opportunities to interact with nature at the ground level
 - Provide opportunities to interact with nature as part of the building (indoor gardens, green walls, atria, balconies, roof amenity space, etc.)
 - Enhance views of nature and green spaces
 - Provide access to water, where possible
 - Provide views of the sky
 - Create access to nature sounds
 - Create linkages to existing natural resources and adjoining open space (physical or visual connections)
- Create or expand natural habitats
 - Plant native trees and plants (including pollinator gardens, butterfly gardens, bird nesting areas, meadows, etc.)
 - Show that the Project meets or exceeds tree canopy requirements stipulated in the applicable sector plan
- Use natural forms and materials in design and construction
- Provide energy and environmental conservation co-benefits
 - Renewable energy (solar) access
 - Shading of outdoor space
 - Mitigate heat island o Reduced stormwater runoff (minimize impervious area)
 - Minimized air quality impacts (indoor – low VOC materials, minimize natural gas combustion; and outdoor – bike parking, EV charging)

Bird-Friendly Materials

A bird friendly material is defined as a building material or assembly that has, or has been treated to have a maximum threat factor of 30 in accordance with the American Bird Conservancy Bird Collision Deterrence Material Threat Factor Reference Standard, or with the American Bird Conservancy Birdfriendly Materials Evaluation Program at Carnegie Museum’s Avian Research Center test protocol, or with a relevant ASTM standard.

The exterior wall envelope, and any associated openings, shall be constructed with bird friendly materials between 8 feet and 36 feet above grade. Alternatively, the exterior wall envelope between 8 feet and 36 feet above grade, and any associated openings, shall on a weighted average be constructed to achieve a maximum total building Bird Collision Threat Rating (BCTR) of 15 or less according to the methodology of LEED credit Bird Collision Deterrence. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall between 8 and 36 feet above grade.

Renewable Energy

- i. Provide on-site solar generation (or other acceptable forms of renewable energy) equal to at least 2.0 watts per square foot of the roof area (including mechanical area) -or.
- ii. Co-locate an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area-and- on-site solar generation (or other acceptable forms of renewable energy) is equal to at least 1.5 watts per square foot of the roof area (including mechanical area) -or
- iii. Procure off-site solar ((or other acceptable forms of renewable energy) to meet the criteria that would earn the project at least one point for renewable energy procurement of Tier 2 renewable energy as outlined in LEED version 4.1 Energy and Atmosphere credit Renewable Energy.
- iv. Alternative Compliance Path for Developments without sufficient solar exposure - Developments without sufficient solar exposure due to shading by surrounding development shall contribute to the Green Building Fund in the amount of \$4/s.f. roof area (including mechanical equipment). Insufficient solar exposure is defined as having a Total Solar Resource Fraction (TSRF) or equivalent solar industry metric of less than 80% for square footage of roof area needed to accommodate the minimum required solar PV array. A request to qualify for the alternative compliance path must include a report prepared by a qualified solar professional that documents insufficient TSRF.

Light Pollution Reduction

At least 90% of exterior fixtures, excluding streetlights required by the County, shall meet the following specifications and have motion sensor controls, integrative photovoltaic cells, photosensors or astronomic time-clock operation.

Note, Dark Sky-approved “Friendly Fixture” certification automatically meets the following specifications.

- Luminaires shall be fully shielded emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole). The luminaire’s mounting hardware shall not permit mounting in any configuration other than those maintaining full shielding.
- Fixture shall have no sag or drop lenses, side light panels, up-light panels.
- Fixture shall employ warm-toned (3000K and lower) white light sources or may employ amber light sources or filtered LED light sources. Note: Exterior emergency lighting and lighting required by code for health and safety purposes are exempt shall be permitted to be exempted.

804. 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 805 of this document to match approved staff report.)

8. Form Based Code Regulating Plans (Town Center)

Amendment adopted on April 12, 2014

Modification of Town Center Regulating Plan to adjust the Revitalization District boundary to follow the C-2 zoning district line between S. Barton Street and S. Wayne Street. The change would add the remainder of commercial properties in this area to the Revitalization District, thus slightly increasing the area eligible to redevelop using the Main Street Site designation. (This amendment is also identified as FBC 17 in Attachment 805 of this document to match approved staff report.)

9. Form Based Code Regulating Plans (Western Gateway)

Amendment adopted on March 12, 2016

Modification of Western Gateway Regulating Plan to adjust the Required Building Lines between South

Greenbrier Street and South Jefferson Street to reflect the transportation improvements proposed as part of the Columbia Pike Multi-Modal Street Improvements and to reflect the existing street condition and building placement of the 55 Hundred FBC project. (This amendment is also identified as FBC 21 in Attachment 805 of this document to match approved staff report.)

10. Form Based Code Regulating Plans (Town Center)

Amendment adopted on February 18, 2023

Modification of Town Center Regulating Plan from a Local to Main Street Building Envelope Standard Designation along South Lincoln Street within the limits of the property located at 3401 Columbia Pike; in order to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice. (This amendment is also identified as FBC 28 in Attachment 805 of this document to match approved staff report.)

11. Form Based Code Regulating Plans (Town Center)

Amendment adopted on July 15, 2023

Modification of Town Center Regulating Plan to correct an erroneous Required Building Line between South Glebe Road and South Highland Street. (This amendment is also identified as FBC 32 in Attachment 805 of this document to match approved staff report).

805. Form Based Code Amendments (Text)

(Notes:

1. Form Based Code Contents were previously organized by Roman Numerals, as referenced below in Amendments 1 - 23 prior to a reformatting of the FBC in 2017.
2. Footnotes shown below and within FBC regulations were provided for informational purposes only and were removed from FBC regulations, effective May 1, 2024.

1a. Form Based Code Building Section IV. 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. Regulation 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 Section IV. 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 Sections 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 IV. 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 ACZO 11.1 “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~~ 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, Wwhen 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 ACZO 11.1 "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 bicycle 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 |
| Ginkgo Biloba | Ginkgo (male only) |
| Gleditsia triacanthos inermis | Thornless Honey Locust * |
| Gymnocladus dioicus | Kentucky Coffeetree ‘Stately Manor’ or ‘Espresso’ (male only) |
| 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 dying) | Upholstery shop |
| Food delivery service | <u>Vehicle service establishment</u> |
| 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 similar 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.
12. 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

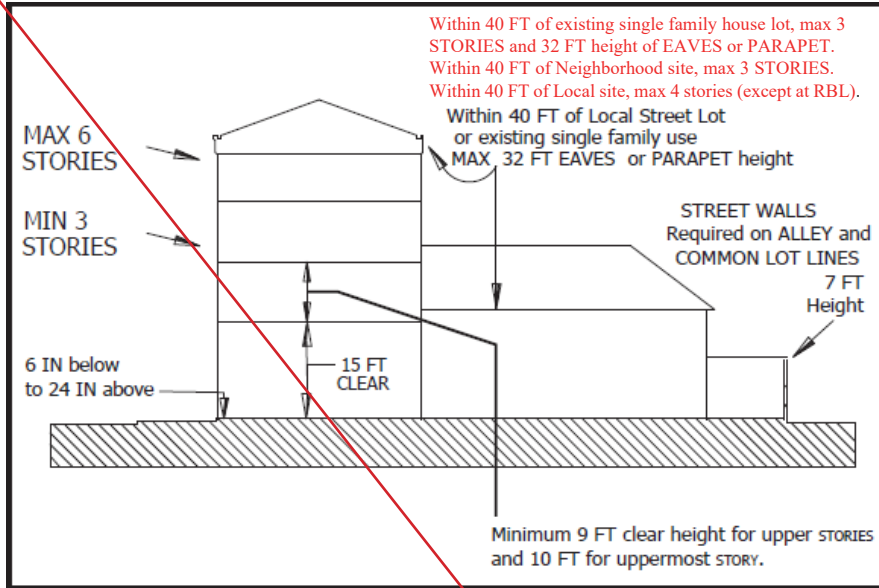
1. The STREET facade shall be built-to the RBL not less than 33 percent of the overall RBL.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only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

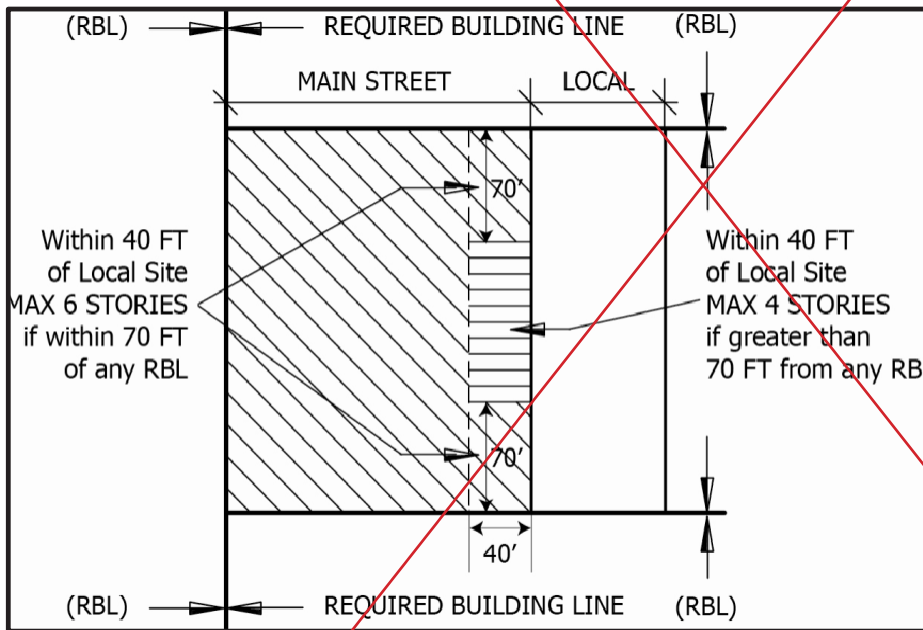
4. Use Specifications

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

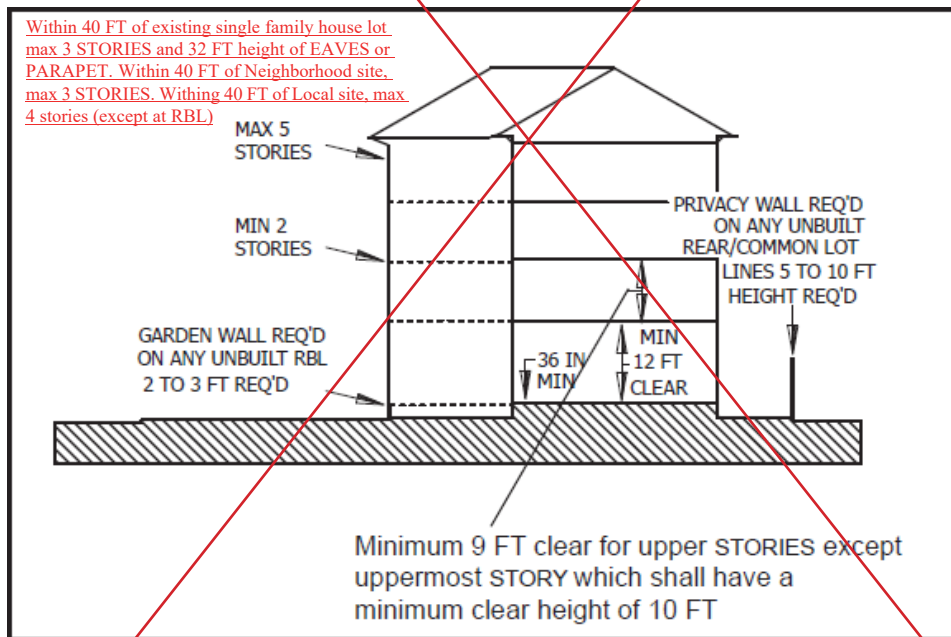
Where a MAIN STREET site is within 40 feet of a LOCAL site, NEIGHBORHOOD site or a single family home, the maximum height for that portion is 32 feet to the EAVES or PARAPET.

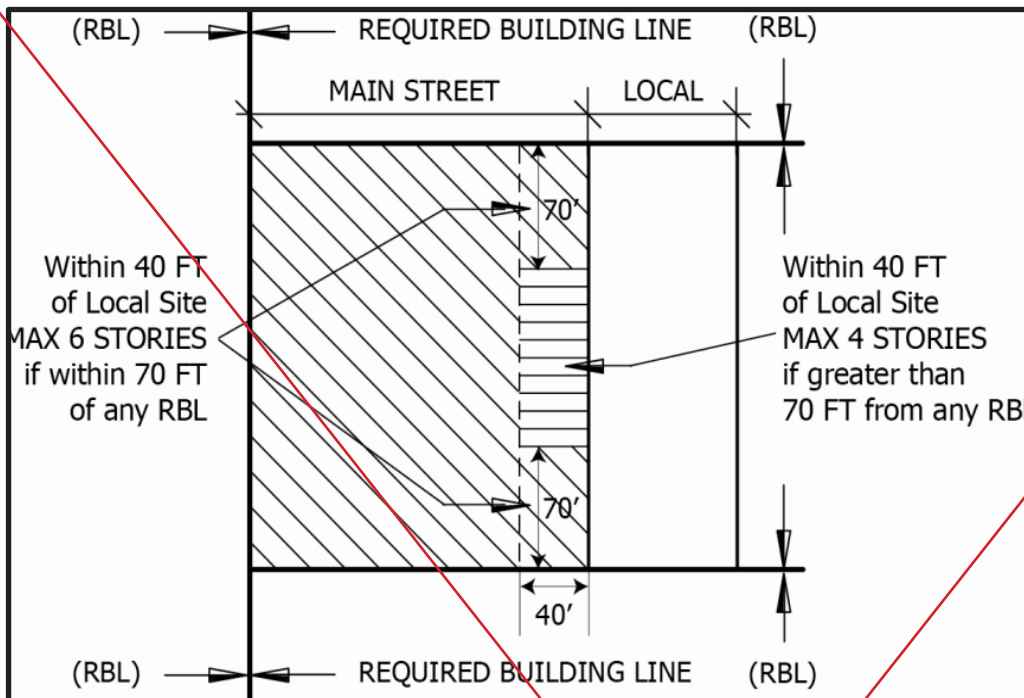
Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of a Main Street site is within 40 feet of:

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.

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

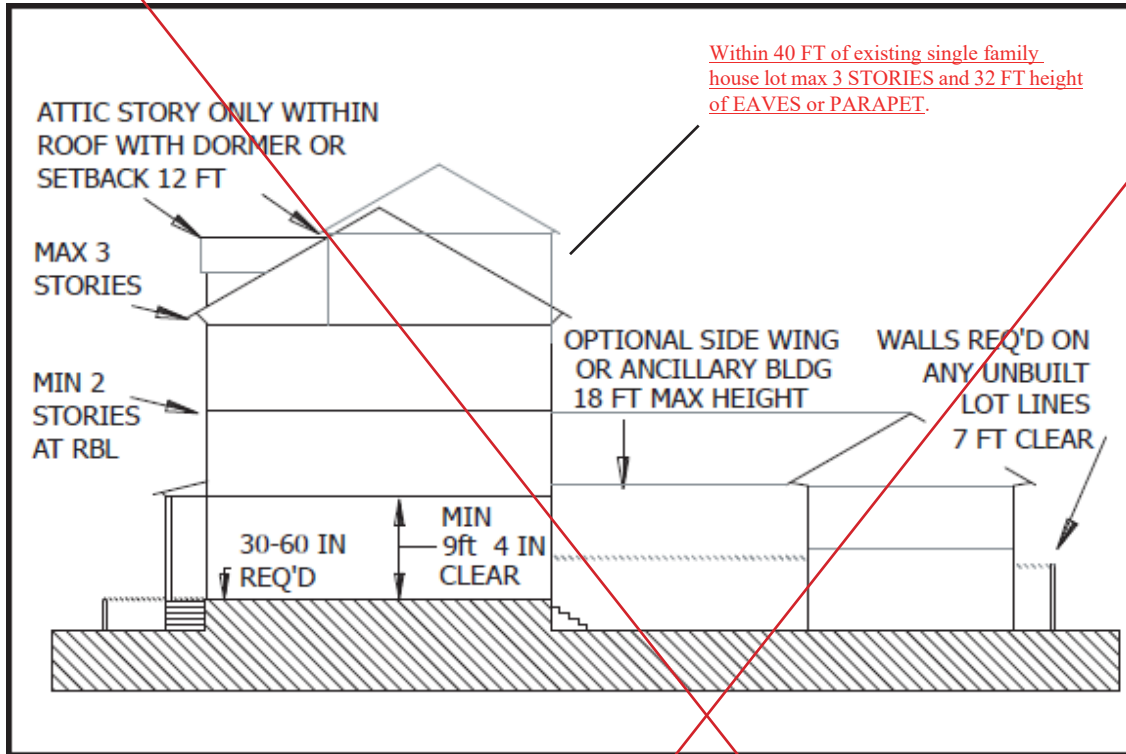
~~Where any part of an AVENUE site is within 40 feet of a LOCAL STREET (or lesser) site or an existing single family use dwelling, the maximum height for that portion is 32 feet to the EAVES or PARAPET.~~

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

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 804 of this document.

14. Form Based Code Section VIII. Attachments A. Zoning Ordinance 20. "CP-FBC" - Columbia Pike Form Based Code Districts
Amendment adopted on June 11, 2011:

B. Special Exceptions.

10. Nightclubs and restaurants providing live entertainment, including dance halls.
11. Open-air markets are permitted subject to obtaining a use permit. The use shall be regulated by all conditions placed on the use permit by the County Board at the time of approval including but not limited to conditions governing customer and vendor parking, landscaping, maintenance, impact on neighboring residential areas, management of trash, management of noise, times and days of the week of operation, including the number of vendors that would be permitted under the use permit. In addition, any open-air market shall meet the following requirements:
 - a. No open-air market shall be located within one thousand (1,000) feet of another open-air market. However, the County Board may modify this requirement as part of the use permit review process, if it finds that the location of the open-air market will not have a substantial adverse impact on surrounding neighborhoods;
 - b. No open-air market shall be located within one hundred (100) feet of the boundary of any "R" zoning district. However, the County Board may modify this requirement as part of the use permit review process, if it finds that the location of the open-air market will not have a substantial adverse impact on surrounding neighborhoods; and
 - c. An application for a use permit for an open-air market shall include a parking plan that is drawn to scale, showing the number and location of customer and vendor parking spaces. Customer and vendor parking identified as available for market use shall be sufficient to not have a substantial adverse impact on the surrounding neighborhoods.
112. Outdoor swimming pool.
123. Public storage facilities.
134. Vehicle body shop, so long as such activities are conducted entirely within a building. ^{9B}
145. 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}
156. 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.

15a. Form Based Code Section VIII. Attachments A. Zoning Ordinance 20. "CP-FBC" Columbia Pike Form Based Code Districts
Amendment adopted on July 24, 2012:

E. Administration

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.

15b. Form Based Code Section VII. Administration Amendment adopted on July 24, 2012:

B. Special Exception/Use Permit Option

The Use Permit process will give the opportunity for appropriate deviations from the **Code** that are consistent with the County's goals and plans to revitalize Columbia Pike as detailed in the Columbia Pike Initiative that was recently adopted by the County Board. Examples of these deviations may include problems related to topography or STREET grade, the location of ALLEYS and STREETS, breaks and passages between buildings, signs, STREETSCAPE details, design issues related to the inclusion of existing buildings or mature trees as part of a development proposal. Where properties of less than 40,000 square feet have such difficulties, they too, could seek a use permit to gain approval of their development with needed variations.

15c. Form Based Code Section VI. Architectural Standards, F. Signage Amendment adopted on July 24, 2012:

2. 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.

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

- A. Building signs: 1 sign per building which may be a masonry or bronze plaque, or alternatively, a wall or blade type building sign;
- B. Signs for retail and office spaces; Awning signs; 1 sign per building which may be a masonry or bronze plaque, or alternatively, a wall or blade type building sign; per building bearing an owner's or building's name and STREET address signs. In addition, 1 blade sign; 1 graphic 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.
- C. Signs for SHARED PARKING within a structure: 1 wall sign meeting the standards below; and blade signs meeting the standards for incidental signs are set forth in 34.7.H.

Signage Standards:

- Wall signs for retail and office spaces (placed against a wall) are permitted either only within the area above the GROUND STORY windows and below the second STORY windows, or on the vertical front of or on top of a CANOPY. All wall signs shall be placed within a horizontal band not to exceed 2 feet in height. This band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk, unless placed on the front of or on top of a CANOPY. If placed on top of a CANOPY, the 2-foot band shall not extend more than 2 feet beyond the top of the CANOPY. 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.
- Wall signs for SHARED PARKING within a structure shall be placed in a horizontal band not to exceed 2 feet in height. This band shall be located immediately above the entrance to be SHARED PARKING structure and shall not be higher than 4 feet from the top of the entrance opening.
- Letters on all wall signs shall not exceed 18 inches in height or width and 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.
- Window Signs are permitted to be placed or painted within GROUND FLOOR or second STORY office and retail windows and the entire window sign shall fit within a rectangle of 8 square feet. Window signs shall be allowed automatic changeable copy elements as set forth in 34.12.
- 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. Except for blade type building signs permitted as an alternative to the masonry or bronze plaque below, they shall be not more than 6 square feet and shall be located so that there is a minimum of 9 feet clear height above the sidewalk and below the blade type sign. Blade signs 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 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.
- One masonry or bronze plaque, or alternatively, on a MAIN STREET or AVENUE building, one wall or blade type building sign may be placed on a building as shown in the following table. Such wall or blade sign shall not cross

from one vertical discrete facade composition to another.

| <u>Sign Type</u> | <u>Number of STORIES</u> | <u>Placement</u> | <u>Maximum size of sign (in square feet)</u> | | |
|---------------------------------|---|--|---|--|---|
| <u>Masonry or bronze plaque</u> | <u>Any</u> | <u>In the building's cornice/PARAPET wall or under the eaves, and above the upper STORY windows.</u> | <u>8</u> | | |
| <u>Wall or blade sign</u> | <u>No more than 50 % of the sign area shall be placed above the top of the STORY identified below</u> | | <u><70 feet of building frontage</u> | <u>70-150 feet of building frontage</u> | <u>>150 feet of building frontage</u> |
| | <u>2</u> | <u>GROUND</u> | <u>35</u> | <u>35</u> | <u>50</u> |
| | <u>3-4</u> | <u>2ND</u> | | | <u>70</u> |
| | <u>5</u> | <u>3RD</u> | | | |
| | <u>6</u> | <u>4TH</u> | | <u>50</u> | <u>100</u> |
| | <u>7</u> | <u>5TH</u> | | | |
| | <u>8</u> | <u>6TH</u> | | | |
| | <u>9</u> | <u>7TH</u> | | | |
| | <u>10</u> | <u>8TH</u> | | | |

- **Prohibited Signs:** The following signs are prohibited unless otherwise permitted by the County Board by Special Exception: canopy signs, marquees, signs located above a height of 35 feet except of masonry or bronze plaques as permitted above, freestanding signs, painted window signs other than described above, and signs painted on the exterior walls of buildings. Under no circumstances shall 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, billboards, any kind of animation or signs specified in Section 34.C. of the Zoning Ordinance.
- Signs shall be further limited and regulated by the following provisions in Section 34 of the Zoning Ordinance, which shall be incorporated as if fully set forth herein: 34.2, 34.3.A.1(a), 34.3.A.1(b)(1) and (2), 34.3.A.2, 34.3.B, 34.4, 34.7.F, 34.7.H, 34.7.K, 34.7.M, 34.9.A.8, 34.9.B, 34.11, 34.12, 34.13, 34.15, 34.16, 34.17, 31A.E.10, 37.F.
- External lighting directed towards signage that is not internally illuminated is permitted. The energy efficiency of lighting should be considered.⁶

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.
- Except for wall signs permitted to be attached to CANOPIES, Lettering and/or logo on AWNING and CANOPIES shall be limited to 5 inches tall on the vertically hanging fabric/face at the curb side of the AWNING or CANOPY.
- No one-quarter cylinder configurations.⁶

15d. Form Based Code Section II. Definitions
Amendment adopted on July 24, 2012:

AWNING

A cantilevered, projected or suspended cover over the sidewalk portion of the STREET, or a Also, roof-like coverings, usually of canvas, or metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a CANOPY because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

CANOPY

A cantilevered, projected or suspended cover over the sidewalk portion of the STREET, or a rooflike covering placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from an AWNING because it is a permanent, durable, structural portion of the building as opposed to a light covering of canvas, metal or other similar material.

16a. Form Based Code Section II. Definitions
Amendment adopted on January 26, 2013:

STREET LIGHT

A luminaire installed on either side both sides of the 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 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).

16b. Form Based Code Section III. Regulating Plans
Amendment adopted on January 26, 2013:

B. Rules for the Regulating Plan and New Development Plans

3. STREETScape

B. STREET LIGHTS shall be installed on both sides of STREETS poles shall be centered along the STREET TREE ALIGNMENT LINE where feasible and not in conflict with existing utilities. Where such location is not feasible due to existing or other required, underground or above ground structures in the right of way, STREET LIGHT

poles shall be located two (2) feet to four (4) feet behind the back of curb within the furniture zone (as defined below), and unless otherwise designated on the REGULATING PLAN, at no more than 60 foot intervals measured parallel to the Street. STREET LIGHTS shall not be located within the clear zone or the shy zone (as defined below). At the time of development, the developer is only responsible for the installation of Street Lights on the side(s) of the STREET being developed.

- C. At the time of development, the developer is required to install sidewalks. Sidewalks shall not be constructed entirely of plain poured concrete. However, a six-foot wide “clear zone” of no less than 6 feet in width of smooth concrete sidewalk shall be constructed and maintained free of obstruction for pedestrians at all times. A variety of paving materials, textures, and colors are allowed outside of the clear zone. All paving materials shall be compliant with ADA accessibility guidelines and material selection should be sensitive to the needs of mobility impaired persons. In addition, a “shy zone” of at least 2 feet in width shall be included adjacent to the building face and a furniture zone of up to 6 feet in width shall be included behind the back of curb. Consistency of paving design is required within a project and within a BLOCK.

16c. Form Based Code Section V. Streetscape Standards Amendment adopted on January 26, 2013:

B. Minimum Standards

1. THE STREETScape

- Each Street shall have canopy shade trees (STREET TREES). Wherever the REGULATING PLAN does not show specific STREET TREE placement, Street Trees shall be planted along the STREET TREES ALIGNMENT LINE at an average spacing between 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 per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area’s minimum dimension shall be 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 4.53.5 inches in diameter (measured 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.
- Any unpaved ground area fronting the LOTS (to the curb) shall be planted with groundcover or flowering vegetation.
- STREET TREES shall be “limbed up” so as to not interfere with pedestrian or auto/truck travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the STREET).
- Low metal fencing or railing that is attractive and durable shall be installed around STREET TREE pit areas to prevent pedestrian damage to planting materials. Consistency of fencing design is required within a project and within a BLOCK face. (Tree fencing shall not be required in locations where the clear sidewalk area is less than 6 feet in width.)

2. BACKS

On LOCAL and NEIGHBORHOOD sites only, at least 1 canopy shade tree per 550 square feet of the required open (unpaved) area shall be planted in the rear Lot area and no closer than 5 feet to any COMMON LOT LINE. (See the Siting Requirement under the BUILDING ENVELOPE STANDARDS). Such trees shall be at least 4 to 4.53.5 inches caliper (measured 4 feet above grade) and 10 feet in overall height. Species shall be selected from the Columbia Pike Spe-

cial Revitalization District Street Tree List.

7. 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.~~

16d. Form Based Code Section VI. Architecture Standards Amendment adopted on January 26, 2013:

G. Lighting and Mechanical Equipment,

2. STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT

(WHERE CLEARLY VISIBLE FROM THE STREET)

Lighting.

- ~~STREET LIGHTS: The single black 16-foot "Carlyle" luminaire, or other STREET LIGHTS as the County specifies, shall be used within the Columbia Pike Special Revitalization District. In order to minimize light pollution, light should be directed downward to the immediate area being lighted and away from any living quarters.~~
- ~~Street Lighting: Lights shall be located 16 feet above grade with a maximum average spacing (per Block face) of 60 feet on center located on the STREET TREE ALIGNMENT LINE or within the furniture zone on each side of the STREET and travel lanes (unless otherwise indicated on the REGULATING PLAN). shall meet the following, with street classifications determined by the categories assigned in the adopted Master Transportation Plan Street Element:~~
 - On principal arterial streets, STREET LIGHTS shall be double-globed Carlyle luminaires on 16 foot poles;
 - On minor arterial streets, STREET LIGHTS shall be single-globed Carlyle luminaires on 14 foot poles;
 - On principal and minor local streets, STREET LIGHTS shall be single globed Carlyle luminaires on 12 foot poles.
- A photometric analysis will be submitted as part of the Form Based Code application by the developer. Such analysis will show that, with the spacing of street lights as shown by the developer on the lighting plan, the light levels will fall within recommended levels indicated in Arlington County's [2012 Traffic and Street Lighting Specifications](#), for the street type and location.

17a. Form Based Code Section III. Regulating Plans
Amendment adopted on April 12, 2014:

B. Rules for the Regulating Plans and New Development Plans

6. Historic Preservation

HISTORIC STRUCTURES

Sites containing HISTORIC STRUCTURES may be redeveloped under the **Code** subject to any special provisions that apply to the site in the REGULATING PLAN and administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB). When located on any site that is redeveloped pursuant to this **Code**, HISTORIC STRUCTURES shall be preserved (see HISTORIC PRESERVATION, Section II. Definitions) in their entirety and shall not be subject to the BUILDING ENVELOPE STANDARD prescriptions of this **Code**.

The following properties are HISTORIC STRUCTURES:

- ~~2338-2344 and 2408 Columbia Pike, commercial buildings~~
- 2500-2530 Columbia Pike, Arlington Village Shopping Center
- 2624 Columbia Pike, Arlington Animal Hospital
- 2628 Columbia Pike, Birds N' Things
- 2900 Columbia Pike, Old Dominion Bank/Blanca's Restaurant
- 2903 Columbia Pike, Arlington Theater
- 3014 Columbia Pike, Charles Building
- 805 South Walter Reed Drive, Fillmore Gardens Apartments (The portion of the property south of 9th Street may be redeveloped, on the condition that preservation (see HISTORIC PRESERVATION, Section II. Definitions) is implemented for the portion north of 9th Street.)

HISTORIC FACADES

Sites incorporating HISTORIC FACADES may be redeveloped under the **Code** subject to any special provisions that apply to the site in the REGULATING PLAN or in this section and administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB). When located on any site that is redeveloped pursuant to this **Code**, HISTORIC FACADES shall be preserved (see HISTORIC PRESERVATION, Section II. Definitions) and shall not be subject to the BUILDING ENVELOPE STANDARD prescriptions of this **Code**.

The following properties contain HISTORIC FACADES:

- 2338-2344 and 2408 Columbia Pike, commercial buildings
- 2801-2811 Columbia Pike and 927 South Walter Reed, Elkins Building
- 900 block of South Walter Reed Drive, commercial buildings
- 2906-2922 Columbia Pike, Arlington Hardware

17b. Form Based Code Regulating Plans (Town Center)
Amendment adopted on April 16, 2011

Please refer to the FBC Amendment No. 8 to the Regulating Plan within Attachment 804 of this document.

**18a. Form Based Code Section III. Regulating Plans
Amendment adopted on November 15, 2014:**

B. Rules for the Regulating Plans and New Development Plans

4. Parking

C. All other sites not expressly covered by Section III. B.4.B shall meet the following requirements:

2. For all other uses except hotel uses, 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. For hotel uses, a minimum of 0.5 space per hotel guest room shall be provided as RESERVED PARKING; there are no set maximum limits on SHARED PARKING. In addition, any hotel that includes 7,500 square feet or more of conference room or banquet facility GFA, shall provide additional parking at a rate of 1 space per 1,000 square feet of all conference room/banquet facility GFA.
4. A maximum of one space per 1,000 square feet of non-residential GFA (excluding hotel uses), two spaces per residential dwelling unit, and a maximum of 0.7 space per hotel guest room may be made available for RESERVED PARKING, not counting the additional parking required by subsection 3, above, for hotels that include 7,500 square feet or more of conference rooms or banquet facilities.

E. Bicycle Parking:

3. For retail uses, the developer must provide 1 employee bicycle parking space per 5,000 25,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 5,000 square feet of GFA for the first 50,000 square feet of retail GFA; and 1 additional visitor/customer space per each additional 12,500 square feet of retail GFA, or portion thereof.
4. For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms, or portion thereof, and 1 visitor space per 50 guest rooms, or portion thereof.

**18b. Form Based Code Section IV. Building Envelope Standards
Amendment adopted on November 15, 2014:**

B. Building Envelope Standards: Main Street Sites

B.1. Upper STORIES Height

1. The maximum floor-to-floor Story Height limit for Stories other than the Ground Story is 14 feet.
2. At least 80 percent of the upper Stories shall each have at least an 98 foot 10 inch clear (floor to ceiling) height and a minimum 10 foot clear height for the uppermost Story.

C. Building Envelope Standards: Avenue Sites

C.1. Upper STORIES Height

1. The maximum floor-to-floor Story Height limit for Stories is 14 feet.
2. At least 80 percent of the upper Stories shall each have at least an 98 foot 10 inch clear (floor to ceiling) height and a minimum 10 foot clear height for the uppermost Story.

D. Building Envelope Standards: Local Sites

D.1. Ground STORY Height

3. The Ground Story shall have at least 98 feet 10 inch 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.

D.1. Upper STORIES Height

1. All Stories shall have at least an 98 feet 10 inch 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.

E. Building Envelope Standards: Neighborhood Sites

E.1. Ground Floor and Second Story Height

3. The Ground Floor Story and second Stories shall have at least an 98 feet 10 inch in clear height for at least 80 percent of the area of the particular Story.

**18c. Form Based Code Section VII. Administration
Amendment adopted on November 15, 2014:**

B. Special Exception/Use Permit Option

The proposed Special Exception Use Permit process will be required for 1) sites over 40,000 square feet or with floor-plates over 30,000 square feet and 2) hotels that include 7,500 square feet or more of conference room or banquet facility Gross Floor Area (GFA). Such sites will be required to meet the intent of the **Code** and will be evaluated in terms of how well they conform to the **Code** and meet other objectives of the *Columbia Pike Initiative—A Revitalization Plan*. The Use Permit process also provides the opportunity for community input as well as fine tuning of a development proposal to address issues that may not have been contemplated by the **Form Based Code**.

The Use Permit process will give the opportunity for appropriate deviations from the **Code** that are consistent with the County's goals and plans to revitalize Columbia Pike as detailed in the Columbia Pike Initiative that was recently adopted by the County Board. Examples of these deviations may include problems related to topography or Street grade, the location of Alleys and Streets, breaks and passages between buildings, Streetscape details, design issues related to the inclusion of existing buildings, or mature trees as part of a development proposal, and parking ratios for hotels and/or associated conference/banquet facilities. Where properties of less than 40,000 square feet have such difficulties, they too, could seek a use permit to gain approval of their development with needed variations.

**19. Form Based Code Section III. Regulating Plans
Amendment adopted on February 21, 2015:**

B. Rules for the Regulating Plan and New Development Plans

5. Retail

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Primary (1) or Secondary (2) | Use Standards |
|--|--|---------------------------------|------------------------------|------------------------------------|
| Primary Retail | | | | |
| <u>Retail, Service and Commercial Use Categories</u> | | | | |
| <u>Entertainment</u> | Indoor theatres | P | 1 | |
| | Amusements, All other entertainment uses | U | 1 | |
| <u>Food and Drinking Establishments</u> (see §12.2.5.A) | Restaurant, general | P | 1 | <u>§12.5.23</u> |
| | Restaurant, limited Bakery | P | 1 | <u>§12.5.24</u> |
| | Coffee shop | P | | |
| | Catering establishment, small scale | P | 2 | |
| | Food delivery service | U | 2 | |
| | | | | |
| <u>Recreation</u> (see §12.2.5.B) | Bowling alley | U | 1 | |
| | Miniature golf courses | U | 2 | |
| | Amusements, All other indoor recreation uses | U | 1 | |
| <u>Office</u> (see §12.2.5.C) | Audio-visual production studio | U | 2 | |
| | Business College operated as a commercial enterprise | U | 1 | |
| | Office or clinic, medical or dental offices, clinics or laboratories | P | 2 | <u>§12.5.17</u> |
| | | | | |
| <u>Retail, Sales</u> (see §12.2.5.F.2(a)) | Art or antique shop, including art work, art supplies and framing materials | P | 1 | |
| | Clothing shop | P | 1 | |
| | Delicatessen | P | 1 | |
| | Book, stationery, or card store | P | 1 | |
| | Department, furniture, home furnishings, or household appliance store | P | 1 | |
| | Drugstore | P | 1 | <u>§12.5.5.</u> <u>§12.5.22</u> |
| | Dry goods or notion store | P | 1 | |
| | DVD/Video tape or record store | P | 1 | |
| | Electronics store | P | 1 | |
| | Florist or gift shop | P | 1 | |
| | Hardware, paint, or appliance store | P | 1 | |
| | Hobby or handcraft store | P | 1 | |
| | Ice cream or confectionery store | P | 1 | |

| <u>Use Category</u> | <u>Specific Use Types</u> | <u>Permitted (P) or Use Permit (U)</u> | <u>Primary (1) or Secondary (2)</u> | <u>Use Standards</u> |
|---|---|--|-------------------------------------|------------------------------------|
| | Interior decorating store (with incidental interior service) | P | ± | |
| | Jewelry store | P | ± | |
| | Leather goods/luggage | P | ± | |
| | Meat or fish market | P | ± | |
| | Newsstand | P | ± | |
| | Nursery, flower, or plant store | P | ± | |
| | Grocery, fruit, or vegetable store | P | 1 | <u>§12.5.10</u> <u>§12.5.22</u> |
| | All other retail sales uses | P | 1 | <u>§12.5.22</u> |
| | | | | |
| <u>Retail, Personal-Service</u> (see <u>§12.2.5.F.2(b)</u>) | Day Spa | P | ± | |
| | Animal care facilities, Animal hospital or veterinary clinics, animal hospitals within a fully enclosed structure | P | 2 | <u>§12.5.2</u> |
| | Mortuary or funeral home | U | 2 | <u>§12.5.15</u> |
| | Pawnshop | P | 2 | |
| | All other personal service retail uses, Bank or other financial institution (including check cashing) | P | 2 | <u>§12.5.21</u> |
| | Automobile rental (retail functions only no auto servicing) or automobile accessories and supplies (excluding installation) | P | ± | |
| | Barbershop or beauty salon | P | ± | |
| | Blueprinting, photostatting, or photo copy service | P | ± | |
| | Clothes cleaning or laundry establishment | P | ± | |
| | Dance studio | P | ± | |
| | Employment agencies | P | ± | |
| | Film processing or film exchange | P | ± | |
| | Health club | P | ± | |
| | Insurance sales | P | ± | |
| | Music conservatory or music instruction | P | ± | |
| | Palmistry | P | ± | |
| | Photo studio | P | ± | |
| | Private postal service | P | ± | |
| | Tax service | P | ± | |

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Primary (1) or Secondary (2) | Use Standards |
|--|---|---------------------------------|------------------------------|---------------|
| | Office (such as real-estate broker, travel agency, medical, etc.) | P | 2 | |
| <u>Retail, Repair</u> (see §12.2.5.F.2(c)) | All retail repair uses | P | 2 | |
| | Tailor or dressmaker | P | 2 | |
| | Locksmith | P | 2 | |
| | Shoe or small-appliance repair shop | P | 2 | |
| <u>Self-service storage uses</u> (see §12.2.5.G) | Self-service storage facilities | U | 1 | §12.5.26 |
| | All other self-service storage uses | | | |
| <u>Vehicle Sales and Service</u> (see §12.2.5.H) | Vehicle service establishment | U | 2 | §12.5.29 |
| | Other light vehicle sales and service uses | | | |
| Industrial Use Categories | | | | |
| <u>Light Industrial Service</u> (see §12.2.6.A) | Carpet and rug cleaning (excluding dyeing) | U | 2 | |
| | Medical or dental offices, clinics or laboratories | P | 2 | |
| | Sign painting shop | P | 2 | §12.6.9 |
| | Printing, lithographing, or publishing | P | 2 | |
| | Upholstery shop | U | 2 | §12.5.27 |
| | All other light industrial uses | | | |
| Accessory Uses | | | | |
| <u>Live entertainment</u> (nightclubs and restaurants with live entertainment/dancing) | | U | 1 | §12.9.12 |
| <u>Drive-through facilities</u> (restaurants only) Restaurant with drive-through window | | U | 1 | §12.9.7 |
| <p>*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.</p> | | | | |
| <p>*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.</p> | | | | |

20a. Form Based Code Section II. Definitions
Amendment adopted on December 12, 2015:

CIVIC USE PUBLIC, CIVIC AND INSTITUTIONAL USES

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. Those uses as provided in ACZO §12.2.4.

**20b. Form Based Code Section III. The Regulating Plans
Amendment adopted on December 12, 2015:**

B. Rules for the Regulating Plan and New Development Plans

4. Parking

C. 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. For all other uses except hotel uses, 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.

E. Bicycle Parking:

1. For office uses, the developer shall provide 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA.
2. For residential uses, the developer shall provide 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units.
3. For retail uses, the developer must provide 1 employee bicycle parking space per 25,000 square feet of GFA and 1 visitor/customer bicycle parking space per 5,000 square feet of GFA for the first 50,000 square feet of retail GFA; and 1 additional visitor/customer space per each additional 12,500 square feet of retail GFA, or portion thereof. ^{18A}
4. For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms, or portion thereof, and 1 visitor space per 50 guest rooms, or portion thereof. ^{18A}

1. Bicycle Parking shall be provided for all uses in accordance with the following standards, provided, where application of the requirements would result in a fractional space, any such fraction shall be counted as one space:

| Use | Tenant/Employee | Customer/Visitor/Student |
|--|----------------------|--|
| Office | 1 per 7,500 GFA | 1 per 20,000 GFA |
| Residential | 1 per 3 units | 1 per 50 units |
| Hotel | 1 per 10 guest rooms | 1 per 5,000 GFA |
| High School and Colleges | 1 per 10 employees | 1 per 10 students |
| Middle School | 1 per 10 employees | 1 per 15 students |
| Elementary School | 1 per 10 employees | 1 per 20 students |
| Governmental Facilities, Hospitals, and Daycare Uses | 1 per 25,000 GFA | 1 per 10,000 GFA |
| All Other Civic Uses | 1 per 25,000 GFA | 1 per 5,000 GFA |
| Retail Uses | 1 per 25,000 GFA | 1 per 5,000 GFA (first 50,000 GFA); 1 per each additional 12,500 GFA |

52. 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 structure, meeting Class 1 secure 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 bicycle 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.
63. On-street bicycle parking spaces (as defined in Section V. B. Minimum Standards) may be counted toward the minimum customer/visitor bicycle parking requirement.^{8B}

5. Retail Ground Story Uses

A. General Principles and Intent

Generally, Retail, service and commercial, or PUBLIC, CIVIC AND INSTITUTIONAL USES are required on the GROUND STORY of MAIN STREET sites Buildings and, required to a lesser degree on the GROUND STORY of Local SITES Street Buildings, and are allowed on the GROUND STORY of AVENUE Buildings. The intent of the requirement for uses on the GROUND STORY, combined with storefront design requirements, is to achieve a high level of pedestrian activity adjacent to the public sidewalk, interesting design, and transparency into the building. The inclusion of retail enlivens the Street and creates a purpose for being there.

B. Allowable GROUND STORY Uses

GROUND STORY uses allowed along Columbia Pike, include uses in the retail, service and commercial, PUBLIC, CIVIC AND INSTITUTIONAL, industrial and accessory use categories, as provided in Table 3.1. Unless otherwise noted, retail is an inclusive phrase that encompasses consumer comparison goods (general merchandise,

apparel, furnishings and other types of similar merchandise—commonly referred to as GAFO categories in the retail industry—convenience goods, food/delis, gifts, drugstore items, personal care, cards/stationary, personal business services, professional offices, restaurants, grocery stores, and hotel, theatre, and other uses that provide visual interest and create active street life. Other uses that can similarly provide visual interest and create an active street life may be allowed, if in which in the judgement of the Zoning Administrator, they are of the same general character as those listed in Table 3.1 and will not be detrimental to the Columbia Pike Special Revitalization dDistrict in which it is to be located, may be allowed.

- **Primary Retail Uses:** Generally, uses that provide entertainment or leisure activities, promote high walk-in customer counts, or are shopping destinations.
- **Secondary Retail Uses:** Generally, uses that provide personal or business services.

C. GROUND STORY Use Table

1. Use Categories and Specific Use Types

All of the use categories listed in the first column of the table below are described in ACZO §12.2. The second column lists the specific use types included within the respective use categories.

2. Permitted or Use Permit

- A “P” indicates that a use is permitted by-right and may be approved administratively, provided that redevelopment conforms to the Form Based Code as adopted by the County Board (see ACZO §11.1.3).
- A “U” indicates a special exception use that may be established subject to obtaining a use permit as provided in ACZO §15.4, use permits, for each such use, and provided that the property has been redeveloped pursuant to the Form Based Code. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by a use permit.
- A blank cell (one without a “P” or “U”) in the use table indicates that a use is not allowed in the respective district. Uses not specifically listed may be allowed pursuant to the similar use determination procedure of ACZO §12.2.2.

3. Restricted on Principal Arterials per III.B.5.D

- A “Yes” indicates that a use is subject to additional limitations when located on a Principal Arterial, as provided in III.B.5.D below.
- A blank cell indicates that no additional limitations apply regardless of where the use is located.

4. ACZO Use Standards

Where applicable, the “ACZO Use Standards” column references specific use standards listed in ACZO §12, which always apply to the listed use.

Table 3.1: Form Based Code Ground Story Use Table

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Primary (1) or Secondary (2) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|--------------|--------------------|---------------------------------|------------------------------|---|--------------------|
|--------------|--------------------|---------------------------------|------------------------------|---|--------------------|

Primary-Retail Key: P=allowed by-right; U=requires use permit approval;
Blank cell = not permitted

Retail, Service and Commercial Use Categories

| | | | | | |
|---|---|-------------------------------|---|-----|----------------------|
| Entertainment (see §12.2.5.A) | Theatres | P | 1 | | |
| | All other entertainment uses | U | 1 | | |
| Food and Drink- ing Establish- ments (see §12.2.5.B) | Restaurant, general | P | 1 | | §12.5.22 |
| | Restaurant, limited | P | 1 | | §12.5.23 |
| | Catering establishment, small scale | P U on Principal Arterials | 2 | Yes | |
| | Food delivery service | U | 2 | Yes | |
| Recreation (see §12.2.5.F) | Miniature golf courses | U | 2 | | |
| | All other indoor recreation uses | U | 1 | | |
| Office (see §12.2.5.C) | Audio-visual production studio | U | 2 | | |
| | College operated as a commercial enterprise | U | 1 | Yes | |
| | <u>Financial services</u> | <u>P</u> | | | |
| | Office or clinic, medical or dental | P U on Principal Arterials | 2 | Yes | §12.5.16 |
| | <u>Offices, business and professional</u> | | | | |
| | <u>All other office uses</u> | | | | |
| Retail, Sales (see §12.2.5.G.2(a)) | Drugstore | P | 1 | | §12.5.5 §12.5.22 |
| | Grocery store | P | 1 | | §12.5.10 §12.5.22 |
| | All other retail sales uses | P | 1 | | §12.5.21 |

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Primary (1) or Secondary (2) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|--|--|---------------------------------|------------------------------|---|--------------------|
| Retail, Personal-Service (see §12.2.5.G.2(b)) | Animal care facilities, veterinary clinics, animal hospitals | P U on Principal Arterials | 2 | Yes | §12.5.2 |
| | Mortuary or funeral home | U | 2 | | §12.5.14 |
| | Pawnshop | P | 2 | | |
| | All other personal service retail uses | P | 2 | | §12.5.20 |
| Retail, Repair (see §12.2.5.G.2(C)) | All retail repair uses | P | 2 | | |

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Primary (1) or Secondary (2) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|---|---|---------------------------------|------------------------------|---|--------------------|
| Self-service storage uses (see §12.2.5.G) | Self-service storage facilities | U | 1 | Yes | §12.5.25 |
| | All other self-service storage uses | | | | |
| Vehicle Sales and Service (see §12.2.5.H) | Vehicle service establishment | U | 2 | | §12.5.28 |
| | Vehicle sales, rental, or leasing facilities | U | | Yes | §12.5.29 |
| | Other vehicle sales and service uses | | | | |
| Public, Civic and Institutional Use Categories | | | | | |
| PUBLIC, CIVIC AND INSTITUTIONAL uses below are eligible for certain design relief as provided in VI.E.2.c, as part of the use permit approval for such use. For those uses otherwise allowed by-right (P), such design relief may also be approved subject to use permit approval for such use. | | | | | |
| <u>Colleges</u> (see §12.2.4.A) | <u>Colleges/Universities (public; not-for-profit)</u> | U | | Yes | |
| <u>Community Service</u> (see §12.2.4.B) | <u>Community Centers</u> | U | | | |
| | <u>Libraries</u> | U | | | |
| | <u>Museums and Art Galleries or Studios</u> | U | | | |
| | <u>Recreation Centers</u> | U | | | |
| <u>Religious Institutions</u> (see §12.2.5.H) | <u>Churches, mosques, synagogues and temples</u> | P | | | |
| <u>Governmental Facilities</u> (see §12.2.4.D) | <u>Fire and police stations</u> | U | | | |
| <u>Hospital</u> | <u>Hospitals</u> | U | | | |
| <u>Schools</u> (see §12.2.5.I) | <u>Schools, Elementary, Middle, or High</u> | U | | | §12.4.7 |
| <u>Day Care</u> (see §12.2.4.C) | <u>All day care uses</u> | U | | Yes | |
| Industrial Use Categories | | | | | |

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Primary (1) or Secondary (2) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|---|---|---------------------------------|------------------------------|---|--------------------|
| Light Industrial Service (see §12.2.6.A) | Carpet and rug cleaning (excluding dying) | U | 2 | Yes | |
| | Medical or dental laboratories | P U on Principal Arterials | 2 | Yes | |
| | Sign painting shop | P U on Principal Arterials | 2 | Yes | §12.6.9 |
| | Printing, lithographing, or publishing | P U on Principal Arterials | 2 | Yes | |
| | Upholstery shop | U | 2 | Yes | §12.5.26 |
| | All other light industrial uses | | | | |
| Accessory Uses | | | | | |
| Live entertainment | | U | 1 | | §12.9.12 |
| Drive-through facilities (restaurants only) | | U | 1 | | §12.9.7 |

D. GROUND STORY use limitations for Principal Arterials

Uses that include a Restricted (Yes) designation in Table 3.1 that are proposed along Principal Arterials designated in the Arlington County Master Transportation Plan (Columbia Pike, S. Walter Reed Drive, S. Glebe Road, S. George Mason Drive, and S. Four Mile Run Drive) shall be allowed only subject to use permit approval as follows:

- Where a use requiring a use permit (U) is proposed along a Principal Arterial, in addition to provisions in ACZO 15.4, the use shall be allowed if the County Board finds that the proposed use achieves a high level of pedestrian activity adjacent to the public sidewalk, interesting design, and transparency into the building.
- Some uses, otherwise permitted by-right (P), will require a use permit if the use is proposed along a Principal Arterial and will be subject to the findings of III.B.5.D.1 above. Such uses are indicated in Table 3.1 with the designation "U on Principal Arterials" in the "Permitted or Use Permit" column.

**20c. Form Based Code Section IV. Building Envelope Standards
Amendment adopted on December 12, 2015:**

B. Building Envelope Standards: Main Street Sites

4. Use Specifications

GROUND STORY

1. The GROUND STORY shall house ~~retail uses as provided in Table 3.1, defined in Section III.B.5 GROUND STORY~~ RETAIL as well as lobby and access for upper STORY uses.
2. There shall be functioning entry door(s) along the STREET façade at intervals not greater than 60 feet within any site. Provided, however, the County Board may modify the interval between functioning entry doors for civic uses identified in Table 3.1, subject to approval of a use permit as provided in ACZO §15.4, where it finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.

Upper Stories

~~Retail uses identified in Table 3.1 are not permitted on the upper Stories, (except those of less than 900 square feet, restaurants of any size, and/or second Stories as an extension continuation of the GROUND STORY use and that have with direct Columbia Pike frontage). SECOND STORY restaurants do not violate this rule. Otherwise, Upper STORIES shall house residential, office, or hotel uses, or some combination thereof. Business and professional offices including medical, legal, insurance, philanthropic, real estate, banking, and other offices which in the judgement of the Zoning Administrator with a recommendation from the Administrative Review Team are of the same general character as those listed above may be located on all floors of Main Street sites.~~

C. Building Envelope Standards: Avenue Sites

4. Use Specifications

Ground Story

~~A GROUND STORY GROUND FLOOR may include residential uses and have small professional office, building lobby, or building manager's/maintenance offices (each less than 1,000 square feet). {uUses identified in Table 3.1 are permitted on a GROUND STORY GROUND FLOOR where the underlying zoning is zoned commercial "C" or where properties are zoned "CP-FBC"}.~~

20d. Form Based Code Section VI. Architectural Standards Amendment adopted on December 12, 2015:

E. Windows and Doors

2. Standards for Windows and Doors
 - a. Materials: The following materials are permitted

b. Configurations and Techniques: The following configurations and techniques are permitted.

c. Shopfront (GROUND FLOOR) Windows and Doors:

- (1) Single panels of glass not larger than 6 feet in height by 4 feet wide.
- (2) GROUND FLOOR Ground Floor windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space) and shall allow a minimum 60 percent of surface view into the building for a depth of at least 20 feet. Provided, however, the County Board may modify this requirement for Public, Civic and Institutional Uses identified in Table 3.1, subject to use permit approval as provided in ACZO §15.4, where it finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.
- (3) Shopfronts may extend up to 24 inches beyond the façade (RBL) into the Street.

21. Form Based Code Regulating Plans (Western Gateway) Amendment adopted on March 21, 2016

Please refer to the FBC Amendment No. 9 to the Regulating Plan within Attachment 804 of this document.

22. Form Based Code Section VI. Architectural Standards Amendment adopted on June 18, 2016:

F. SIGNAGE

1. INTENT AND GUIDING ILLUSTRATIONS FOR SIGNAGE

Signs along the Columbia Pike Special Revitalization District's commercial frontages should be clear, informative to the public and should weather well. Appropriate signage is desirable for advertising Columbia Pike shops and offices, and decoration. However, signage that is glaring or large creates a distraction, intrudes into and lessens the Columbia Pike Special Revitalization District experience, and creates visual pollution. Blade type shop signs incorporating creative art, graphics or materials are encouraged for retail and office tenants. The illustrations and statements on this page are advisory only. Refer to the **Code** standards below for the specific prescriptions of this section.

2. ~~STANDARDS FOR SIGNAGE~~ ALLOWED SIGNS (WHERE CLEARLY VISIBLE FROM THE STREET) ^{6 15C}

Form Based Code projects may have the following signs provided they ~~that~~ comply with the standards set forth in VI.F.3 below:

aA. Each bBuilding signs may have one building sign: 1 sign per building which may be a masonry or bronze plaque, or alternatively, a wall or blade type building sign.

bB. Each retail or office tenant on the Ground Floor or Second Story may have the following sSigns for retail and office spaces:

1. Unlimited AWNING signs and STREET address signs: ~~In addition,~~

2. ~~1~~One blade type shop sign per STREET frontage
3. ~~1~~One graphic sign; and
4. Up to a total of ~~3~~three wall or window signs per tenant.
5. One additional wall or window sign and ~~1~~one additional blade sign are permitted for tenants occupying retail or office spaces with more than one STREET FRONTAGE.

cC. Where there is Signs for SHARED PARKING within a structure, the following signs are allowed in addition to the signs allowed for the designated BES SITE in which the SHARED PARKING is located:

1. ~~1~~One wall sign; ~~meeting the standards below~~ and
2. Unlimited blade signs meeting the standards for incidental signs ~~are as~~ set forth in 13.7.H8.

3. Signage Standards:

a. Wall signs

1. Wall signs for retail and office spaces are permitted either within the area above the GROUND STORY windows and below the second STORY windows, or on the vertical front of or on top of a CANOPY. All wall signs shall be placed within a horizontal band not to exceed ~~two~~2 feet in height. This band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk, unless placed on the front of or on top of a CANOPY. If placed on top of a CANOPY, the ~~two~~2-foot band shall not extend more than ~~two~~2 feet beyond the top of the Canopy. Wall signs shall not come closer than ~~two~~2 feet to an adjacent COMMON LOT LINE or the boundary of the area permitted to be used by the retail or office tenant.
2. Wall signs allowed where there is for SHARED PARKING within a structure shall may be placed only in a horizontal band not to exceed ~~two~~2 feet in height. This band shall be located immediately above the entrance to be SHARED PARKING structure and shall not be higher than ~~four~~4 feet from the top of the entrance opening.
3. Letters on all wall signs shall not exceed 18 inches in height or width and ~~three~~3 inches in relief. Wall signs shall not exceed 20 feet in length.

b. Window Signs

1. Window signs are permitted to be placed or painted within GROUND FLOOR or second STORY office and retail windows and the entire window sign shall fit within a rectangle of ~~eight~~8 square feet.
2. Window signs shall be allowed automatic changeable copy elements as set forth in ACZO 13.12.
- ~~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~~

c. Blade type shop signs

1. Blade type shop signs ~~are encouraged, and shall be permitted for retail and office tenants. Except for blade type building signs permitted as an alternative to the masonry or bronze plaque below, they shall be not more than~~ six6 square feet.
2. Blade type shop signs ~~and~~ shall be located so that there is a minimum of ~~nine~~9 feet clear height above the sidewalk and below the blade type sign. Blade signs may be hung from an overhang or AWNING.
3. Blade type shop signs shall not be internally illuminated and ~~the company name or logo~~ commercial messages 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 per tenant per STREET FRONTAGE and only for tenants occupying the Ground Floor or second Story~~

d. Graphics Signs

1. ~~One Graphics signs~~ (a graphics sign is a sign designed to be read only from a distance of less than ~~three~~3 feet away), such as, but not limited to restaurant menus or building directories, ~~may be displayed~~ shall be located in a permanently mounted display box of not more than ~~three~~3 square feet on the surface of the building adjacent to the entry.

2. Graphics signs shall not be exposed to the elements.

e. Building sign

~~One masonry or bronze plaque, or alternatively, on a Main Street or Avenue building, one wall or blade type building sign may be placed on a building as shown in the following table. Such wall or blade signs A building sign may be: 1) a masonry or bronze plaque on any building; or 2) A wall or blade sign on a Main Street or Avenue building. Building signs shall meet all requirements set forth in the table below, and shall not cross from one vertical discrete facade composition to another.~~

| Sign Type | Number of Stories | Placement | Maximum size of sign (in square feet) | | |
|--------------------------|--|--|---------------------------------------|------------------------------------|---------------------------------|
| Masonry or bronze plaque | Any | In the building's cornice/PARAPET wall or under the eaves and above the upper STORY windows. | 8 | | |
| Wall or blade sign | No more than 50% of the sign area shall be placed above the top of the STORY identified below. | | < 70 feet of building frontage | 70 - 150 feet of building frontage | > 150 feet of building frontage |
| | 2 | GROUND | 35 | 35 | 50 |
| | 3 - 4 | 2 nd | | | 70 |
| | 5 | 3 rd | | | |
| | 6 | 4 th | | 50 | 100 |
| | 7 | 5 th | | | |
| | 8 | 6 th | | | |
| | 9 | 7 th | | | |
| | 10 | 8 th | | | |

- ~~Signs shall be further limited and regulated by the following provisions in Article 13 of the Zoning Ordinance, which shall be incorporated as if fully set forth herein: 13.2, 13.3.A.1, 13.3.1.A.2(a) and (b), 13.3.1.B, 13.3.2, 13.4, 13.7.6, 13.7.8, 13.7.11, 13.7.13, 13.9.1.H, 13.9.2, 13.11, 13.12, 13.15, 13.16, 13.17, 15.8.8, 15.9, 17.4.~~

f. External lighting directed towards signage that is not internally illuminated is permitted. The energy efficiency of lighting should be considered. ⁶

g. Signs shall be further limited and regulated by the following provisions of the Arlington County Zoning Ordinance, which shall be incorporated as if fully set forth herein:

| <u>SECTION</u> | <u>TITLE</u> |
|--|--|
| <u>13.2</u> | <u>APPLICABILITY</u> |
| <u>13.3.1.A.1; 13.3.1.A.2(A) AND (B); 13.3.1.B</u> | <u>SPECIAL EXCEPTIONS</u> |
| <u>13.3.2</u> | <u>NO VARIANCES</u> |
| <u>13.4</u> | <u>SIGNS PROHIBITED IN ALL DISTRICTS</u> |
| <u>13.7.6</u> | <u>FLAGS (FOR ANY BES SITES)</u> |
| <u>13.7.8</u> | <u>INCIDENTAL SIGNS (FOR ANY BES SITE)</u> |

| | |
|-----------------|---|
| <u>13.7.11</u> | <u>SIDEWALK SIGNS (FOR ANY ESTABLISHMENT DEVELOPED UNDER THIS CODE)</u> |
| <u>13.7.13</u> | <u>TRAFFIC CONTROL SIGNS (FOR ANY BES SITE)</u> |
| <u>13.9.1.H</u> | <u>NEIGHBORHOOD SIGNS</u> |
| <u>13.9.2</u> | <u>BANNER SIGN SYSTEMS</u> |
| <u>13.11</u> | <u>STANDARDS FOR LIGHTED SIGNS</u> |
| <u>13.12</u> | <u>FLASHING, MOVING AND CHANGEABLE COPY SIGNS</u> |
| <u>13.15</u> | <u>TEMPORARY SIGNS FOR CONSTRUCTION AND SALE/LEASING</u> |
| <u>13.16</u> | <u>GENERAL PROVISIONS</u> |
| <u>13.17</u> | <u>NONCONFORMING SIGNS</u> |
| <u>15.7.8</u> | <u>SIGNS REQUIRING A COA</u> |
| <u>15.8</u> | <u>SIGN PERMITS</u> |
| <u>17.4</u> | <u>CRIMINAL PENALTIES</u> |

**23a. Form Based Code Section I. Components of the Code
Amendment adopted on October 18, 2016:**

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**~~, Article 11.1 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.

I. General Provisions

A. Title

This Code is known as the Columbia Pike Special Revitalization District Form Based Code (Columbia Pike Form Based Code, or Code).

B. Applicability

1. Properties that are zoned S-3A, RA14-26, RA8-18, RA7-16, RA6-15, C-1, C-2, C-3, C-O, or CP-FBC districts and are located in the Columbia Pike Special Revitalization District, as designated on the General Land Use Plan

(GLUP), shall be eligible to develop in accordance with the Columbia Pike Special Revitalization District Form Based Code requirements. After such development all uses permitted in Appendix A of the Zoning Ordinance shall be permitted on the property, subject to all regulations in Appendix A.

2. Properties that are zoned R-6 and R-5 and located in the Columbia Pike Special Revitalization District, as designated on the General Land Use Plan (GLUP), shall be eligible to develop in accordance with the Columbia Pike Special Revitalization District Form Based Code requirements only after the County Board approves a rezoning to the CP-FBC district.
3. The Columbia Pike Special Revitalization District Form Based Code is an optional zoning tool and property owners retain the zoning rights under the existing zoning. Use of the Form Based Code is selected through the filing of an application for development under the Form Based Code. If this Code is used, development proposals shall comply with all provisions of this Code.

C. Purposes

This Columbia Pike Form Based Code is intended to implement the purpose and goals of the Columbia Pike Initiative Plan initially adopted by the County Board on March 12, 2002, the subsequent Columbia Pike Urban Design Charrette and citizen workshops held in September 2002, and other policies adopted by the County Board to:

1. 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;
2. Create transit, pedestrian-, and bicycle-oriented development, which is dependent on three factors: density, diversity of uses, and design; and
3. Place greatest emphasis on design, or physical form, because of its importance in defining neighborhood character.

D. Other Applicable Regulations

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

E. Minimum Requirements

The provisions of the Code are the minimum requirements for development under this Code.

F. Severability

Should any provision of this Code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of the Code other than the part decided to be unconstitutional or invalid.

G. Components of the Code

The Code is comprised of the following sections:

1. Administration: Section II. Administration covers the application and review processes for development plan approval, permits, amendments, and administrative changes.
2. Regulating Plans: The REGULATING PLAN provides specific information on the development parameters for each parcel and shows how each LOT or DEVELOPMENT PROJECT relates to public spaces (STREETS, CIVIC GREENS, PEDESTRIAN PATHWAYS, etc.) and the surrounding neighborhood. The REGULATING PLAN may identify additional regulations and/or special provisions for specific locations. The Columbia Pike Special Revitalization District is divided into four subareas, each of which is covered by an individual REGULATING PLAN. The REGULATING PLAN also includes general regulations pertaining to the arrangement of blocks and alleys, buildings, streetscape, parking, ground story uses, and historic preservation.

3. Building Envelope Standards: The BUILDING ENVELOPE STANDARDS (BES), establish basic parameters governing building form, including the envelope for building placement (in three dimensions) and certain permitted/required building elements as they frame the STREET or public realm. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which things may be done and specific things that must be done to ensure that the buildings relate to each other and form a functioning and consistent block structure. The applicable standard(s) for a development project is determined by the BES frontage type designated on the REGULATING PLAN.
4. Streetscape Standards: The purpose of the Streetscape Standards is to ensure coherent STREETS and to assist developers and owners with understanding the relationship between the public realm and their own DEVELOPMENT PROJECT or building. These standards set the parameters for the placement of street trees, sidewalks, and other amenities or furnishings within the STREET as well as the basic configurations for other public spaces, including streets and sidewalks.
5. Architectural Standards: The Architectural Standards are used to achieve a coherent and high-quality building design that is complementary to the best local traditions. The Architectural Standards govern a building's exterior elements and set the parameters for allowable materials, configurations, and techniques.
6. Definitions: Certain terms in this Code are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is in ALL CAPITALS format, consult Section VII. Definitions for its specific and limited meaning within this Code. Words used in the Code, but not defined by the Code, but that are defined in the Arlington County Zoning Ordinance, shall have the meanings set forth therein

**23b. Form Based Code Section II. Definitions
Amendment adopted on October 18, 2016:**

II. Definitions. Administration

A. By-Right FBC Applications

The Zoning Administrator is authorized to approve applications for DEVELOPMENT PROJECTS smaller than 40,000 square feet, consisting only of new structures that are fully compliant with this Code, and where no modifications are requested under Section II.D.

B. Special Exception Use Permit Applications

The Special Exception Use Permit process will be required for DEVELOPMENT PROJECTS that meet any of the following criteria:

1. DEVELOPMENT PROJECTS larger than 40,000 square feet;
2. DEVELOPMENT PROJECTS with building floorplates larger than 30,000 square feet;
3. Request for a hotel that includes 7,500 square feet or more of conference room or banquet facility Gross Floor Area (GFA);
4. Request for approval of any special circumstances as set forth in Section II.C.
5. Request for approval of any modifications, as set forth in Section II.D.

C. Special Circumstances

In order to better incorporate HISTORIC STRUCTURES and HISTORIC FACADES shown on the REGULATING PLAN into DEVELOPMENT PROJECTS with redevelopment, the County Board may, subject to HALRB review, and approval of a Certificate of Appropriateness (CoA), as provided in Section II.E.4, and by use permit approval as provided in Section II.E.3.b, approve:

1. Modifications of the parking requirements set forth in Section III.B.4 for that portion of the project that includes the HISTORIC STRUCTURES and HISTORIC FACADES;

2. Modification of the following:

- a. Utility undergrounding as provided in Section III.B.7; and
- b. Provision of street furniture as provided in Section III.B.7 and Section V.

3. Up to two bonus stories with appropriate design and tapering, on the remainder of the site, provided that the 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.

D. Modifications

1. Purpose: The County Board may, through approval of a use permit, modify the provisions of this Code as set forth in Section II.D.2 upon a finding that, after the proposed modification, the subject development and where applicable, existing buildings, structures, HISTORIC STRUCTURES and HISTORIC FACADES to be retained, will better accomplish the purposes and intent of this Code and the goals of the Columbia Pike Initiative Plan than would the development without those modifications and that the proposed uses will neither: 1) adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use; nor 2) be detrimental to the public welfare or injurious to the property or improvements in the neighborhood; nor 3) be in conflict with the purposes of the master plans of the County.
2. Allowable Modifications: In approving a use permit application, the County Board may modify only the following requirements of this Code:
 - a. Height of first floor relative to fronting sidewalk elevation;
 - b. Required Building Lines (RBLs) for the location of STREETS, for HISTORIC STRUCTURES and HISTORIC FACADES, and for existing parking garages as of February 25, 2003;
 - c. Locations of alleys;
 - d. Breaks between buildings;
 - e. STREETSCAPE details;
 - f. Design issues related to the inclusion of existing buildings, HISTORIC STRUCTURES, HISTORIC FACADES or mature trees;
 - g. Parking ratios for hotels and/or associated conference/banquet facilities;
 - h. Signs, only as provided in Section VI.F and ACZO §13.3; and
 - i. Modifications associated with special circumstances as provided in Section II.C.

E. Applicant Requirements and Review Processes

1. Submission Requirements: Each preliminary and final application shall include all materials identified in Administrative Regulations 4.1.2, including by way of illustration, and not limitation, the following:
 - a. Plans and documentation indicating the proposed new development; the location, condition, and any renovation of existing buildings to be retained; and other site improvements;
 - b. A LEED scorecard, or equivalent scorecard for another green building standard system;
 - c. A Transportation Impact Analysis (TIA) for any development project with 100,000 square feet or more of gross floor area (GFA).
2. Preliminary FBC Applications:
 - a. For all DEVELOPMENT PROJECTS, Preliminary FBC Applications shall be submitted to the Administrative Review Team for review.

- b. When a preliminary application has been determined by the Administrative Review Team to be compliant with the regulations set forth in this Code, except to the extent modifications are being requested through use permit approval:
 - i. The Administrative Review Team will forward the application to the Form Based Code Advisory Working Group (AWG) and schedule a review meeting with the AWG.
 - ii. Prior to the AWG meeting, applicants shall provide copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association (s) in which the subject property is located, and to any immediately adjacent civic associations, as specified in FBC Administrative Regulations 4.1.2.
 - iii. When an application includes a request for a modification(s) to the REGULATING PLAN requirements, including a different placement or alignment of a new building, street or alley from what is depicted on the REGULATING PLAN, a joint meeting of a committee of the Planning Commission and the Form Based Code Advisory Working Group shall occur to review the proposed modification during the preliminary application phase in order to provide comment as to whether the proposed modification is consistent with the purposes and intent of this Code and the goals of the Columbia Pike Initiative Plan.
 - iv. The AWG will review the proposal and advise the Administrative Review Team as to whether it finds the preliminary application to be in compliance with this Code.
 - c. The Final Application may be filed at the earlier of either: a) completion of requirements in Sections II.E.2.b.i-iv; or b) completion of requirements in Section II.E.2.b.i-iii provided that the review meeting with the AWG, specified in II.E.2.b.iv, has been scheduled for a date no more than 15 days after the final application submission.
3. Final FBC Applications:
- a. By-Right Applications:
 - i. Final By-Right FBC Applications shall be submitted to the Zoning Administrator for approval.
 - ii. Final By-Right FBC Applications will be reviewed administratively for conformance with this Code within thirty (30) days of a Final Application Submission. Upon completion of such review, applicants will be notified in writing by the Zoning Administrator as to whether the submission is in compliance with the Form Based Code.
 - iii. At the time of, or prior to filing, applicants shall provide copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association (s) in which the subject property is located, and to any immediately adjacent civic associations, as specified in FBC Administrative Regulations 4.1.2.
 - iv. Once an application is approved by the Zoning Administrator, the applicant may apply for construction permits consistent with the approved application. Applications that the Zoning Administrator determines do not comply with the requirements of this Code may be resubmitted for review as a revised application, or as a request for approval of a use permit, as set forth in ACZO §15.4 and Section II.E.3.b.
 - b. Special Exception Use Permit Applications
 - i. Unless the Zoning Administrator determines that it is in the public interest to accept a later application, a Form Based Code Use Permit application shall be filed by the final deadline for special exception applications set by the Zoning Administrator, and no less than fifty-five (55 days) before the public hearing.
 - ii. At the time of, or prior to filing, applicants shall provide copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association(s) in which the subject property is located, and to any immediately adjacent civic associations, as specified in FBC Administrative Regu-

- lations 4.1.2.
- iii. The County Board shall approve the DEVELOPMENT PROJECT if it finds that the DEVELOPMENT PROJECT meets the standards of this Code as modified by the County Board in accordance with this Code, and meets the standards set forth in ACZO §15.4.3.
 - iv. In approving a FBC use permit, the County Board may designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements of this Code and that such DEVELOPMENT PROJECT will continue to do so.
4. Review by Historical Affairs and Landmark Review Board (HALRB)
- DEVELOPMENT PROJECTS with buildings designated as HISTORIC STRUCTURES or HISTORIC FACADES shall be subject to review and approval of a Certificate of Appropriateness (CoA) by the HALRB, as follows:
- a. As part of the preliminary application phase, an applicant shall submit its DEVELOPMENT PROJECT to the HALRB for two meetings (or more, if necessary) for review and comment (HALRB and/or DRC meetings in one month shall count as one meeting). The HALRB, and/or its Design Review Committee (DRC), shall review the DEVELOPMENT PROJECT to assess whether the application complies with Section III.6. Historic Preservation and ACZO §15.7.9.F.
 - b. Upon completion of its preliminary review, the HALRB will provide, in writing, its comments to the applicants stating how the DEVELOPMENT PROJECT does or does not comply with Section III.6. Historic Preservation and ACZO §15.7.9.F.
 - c. The applicant shall address the HALRB comments and return to the HALRB for one additional meeting for final review and comment.
 - d. HALRB shall approve a CoA for the DEVELOPMENT PROJECT where it finds the DEVELOPMENT PROJECT meets the intent and regulations of Section III.6. Historic Preservation and ACZO §15.7.9.F.
5. Preservation of HISTORIC STRUCTURES and HISTORIC FACADES
- HISTORIC STRUCTURES and HISTORIC FACADES shall be preserved by either:
- a. A preservation easement on the structure or façade and recorded for the benefit of Arlington County or the Northern Virginia Conservation Trust; or,
 - b. The site can be designated as a local historic district by the Arlington County Board.
6. Subdivision and Building Permits
- a. The applicant shall not pursue development permits until such time that either a Letter of Approval by the Zoning Administrator or a Use Permit approval by the County Board has been obtained.
 - b. All development shall be consistent with the approved FBC DEVELOPMENT PROJECT.
 - c. Administratively-approved FBC applications, approved after September 24, 2016, will expire in 3 years from the date of the Zoning Administrator's Letter of Approval unless a Footing to Grade permit has been issued; however, the Zoning Administrator may extend the approval up to 3 years for a total of up to 6 years if he/she finds that the applicant has been actively working in good faith to pursue the Footing to Grade permit.
7. Major and Minor FBC Use Permit Amendments
- a. Major FBC Use Permit Amendments: Any modification of the approved use permit which meets one or more of the following criteria is considered a major amendment and will require approval by the County Board:
 - I. Change to the principal use of the building in more than five percent of the total floor area of the building;
 - II. Change to the overall building height by more than 12 feet;

- III. Change to the gross floor area of the ground story by more than 20 percent of the area of the ground story; or
- IV. Any change which the Zoning Administrator determines is similar in significance to the above stated changes, including but not limited to, changes to materials, design, or appearance of the building from the original approval.
- b. Minor FBC Use Permit Amendments: Any modification of the approved use permit that meets either of the following criteria is considered a minor amendment and will require approval by the County Board:
 - i. Any modification of the approved DEVELOPMENT PROJECT which is not considered a major amendment and which cannot be approved administratively;
 - ii. The subdivision of land involved in an approved DEVELOPMENT PROJECT, except that, if the following criteria are met, such subdivision may be approved as an administrative change by the Zoning Administrator:
 - (1) Uses and building form is consistent with the zoning and approved use permit;
 - (2) Parking is consistent with the zoning and the approved use permit;
 - (3) Public improvements are consistent with the zoning and approved use permit; and
 - (4) Clear evidence exists that all conditions of the approved use permit have been met or are bonded in a manner acceptable to the County Manager.
- c. Processes for Major/Minor Amendments
 - I. When a major or minor use permit amendment is filed, the Zoning Administrator shall notify the applicant, as required in FBC Administrative Regulation 4.1.2, of the scheduled date of the County Board public hearing, which date will be up to 180 days after filing. Public hearings shall be the first regularly scheduled County Board meeting of each month, except the County Board may establish, on its own motion, another County Board meeting for the hearing.
 - II. When either a major or minor use permit amendment is filed, the Administrative Review Team and the FBC AWG shall review the preliminary application consistent with Section II.E.2.a-b.
 - III. After the Zoning Administrator has determined that the applicant has met the requirements of Section II.E.2.b, the application may be considered at a public hearing by the County Board on no less than 55 days after the AWG review meeting.
 - IV. The County Board shall approve an amendment only if it finds, after a duly advertised hearing, that the DEVELOPMENT PROJECT will not 1) adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use; nor 2) be detrimental to the public welfare or injurious to the property or improvements in the neighborhood; nor 3) be in conflict with the purposes of the master plans of the County.
 - V. In approving a major or minor FBC use permit amendment, the County Board may designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements of this Code and that such DEVELOPMENT PROJECT will continue to do so.
- d. FBC Administrative Changes: Any minor adjustment to the approved DEVELOPMENT PROJECT elements below, and any other change that the Zoning Administrator determines is similar in significance and complies with the spirit of this Code, the Arlington County Zoning Ordinance, the intent of the County Board or the Zoning Administrator in its approval of the DEVELOPMENT PROJECT, and the general purpose of the Comprehensive Plan for the development of the area, may be approved by the Zoning Administrator:
 - I. Facade elevations, fenestration, and/or clear heights or story heights to address changes to the interior layout of the building;
 - II. Ground story finished floor elevations to address conflicts with site topography; or

III. On a limited basis, substitute comparable or better façade materials.

F. FBC Administrative Review Team Duties & Procedures

The Administrative Review Team is comprised of staff from several County Departments who are responsible to assist the Zoning Administrator in administering the Form Based Code.

1. The Administrative Review Team shall review both By-Right and Special Exception Use Permit FBC applications for compliance with this Code. The Administrative Review Team shall administer the Administrative Regulations 4.1.2 which describe the review processes and submission requirements in further detail. The Administrative Review Team shall forward its recommendations regarding compliance or noncompliance to the Zoning Administrator for By-Right applications or the County Board, for Special Exception Use Permit applications.
2. In addition, the Administrative Review Team may be called upon as set forth in this Code or as requested by the Zoning Administrator to provide recommendations on interpretation of this Code. However, the Zoning Administrator is responsible for any final action taken under this Code on By-Right applications.

VII. Administration

The ~~Columbia Pike Special Revitalization District Form Based Code~~ process is intended to provide an incentive to property owners and developers who are willing to develop in a particular form. There are two review processes for the ~~Form Based Code~~ option: By-Right (administrative review) and Special Exception. The Special Exception process is dependent upon site size and/or the need for minor variations to the ~~Code~~. Projects approved through the Special Exception process should nonetheless meet the intent of the ~~Form Based Code~~.

Article 11.1 of the Arlington County Zoning Ordinance sets forth the provisions for reviewing and approving development applications within the Columbia Pike Special Revitalization District, as amended, where a landowner or developer chooses to develop pursuant to the ~~Form Based Code~~. The intent is to ensure that all development occurring under the ~~Form Based Code~~ is consistent with the provisions of that ~~Code~~ as they pertain to height, siting, architectural standards, and building form. All five elements of the ~~Form Based Code~~—Definitions, the Regulating Plans, the Building Envelope Standards, the Streetscape Standards and the Architectural Standards—will be applied during review.

The Columbia Pike Initiative ADMINISTRATIVE REVIEW TEAM, comprised of staff from the Department of Community Planning, Housing & Development, including Planning and Historic Preservation; the Department of Environmental Services; and, Arlington Economic Development, is charged with review of all Form Based Code proposals.

~~A. By-Right Option~~

Projects on smaller sites (less than 40,000 square feet) are able to build as a matter of right when they meet all of the standards of the ~~Form Based Code~~. The Columbia Pike Initiative Administrative Review Team will be responsible for reviewing development proposals within 30 days of submission of a completed application. Permits will not be issued for building activity until review is completed and a determination made that the proposal is consistent with the ~~Form Based Code~~. Applicants also will be required to provide copies of their proposal to the Columbia Pike Revitalization Organization and affected civic associations at the time of submission to the County. Up to two civic association representatives, who will be identified from each adjacent neighborhood, will participate in any administrative review affecting their neighborhood.

~~B. Special Exception/Use Permit Option~~

The proposed Special Exception Use Permit process will be required for 1) sites over 40,000 square feet or with floor plates over 30,000 square feet and 2) hotels that include 7,500 square feet or more of conference room or banquet

facility Gross Floor Area (GFA). Such sites will be required to meet the intent of the **Code** and will be evaluated in terms of how well they conform to the **Code** and meet other objectives of the *Columbia Pike Initiative—A Revitalization Plan*. The Use Permit process also provides the opportunity for community input as well as fine tuning of a development proposal to address issues that may not have been contemplated by the **Form Based Code**.

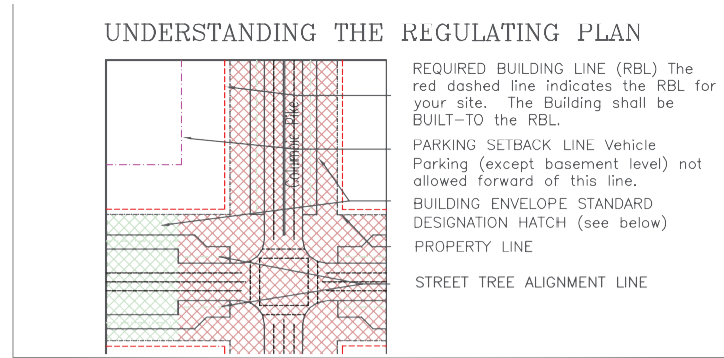
The Use Permit process will give the opportunity for appropriate deviations from the **Code** that are consistent with the County's goals and plans to revitalize Columbia Pike as detailed in the Columbia Pike Initiative that was recently adopted by the County Board. Examples of these deviations may include problems related to topography or STREET grade, the location of ALLEYS and Streets, breaks and passages between buildings, STREETSCAPE details, design issues related to the inclusion of existing buildings, mature trees as part of a development proposal, and parking ratios for hotels and/or associated conference/banquet facilities. Where properties of less than 40,000 square feet have such difficulties, they too, could seek a use permit to gain approval of their development with needed variations. ^{15B, 18C}

As currently proposed, the Special Exception process would take approximately 55 days from acceptance of a completed application to public hearing by the Planning Commission and County Board. Applicants will be required to provide copies of their application to the Columbia Pike Revitalization Organization and all affected civic associations at the time of submission to the County. Applicants also will be required to perform property owner notification (affected, abutting and owners across the Street) as required by the *Code of Virginia*. At the time an application is received, a Planning Commission representative will be designated and civic association representatives from the affected neighborhood will be contacted to begin coordinating community input on the project.

23c. Form Based Code Section III. Regulating Plans Amendment adopted on October 18, 2016:

A. Understanding the Regulating Plan

A REGULATING PLAN provides standards for the disposition of each property or LOT and how each relates to its adjacent properties and STREETS. Following the adoption of the *Columbia Pike Initiative—A Revitalization Plan* in March 2002 and the Columbia Pike Urban Design Charrette and citizen planning workshops held in September 2002 and any future addenda, REGULATING PLANS have been produced for the Columbia Pike Special Revitalization District in Arlington County.



| | | | |
|--|-----------------------|--|-----------------------------------|
| | Main Street Frontage | | Square |
| | Avenue Frontage | | Park |
| | Local Frontage | | Civic Buildings |
| | Neighborhood Frontage | | Alley (Locations may be adjusted) |
| | Historic Buildings | | |

Building Sites are Coded by Their Street Frontage BES Frontage Type

The key above explains the elements of the REGULATING PLAN and serves as a reference when examining the REGULATING PLAN.

4. **PARKING**

A. Parking goals:

B. There are no minimum parking requirements for the following:

1. Development Projects 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 ^{11B}
2. The portion of any DEVELOPMENT PROJECT that includes HISTORIC STRUCTURES or HISTORIC FACADES.

C. All other DEVELOPMENT PROJECTS sites not expressly covered by Section III.B.4.B. shall meet ~~have~~ the following requirements: ^{18A}

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. For all other uses except hotel uses, 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. ^{20B}

3. For hotel uses, a minimum of 0.5 space per hotel guest room shall be provided as RESERVED PARKING; there are no set maximum limits on SHARED PARKING. In addition, any hotel that includes 7,500 square feet or more of conference room or banquet facility GFA, shall provide additional parking at a rate of 1 space per 1,000 square feet of all conference room/banquet facility GFA.
4. A maximum of one space per 1,000 square feet of non-residential GFA (excluding hotel uses), two spaces per residential dwelling unit, and a maximum of 0.7 space per hotel guest room may be made available for RESERVED PARKING, not counting the additional parking required by subsection 3, above, for hotels that include 7,500 square feet or more of conference rooms or banquet facilities.
5. 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.

6. HISTORIC PRESERVATION

Certain HISTORIC STRUCTURES and HISTORIC FACADES are viewed as integral to the current and future identity of Columbia Pike. These historic resources are to be preserved pursuant to Section II.E.5 (see HISTORIC PRESERVATION, Section II. Definitions) through the use of local incentives, as well as Federal and/or State Historic Tax Credits.

HISTORIC STRUCTURES^{17a}

Sites containing HISTORIC STRUCTURES may be redeveloped under the **Code** subject to any special provisions that apply to the site in the REGULATING PLAN and administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB). When located on any site that is redeveloped pursuant to this **Code**, HISTORIC STRUCTURES shall be preserved pursuant to Section II.E.5 (see HISTORIC PRESERVATION, Section II. Definitions) in their entirety and shall not be subject to the BUILDING ENVELOPE STANDARD prescriptions of this **Code**.

The following properties are HISTORIC STRUCTURES:

- 2500-2530 Columbia Pike, Arlington Village Shopping Center
- 2624 Columbia Pike, Arlington Animal Hospital
- 2628 Columbia Pike, Birds N' Things
- 2900 Columbia Pike, Old Dominion Bank/Blanca's Restaurant
- 2903 Columbia Pike, Arlington Theater
- 3014 Columbia Pike, Charles Building
- 805 South Walter Reed Drive, Fillmore Gardens Apartments (The portion of the property south of 9th Street may be redeveloped, on the condition that preservation pursuant to Section II.E.5 (see HISTORIC PRESERVATION, Section II. Definitions) is implemented for the portion north of 9th Street.)

HISTORIC FACADES^{17A}

Sites incorporating HISTORIC FACADES may be redeveloped under the **Code** subject to any special provisions that apply to the site in the REGULATING PLAN or in this section and administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB). When located on any site that is redeveloped pursuant to this **Code**, HISTORIC FACADES shall be preserved pursuant to Section II.E.5 (see HISTORIC PRESERVATION, Section II. Definitions) and shall not be subject to the BUILDING ENVELOPE STANDARD prescriptions of this **Code**.

The following properties contain HISTORIC FACADES:

- 2338-2344 and 2408 Columbia Pike, commercial buildings
- 2801-2811 Columbia Pike and 927 South Walter Reed, Elkins Building
- 900 block of South Walter Reed Drive, commercial buildings
- 2906-2922 Columbia Pike, Arlington Hardware

In order to better incorporate HISTORIC STRUCTURES and HISTORIC FACADES into redevelopment scenarios, the following are allowable modifications to the **Form Based Code** requirements. _____

- HISTORIC STRUCTURES and HISTORIC FACADE buildings have no minimum parking requirements (redevelopment is not required to obtain this exemption).
- Redevelopment projects incorporating HISTORIC STRUCTURES and HISTORIC FACADES are exempt from the County's parking requirements for that portion of the project that includes the historic property.
- Siting and element requirements of the BUILDING ENVELOPE STANDARDS can be modified for that portion of any redevelopment project that includes a HISTORIC STRUCTURE or HISTORIC FACADE that is preserved.

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. ³
2. Developers are exempted from constructing certain STREETScape improvements, including:
 - Utility undergrounding
 - Provision of street furniture
 - Provision of PUBLIC ART
 - Provision of CIVIC GREENS and SQUARES

Developers are required to obtain a Certificate of Appropriateness from the Historical Affairs and Landmarks Review Board (HALRB) for projects involving the identified HISTORIC STRUCTURES and HISTORIC FACADES listed above prior to application submission. Such Certificates of Appropriateness shall be governed by the processes, standards, and rights of appeal as set forth in Section 31A of the Zoning Ordinance.

23d. Form Based Code Section IV. Building Envelope Standards Amendment adopted on October 18, 2016:

A. Introduction

The REGULATING PLAN identifies the BUILDING ENVELOPE STANDARDS (BES) for all building sites within the Columbia Pike Revitalization District. The goal of the BUILDING ENVELOPE STANDARDS is the creation of a healthy and vital public realm through good STREET space. The BUILDING ENVELOPE STANDARDS (BES) establish both the limitations and specific requirements for building form and frontages. They aim for the minimum level of control necessary to meet that goal. The form and function controls work together to create the STREET-SPACE while allowing the building design greater latitude behind the facades. Deviations from the BUILDING ENVELOPE STANDARDS can be approved through a Special Exception Process as provided for in Section VII. Administration of this **Code** and in ACZO Article §11.1 and §15. of the Zoning Ordinance. The BUILDING ENVELOPE STANDARDS set the basic parameters governing building construction, including the building envelope (in three dimensions) and certain required/permitted

elements, such as BALCONIES, STOOPS, and STREET WALLS.

AB. General Guiding Principles

1. Buildings are aligned and close to the STREET. Buildings form the space of the STREET.
2. The STREET is a coherent space, with consistent building forms on both sides of the STREET. This agreement of buildings facing across the STREET contributes to a clear public space and community identity.
3. Buildings oversee the STREET (and SQUARE) with active fronts. This overview of the STREET contributes to vital and safe public space.
4. Property lines are physically defined by buildings or STREET WALLS. Land should be clearly public or private—in public view and under surveillance or private and protected.
5. Buildings are designed for towns and cities. Rather than being simply pushed closer together, as in many suburban developments, buildings must be designed for the urban situation within towns and cities. Views are directed to the STREET and the garden/courtyard, not toward the neighbors.
6. Vehicle storage, garbage and mechanical equipment are kept away from the STREET.
7. Retail on the GROUND FLOOR (for MAIN STREET locations). Retail helps to make the STREET active and interesting.
8. Parking (not including on-street parking) should be away from the STREETS and shared by multiple owners/users.
9. Historic Character. Those structures that have historic character should be preserved in some manner or their elements incorporated in the redevelopment of their site.

23e. Form Based Code Section VI. Architectural Standards Amendment adopted on October 18, 2016:

A. Introduction

Buildings must be reviewed by the ADMINISTRATIVE REVIEW TEAM. The ADMINISTRATIVE REVIEW TEAM will also work with the developer and/or designer to show them how the **Form Based Code** will satisfy their site needs and other requirements.

AB. General Principles and Intent

1. TRADITION

- These standards favor an aesthetic that is traditional in a broad sense. They specify an architecture language of load-bearing walls and regional materials. The standards also specify certain details, such as column and pier spacing, window proportions, roof or cornice configurations, storefronts, and overhangs.
- The intent behind these standards is to utilize a discipline of form when designing new buildings in order to foster a coherent Columbia Pike aesthetic.
- All building materials to be used shall express their specific properties. For example, stronger and heavier materials (masonry) support lighter materials (wood).

2. EQUIVALENT OR BETTER

- ~~While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Administrative Review Team and may be added to the approved list after proper review by the County. While certain~~

materials, techniques, and product types are prescribed in this section as being permitted, equivalent or better practices and products are encouraged. Alternatives may be proposed through submittal of technical specifications, samples, and case examples for proposed materials to the Zoning Administrator. The FBC Administrative Review Team and the Zoning Administrator will review the proposal and compare the use of the material, technique or product type and its durability and appearance with the permitted materials, to determine whether it is an equivalent or better material, technique, or product type. Once an alternative material, technique, or product type has been determined to be acceptable for use, it shall be added to a list maintained by the Zoning Administrator as acceptable in future applications.

3. ENERGY EFFICIENCY AND ENVIRONMENTAL CONSERVATION

- LEED (Leadership in Energy and Environmental Design) standards, or an equivalent standard, should be incorporated into the building design including the submission of a LEED scorecard in the administrative review process.

4. WHERE CLEARLY VISIBLE FROM THE STREET

- Many of these standards apply only in conditions WHERE CLEARLY VISIBLE FROM THE STREET. Note that the definition of STREET includes parks, CIVIC SQUARES, and CIVIC GREENS. These controls therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a STREET WALL is not CLEARLY VISIBLE FROM THE STREET.

G. Lighting and Mechanical Equipment

2. STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT

(WHERE CLEARLY VISIBLE FROM THE STREET)

Lighting:

- A photometric analysis will be submitted as part of the Form Based Code application by the developer. Such analysis will show that, with the spacing of street lights as shown by the developer on the lighting plan, the light levels will fall within recommended levels indicated in Arlington County's 2014 ~~2012~~ Traffic and Street Lighting Specifications, as amended, for the street type and location. ^{16D}

23f. Form Based Code Section VII. Administration Amendment adopted on October 18, 2016:

VII. Administration Definitions

DEVELOPMENT PROJECT. A property that is the subject of County approval for development.

~~HISTORIC PRESERVATION~~

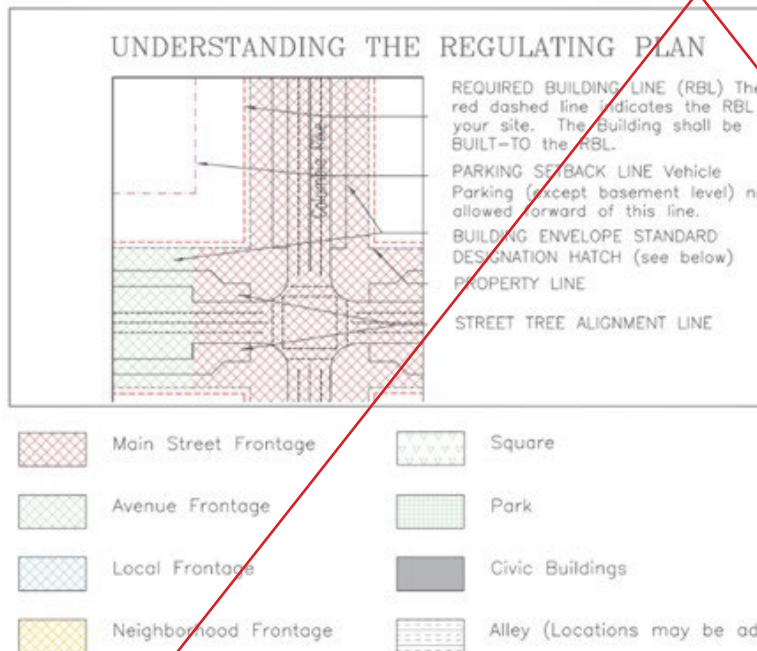
~~HISTORIC PRESERVATION can be conducted through two means: a preservation easement on the structure or façade can be recorded with the Northern Virginia Conservation Trust or the site can be designated as a local historic landmark by the Arlington County Board.~~

~~***~~

~~24a. Form Based Code Section 301. Understanding the Regulating Plan Amendment adopted on December 16, 2017~~

~~A REGULATING PLAN provides standards for the disposition of each property or LOT and how each relates to its adjacent properties and STREETS. Following the adoption of the Columbia Pike Initiative—A Revitalization Plan in March 2002 and the Columbia Pike Urban Design Charrette and citizen planning workshops held in September 2002 and any future addenda, REGULATING PLANS have been produced for the Columbia Pike Special Revitalization District in Arlington County.~~

- ~~A. The REGULATING PLAN sets the basic parameters and the standards for the application of this Code to each property, lot, BES SITE, or DEVELOPMENT PROJECT and how each relates to its adjacent properties and STREET.~~
- ~~B. The REGULATING PLAN designates the applicable BUILDING ENVELOPE STANDARD and delineates the public spaces. In addition, the REGULATING PLAN identifies: the boundaries for the Columbia Pike Neighborhoods Special Revitalization District Form Based Code; existing and planned new streets; the REQUIRED BUILDING LINE and PARKING SETBACK LINE; and the street-type specifications.~~
- ~~C. The REGULATING PLAN sets specific limitations or requirements for specific locations, and, where expressly stated, creates exceptions to the BES or other standards.~~



~~Building Sites are Coded by Their BES Frontage Type~~

~~The key above explains the elements of the REGULATING PLAN and serves as a reference when examining the REGULATING PLAN.~~

~~The REGULATING PLAN is the principal tool for implementing the Columbia Pike Special Revitalization District Form Based Code and identifies the basic physical characteristics of each building site and the BUILDING ENVELOPE STANDARD (BES) assigned to it.~~

**24b. Form Based Code Section 302. Rules for the Regulating Plan and New Development Plans
Amendment adopted on December 16, 2017**

A. Blocks/Alleys

1. All LOTS shall share a frontage line with a STREET.
2. All LOTS and/or all contiguous LOTS shall be considered to be part of a BLOCK for this purpose. No BLOCK face shall have a length greater than ~~400~~350 feet without an ALLEY, common access easement or PEDESTRIAN PATHWAY providing through-access to another STREET, ALLEY or common access easement, STREETS, or conservation restricted land. Individual ~~LOTS~~ Development Projects with less than ~~75~~100 feet of frontage are exempt from the requirement to interrupt the BLOCK face; those Development Projects with over ~~250~~200 feet of frontage shall meet the requirement within their LOT, unless already satisfied within that BLOCK FACE.
3. ALLEYS shall provide access to the rear of all LOTS. ALLEY construction is required as part of the redevelopment project within the rear setback, unless an ALLEY already exists.
4. Where an ALLEY does not exist and is not constructed at the time of redevelopment of any property, the developer is required to dedicate the ALLEY right of way within the rear setback to the County, and until the County builds the ALLEY, maintain the area within the rear setback by, at a minimum:
 - a. 1. Sodding and providing routine landscape maintenance to the area.
 - b. 2. Keeping the area clear of debris, stored materials, and vehicles.
5. Curb Cuts shall be limited to no more than one per 200 feet of STREET FRONTAGE on MAIN STREET and AVENUE SITES.

B. Buildings

1. The hierarchy of BUILDING ENVELOPE STANDARDS (BES), in descending order is: MAIN STREET SITES, AVENUE SITES, LOCAL SITES, NEIGHBORHOOD SITES.
2. The maximum building floor-plate (footprint) is 30,000 square feet; beyond that limit a special exception is necessary. Large grocery stores may have a maximum GROUND FLOOR floorplate of 50,000 square feet.
 - a. ~~For each BLOCK, building(s) along the RBL shall present a complete and discrete vertical façade composition (e.g., a new façade design) at a maximum average STREET FRONTAGE length of 60 feet. Each façade composition shall include a functioning, primary STREET entry. (This may be satisfied through the use of shops for large floor-plate buildings.) Individual in-fill projects on LOTS with frontage of less than 100 feet are exempted from this requirement.~~

**24c. Form Based Code Part 4. Building Envelope Standards
Amendment adopted on December 16, 2017**

The REGULATING PLAN identifies the BUILDING ENVELOPE STANDARDS (BES) for all building sites within the Columbia Pike Revitalization District. The goal of the BUILDING ENVELOPE STANDARDS is the creation of a healthy and vital public realm through good STREET space. Deviations from the BUILDING ENVELOPE STANDARDS can be approved through a Special Exception Process as provided for in Section VII. Administration of this Code and in Article 11.1 and 15 of the Zoning Ordinance. The BUILDING ENVELOPE STANDARDS set the basic parameters governing building construction, including the building envelope (in three dimensions) and certain required/permitted elements, such as BALCONIES, STOOPS, and STREET WALLS.

401. General Guiding Principles

- A. Buildings are aligned and close to the STREET. Buildings form the space of the STREET.
- B. The STREET is a coherent space, with consistent building forms on both sides of the STREET. This agreement of buildings facing across the STREET contributes to a clear public space and community identity.
- C. Buildings oversee the STREET (and SQUARE) with active fronts. This overview of the STREET contributes to vital and safe public space.
- D. Property lines are physically defined by buildings or STREET WALLS. Land should be clearly public or private—in public view and under surveillance or private and protected.
- E. Buildings are designed for towns and cities. Rather than being simply pushed closer together, as in many suburban developments, buildings must be designed for the urban situation within towns and cities. Views are directed to the STREET and the garden/courtyard, not toward the neighbors.
- F. Vehicle storage, garbage and mechanical equipment are kept away from the STREET.
- G. Retail on the GROUND FLOOR (for MAIN STREET locations). Retail helps to make the STREET active and interesting.
- H. Parking (not including on-street parking) should be away from the STREETS and shared by multiple owners/users.
- I. Historic Character. Those structures that have historic character should be preserved in some manner or their elements incorporated in the redevelopment of their site.

401. Introduction

- A. The BUILDING ENVELOPE STANDARDS (BES) establish both the limitations and specific requirements for building form and frontages.
- B. The form and function controls work together to create the STREET while allowing the building design greater latitude behind the façades.

402. General Standards

The following regulations apply to all BES, unless expressly stated otherwise within an individual BES or on the REGULATING PLAN.

A. Height

1. The height of all buildings is regulated in STORIES, with an ULTIMATE BUILDING HEIGHT measured in feet. The minimum length and height of the FACADE that is required at the RBL is shown on the appropriate BUILDING ENVELOPE STANDARD.
2. An ATTIC STORY is not included in the ULTIMATE BUILDING HEIGHT measurement or in the maximum STORY limit.
3. Where any part of a parking structure constructed or approved under this Code is located within 30 feet of another building constructed or approved under this Code, that portion of the parking structure shall be no taller than the allowable height for that building's primary roof ridge or parapet height.
4. 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.
5. Parking access shall be from an ALLEY where present. Designated GARAGE ENTRIES and ALLEYS shall be the sole means of automobile access to a site unless otherwise approved by the Zoning Administrator with a recommendation from the ADMINISTRATIVE REVIEW TEAM.
6. Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL.

7. For multi-family and mixed-use buildings, vehicle parking areas (except where a STREET WALL exists or parking is enclosed within an ancillary building) on private property shall not be located within 25 feet of the RBL. These requirements are not applicable to on-street parallel parking.
8. For townhomes, any garage and/or parking areas for vehicles (except where parking is located in an ancillary structure, enclosed in a rear-loading town-house garage, or in a below grade garage) on private property shall not be located within 25 feet from any RBL or shall be screened from the STREET by a STREET WALL. These requirements are not applicable to on-street parallel parking.
9. A MEZZANINE is internally accessible from, and a continuation of, the GROUND STORY use. Any STORY above the GROUND STORY that does not meet the definition of a MEZZANINE shall be considered a second STORY.
10. The prescribed minimum CLEAR HEIGHT for an individual STORY shall be met by at least 80 percent of that individual STORY area.
11. The GROUND STORY HEIGHT for MAIN STREET and AVENUE buildings is measured from the average elevation of the fronting CLEAR SIDEWALK to the second STORY floor.
12. Occupiable space for building code requirements or associated common area spaces are permitted within a roof penthouse enclosure.

B. Siting

1. Building FACADES shall be built-to the RBLs as prescribed in the BES.
2. Building FACADES shall be built-to the RBLs within 30 feet of a BLOCK CORNER, unless otherwise specified in the BES. (See diagram 402.F.2).
3. The GROUND STORY finished floor elevation requirements for each use shall be met for all points within 30 feet of any RBL.
4. A STREET WALL shall be required along any RBL frontage that is not otherwise occupied by a FACADE. FENESTRATION requirements shall apply to STREET WALLS.
5. The RBL incorporates an offset area (or depth) behind and in front of that line, allowing for jogs, FACADE articulation (detail and composition), etc. unless otherwise designated herein. For Main Street and Avenue sites, the offset area is 36", for Local and Neighborhood sites, the offset area is 24". Therefore, where the FACADE is placed within that zone, it is considered to be "built to" the RBL.
6. No part of any building may be located outside of the BUILDABLE AREA except overhanging eaves, AWNINGS, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, BALCONIES, CANOPIES, or ramps. STOOPS, steps and ramps shall not be located within the CLEAR SIDEWALK.
7. There is no required setback from ALLEYS except as otherwise indicated in the BES. For locations identified on the REGULATING PLAN for future ALLEY construction, a minimum 13-foot wide area along the width of the rear of the lot shall be preserved for future alley construction and shall be maintained in a clean condition. The developer shall dedicate an easement for purposes of the future shared alley, to serve DEVELOPMENT PROJECTS along either side of the future alley.
8. The PARKING SETBACK LINE is 30 feet behind the RBL and extends, vertically from the first floor level as a plane, unless otherwise indicated on the REGULATING PLAN or in the BES. Vehicle parking shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade, on-street, or as otherwise indicated on the REGULATING PLAN or in the BES.
9. CORNER LOTS and through lots shall satisfy the build-to requirements for all RBL frontages, and PRIVATE OPEN AREA requirements for each designated BES, and shall meet the BUILDABLE AREA restrictions for each

designated BES. For such lots, garbage bins and pick-up locations and loading docks shall be located behind the PARKING SETBACK LINE.

10. OPEN CONTIGUOUS LOT AREA (OCLA)

- a. For multi-family and mixed-use Development Projects, OCLA may be located on top of the first Story, but in no case can it be above the top of the second Story. For Development Projects which meet standards in 402.B.11, the following may be permitted:
 - (i) Up to 33% of the minimum required OCLA may be satisfied through the Balconies of individual units.
 - (ii) At least 67% of the minimum required OCLA shall comprise no more than two separate contiguous areas, including occupiable roof space.
- b. For townhouse and detached Development Projects, OCLA shall be at grade (unenclosed decks shall not be constructed to violate this provision).

11. The Zoning Administrator may permit Development Projects to include roof access for amenities (which would not count against the maximum STORY limit or ULTIMATE BUILDING HEIGHT of their BES) or to designate their OCLA within multiple locations as prescribed in each BES if the following is proposed by the applicant:

- a. Minimum setback of eight (8) feet from the RBL (into the buildable area) for all upper stories; or
- b. Minimum roof area dedicated for either vegetation or solar panels meeting the following criteria:
 - (i) Vegetated roof that meets Virginia DEQ BMP standards and is equal to at least 25% of the roof area (including mechanical area); or
 - (ii) On-site solar generation equal to at least 1.5 watts per square foot of the roof area (including mechanical area); or
 - (iii) Co-locating an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area) and on-site solar generation is equal to at least 0.7 watts per square foot of the roof area (including mechanical area).

C. Elements

- 1. No window may face (be at an angle of less than 90 degrees from) a COMMON LOT LINE within 20 feet, or within 10 feet for BES SITES designated as NEIGHBORHOOD, unless:
 - a. The view from that window is screened within the BES SITE, between the window and the COMMON LOT LINE (e.g. by a PRIVACY FENCE or GARDEN WALL), or
 - b. The window sill is at least 6 feet above its finished floor level.
- 2. Neither BALCONIES nor STOOPS may project to within 5 feet of a COMMON LOT LINE. BALCONIES may encroach within the public right-of-way.
- 3. Neither BALCONIES nor STOOPS shall be enclosed above a height of 44 inches from their floor, except with insect screening and/or columns/posts supporting a roof or connecting with a BALCONY above. BALCONIES may be a single floor platform or multiple platforms stacked at the upper STORY levels. In order to be counted towards the required PRIVATE OPEN AREA, a BALCONY shall have a minimum occupiable area of 40 square feet, with no dimension less than 5 feet.
- 4. ATTIC STORIES are permitted within all BES frontages. On the RBL/FACADE side of the roof-pitch (BLOCK interior elevations are not restricted), windows in ATTIC STORIES may be located only in DORMERS and/or windows in gable-ends.
- 5. At least one functioning entry door shall be provided along each GROUND STORY FAÇADE. No GROUND STORY FAÇADE may include a section greater than 60 feet without a functioning entry door, unless otherwise specified in the BES.

6. PRIVACY FENCES may be constructed along all COMMON LOT LINES, except those that are in front of an RBL, and along ALLEYS.
7. BAY WINDOWS shall create an opening of between four and eight feet in the main wall and shall project no more than 42 inches beyond the RBL.
8. DORMERS are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the REQUIRED BUILDING LINE FAÇADE length. DORMERS do not constitute a STORY when they meet the foregoing standards.
9. GROUND STORY AWNINGS and CANOPIES shall maintain a minimum horizontal clearance of 4 feet from any point where the TREE LAWN meets the CLEAR SIDEWALK and shall maintain a CLEAR HEIGHT of at least 10 feet above the CLEAR SIDEWALK.
10. All FRONT PORCHES shall be completely covered, either by a roof, or by being inset into the main body of the building. FRONT PORCHES may be screened when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET. The finished FRONT PORCH floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. FRONT PORCHES shall not extend into the CLEAR SIDEWALK.
11. The finished STOOP floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. STOOPS shall not extend into the CLEAR SIDEWALK.

D. Building Use

Allowable uses for GROUND STORIES and upper STORIES are identified in all BES. Additional use standards are provided in Part. 3 The Regulating Plans.

E. Façade Composition

1. Intent and Guiding Illustrations

Façade Compositions should create building facades which bring out changes in plane, material texture and detail through the interplay of light and shadow. Façade Compositions should also provide comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and avoid large areas of undifferentiated or blank building facades. The statements in this paragraph and illustrations which follow on the following page are advisory only. Specific prescriptions of this section are provided in the standards below:

2. Requirements and Configurations

- a. For each BLOCK, buildings along the RBL shall present a COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION that includes a functioning, primary STREET entry.
- b. Building FAÇADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION.
- c. The length of the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall have a ratio of no more than 2:1 (AVERAGE BUILDING HEIGHT : FAÇADE COMPOSITION length) and no less than 25 feet for all BES designations. DEVELOPMENT PROJECTS with STREET frontage of less than 150 feet on a BLOCK FACE are exempted from the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION requirement for that BLOCK FACE, provided that the DEVELOPMENT PROJECT does not encompass more than one BLOCK CORNER.
- d. Each FAÇADE COMPOSITION shall be separated by an interruption in the building wall along the RBL which meets the following standards:
 - (i) Interruptions in FAÇADE COMPOSITIONS shall run the full vertical height of the building from the CLEAR SIDEWALK to the top of the wall plate; and

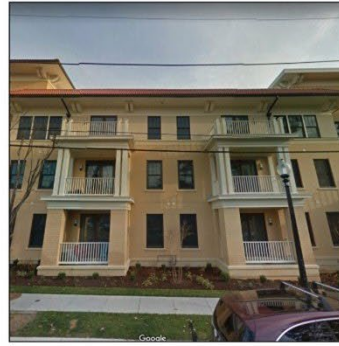
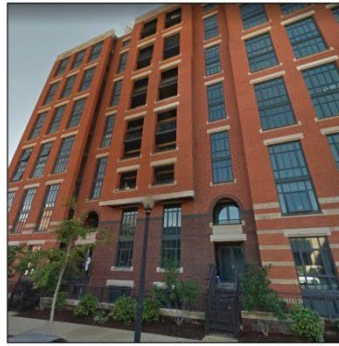
(ii) ii. Interruptions in FAÇADE COMPOSITIONS shall span between 3 feet and 8 feet in width (as measured parallel to the RBL) and shall be at least 5 feet in depth (as measured perpendicular to the RBL)

e. No single FAÇADE COMPOSITION shall encompass more than one BLOCK CORNER.

3. STREET entry doors

a. The average distance between STREET entry doors shall be no greater than 60 feet for each FAÇADE.

b. The County Board may modify the interval between STREET entry doors specified in 402.E.3 above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and FBC Use Standards" column of the Building Use Table provided in Part 3, and subject to approval of a use permit, as provided in ACZO §15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.

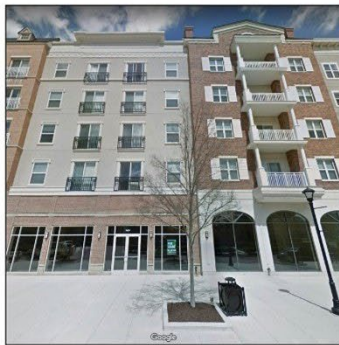


examples of appropriate facade compositions

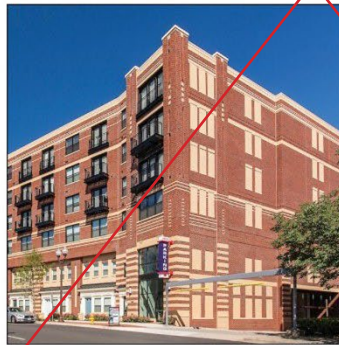


examples of appropriate building corners

examples of inappropriate facade compositions and building corners



facade compositions are too narrow



blank walls; compositions missing



poor window distribution/quantity

Illustrations and precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the image is permitted or prohibited. Source: Google Maps

24d. Form Based Code Section 402. Main Street Sites BES Amendment adopted on December 16, 2017

402.3. MAIN STREET SITES BES

A. 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. [Moved to BES General]~~

~~21. Each building shall be between 3 and 6 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.~~

Parking Structure Height

~~No parking structure within the BLOCK shall exceed the EAVE height of any building (built after 2002) within 40 feet of the parking structure. [Moved to BES General]~~

GROUND STORY Height

~~12. The GROUND STORY floor elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building.~~

~~3. The maximum floor-to-floor STORY CLEAR HEIGHT limit for the GROUND FLOOR STORY is 24 feet.~~

~~24. The minimum interior CLEAR HEIGHT for the GROUND FLOOR STORY shall have be at least a 15 feet foot clear (floor to ceiling) height for at least 1/3 of its area contiguous to within 15 feet of the RBL frontage.~~

Upper STORIES Height

~~15. The maximum floor-to-floor STORY CLEAR HEIGHT limit for upper STORIES other than the GROUND STORY is 14 feet.~~

~~26. At least 80 percent of the The minimum CLEAR HEIGHT for upper STORIES shall be each have at least an 8 feet foot 10 inches clear (floor to ceiling) height. and a minimum 10-foot clear height for the uppermost STORY.^{18B}~~

Mezzanines

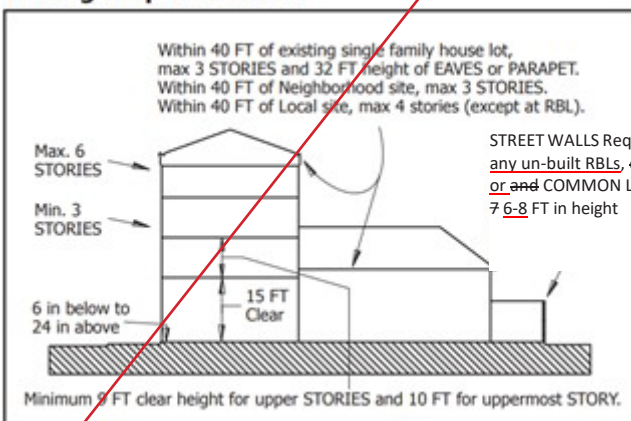
~~7. Mezzanines greater than 2/3 of the floor area footprint shall be counted as full STORIES.~~

STREET WALL Height

~~18. Any unbuilt ALLEY and/or COMMON LOT LINE frontage shall have a STREET WALL built along it, 7-8 feet in height.~~

~~29. STREET WALL heights are measured relative to the adjacent sidewalk or to the ground elevation when not fronting on a sidewalk.~~

1. Height Specifications



Other^{12A}

10. 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:
- 1a. 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.
 - 2b. A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.
 - 3c. 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.

B. SITING SPECIFICATIONS

STREET Facade

- 1. The GROUND STORY ~~the~~ STREET facade shall be built to not less than 75 percent and no more than 90 percent of the overall RBL. However, the GROUND FLOOR portions of the STREET facade within 710 feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.
- 2. The upper STORIES STREET facade shall be built to not less than 60 percent and no more than 90 percent of the overall RBL.
- 3. The STREET facade shall be composed as a simple plane (limited jogs less than ~~24~~ 36 inches are considered a simple plane within this requirement) interrupted only by PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.^{11C}

BUILDABLE AREA

~~Buildings shall occupy only the area of the LOT specified in the siting specifications of the BUILDING ENVELOPE STANDARDS as BUILDABLE AREA. No part of any building excepting overhanging EAVES and BES permitted BALCONIES, BAY WINDOWS, STOOPS, and shop fronts shall encroach into the STREET beyond the RBL. No part of any building (excepting overhanging EAVES, BALCONIES, STOOPS, and small and unroofed garden structures) shall occupy the remaining LOT area. [Moved to BES General]~~

- 4. The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 15% of the total BUILDABLE AREA of the site.

Side LOT Line

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

Garage and Parking Entrances

- ~~16.~~ Garage/parking entrances shall be no closer than 50 feet from any BUILDING CORNER or 100 feet from any BLOCK CORNER (except where otherwise designated on the REGULATING PLAN).
- ~~2.~~ Designated GARAGE ENTRIES and ALLIES shall be the sole means of automobile access to a site.
- ~~3.~~ Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL. Vehicle parking areas (except where a STREET WALL exists or parking is enclosed within an ancillary building) on private property shall not be located within 25 feet of the RBL. These requirements are not applicable to on-STREET parallel parking. [Moved to BES General]

ALLEYS

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

Corner LOTS

Corner LOTS shall be treated as having STREET FRONTAGE on both the front and side STREETS (or RBLs). [Moved to BES General]

Unbuilt RBL and COMMON LOT LINE Treatment

8. Any unbuilt RBL shall have a STREET WALL along it, between 6 feet and ~~108~~ feet in height. STREET WALLS may also be constructed along any unbuilt COMMON LOT LINE.

C. ELEMENTS SPECIFICATIONS

GROUND STORY-FENESTRATION

1. The GROUND STORY facade shall have between 60 percent and 90 percent FENESTRATION (measured as a percentage of the facade that is between 2 and 10 feet above the fronting sidewalk). ~~AWNINGS and overhangs are encouraged (except where otherwise designated on the REGULATING PLAN).~~

Upper STORIES-FENESTRATION

2. Upper STORY facades shall have between 30 percent and 70 percent FENESTRATION (measured for each STORY as a percentage of the facade that is between 3 and 9 feet above the finished floor).

D. USE SPECIFICATIONS

GROUND STORY

1. The GROUND STORY shall house uses as provided in Table 3.1 as well as lobby and access for upper STORY uses.
2. There shall be functioning entry door(s) along the STREET facade at intervals not greater than 60 feet within any site. Provided, however, the County Board may modify the interval between functioning entry doors for civic uses identified in Table 3.1, subject to approval of a use permit as provided in ACZO 15.4, where it finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.^{20C}
3. Building support functions, such as lobbies, rental offices, and club/ activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.

Upper STORIES

4. Uses identified in Table 3.1 are not permitted on the upper STORIES, except those of less than 900 square feet, restaurants of any size, and second STORIES as continuation of the GROUND STORY use that have direct Columbia Pike frontage. Otherwise, UPPER STORIES shall house residential, office, or hotel uses, or some combination thereof.^{20C}

24e. Form Based Code Section 403. Avenue Sites BES Amendment adopted on December 16, 2017

4034. AVENUE SITES

A. HEIGHT SPECIFICATIONS

Building Height

1. —Principal building height is measured in STORIES. [Moved to BES General]

21. Buildings shall be between 2 and 5 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

Parking Structure Height

No parking structure within the BLOCK shall exceed the EAVE height of any building (built after 2002) within 50 feet of the parking structure. [Moved to BES General]

GROUND STORY Height

12. The GROUND STORY finished floor elevation of any residential unit shall be no less than 36 inches above the fronting sidewalk.

23. The maximum CLEAR HEIGHT floor-to-floor STORY HEIGHT limit for the GROUND FLOOR STORY is 24 feet.

34. No less than 80 percent of The minimum CLEAR HEIGHT for the GROUND FLOOR STORY shall be have at least 12 feet in clear height.

Upper STORIES Height

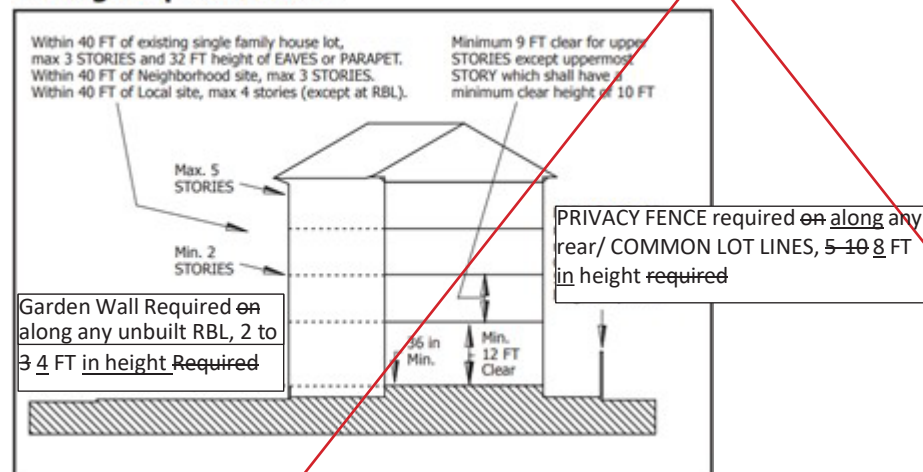
15. The maximum CLEAR HEIGHT floor-to-floor STORY HEIGHT limit for UPPER STORIES is 14 feet.

26. At least 80 percent of the upper STORIES shall each have at least an 8 foot 10 inch clear (floor to ceiling) height and a minimum 10 feet clear height for the uppermost STORY. 18B

Mezzanines

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

1. Height Specifications



Other 12B

8. 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:

1a. 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.

2b. A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.

- 3c. 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.

B. SITING SPECIFICATIONS

STREET Facade

1. The GROUND and Upper STORY STREET facade shall be built to the RBL not less than ~~10~~ 60 percent and no more than 90% 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~~ 36 inches are considered a simple plane within this requirement) interrupted only by PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.^{11D}

BUILDABLE AREA

~~Buildings shall occupy only the area of the LOT specified in the siting specifications of the BUILDING ENVELOPE STANDARDS as BUILDABLE AREA. No part of any building excepting overhanging EAVES and BES permitted BALCONIES, BAY WINDOWS, STOOPS, and shop fronts shall encroach into the STREET beyond the RBL. No part of any building (excepting overhanging EAVES, BALCONIES, STOOPS, and small and unroofed garden structures) shall occupy the remaining LOT area. [Moved to BES General]~~

3. The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 30 percent of the total BUILDABLE AREA and can be located anywhere within the BUILDABLE AREA of the site.

Side LOT Line

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

Garage and Parking Entrances

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

ALLEYS

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

CORNER LOTS

~~CORNER LOTS shall be treated as having STREET FRONTAGE on both the front and side streets (or RBLs). [Moved to BES General]~~

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

6. Any unbuilt RBL shall have a GARDEN WALL along it, between 2 feet and ~~34~~ feet in height.
7. Any unbuilt rear or COMMON LOT LINE that is located more than 15 feet behind the RBL may have a PRIVACY FENCE along it that is ~~7~~ between 5 and 8 feet in height.

Other

8. The BUILDING ENVELOPE STANDARDS for Local Sites may be utilized on AVENUE SITES when townhouses are proposed.

C. ELEMENT SPECIFICATIONS

GROUND STORY-FENESTRATION

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

BALCONIES

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

D. USE SPECIFICATIONS

GROUND STORY

1. A GROUND STORY may include residential uses and have small professional office, building lobby, or building manager's/maintenance offices (each less than 1,000 square feet). Uses identified in Table 3.1 are permitted on a GROUND STORY where the underlying zoning is "C" or "CP-FBC".^{20C}
2. Building support functions, such as lobbies, rental offices, and club/ activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.

Upper STORIES

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

24f. Form Based Code Section 404. Local Sites BES Amendment adopted on December 16, 2017

4045. LOCAL SITES

A. HEIGHT SPECIFICATIONS

Building Height

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

GROUND STORY Height

14. The GROUND STORY finished floor elevation of each residential LOCAL STREET BUILDING shall be either between 0 and 5 inches or 36 and 60 inches above the fronting sidewalk, or be at grade with a Zero Step Entry/Exit, when the following is provided:

- a. An entrance from the adjacent CLEAR SIDEWALK to the GROUND STORY shall be provided;
- b. The GROUND STORY BUILDING WALL MATERIALS shall be differentiated from the upper STORIES;
- c. The shy zone (the area adjacent to the building face, at least 2 feet in width) shall be distinguished from the clear sidewalk by landscaping and a GARDEN WALL 2-3 feet in height
5. The finished floor elevation for LIVE-WORK development shall be between 0 and 18 inches above the fronting sidewalk.^{11E}
26. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR is 14 feet.
37. The GROUND STORY shall have at least 8 foot 10-inch clear height for at least 80 percent of its area.
8. The GROUND STORY of LIVE-WORK development shall have at least 12 feet clear height for a depth of at least 1/3 of its floor area contiguous to each frontage adjacent to an RBL.^{11E, 18}

Upper STORIES Height

49. All STORIES shall have at least an 8 foot 10-inch clear height for at least 80 percent of their area.^{11E, 18B}
210. The maximum floor to floor STORY HEIGHT limit for upper STORIES is 12 feet.

Mezzanines

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

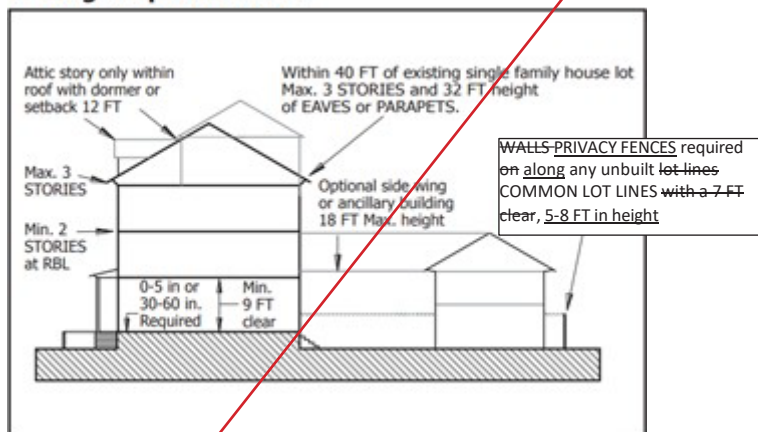
STREET WALL and fence height

412. Any unbuilt RBL shall have a STREET WALL built along it and 5 – 8 feet in height
13. Any unbuilt COMMON LOT LINE shall have a PRIVACY FENCE along it, 7 5-8 feet in height.
214. STREET WALL heights are measured relative to the adjacent sidewalk or ground elevation when not fronting a sidewalk.

Other^{12C}

15. 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.

1. Height Specifications



B. 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 10 feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only by PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.^{11E}

BUILDABLE AREA

3. Buildings shall occupy only the area of the LOT specified on the REGULATING PLAN as BUILDABLE AREA. No part of any building excepting overhanging EAVES and BES permitted BALCONIES, BAY WINDOWS, STOOPS, and shop fronts shall encroach into the STREET beyond the RBL. No part of any building (excepting overhanging EAVES, BALCONIES, STOOPS, and small and unroofed garden structures) shall occupy the remaining LOT area. *[Moved to BES General]* The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 15 percent of the total BUILDABLE AREA and can be located anywhere within the BUILDABLE AREA of the site.

Side LOT Line

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

Garage and Parking Entrances

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

ALLEYS

5. On sites with no ALLEY access, there shall be a 12-foot setback from the rear LOT line.

Corner LOTS

Corner LOTS shall be treated as having STREET FRONTAGE on both the front and side STREETS (or RBLs). *[Moved to BES General]*

LOT/Dwelling Unit Width

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

C. ELEMENTS SPECIFICATIONS

STOOPS

1. Each LOCAL STREET BUILDING shall include either no more than one STOOP of not more than 5 feet deep and 6 feet wide (plus steps) which is required to be built forward of the (RBL); or no more than one front PORCH,

between 8 feet and 10 feet deep with a width not less than 50 percent of the RBL with the building facade placed an additional 2 feet back from the STREET/RBL.

2. 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.
23. 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.
4. In addition, any LOCAL STREET BUILDING may include an entry on the RBL side of the building into an ENGLISH BASEMENT. No entries are permitted below the GROUND STORY on the RBL side of LOCAL STREET BUILDINGS with a GROUND STORY finished floor elevation of 0 to 5 inches above the fronting sidewalk.

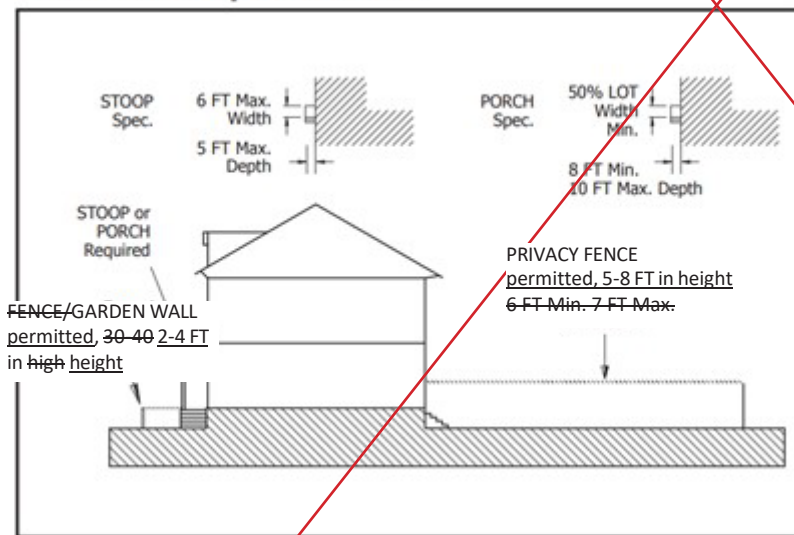
Fences/GARDEN WALLS

5. A fence or GARDEN WALL, ~~30-40~~ 2 to 4 inches feet in height, is permitted along the STREET FRONTAGE and along the COMMON LOT LINES of the front yard.
6. A Privacy Fence opaque ornamental fencing (not including chain link or any other roll type of fencing), between ~~65~~ and ~~78~~ feet in height, may be placed along any unbuilt rear and COMMON LOT LINES.

FENESTRATION

7. FENESTRATION shall be between 30 percent and 70 percent of all RBL building facades (when measured as a percentage of the area of each facade and STORY between 3 and 8 feet above the finished floor).
8. Blank lengths of wall along any RBL facade of more than 15 linear feet are prohibited.

3. Elements Specifications



D. USE SPECIFICATIONS

GROUND STORY

1. A GROUND FLOOR may have residential and home office uses.
2. 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).
3. Building support functions, such as lobbies, rental offices, and club/ activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.

Upper STORIES

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

LOCAL STREET BUILDINGS^{11E}

6. 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

17. Either one ENGLISH BASEMENT or one ACCESSORY UNIT is permitted, except that an ENGLISH BASEMENT is not permitted where the GROUND STORY finished floor elevation is less than 36 inches above the fronting sidewalk.^{11E}
28. 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). [Moved to BES General]. The following requirements apply only to LIVE-WORK Designated Sites"

19. There is no requirement for a STOOP, PORCH or shy zone treatment as described above in STOOPS (1.)^{11E}
210. There is no front yard fence requirement.
311. 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.

24g. Form Based Code Section 405. Neighborhood Sites BES Amendment adopted on December 16, 2017

4056. NEIGHBORHOOD SITES

A. HEIGHT SPECIFICATIONS

Building Height

1. Principal building height is measured in STORIES. [Moved to BES General]
21. The building shall be no more than 3 STORIES in height.
32. No accessory building shall be more than 18 feet to its EAVES.

GROUND FLOOR and Second STORY Height

13. The GROUND FLOOR finished elevation shall be between 30 and 69 inches above the average RBL elevation.^{11F}
24. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR STORY is 14 feet.
35. The GROUND FLOOR STORY and second STORIES shall have at least an 8 foot 10-inch clear height for at least 80 percent of the area of the particular STORY.^{11F, 18B}

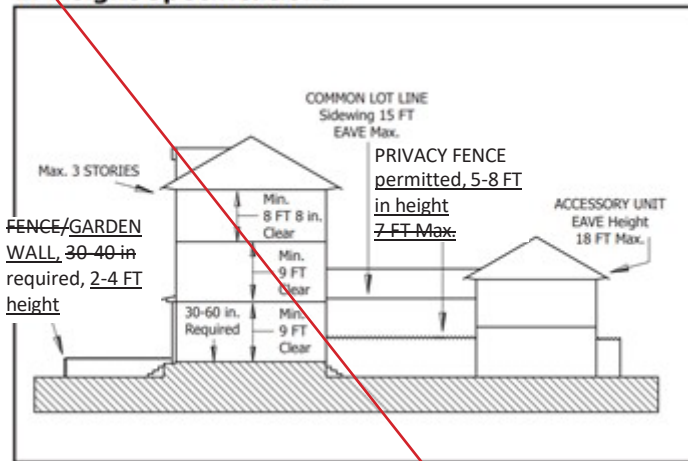
Upper STORIES Height

16. The maximum floor-to-floor STORY HEIGHT for upper STORIES is 10 feet.
27. 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

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

1. Height Specifications



B. 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, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.^{11F}

BUILDABLE AREA

~~Buildings shall occupy only the area of the LOT specified on the REGULATING PLAN as BUILDABLE AREA. No part of any building excepting overhanging EAVES and BES permitted BALCONIES, BAY WINDOWS, and STOOPS, shall encroach into the STREET beyond the RBL. No part of any building (excepting overhanging EAVES, BALCONIES, STOOPS, and small and unroofed garden structures) shall occupy the remaining LOT area. [Moved to BES General]~~

3. The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 30 percent of the total BUILDABLE AREA and can be located anywhere within the BUILDABLE AREA of the site.

Side LOT Line

4. The minimum side setback is 5 feet.

Garage and Parking Entrances

1. ~~Designated GARAGE ENTRIES shall be the sole means of automobile access to a site, unless otherwise approved by the County.~~
2. ~~Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or street) the RBL. Vehicle parking areas (except where a STREET WALL exists or parking is enclosed within an ancillary building) on private property shall not be located within 25 feet of the RBL. These prohibitions are not applicable to on-STREET parallel parking.~~
3. ~~Any garage or parking for vehicles (autos, trailers, boats, etc.) shall be kept within the area designated on the SITING SPECIFICATIONS diagram. Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL. [Moved to BES General]~~

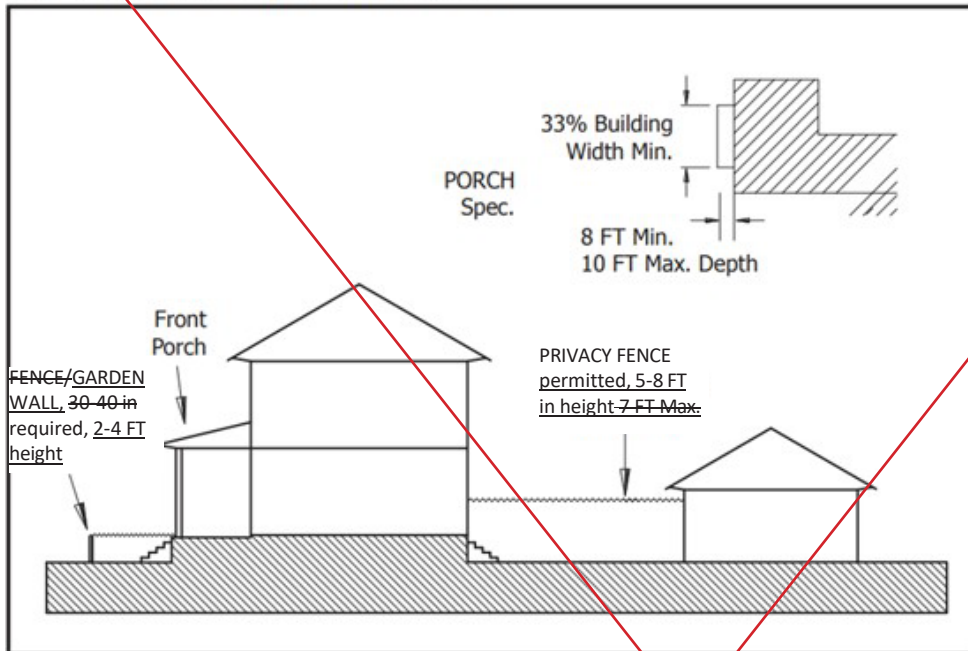
ALLEYS

5. Where there is no ALLEY at the rear LOT line, there shall be a 12-foot setback.

Corner LOTS

6. Corner LOTS shall be treated as having STREET FRONTAGE on both the front and side STREETS (or RBLs).

3. Elements Specifications



C. ELEMENTS SPECIFICATIONS

Walls and Fences

1. A GARDEN WALL—An ornamental front yard fence (not to be chain link or any other type of rolled fencing), 30 to 40 2 to 4 inches feet in height, is required along the STREET frontage and COMMON LOT LINES to at least 10 feet beyond the REQUIRED BUILDING LINE (RBL).
2. A PRIVACY FENCE 7 5 to 8 feet in height, may run the remainder of the rear and COMMON LOT LINES (except within the front yard area which shall have a fence Garden Wall as designated above).

Front Porch

3. A front porch, between 8 feet and 10 feet deep with a width equal to no less than 33 percent of the total building width, is required along and in front of the RBL. For designated LOTS (see the REGULATING PLAN) the front porch is optional.

D. 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 ENGLISH BASEMENT unit or one ACCESSORY UNIT is permitted. Conversion of primary structure single-family units for multiple family uses is prohibited.^{11F}
3. Parking and ACCESSORY UNIT (maximum 650 square feet) uses are permitted in the building area at the rear of the LOT.

24h. Form Based Code Part 5. Streetscape Standards.
Amendment adopted on December 16, 2017

504. Columbia Pike Special Revitalization District Street Tree List

505. Street Lighting

1. STREETLIGHT poles shall be centered along the STREET TREE alignment line where feasible and not in conflict with existing utilities. Where such location is not feasible due to existing or other required, underground or above ground structures in the right-of-way STREETLIGHT poles shall be located 2 feet to 4 feet behind the back of curb within the TREE LAWN (the area, as shown on the STREET Classifications, a minimum of 6 feet in width behind the face of curb). STREETLIGHTS shall not be located within the CLEAR SIDEWALK or the SHY ZONE.
2. STREETLIGHTS shall meet the following, with street classifications determined by the categories assigned in the adopted Master Transportation Plan Street Element:
 - a. On principal arterial streets, STREETLIGHTS shall be double-globed Carlyle luminaires on 16 foot poles.
 - b. On minor arterial streets, STREETLIGHTS shall be single-globed Carlyle luminaires on 14 foot poles.
 - c. On principal and minor local streets, STREETLIGHTS shall be single-globed Carlyle luminaires on 12 foot poles.
3. A photometric analysis will be submitted as part of the FBC application by the developer. Such analysis will show that, with the spacing of STREETLIGHTS as shown by the developer on the lighting plan, the light levels will fall within recommended levels shown in Arlington County's 2014 Traffic and Street Lighting Specifications, as amended, for the street type and location.
4. At the time of development, the developer is required to install STREETLIGHTS and sidewalks on the [street frontage adjacent to] side of the STREET being developed.

24i. Form Based Code Part 6. Architectural Standards.
Amendment adopted on December 16, 2017

Part 6. Architectural Standards

~~Buildings must be reviewed by the ADMINISTRATIVE REVIEW TEAM. The ADMINISTRATIVE REVIEW TEAM will also work with the developer and/or designer to show them how the Form Based Code will satisfy their site needs and other requirements. [Moved to Part 2: Administration]~~

601. General Principles and Intent

- A. ~~1. Tradition [Moved to Intent & Applicability w/ revisions]~~
 1. ~~These standards favor an aesthetic that is traditional in a broad sense. They specify an architecture language of load-bearing walls and regional materials. The standards also specify certain details, such as column and pier spacing, window proportions, roof or cornice configurations, storefronts, and overhangs.~~
 2. ~~The intent behind these standards is to utilize a discipline of form when designing new buildings in order to foster a coherent Columbia Pike aesthetic.~~
 3. ~~All building materials to be used shall express their specific properties. For example, stronger and heavier materials (masonry) support lighter materials (wood).~~

~~B. —2. Equivalent or Better [Moved to Intent & Applicability w/ revisions]~~

- ~~1. —While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the ADMINISTRATIVE REVIEW TEAM and may be added to the approved list after proper review by the County.~~

~~C. —3. Energy Efficiency and Environmental Conservation [Moved to Part 2: Administration]~~

- ~~1. —LEED (Leadership in Energy and Environmental Design) standards, or an equivalent standard, should be incorporated into the building design including the submission of a LEED scorecard in the administrative review process.~~

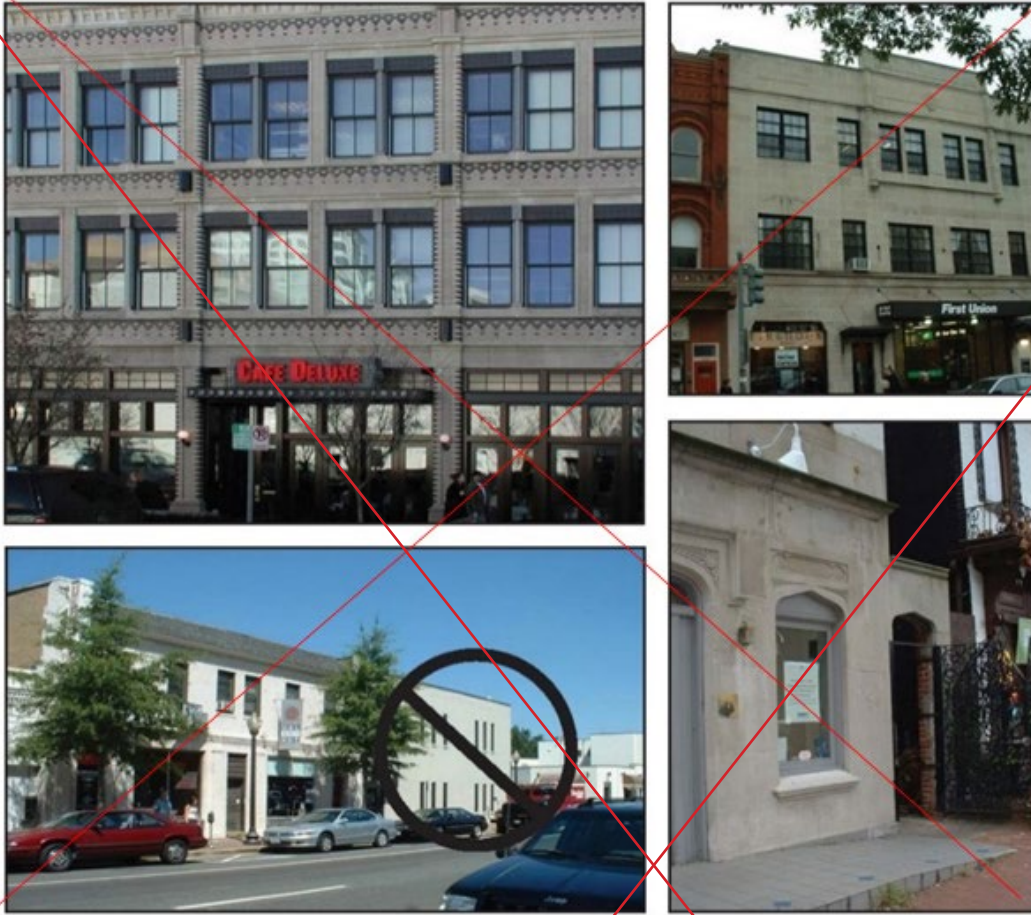
~~D. —4. Where Clearly Visible From The Street [Moved to Part 7: Definitions]~~

- ~~4. —Many of these standards apply only in conditions WHERE CLEARLY VISIBLE FROM THE STREET. Note that the definition of STREET includes parks, CIVIC SQUARES, and CIVIC GREENS. These controls therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a STREET WALL is not CLEARLY VISIBLE FROM THE STREET.~~

~~**602. —Building Walls (Exterior) [Moved to Building Wall Materials w/ revisions]**~~

~~A. Intent and Guiding Illustrations for Building Walls [Moved to Building Wall Materials w/ revisions]~~

~~Building walls should reflect and complement the traditional materials and techniques of Arlington County's regional architecture. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood). The illustrations and statements on this page are advisory only. Refer to the Code standards below for the specific prescriptions of this section.~~



B. ~~2. Standards For Building Walls (WHERE CLEARLY VISIBLE FROM THE STREET) [Moved to Building Wall Materials w/ revisions]~~

~~1. —Materials: The following materials are permitted.~~

- ~~a. —Brick and tile masonry~~
- ~~b. —Stucco (cementitious finish)~~
- ~~c. —Native stone (or synthetic equivalent)~~
- ~~d. —Pre-cast masonry (for trim and cornice elements only)~~
- ~~e. —Gypsum Reinforced Fiber Concrete (GFRC— for trim elements only)~~
- ~~f. —Metal (for beams, lintels, trim elements and ornamentation only)~~
- ~~g. —Split-faced block (only for piers, foundation walls and chimneys)~~
- ~~h. —Wood lap siding~~
- ~~i. —Hardie Plank™ equivalent or better siding~~

~~2. —Configurations and Techniques: The following configurations and techniques are permitted.~~

- ~~a. —Walls~~
 - ~~(i) —Wall openings shall not span vertically more than one STORY.—~~
 - ~~(ii) —Wall openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.—~~
 - ~~(iii) —Wall materials shall be consistent horizontally (i.e. joints between different materials must be horizontal and continue around corners) except for chimneys and piers.—~~

- (i) ~~Material changes shall be made within a constructional logic—as where an addition (of a different material) is built onto the original building.~~
- a. ~~Wood Siding and Wood Simulation Materials~~
 - (i) ~~Lap siding (horizontal) configuration~~
 - (ii) ~~Smooth or rough-sawn finish (no faux wood grain)~~
- b. ~~Brick, Block and Stone~~
 - (i) ~~Must be properly detailed and in appropriate load-bearing configurations.—~~
- c. ~~Stucco (cementitious finish)~~
 - (i) ~~Smooth or sand only, no “cake icing” finish.—~~

~~603. Roofs and Parapets [Moved to Roofs]~~

~~A. Intent and Guiding Illustrations for Roofs and Parapets~~

~~Roofs and Parapets should demonstrate a commonsense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the Columbia Pike Special Revitalization District. Consistent with Arlington’s commitment to green building technology, such technologies should be used to the maximum extent possible. The illustrations and statements on this page are advisory only. Refer to the Code standards below for the specific prescriptions of this section.~~



~~B. — STANDARDS FOR ROOFS AND PARAPETS (WHERE CLEARLY VISIBLE FROM THE STREET) [Moved to Roofs]~~

~~1. — Materials: The following materials are permitted.~~

- ~~a. — Clay or concrete (faux clay)~~
- ~~b. — Tile (barrel or flat roman)~~
- ~~c. — Slate (equivalent synthetic or better)~~
- ~~d. — Metal (standing seam 5 v crimp, equivalent or better)~~
- ~~e. — Dimensional Asphalt shingles~~
- ~~f. — Cornices and soffits may be a combination of wood, vinyl, and/or metal~~

~~2. — Configurations and Techniques: The following configurations and techniques are permitted.~~

~~a. — Pitched Roofs~~

- ~~(i) — The primary ridge beam shall run parallel to the STREET (except NEIGHBORHOOD Sites).~~

~~b. — Pitch (exclusive of roofs behind PARAPET walls)~~

- ~~(i) — Simple hip and gable roofs shall be symmetrically pitched between 6:12 and 12:12.~~
- ~~(ii) — Shed roofs, attached to the main structure, shall be pitched between 4:12 and 7:12.~~

~~c. — Overhang~~

- ~~(i) — Eaves must overhang at least 24 inches on the primary structure.~~
- ~~(ii) — Rakes (gable end) must overhang at least 18 inches.~~
- ~~(iii) — Eaves and rakes on accessory buildings, DORMERS, and other smaller structures must overhang at least 8 inches.~~
- ~~(iv) — Open eaves and simple traditional soffits and fascia are allowed.~~
- ~~(v) — Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).~~
- ~~(vi) — Timber eaves and BALCONY brackets must be a minimum of 5.5 inches in dimension.~~

~~D. — PARAPET ROOFS (Cornice, Entablature, and Coping Standards)~~

- ~~(i) — Allowed for MAIN STREET and AVENUE Sites, and LIVE/WORK Sites where the roof material is not visible from any adjacent STREET only.~~

~~e. — Cornices and Other Features~~

- ~~(i) — Buildings without visible roof surfaces and overhanging Eaves may satisfy the overhang requirement with a cornice projecting horizontally between 6 and 12 inches beyond the building walls. For buildings three stories or taller, the cornice projection shall increase an additional 6 to 12 inches per STORY.~~
- ~~(ii) — Skylights and roof vents are permitted only on the roof plane opposite the primary STREET or RBL or when shielded from STREET view by the building's PARAPET wall.~~
- ~~(iii) — Overly elaborate, "postmodern" and/or "high-tech" designs are discouraged. However, ornamentation which contributes to the character of the building is encouraged. Consult the ADMINISTRATIVE REVIEW TEAM for appropriate configurations.~~
- ~~(iv) — Green roof technologies are encouraged. Vegetative cover should be considered for flat roofs and solar panels should be considered for integration into pitched roof structures.~~

~~604. — Street Walls [Moved to Street Walls]~~

~~A. — Intent and Guiding Illustrations for Street Walls~~

~~STREET WALLS establish a clear edge to the STREET where the buildings do not. The Columbia Pike Special~~

Revitalization District Form Based Code requirements include masonry walls that define outdoor spaces and separate the STREET from the private realm (parking lots, trash cans, gardens, and equipment). All STREET WALL facades shall be as carefully designed as the building façade, with the finished side out, i.e. the “better” side facing the STREET. The illustrations and statements on this page are advisory only. Refer to the Code standards below for the specific prescriptions of this section.



B. Standards for Street Walls (WHERE CLEARLY VISIBLE FROM THE STREET) [Moved to Street Walls]

1. Materials: The following materials are permitted.

- a. Native/regional stone and equivalent imitation stone
- b. Metal (wrought iron, welded steel and/or aluminum [black] for gates only)
- c. Brick
- d. Stucco on concrete block (or poured) only with brick or stone coping
- e. A combination of materials (e.g. stone piers with brick infill panels)

2. Configurations and Techniques: The following configurations and techniques are permitted.

- A. STREET WALLS along any unbuilt REQUIRED BUILDING LINE shall be built to a height of 7 feet above the adjacent ground. [Moved to Part 4: Building Envelope Standards]
- a. Stucco STREET WALLS shall have a hardy species of climbing vine planted along them.
- b. Metal work may additionally be treated to imitate a copper patina.
- c. Copings shall project between 1 inches and 4 inches from the face of the wall. [Moved to Street Walls]

605. Windows and Doors [Moved to Doors & Windows]

A. Intent and Guiding Illustrations for Windows and Doors

Windows shall be divided by multiple panes of glass. This helps the window “hold” the surface of the façade, rather than appearing like a “hole” in the wall (an effect produced by a large single sheet of glass). All windows

and doors should be selected with their energy conservation value in mind so as to achieve the highest possible energy savings. The illustrations and statements on this page are advisory only. Refer to the Code standards below for the specific prescriptions of this section.



B. STANDARDS FOR WINDOWS AND DOORS (WHERE CLEARLY VISIBLE FROM THE STREET) [Moved to Doors & Windows]

1. Materials: The following materials are permitted.

- a. —Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
- b. —Window glass shall be clear, with light transmission at the GROUND STORY at least 90 percent and for the upper stories 75 percent (modification as necessary to meet any applicable building code requirements). Specialty windows may utilize stained, opalescent, or glass block (one per façade maximum).
- c. —Window screens shall be black or gray.
- d. —Screen frames shall match window frame material or be dark anodized.
- e. —Doors shall be of wood, clad wood, or steel.

2.—Configurations and Techniques: The following configurations and techniques are permitted.

- a. —The following requirements apply to all windows:
 - (i) —Windows may be ganged horizontally (maximum 5 per group) if each grouping is separated by a mullion, column, pier or wall section that is at least 7 inches wide.
 - (ii) —Windows shall be no closer than 30 inches to BUILDING CORNERS (excluding BAY WINDOWS and where the BUILDING CORNER is also a BLOCK CORNER).—
 - (iii) —Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.—
- b. —The following requirements apply to all upper-STORY windows:

- ~~(i) Windows shall be double-hung, single-hung, awning, or casement windows.~~
- ~~(ii) Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.~~
- ~~(iii) Residential buildings/floors: panes of glass no larger than 36 inches vertical by 30 inches horizontal.~~
- ~~(iv) The maximum pane size for office uses is 48 inches vertical by 40 inches horizontal.~~
- ~~(v) Egress windows may be installed according to the appropriate building code.~~

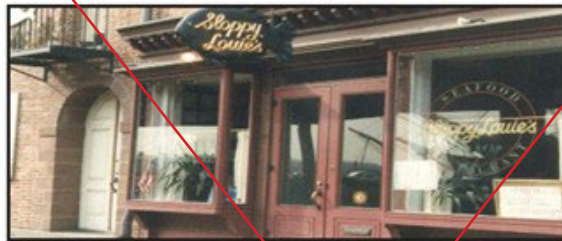
~~3. Shopfront (GROUND FLOOR) Windows and Doors.²⁰⁶~~

- ~~a. Single panels of glass not larger than 6 feet in height by 4 feet wide.~~
- ~~b. GROUND FLOOR windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space) and shall allow a minimum 60 percent of surface view into the building for a depth of at least 20 feet. Provided, however, the County Board may modify this requirement for public, civic and institutional uses identified in Table 3.1, subject to use permit approval as provided in ACZO §15.4, where it finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.~~
- ~~c. Shopfronts may extend up to 24 inches beyond the façade (RBL) into the STREET.~~
- ~~d. Doors: [Moved to Doors & Windows]~~
 - ~~(i) Double height entryways (those that span more than one STORY) are not allowed.~~
 - ~~(ii) Doors shall not be recessed more than 3 feet behind the shopfront windows and, in any case, shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.~~
 - ~~(iii) Roll-down security gates and doors are prohibited.~~

~~**606. Signage²²** [Replaced with abbreviated reference to ACZO Article 13]~~

~~A. INTENT AND GUIDING ILLUSTRATIONS FOR SIGNAGE~~

~~Signs along the Columbia Pike Special Revitalization District's commercial frontages should be clear, informative to the public and should weather well. Appropriate signage is desirable for advertising Columbia Pike shops and offices, and decoration. However, signage that is glaring or large creates a distraction, intrudes into and lessens the Columbia Pike Special Revitalization District experience, and creates visual pollution. Blade type shop signs incorporating creative art, graphics or materials are encouraged for retail and office tenants. The illustrations and statements on this page are advisory only. Refer to the Code standards below for the specific prescriptions of this section.~~



B. — Allowed Signs (WHERE CLEARLY VISIBLE FROM THE STREET) ^{6_156}

Form Based Code projects may have the following signs provided they comply with the standards set forth in VI.F.3 below:

1. — Each building may have one building sign.
2. — Each retail or office tenant on the Ground Floor or Second Story may have the following signs:
 - a. — Unlimited AWNING signs and STREET address signs;
 - b. — One blade type shop sign per Street frontage;
 - c. — One graphic sign;
 - d. — Up to a total of three wall or window signs;
 - e. — One additional wall or window sign and one additional blade sign are permitted for tenants occupying retail or office spaces with more than one STREET FRONTAGE.
3. — Where there is SHARED PARKING within a structure, the following signs are allowed in addition to the signs allowed for the designated BES SITE in which the Shared Parking is located:
 - a. — One wall sign; and
 - b. — Unlimited blade signs meeting the standards for incidental signs as set forth in 13.7.8.

C. — Signage Standards: ²²

1. Wall Signs

- a. —Wall signs for retail and office spaces are permitted either within the area above the GROUND STORY windows and below the second STORY windows, or on the vertical front of or on top of a CANOPY. All wall signs shall be placed within a horizontal band not to exceed two feet in height. This band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk, unless placed on the front of or on top of a CANOPY. If placed on top of a CANOPY, the two-foot band shall not extend more than two feet beyond the top of the CANOPY. Wall signs shall not come closer than two feet to an adjacent COMMON LOT LINE or the boundary of the area permitted to be used by the retail or office tenant.
- b. —Wall signs allowed where there is SHARED PARKING within a structure may be placed only in a horizontal band not to exceed two feet in height. This band shall be located immediately above the entrance to be SHARED PARKING structure and shall not be higher than four feet from the top of the entrance opening.
- c. —Letters on all wall signs shall not exceed 18 inches in height or width and three inches in relief. Wall signs shall not exceed 20 feet in length.

2. Window Signs

- a. —Window signs are permitted to be placed or painted within GROUND FLOOR or second STORY office and retail windows and the entire window sign shall fit within a rectangle of eight square feet.
- b. —Window signs shall be allowed automatic changeable copy elements as set forth in ACZO 13.12.

3. Blade Type Shop Signs

- a. —Blade type shop signs shall be not more than six square feet
- b. —Blade type shop signs shall be located so that there is a minimum of nine feet clear height above the sidewalk and below the blade type sign. Blade signs may be hung from an overhang or AWNING.
- c. —Blade type shop signs shall not be internally illuminated and commercial messages may occupy no more than one-half of the square footage within the sign.

4. Graphic Signs

- a. —Graphic signs (a graphics sign is a sign designed to be read only from a distance of less than three feet away), such as, but not limited to restaurant menus or building directories, shall be located in a permanently mounted display box of not more than three square feet on the surface of the building adjacent to the entry. Graphics signs shall not be exposed to the elements.
- b. —Graphics signs shall not be exposed to the elements.

5. Building Sign

- a. —A building sign may be: 1) a masonry or bronze plaque on any building; or 2) A wall or blade sign on a Main Street or Avenue building. Building signs shall meet all requirements set forth in the table below, and shall not cross from one vertical discrete facade composition to another.

6. —External lighting directed towards signage that is not internally illuminated is permitted. The energy efficiency of lighting should be considered.

7. —Signs shall be further limited and regulated by the following provisions of the Arlington County Zoning Ordinance, which shall be incorporated as if fully set forth herein:

| SECTION | TITLE |
|--|-----------------------------------|
| 13.2 | APPLICABILITY |
| 13.3.1 .A.1; 13.3.1.A.2(A) AND (B); 13.3.1.B | SPECIAL EXCEPTIONS |
| 13.3.2 | NO VARIANCES |
| 13.4 | SIGNS PROHIBITED IN ALL DISTRICTS |
| 13.7.6 | FLAGS (FOR ANY BES SITES) |

| | |
|----------|--|
| 13.7.8 | INCIDENTAL SIGNS (FOR ANY BES SITES) |
| 13.7.11 | SIDEWALK SIGNS (FOR ANY ESTABLISHMENT DEVELOPED UNDER THIS CODE) |
| 13.9.1.H | NEIGHBORHOOD SIGNS |
| 13.9.2 | SIGN SYSTEMS |
| 13.11 | STANDARDS FOR LIGHTED SIGNS |
| 13.12 | FLASHING, MOVING AND CHANGEABLE COPY SIGNS |
| 13.15 | TEMPORARY SIGNS FOR CONSTRUCTION AND SALE/LEASING |
| 13.16 | GENERAL PROVISIONS |
| 13.17 | NONCONFORMING SIGNS |
| 15.7.8 | SIGNS REQUIRING A COA |
| 15.8 | SIGN PERMITS |
| 17.4 | CRIMINAL PENALTIES |

~~8. AWNINGS/Overhangs: *[Moved to Awnings & Canopies]*~~

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

- ~~a. 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).~~
- ~~b. Canvas cloth or equivalent (no shiny or reflective materials), metal or glass.~~
- ~~c. No internal illumination through the AWNING/Overhang.~~
- ~~d. Except for wall signs permitted to be attached to CANOPIES, lettering and/or logos on AWNINGS and CANOPIES shall be limited to 5 inches tall on the vertically hanging fabric/face at the curb side of the AWNING or CANOPY.~~
- ~~e. No one-quarter cylinder configurations.⁶~~

~~**607. Lighting and Mechanical Equipment** *[Moved to Mechanical Equipment]*~~

~~A. Intent and Guiding Illustrations for Lighting and Mechanical Equipment~~

~~Materials and equipment chosen for lighting fixtures should be durable, energy efficient and weather well. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. The illustrations and statements on this page are advisory only. Refer to the Code standards below for the specific prescriptions of this section~~



B. Standards for Lighting and Mechanical Equipment (WHERE CLEARLY VISIBLE FROM THE STREET)

1. Lighting: *[Moved to Part 5: Streetscape Standards]*

- a. STREET LIGHTS shall meet the following, with street classifications determined by the categories assigned in the adopted Master Transportation Plan Street Element:
 - (i) On principal arterial streets, STREET LIGHTS shall be double-globed Carlyle luminaires on 16 foot poles;
 - (ii) On minor arterial streets, STREET LIGHTS shall be single-globed Carlyle luminaires on 14 foot poles;
 - (iii) On principal and minor local streets, STREET LIGHTS shall be single-globed Carlyle luminaires on 12 foot poles.
- b. A photometric analysis will be submitted as part of the Form Based Code application by the developer. Such analysis will show that, with the spacing of street lights as shown by the developer on the lighting plan, the light levels will fall within recommended levels indicated in Arlington County's 2012 Traffic and Street Lighting Specifications, for the street type and location. ^{16D}
- c. At the front of the building, exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade.
- d. All LOTS with ALLEYS shall have lighting fixtures within 5 feet of the ALLEY right of way. This fixture shall illuminate the ALLEY, shall be between 9 and 14 feet in height, and shall not cause glare in adjacent LOTS.
- e. Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate ALLEYS, parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other LOTS, the STREET, or direct light out of the Columbia Pike Special Revitalization District.
- f. Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting).

- ~~g. Site lighting shall be of a design and height and shall be located so as to illuminate only the LOT. An exterior lighting plan must be approved as consistent with these standards by the ADMINISTRATIVE REVIEW TEAM.~~
- ~~h. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.~~
- ~~i. Lighting for parking garages shall satisfy Crime Prevention Through Environmental Design (CPTED) standards.~~
- ~~j. Traffic signal mast arms shall be the black Columbia Pike decorative model with a "tear drop" light fixture. The bell cover at the base shall not be installed in such a way as to infringe on the required clear zone within the sidewalk.~~
- ~~2. —Mechanical Equipment: [Moved to Mechanical Equipment]~~
 - ~~a. The following shall be placed away from any RBL, not be stored or located within any STREET, and be screened from view from the STREET:~~
 - ~~(i) Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and the like may not be stored or located within any area considered a STREET under this Code.~~
 - ~~b. Roof mounted equipment shall be placed away from the RBL and be screened from view from the STREET.~~

601. General Intent

The primary purposes of the Architectural Standards, working in tandem with the Building Envelope Standards, are to: 1) reinforce, enhance, and support a vibrant and safe pedestrian environment through the application of high quality materials and architectural designs and 2) to achieve an aesthetic in the Columbia Pike corridor that promotes a distinct visual identity, is rich in character, creates inviting public spaces, and is strengthened by the diversity and quality of its architecture and public spaces. The Architectural Standards specify certain details, such as window proportions, roof or cornice configurations, storefronts, overhangs, and building wall materials. The standards are intended to result in construction that is durable and of high quality, including sustainable elements, that will continue to strengthen the diversity of the Columbia Pike corridor. A wide range of architectural expressions, from traditional to contemporary, can be used to support this vision. The character of new building facades should complement the materials and general scale of surrounding neighborhood buildings and, through application of these standards, create a cohesive ensemble of buildings within the Columbia Pike Special Revitalization District.

602. Applicability

- A. These standards shall apply to all new construction within the Columbia Pike Special Revitalization District, unless otherwise expressly stated in Part 2.
- B. While certain materials, techniques, and product types are prescribed in this section as being permitted, equivalent or better practices and products are encouraged. Alternatives may be proposed through submittal of technical specifications, samples, and case examples for proposed materials to the Zoning Administrator. The FBC Administrative Review Team and the Zoning Administrator will review the proposal and compare the use of the material, technique or product type and its durability and appearance with the permitted materials, to determine whether it is an equivalent or better material, technique, or product type. Once an alternative material, technique, or product type has been determined to be acceptable for use, it shall be added to a list maintained by the Zoning Administrator as acceptable in future applications.

603. Building Wall Materials

A. Intent

The BUILDING WALL MATERIALS standards are intended to achieve simple configurations and solid craftsmanship. The building walls should be developed using construction techniques and structural constraints of time-tested, long-lasting building materials.

B. General Standards for all Buildings/Building Envelope Standards

1. For buildings three (3) STORIES or more, the GROUND STORY BUILDING WALL MATERIALS shall be different from the materials above or an EXPRESSION LINE shall be provided to differentiate the GROUND STORY from upper STORIES and to reinforce the STREET.
2. When different materials are used on a FACADE, heavier materials shall be used below lighter materials (i.e., darker color brick below lighter colored brick; cast stone below brick; brick below metal panel; brick below siding).
3. Siding shall be wood or composite material. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.
4. Metal or cementitious panels may be used only as ORNAMENTATION MATERIALS.
5. Brick MASONRY may be painted.
6. All STUCCO surfaces shall have a smooth or sand finish and shall be painted.
7. All exposed MASONRY walls (i.e. STREET WALLS, GARDEN WALLS, other free-standing walls, parapet) shall have a cap to protect the top of the wall from weather.
8. The following building wall materials are prohibited:
 - a. EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam-based products
 - b. Vinyl and aluminum siding
 - c. Prefabricated STUCCO panels and sprayed on STUCCO finishes

C. Standards for Multi-family and Mixed-Use Buildings

1. For multi-family and mixed-use buildings:
 - a. Permitted BUILDING WALL MATERIALS are: MASONRY (brick, ground-face block, stone or cast stone), terracotta, ceramic tile, and STUCCO.
 - b. Permitted ORNAMENTATION MATERIALS are: metal or cementitious panels or elements, thin/veneer brick panels or tile, and other decorative elements and siding.
 - c. Thin/veneer brick panels or tile may only be applied for the uppermost story to address building code constraints

D. Standards for Townhouses

1. For Townhouses, permitted finished building wall materials are: MASONRY, (brick, ground-face block, stone, or cast stone), STUCCO, and siding (of wood or composition board, such as HardiPlank®). Composition board (such as HardiPlank®) may have a smooth or grained finish.



examples of appropriate masonry walls



examples of appropriate townhouse configurations



examples of **inappropriate** building wall applications



poor use of building materials



incorrect hierarchy of wall materials



inconsistent order of facade

Illustrations and precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the image is permitted or prohibited. Source: Google Maps.

604. Doors

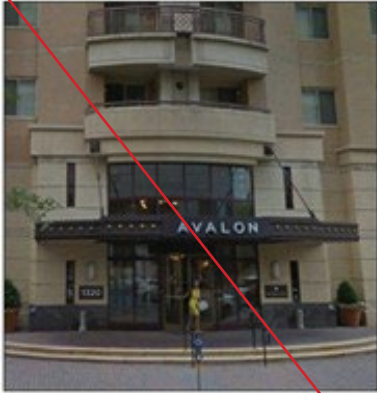
A. Requirements & Configurations

1. Permitted materials for doors include wood, metal, glass, and pre-engineered metal and glass systems.
2. Garage doors:
 - a. When an ALLEY is within or adjacent to a BES SITE, garage doors shall face towards the ALLEY.
 - b. Garage doors CLEARLY VISIBLE FROM THE STREET shall be no more than 12 feet in width, and where there are multiple garage doors, there shall be a separation between garage doors of at least 12 inches. (See Illustration 604.A.2).

605. Windows

A. Requirements & Configurations

1. All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:
 - a. This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, as one unit. Windows may include vertical, horizontal or square glass or unenclosed openings.
 - b. Windows may be grouped horizontally, but only if each is separated by a frame element, column, pier, or wall section, with a minimum width of 7 inches between glass or unenclosed openings.
 - c. Where muntins are used to divide panes of glass (either as true-divided lite windows or simulated-divided lite windows), muntins shall be applied to the exterior of the glass to create shadow and dimension.
2. Windows shall correspond to the CLEAR HEIGHT within a building and shall not span across building structure such as floor structural and mechanical thicknesses. Windows on different STORY levels shall be separated by a minimum 18 inch wall or framing element.
3. Permitted window types are: single-, double-, and triple-hung, casement, awning, clerestory, and transom.
4. When used, shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed. Shutters shall be constructed of wood and shall be mounted with appropriate hinges fastened to window frames and tiebacks fastened to masonry joints so as to appear or be operable.
5. On all upper STORIES, a minimum of 40 percent of window glass area per STORY shall be operable and openable. Buildings that have dwelling units containing more than one wall with windows shall distribute the operable windows amongst the walls so that cross-ventilation is possible.
6. All window glass shall be clear and non-reflective, except as may be required for LEED or other green building standards.
7. Windows and window frames shall be recessed a minimum of 2 inches from the wall plane.
8. Permitted materials for windows are: wood, metal, glass, vinyl, fiberglass, and pre-engineered metal and glass systems.



examples of appropriate doors



examples of appropriate windows

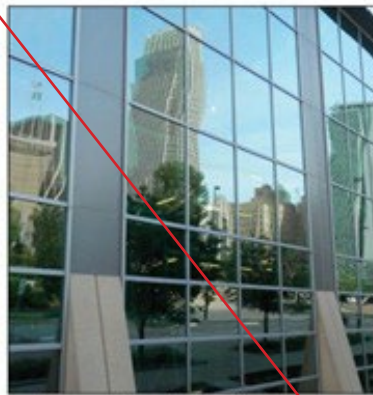
examples of inappropriate doors and windows



ribbon windows not permitted



improper window framing



curtain walls not permitted

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606. Shopfronts**A. Requirements & Configurations**

1. The bottom of all SHOPFRONT window glass shall be between 1 and 3 feet above the adjacent fronting CLEAR SIDEWALK and shall run from the sill to a minimum of 8 feet above the adjacent fronting CLEAR SIDEWALK. BUILDING WALL MATERIAL permitted by Section 603 above shall be used below the SHOPFRONT window glass.
2. SHOPFRONT window glass shall be clear, with light transmission of at least 90 percent (modified as necessary to meet applicable building and energy code requirements). However, SHOPFRONT glass that is located above 8 feet the adjacent fronting CLEAR SIDEWALK or no lower than the top of any door along the SHOPFRONT may be tinted or stained.
3. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet such that window signs or other opaque window glass treatments or applications are minimized. Operable shading devices within the conditioned space are permitted. Provided, however:
 - a. The County Board may modify the requirement specified in 606.A.3 above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and FBC use standards" column of Building Use Table provided in Section 901, and subject to approval of a use permit, as provided in ACZO 15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.
4. SHOPFRONT doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.
5. SHOPFRONT doors shall not be recessed more than 3 feet behind the SHOPFRONT windows and, in any case, shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.
6. SHOPFRONTS shall be differentiated from the FACADE above by an EXPRESSION LINE.
7. SHOPFRONTS may extend up to 36" beyond the FAÇADE (RBL) into the STREET.

607. Awnings and Canopies**A. Requirements & Configurations**

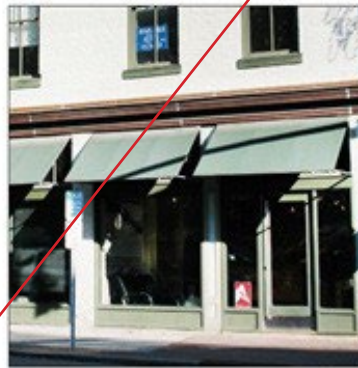
1. The top of all AWNINGS shall be mounted no more than one (1) foot above the opening below. AWNINGS shall be used to shade windows.
2. AWNINGS shall be made of durable fabric and may be either fixed or retractable. High-gloss, plasticized, shiny or reflective materials are prohibited.
3. Back-lit AWNINGS are prohibited.
4. CANOPIES shall be mounted to the building wall and supported either from below by brackets or from above by cables or chains, or be structurally integrated with the building.
5. CANOPY framing shall be constructed of either metal or wood.
6. Permitted CANOPY roofing materials are: metal standing seam (5V crimp or equivalent), slate, glass, and corrugated metal.



examples of appropriate shopfronts



examples of appropriate awnings and canopies



examples of **inappropriate** shopfronts, awnings and canopies



awnings should only cover pedestrian doorways or windows



awnings incorrectly placed and obscure architectural features



canopy is redundant; unnecessary over a vehicular entrance

Illustrations and precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the image is permitted or prohibited. Source: Google Maps

608. Roofs

A. Roof Types

1. For MAIN STREET, AVENUE, and LIVE/WORK BUILDINGS, flat roofs are permitted provided that the roof material is not visible from any adjacent Street

2. For LOCAL and NEIGHBORHOOD BUILDINGS, roof types shall be limited to gable, hip, and gambrel, provided, however, that shed roofs are permitted on PORCHES, STOOPS, CANOPIES and BALCONIES.
3. Green roof technologies are encouraged. Vegetative cover should be considered for flat roofs and solar panels should be considered for integration into pitched roof structures.
4. Skylights and roof vents are permitted only on the roof plane opposite the primary Street or RBL or when shielded from Street view by the building's Parapet wall.

B. Flat Roofs

Where flat roofs are permitted, they shall have a parapet around the entire perimeter of the building.

C. Pitched Roofs

All pitched roofs shall be as follows:

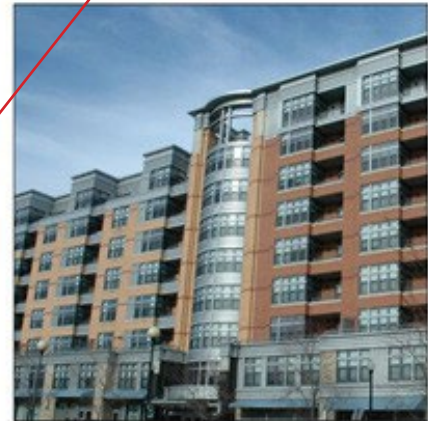
1. Roofs that cover the main body of a building shall have a slope of no less than 4:12 and no more than 10:12. The lower slope of a gambrel roof may have a pitch of up to 24:12.
2. The roofs of PORCHES, STOOPS, CANOPIES, and BALCONIES shall have a slope of no less than 2:12 and no more than 6:12.
3. All roofs, except shed roofs, shall be symmetrically sloped.
4. The end walls of a gable or gambrel roof may extend up above the roof line to form a parapet.
5. Gambrel roofs are permitted only when the roof ridge runs parallel to the front FACADE.
6. Pitched roofs, except those on the FACADE side of the building, may be "cut out" to allow roof access for terraces and mechanical equipment. The cut out area shall be neither within 18 inches of either end of the individual building nor within 18 inches of the ridge.
7. Roof eaves shall overhang the walls below.
8. Permitted roofing materials for all pitched roofs are: metal, metal shingle, slate, synthetic slate, and composition shingles, provided, however, that corrugated metal roofs are prohibited.



examples of appropriate pitched roofs



examples of appropriate flat roofs



examples of inappropriate roofs



mansard roofs not permitted



excessive overhang not permitted



flat roof deck space not permitted along the Required Building Line

Illustrations and precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the image is permitted or prohibited. Source: Google Maps

609. Mechanical Equipment

A. Requirements & Configurations

1. If MECHANICAL EQUIPMENT is located at-grade, and CLEARLY VISIBLE FROM A STREET, it shall be screened by a PRIVACY FENCE or GARDEN WALL.
2. All MECHANICAL EQUIPMENT on a roof shall be screened.
3. All screening of MECHANICAL EQUIPMENT and penthouses placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening or penthouse in order to minimize visibility from surrounding streets and shall have a maximum height of 18 feet.

610. Street Walls, Garden Walls and Privacy Fences

A. Street Walls

1. Permitted materials for STREET WALLS are: brick, stone, cast stone, or other masonry.
2. STREET WALLS may include some openings within the masonry (see illustration of 11th Street example)
3. STREET WALLS shall include copings which shall project between 1 and 4 inches from the face of the wall

B. Garden Walls

1. Permitted materials for GARDEN WALLS are: brick, stone, cast stone, or other masonry faced with stucco, iron, steel, or a combination of masonry, iron and steel. GARDEN WALLS may include panels of wood, metal, or dimensional composite material between piers.
2. When building walls and GARDEN WALLS are both faced with STUCCO and adjacent to one another, the finish and color shall be identical on both.

C. Privacy Fences

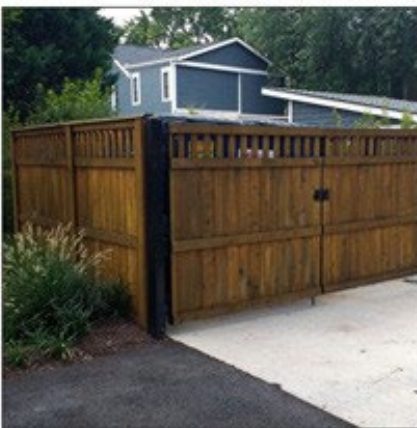
1. Permitted materials for fences are: wood, metal, dimensional composite material, and wood/dimensional composite material with masonry piers
2. Chain link fences are prohibited.

D. Gates

1. Permitted materials for gates are: wood, dimensional composite material, and metal, or combinations thereof.



examples of appropriate street walls, garden walls, and privacy fences



examples of appropriate mechanical equipment configurations hidden from the Street



examples of **inappropriate** mechanical equipment configurations visible from the STREET

Illustrations and precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the image is permitted or prohibited. Source: Google Maps

611. Signs

- A. Signs for multi-family and mixed-use DEVELOPMENT PROJECTS shall be regulated by provisions in Article 13.7 of the Arlington County Zoning Ordinance.
- B. Signs for townhouse DEVELOPMENT PROJECTS shall be regulated by provisions in Article 13.6 of the Arlington County Zoning Ordinance.
- C. Signs for detached and single-family DEVELOPMENT PROJECTS shall be regulated by provisions in Article 13.5 of the Arlington County Zoning Ordinance.
- D. Signs shall be further limited and regulated by the following provisions in Article 13 of the Arlington Zoning Ordinance, which shall be incorporated as if fully set forth herein:

| <u>SECTION</u> | <u>TITLE</u> |
|---|---|
| <u>13.2</u> | <u>APPLICABILITY</u> |
| <u>13.3.1 .A.1; 13.3.1.A.2(A) AND (B); 13.3.1.B</u> | <u>SPECIAL EXCEPTIONS</u> |
| <u>13.3.2</u> | <u>NO VARIENCES</u> |
| <u>13.4</u> | <u>SIGNS PROHIBITED IN ALL DISTRICTS</u> |
| <u>13.7.6</u> | <u>FLAGS (FOR ANY BES SITE)</u> |
| <u>13.7.8</u> | <u>INCIDENTAL SIGNS (FOR ANY BES SITE)</u> |
| <u>13.7.11</u> | <u>SIDEWALK SIGNS (FOR ANY ESTABLISHMENT DEVELOPED UNDER THIS CODE)</u> |
| <u>13.9.1 .H</u> | <u>NEIGHBORHOOD SIGNS</u> |
| <u>13.9.2</u> | <u>SIGN SYSTEMS</u> |
| <u>13.11</u> | <u>STANDARDS FOR LIGHTED SIGNS</u> |
| <u>13.12</u> | <u>FLASHING, MOVING AND CHANGEABLE COPY SIGNS</u> |
| <u>13.15</u> | <u>TEMPORARY SIGNS FOR CONSTRUCTION AND SALE/LEASING</u> |
| <u>13.16</u> | <u>GENERAL PROVISIONS</u> |
| <u>13.17</u> | <u>NONCONFORMING SIGNS</u> |
| <u>15.7.8</u> | <u>SIGNS REQUIRING A COA</u> |
| <u>15.8</u> | <u>SIGN PERMITS</u> |
| <u>17.4</u> | <u>CRIMINAL PENALTIES</u> |

24j. Form Based Code Part 7. Definitions. **Amendment adopted on December 16, 2017**

701. Defined Terms

The following terms are defined for the purpose of the Columbia Pike Special Revitalization District Form Based Code, Article 11.1 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.

Attic Story

Occupiable space situated entirely within a pitched roof and above the uppermost story.

Avenue Building

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

Average Building Height

The number, in feet, derived from dividing the overall Façade length by the sum of each Façade Segment's ratio of length to height. For purposes of calculating a Façade Segment's height, the measurement shall be taken from the grade at the midpoint of the Façade Segment's length to the top of the wall plate, excluding any architectural embellishments. Average Building Height for each Façade is calculated as shown below and in Illustration a where "FS" represents individual Façade Segments:

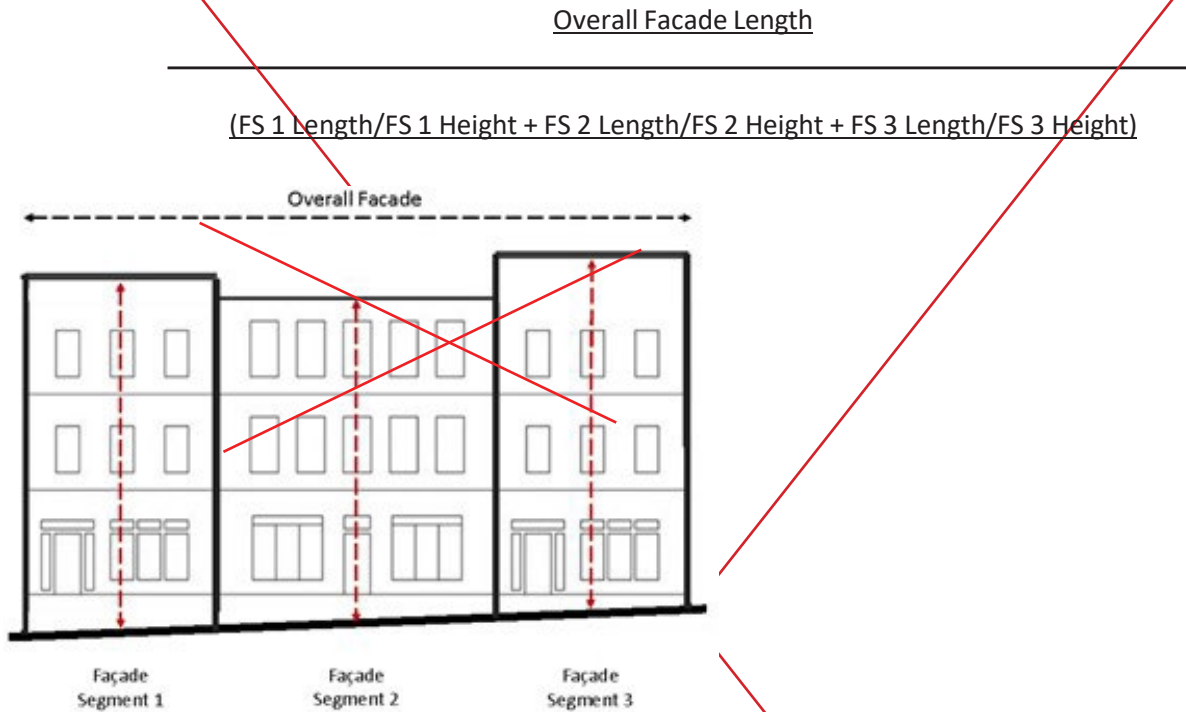


Illustration a

Balcony

An exterior platform attached to the upper Stories of the building Façade. 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. [Moved to BES General]

Bay or Bay Window

Generally, a U-shaped (or similarly shaped) enclosure including a window, extending the interior space of the building outward from the Façade. of the exterior BUILDING WALL/RBL (along its STREET side). Minimum interior clear width at main wall or 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. [Moved to BES General]

BES Site

That portion of a DEVELOPMENT PROJECT that is subject to the standards of a single BUILDING ENVELOPE STANDARD.

Block Face

The REQUIRED BUILDING LINE frontage between BLOCK CORNERS.

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.

The outside corner of a BLOCK at the intersection of any two STREETS (the RBLs) and when the inside angle of the RBLs is less than 180 degrees (concave). (See illustration b.)

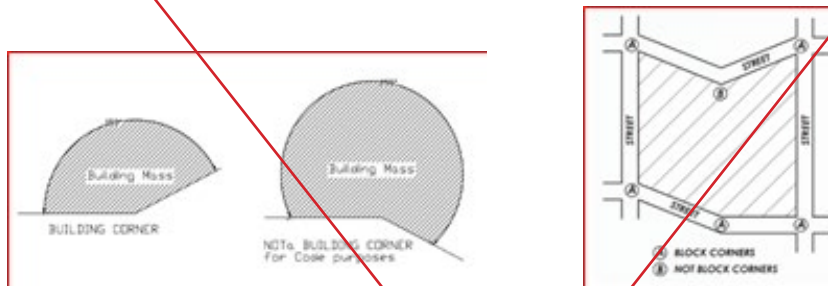


Illustration b

Building Wall Materials

Primary materials cover more than 33 25 percent of the building FACADE excluding FENESTRATION.

Clear Height

Within a structure, the distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground to the bottom of the lowest element above.

Clear Sidewalk

An area within a STREET that is prescribed to be clear of obstructions, paved with smooth concrete, and that allows public passage.

Complete and Discrete Vertical Facade Composition

A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in at least three all of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a 'human scale' for the STREET:

- Different fenestration type (window shape, proportion, and/or grouping) proportions of at least 20 percent in height or width or height:width ratio. (See illustration b.);
- Different facade bay composition rhythm/pattern (i.e. "ABA" "ABBA" "BAAB" "ABCBA") (See illustration c.);
- Change in wall material, or in the case of masonry, a change in color and/or proportion of masonry units employed;
- Change in total fenestration percentage of 12-10 percent or more; and/or
- Change in the treatment of the cornice line

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} An occupiable floor level below the GROUND STORY that is partially above and partially below the average elevation of the fronting CLEAR SIDEWALK, with windows, and with or without a direct STREET entry. ENGLISH BASEMENTS do not count against the STORY limit, but their elevation above grade is included in the ULTIMATE BUILDING HEIGHT measurement.

Expression Line

A line prescribed at a certain level of a building for the major part of the width of a FACADE, expressed by a variation in material or by a limited projection such as a molding, BALCONY, or CANOPY.

Facade

The building elevation facing the STREET or REQUIRED BUILDING LINE. Building walls facing private interior courts, common lot lines, ALLEYS and PEDESTRIAN PATHWAYS are not FACADES.

Facade Composition

The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FACADE.

Facade Segment

Each portion of the Façade with a consistent, discrete building height. A Façade with varying heights is composed of multiple Façade Segments. A Façade with no height variation is composed of a single Façade Segment

Fenestration

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

Front Porch

A single ground floor platform or two to three platforms stacked at the ground and upper STORY levels, and attached to a FAÇADE.

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. [Moved to BES General]

Garden Wall

A wall defining a property line and/or delineating a private area.

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.

Grade

The ground level or elevation at the outside of the building on a lot after grading or construction, as shown on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as submitted to the Zoning Office on the accepted elevation drawings. The average GRADE shall be calculated individually along each Façade to establish the GROUND STORY.

Ground Floor Ground Story

The first occupiable level of a building where at least 580 percent of the finished floor elevation is at or above grade and within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the second Story floor. ^{11A}

Live/Work

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

Mechanical Equipment

Equipment which includes any heating, ventilation, and air conditioning (HVAC) or electrical machinery, including air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans (not including public sidewalk waste bins), storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, cellular antenna, and similar elements. Mechanical equipment does not include solar panels or that which may be needed to power accessibility equipment, such as power door openers and wheelchair lifts.

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 constructed to violate this provision). Areas within the Open Contiguous Lot Area shall not be used for storage, trash collection, or placement of mechanical equipment.

Ornamentation Materials

Materials used to provide architectural accent on the FACADE and cover less than 33.25 percent of the FACADE excluding FENESTRATION.

Parking Setback Line

A line or plane indicated on the REGULATING PLAN which extends vertically up from the GROUND STORY floor level (unless otherwise noted on the Regulating Plan or BES) and is generally parallel to the REQUIRED BUILDING LINE. The PARKING SETBACK LINE establishes the closest point to the RBL in which parking may be placed within the BES Site.

Privacy Fence

A fence along ALLEYS, PEDESTRIAN PATHWAYS, or COMMON LOT LINES. 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.~~

~~Story, Story Height~~

~~That space within a building, and above grade 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 Wall~~

~~A masonry wall that defines the STREET in the absence of a building.~~

~~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.~~

~~Tree Lawn~~

~~A continuous strip of soil area located between the back of curb and the Clear Walkway, and used for planting Street Trees.~~

~~Ultimate Building Height~~

~~The maximum height allowed for any building measured in feet vertically from the average elevation of the Clear Sidewalk directly in front of the building to the top of the wall plate for each Façade.~~

~~“Where Clearly Visible from the Street”~~

~~Many requirements of the this 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 40 feet from the RBL/STREET (such as items facing a COMMON LOT LINE more than 31 41 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. This does not exempt vehicle parking lots or parking structures from any Building Envelope Standard requirements.~~

~~Zero-Step Entry/Exit.~~

~~An entrance that is flush at the threshold without steps~~

**25a. Form Based Code Part 3. Regulating Plans. Table 3.1
Amendment adopted on November 13, 2021**

Part 3. Regulating Plans

Table 3.1: Form Based Code Ground Story Use Table

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|--|---|---------------------------------|---|----------------------|
| Key: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted | | | | |
| Retail, Service and Commercial Use Categories | | | | |
| Entertainment (see §12.2.5.A) | Theatres | P | | |
| | All other entertainment uses | U | | |
| Food Establishments | Restaurant, general | P | | §12.5.22 |
| | Restaurant, limited | P | | §12.5.22 |
| | Food delivery service | U | Yes | |
| | Catering establishment, small scale | P U on Principal Arterials | Yes | |
| | Food delivery service | U | Yes | |
| | <u>Shared commercial kitchens</u> | <u>P</u> | | |
| | | | | |
| Recreation (see §12.2.5.F) | Minature golf course | U | | |
| | All other indoor recreation uses | U | | |
| Office (see §12.2.5.C) | Audio-visual production studio | U <u>P</u> | | |
| | College operated as a commercial enterprise | U <u>P</u> | Yes | |
| | Financial Services | P | | |
| | Office or clinic, medical or dental | P U on Principal Arterials | Yes | §12.5.16 |
| | Offices, business and professional | <u>P</u> | | |
| | All other office uses | <u>P</u> | | |
| | | | | |
| Retail, Sales (see §12.2.5.G.2(a)) | Drugstore | P | | §12.5.5. §12.5.22 |
| | Grocery store | P | | §12.5.10 §12.5.22 |
| | All other retail sales uses | P | | §12.5.21 |

| | | | | |
|--|---|---|-----|----------|
| Retail, Personal-Service (see §12.2.5.G.2(b)) | Animal care facilities, veterinary clinics, animal hospitals and animal boarding | U on Principal Arterials P | Yes | §12.5.2 |
| | Mortuary or funeral home | U | | §12.5.14 |
| | Pawnshop | P | | |
| | All other personal service retail uses | P | | §12.5.20 |
| Retail, Repair (see §12.2.5.G.2(C)) | All retail repair uses | P | | |
| Self-service storage uses (see §12.2.5.G) | Self-service storage facilities | U | | §12.5.25 |
| | All other self-service storage uses | | | |
| Vehicle Sales and Service (see §12.2.5.H) | Vehicle service establishment | U | | §12.5.28 |
| | Vehicle sales, rental, or leasing facilities | U | Yes | §12.5.29 |
| | Other vehicle sales and service uses | | | |
| Public, Civic and Institutional Use Categories PUBLIC, CIVIC and INSTITUTIONAL uses below are eligible for certain design relief as provided in VI.E.2.c, as part of the use permit approval for such use. For those uses otherwise allowed by-right (P), such design relief may also be approved subject to use permit approval for such use. | | | | |
| Colleges (see §12.2.4.A) | Colleges/Universities (public; not-for-profit) | U | Yes | |
| Community Service (see §12.2.4.B) | Community Centers | U | | |
| | Libraries | U | | |
| | Museums and Art Galleries or Studios | U P | | |
| | Recreation Centers | U | | |
| Religious Institutions (see §12.2.5.H) | Churches, mosques, synagogues and temples | P | | |
| Governmental Facilities (see §12.2.5.I) | Fire and police stations | U | | |
| Hospital | Hospitals | U | | |
| Schools (see §12.2.5.I) | Schools, Elementary, Middle, or High | U | | §12.4.7 |
| Day Care (see §12.2.4.C) | All day care uses | U | Yes | |

| Industrial Use Categories | | | | |
|---|--|---|--------------------------------------|----------------|
| Light Industrial Service (see §12.2.6.A) | <u>Manufacturing, Artisan Beverage</u> | <u>All Manufacturing, artisan beverage uses</u> | P | §12.6.6 |
| | <u>Manufacturing, Artisan Workshop</u> | <u>All Manufacturing, artisan workshop uses</u> | P | §12.6.6 |
| | | Carpet and rug cleaning (excluding dying) | U | Yes |
| | | Medical or dental laboratories | P U on Principal Arterials | Yes |
| | | Sign painting shop | P U on Principal Arterials | Yes §12.6.9 |
| | | Printing, lithographing, or publishing | P U on Principal Arterials | Yes |
| | | Upholstery shop | U | Yes §12.5.26 |
| | | All other light industrial uses | | |
| Other Use Categories | | | | |
| <u>Agriculture (See §12.2.7.A)</u> | <u>Hydroponics, horticulture, floriculture, and/or aquaculture</u> | P | | §12.7.2 |
| | <u>All other agriculture uses</u> | | | |

25b. Form Based Code Section 403. Building Envelope Standards. Main Street Sites.
Amendment adopted on November 13, 2021

403. Building Envelope Standards: Main Street Sites

D. Use Specifications

Upper Stories

- Uses identified in Table 3.1 are not permitted on the upper STORIES, except those of less than 900 square feet, offices, restaurants of any size, and second STORIES as continuation of the GROUND STORY use that have direct Columbia Pike frontage. Otherwise, UPPER STORIES shall house residential, office, or hotel uses, or some combination thereof.

25c. Form Based Code Section 606. Architectural Standards. Shopfronts.
Amendment adopted on November 13, 2021

A. Requirements & Configurations

3. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet such that window signs or other opaque window glass treatments or applications are minimized. Operable shading devices within the conditioned space are permitted for medical and dental office and daycare uses whose operations may require privacy from the adjacent public sidewalk. Provided, however:
- a. The County Board may modify the requirement specified in 605.A.3. above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and FBC use standards" column of Building Use Table provided in Section 901, and subject to approval of a use permit, as provided in ACZO 15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.

26. Form Based Code Part 3. Regulating Plans. Table 3.1
Amendment adopted on October 15, 2022

Part 3. Regulating Plans

Table 3.1: Form Based Code Ground Story Use Table

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|--|---|---------------------------------|---|------------------------|
| Key: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted | | | | |
| Retail, Service and Commercial Use Categories | | | | |
| Retail, Sales (see §12.2.5.G.2(a)) | Drugstore | P | | §12.5.5. §12.5.22 |
| | Grocery store | P | | §12.5.10 §12.5.22 |
| | <u>Micro-fulfillment centers</u> | <u>P</u> | | <u>§12.5.14</u> |
| | All other retail sales uses | P | | §12.5.21 |

27a. Form Based Code Part 3. Regulating Plans. Table 3.1
Amendment adopted on January 21, 2023

Part 3. Regulating Plans

Table 3.1: Form Based Code Ground Story Use Table

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|--|---|---------------------------------|---|------------------------|
| Key: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted | | | | |
| Retail, Service and Commercial Use Categories | | | | |
| Entertainment (see §12.2.5.A) | Theatres | P | | |
| | All other entertainment uses | U | | |
| Food Establishments | <u>Artisan beverage</u> | <u>P</u> | | <u>§12.5.31</u> |
| | Restaurant, general | P | | §12.5.22 |
| | Restaurant, limited | P | | §12.5.22 |
| | Food delivery service | U | Yes | |
| | Catering establishment, small scale | U on Principal Arterials | Yes | |
| | Food delivery service | U | Yes | |
| | Shared commercial kitchens | P | | |
| Recreation (see §12.2.5.F) | Minature golf course | U | | |
| | All other indoor recreation uses | U | | |
| Office (see §12.2.5.C) | Audio-visual production studio | P | | |
| | College operated as a commercial enterprise | P | | |
| | Financial Services | P | | |
| | Office or clinic, medical or dental | P | | §12.5.16 |
| | Offices, business and professional | P | | |
| | <u>Urban agriculture</u> | <u>P</u> | | <u>§12.5.33</u> |
| | <u>Urban colleges and universities</u> | <u>P</u> | | |
| Retail, Sales (see §12.2.5.G.2(a)) | Drugstore | P | | §12.5.5. §12.5.22 |
| | Grocery store | P | | §12.5.10 §12.5.22 |
| | Micro-fulfillment centers | P | | <u>§12.5.30</u> |
| | <u>Urban agriculture</u> | <u>P</u> | | <u>§12.5.33</u> |
| | All other retail sales uses | P | | §12.5.21 |

| | | | | |
|--|---|-----------------|-----|------------------------|
| Retail, Personal-Service (see §12.2.5.G.2(b)) | Animal care facilities, veterinary clinics, animal hospitals <u>and animal boarding</u> | P | | §12.5.2 |
| | <u>Artisan workshop</u> | <u>P</u> | | <u>§12.5.32</u> |
| | Mortuary or funeral home | U | | §12.5.14 |
| | Pawnshop | P | | |
| | All other personal service retail uses | P | | §12.5.20 |
| Retail, Repair (see §12.2.5.G.2(C)) | All retail repair uses | P | | |
| Self-service storage uses (see §12.2.5.G) | Self-service storage facilities | U | | §12.5.25 |
| | All other self-service storage uses | | | |
| Vehicle Sales and Service (see §12.2.5.H) | Vehicle service establishment | U | | §12.5.28 |
| | Vehicle sales, rental, or leasing facilities | U | Yes | §12.5.29 |
| | Other vehicle sales and service uses | | | |
| Public, Civic and Institutional Use Categories PUBLIC, CIVIC and INSTITUTIONAL uses below are eligible for certain design relief as provided in VI.E.2.c, as part of the use permit approval for such use. For those uses otherwise allowed by-right (P), such design relief may also be approved subject to use permit approval for such use. | | | | |
| Colleges (see §12.2.4.A) | Colleges/Universities (public; not-for-profit) | U | Yes | |
| Community Service (see §12.2.4.B) | Community Centers | U | | |
| | Libraries | U | | |
| | Museums and Art Galleries or Studios | P | | |
| | Recreation Centers | U | | |
| Religious Institutions (see §12.2.5.H) | Churches, mosques, synagogues and temples | P | | |
| Governmental Facilities (see §12.2.5.I) | Fire and police stations | U | | |
| Hospital | Hospitals | U | | |
| Schools (see §12.2.5.I) | Schools, Elementary, Middle, or High | U | | §12.4.7 |
| Day Care (see §12.2.4.C) | All day care uses | U | Yes | |
| Industrial Use Categories | | | | |
| Manufacturing, Artisan Beverage | All Manufacturing, artisan beverage uses | P | | §12.6.6 |
| Manufacturing, Artisan Workshop | All Manufacturing, artisan workshop uses | P | | §12.6.6 |

| | | | | |
|---|---|-------------------------------|-----|----------|
| Light Industrial Service (see §12.2.6.A) | Carpet and rug cleaning (excluding dying) | U | Yes | |
| | Medical or dental laboratories | P U on Principal Arterials | Yes | |
| | Sign painting shop | P U on Principal Arterials | Yes | §12.6.9 |
| | Printing, lithographing, or publishing | P U on Principal Arterials | Yes | |
| | Upholstery shop | U | Yes | §12.5.26 |
| | All other light industrial uses | | | |
| Other Use Categories | | | | |
| Agriculture (See §12.2.7.A) | Hydroponics, horticulture, floriculture, and/or aquaculture All other agriculture uses | P | | §12.7.2 |

27b. Form Based Code Section 403. Building Envelope Standards. Main Street Sites.
Amendment adopted on January 21, 2023

403. Building Envelope Standards: Main Street Sites

D. Use Specifications

Upper STORIES

- Uses identified in Table 3.1 are not permitted on the upper STORIES, except those of less than 900 square feet, offices, **artisan beverage, artisan workshops**, restaurants of any size, **Urban agriculture, animal boarding** and second STORIES as continuation of the GROUND STORY use that have direct Columbia Pike frontage. Otherwise, UPPER STORIES shall house residential, or hotel uses, or some combination thereof.

28. Form Based Code Part 3. Regulating Plans. (Town Center)

Amendment adopted on February 18, 2023

Please refer to the FBC Amendment No. 10 to the Regulating Plan within Attachment 804 of this document.

29a. Form Based Code Part 3. Regulating Plans. Table 3.1
Amendment adopted on April 22, 2023

Part 3. Regulating Plans

Table 3.1: Form Based Code Ground Story Use Table

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|--------------|--------------------|---------------------------------|---|--------------------|
|--------------|--------------------|---------------------------------|---|--------------------|

Key: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted

| Retail, Service and Commercial Use Categories | | | | |
|---|----------------------------------|--------|--|--|
| Recreation (see §12.2.5.F) | Miniature golf course | U | | |
| | All other indoor recreation uses | U P | | |

29b. Form Based Code Section 403. Building Envelope Standards. Main Street Sites.
Amendment adopted on April 22, 2023

403. Building Envelope Standards: Main Street Sites

D. Use Specifications

Upper STORIES

4. Uses identified in Table 3.1 are not permitted on the upper STORIES, except those of less than 900 square feet, offices, artisan beverage, artisan workshops, indoor recreation, restaurants of any size, urban agriculture, animal boarding and second STORIES as continuation of the GROUND STORY use that have direct Columbia Pike frontage. Otherwise, UPPER STORIES shall house residential, or hotel uses, or some combination thereof.

30. Form Based Code Part 3. Regulating Plans. Table 3.1
Amendment adopted on May 13, 2023

Part 3. Regulating Plans

Table 3.1: Form Based Code Ground Story Use Table

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|--|---|---------------------------------|---|--------------------|
| Key: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted | | | | |
| Retail, Service and Commercial Use Categories | | | | |
| Office (see §12.2.5.C) | Audio-visual production and broadcast studio | P | | |
| | Financial Services | P | | |
| | Office or clinic, medical or dental | P | | §12.5.16 |
| | Offices, business and professional | P | | |
| | Research and development, flex | P | | |
| | Urban agriculture | P | | §12.5.33 |
| | Urban colleges and universities | P | | |
| | All other office uses | P | | |
| Industrial Use Categories | | | | |
| Light Industrial Service (see §12.2.6.A) | Carpet and rug cleaning (excluding dying) | U | Yes | |
| | Medical or dental laboratories | P U on Principal Arterials | Yes | |
| | Sign painting shop | P U on Principal Arterials | Yes | §12.6.9 |
| | Printing, lithographing, or publishing | P U on Principal Arterials | Yes | |
| | Upholstery shop | U | Yes | §12.5.26 |
| | All other light industrial uses | | | |
| Other Use Categories | | | | |
| Agriculture (See §12.2.7.A) | Hydroponics, horticulture, floriculture, and/or aquaculture All other agriculture uses | P | | §12.7.2 |

31. Form Based Code Part 3. Regulating Plans. Table 3.1
Amendment adopted on June 10, 2023

Part 3. Regulating Plans

Table 3.1: Form Based Code Ground Story Use Table

| Use Category | Specific Use Types | Permitted (P) or Use Permit (U) | Restricted on Principal Arterials per III.B.5.D | ACZO Use Standards |
|--|---|---------------------------------|---|--------------------|
| Key: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted | | | | |
| Retail, Service and Commercial Use Categories | | | | |
| Food Establishments | Artisan beverage | P | | §12.5.31 |
| | Restaurant, general | P | | §12.5.22 |
| | Restaurant, limited | P | | §12.5.22 |
| | Food delivery service | U | Yes | |
| | Food catering establishment, small scale | U on Principal Arterials | Yes | |
| | Food delivery service | U | Yes | |
| | Shared commercial kitchens | P | | §12.5.34 |
| | Shared commercial kitchens, limited | U | | §12.5.34 |
| | Shared commercial kitchens, open air | U | | §12.5.34 |

32. Form Based Code Part 3. Regulating Plans. (Town Center Regulating Plan)
Amendment adopted on July 15, 2023

Please refer to the FBC Amendment No. 11 to the Regulating Plan within Attachment 804 of this document.

33a. Form Based Code Section 403. Building Envelope Standards. Main Street Sites.
Amendment adopted on September 23, 2023

403. Building Envelope Standards: Main Street Sites

D. Use Specifications

Upper STORIES

- Uses identified in Table 3.1 are not permitted on the upper STORIES, except those of less than 900 square feet, offices, restaurants of any size, and second Stories as continuation of the GROUND STORY use that have direct Columbia Pike frontage. Otherwise, UPPER STORIES shall house residential uses, including elder care uses, or hotel uses, or some combination thereof.

33b. Form Based Code Section 403. Building Envelope Standards. Avenue Sites.
Amendment adopted on September 23, 2023

404. Building Envelope Standards: Avenue Sites

D. Use Specifications

GROUND STORY

1. A GROUND STORY may include residential uses, including elder care uses, and have small professional office, building lobby, or building manager's/ maintenance offices (each less than 1,000 square feet). Uses identified in Table 3.1 are permitted on a GROUND STORY where the underlying zoning is "C" or "CP-FBC".
2. Building support functions, such as lobbies, rental offices, and club/ activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.

Upper STORIES

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

34. Form Based Code Section 302. Rules for the Regulating Plan and New Development Plans.
Amendment adopted on February 24, 2024

302. Rules for the Regulating Plan and New Development Plans.

D. Parking

3. All other DEVELOPMENT PROJECTS not expressly covered by Section III.B.4.B. shall meet the following requirements: ^{18A}

a. 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, except for elder care uses as regulated in 3.b and 3.c below. There are no maximum limits on SHARED PARKING.

b. A minimum of 0.4 space per bedroom of any assisted living facilities, independent living facilities, or continuing care retirement communities shall be provided as SHARED PARKING.

c. A minimum of 0.4 space per bed within a nursing home shall be provided as SHARED PARKING.

~~d.~~ For all other uses except hotel uses, 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. ^{20B}

ee. For hotel uses, a minimum of 0.5 space per hotel guest room shall be provided as RESERVED PARKING; there are no set maximum limits on SHARED PARKING. In addition, any hotel that includes 7,500 square feet or more of conference room or banquet facility GFA, shall provide additional parking at a rate of 1 space per 1,000 square feet of all conference room/banquet facility GFA.

df. A maximum of one space per 1,000 square feet of non-residential GFA (exclude hotel uses), two spaces per residential dwelling unit, and a maximum of 0.7 space per hotel guest room may be made available for RESERVED PARKING, not counting the additional parking required by subsection 3, above, for hotels that include 7,500 square feet or more of conference rooms or banquet facilities.

eg. 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.

4. Achieving parking requirements

- Parking requirements may be met either on-site or within the parking zone in which the development is located.
- In lieu of minimum parking requirements, the County may accept a one-time payment per each space of SHARED PARKING. The County Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.
- Incentives from the Tax Increment Public Infrastructure Fund (TIPIF) may be used, in accordance with approved TIPIF policy, for eligible projects to meet SHARED PARKING requirements.

5. Bicycle Parking

- Bicycle Parking shall be provided for all uses in accordance with the following standards, provided, where application of the requirements would result in a fractional space, any such fraction shall be counted as one space.^{20B}

| Use | Tenant/Employee | Customer/Visitor/Student |
|---|----------------------|--|
| Office | 1 per 7,500 GFA | 1 per 20,000 GFA |
| Residential | 1 per 3 units | 1 per 50 units |
| <u>Elder Care</u> (independent living, assisted living, continuing care retirement communities, and nursing homes) | <u>1 per 10 beds</u> | <u>1 per 50 beds</u> |
| Hotel | 1 per 10 guest rooms | 1 per 5,000 GFA |
| High School and Colleges | 1 per 10 employees | 1 per 10 students |
| Middle School | 1 per 10 employees | 1 per 15 students |
| Elementary School | 1 per 10 employees | 1 per 20 students |
| Governmental Facilities, Hospitals, and Daycare Uses | 1 per 25,000 GFA | 1 per 10,000 GFA |
| All Other Civic Uses | 1 per 25,000 GFA | 1 per 5,000 GFA |
| Retail Uses | 1 per 25,000 GFA | 1 per 5,000 GFA (first 50,000 GFA); 1 per each additional 12,500 GFA |

- b. 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 structure, meeting Class I secure standards as contained in the Arlington County ~~Master Transportation Plan's Bicycle Element (July 2008)~~ Bicycle Parking Standards Guide (2022) 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 bicycle 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.
- c. On-street bicycle parking spaces (as defined in Section ~~V.B. 502~~ Minimum Standards) may be counted toward the minimum Class III customer/visitor bicycle parking requirement.⁸⁸

35a. Form Based Code Contents

Amendment adopted on February 24, 2024 (effective May 1, 2024)

Part 8. Attachments

- 801. Zoning Article 11.1. "CP-FBC" - Columbia Pike Form Based Code Districts
- 802. Form Based Code Determinations
- 803. Green Building Standards Additional Prerequisites
- 8034. Form Based Code Amendments (Regulating Plans)
- 8045. Form Based Code Amendments (Text)

35b. Form Based Code Section 402. General Standards

Amendment adopted on February 24, 2024 (effective May 1, 2024)

402. General Standards.

F. Green Building Standards

1. All Main Street and Avenue BES SITES shall achieve a minimum of LEED (Leadership in Energy and Environmental Design) Gold Certification, Earthcraft Gold Certification, or an equivalent in stringency green building certification. In addition to achieving one of the above certification levels, DEVELOPMENT PROJECTS shall also achieve ENERGY STAR™ Certification, at least one of the Energy Optimization metrics, and all of the Additional Prerequisites listed in Table 4.1 and further outlined in Attachment 803.
2. All Local and Neighborhood BES SITES shall achieve a minimum of LEED Certification, Earthcraft Certification, or equivalent in stringency green building certification. In addition to achieving one of the above certification levels, the DEVELOPMENT PROJECT shall also achieve ENERGY STAR™ Certification.
3. All proposals that include major* renovation of existing buildings designated as either HISTORIC STRUCTURES or HISTORIC FACADES, or in other existing buildings proposed to remain, shall achieve a minimum of LEED Certification, Earthcraft Certification, or an equivalent in stringency green building certification. In addition to achieving one of the above certification levels, the DEVELOPMENT PROJECT shall also achieve ENERGY STAR™ Certification. (Note: *Major renovation as defined by Earthcraft to determine eligibility for certification).

Table 4.1: Green Building Standards: Energy Optimization and Additional Prerequisites

| Energy Optimization (Choose 1): |
|--|
| <u>At least 14% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance</u> |
| <u>At least 24% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use</u> |
| <u>HERS index of 60 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating</u> |
| <u>HERS index of 60 or lower if pursuing Earthcraft Multifamily certification</u> |
| Additional Prerequisites (Achieve All): |
| <u>ENERGY STAR™ Appliances and Fixtures</u> |
| <u>WaterSense Plumbing Fixtures</u> |
| <u>Refrigerant Leakage</u> |
| <u>Equity, Diversity, and Inclusion Program</u> |
| <u>Energy Benchmarking</u> |
| <u>Air Sealing of Ventilation Supply and Exhaust</u> |
| <u>Electric Vehicle Charging Infrastructure</u> |
| <u>Human Interaction with Nature (Biophilia)</u> |
| <u>Bird-friendly Materials</u> |
| <u>Renewable Energy</u> |
| <u>Light Pollution Reduction</u> |

35c. Form Based Code Attachments. Green Building Standards Additional Prerequisites
Amendment adopted on February 24, 2024 (effective May 1, 2024)

Attachment 803. Green Building Standards Additional Prerequisites

ENERGY STAR™ Appliances and Fixtures

ENERGY STAR™ label for all clothes washers, dryers, refrigerators, dishwashers, and at least 90% LED or ENERGY STAR™ labeled light fixtures installed in residential and hotel units.

WaterSense Plumbing Fixtures

WaterSense label for all toilets, bathroom faucets, and showerheads installed in residential and hotel units.

Refrigerant Leakage

In addition to the energy code requirements for commissioning activities, the Commissioning Agent shall oversee the on-site refrigerant charging process and verify the following:

- Collect as-built refrigerant piping line length calculations (as-designed lengths will not be accepted)
- Collect and review the detailed refrigerant pipe pressure and vacuum testing reports that have been based on the as-built calculations for completeness and accuracy
- Collect the charge confirmation documentation

Equity, Diversity, and Inclusion Program

At least one member of the development team shall be employed by an organization with a racial and ethnic diversity, equity, and inclusion program within its management operations. Specifically, the firm's program shall include:

- Staff training plan that reflects the firm's understanding of structural racism and its intersection with the building industry.
- Professional development opportunities and data-driven policies used to identify and invest in staff diversity among leadership levels.
- Strategies in place to ensure racial and ethnic inclusion at all levels of the organization, including the Board of Directors level.

Document compliance with a written description of how the firm implements and institutionalizes diversity through policy, management philosophy, and training. Describe how the firm, on a day-to-day basis, fosters a work environment that is inclusive and conducive to diverse staff. Include copies of personnel and other relevant policies, training provided to staff, description of the general management philosophy as it relates to diversity.

Energy Benchmarking

Permanently install energy meters or monitoring devices and software service capable of tracking and

remote download of at least monthly electric and gas consumption for the entire building. Utility billing data may be used as an alternative if the owner receives energy utility bills for all energy uses in the building directly from the utility. After occupancy, provide utility reporting data through ENERGY STAR™ Portfolio Manager each year for 10 years.

Air Sealing of Ventilation Supply and Exhaust

To ensure fresh air is delivered as intended to all occupied spaces in the building, seal all central vertical and horizontal supply ductwork with aerosolized duct sealant. All code requirements for joints, sealants, and connections must be met. For commercial and multifamily buildings, meet the criteria for central ventilation exhaust testing and performance as required by ENERGY STAR™ Multifamily High-Rise certification.

Electric Vehicle Charging Infrastructure

Exceed the criteria that would earn the project points for LEED version 4.1 credit Electric Vehicles option 1- Electric Vehicle Charging and option 2 - Electric Vehicle Charging Infrastructure, with electric vehicle charging stations for at least 5% of parking spaces and electric vehicle infrastructure for at least 10% of parking spaces.

Human Interaction with Nature (Biophilia)

Provide a narrative describing how the project enhances existing and/or creates new natural spaces for occupants and the public to interact with nature and creates habitat for people, plants and wildlife.

Components to be evaluated include (but are not limited to):

- Enhance connections between humans and nature at the ground level and as part of the building
 - Provide opportunities to interact with nature at the ground level
 - Provide opportunities to interact with nature as part of the building (indoor gardens, green walls, atria, balconies, roof amenity space, etc.)
 - Enhance views of nature and green spaces
 - Provide access to water, where possible
 - Provide views of the sky
 - Create access to nature sounds
 - Create linkages to existing natural resources and adjoining open space (physical or visual connections)
- Create or expand natural habitats
 - Plant native trees and plants (including pollinator gardens, butterfly gardens, bird nesting areas, meadows, etc.)
 - Show that the Project meets or exceeds tree canopy requirements stipulated in the applicable sector plan
- Use natural forms and materials in design and construction
- Provide energy and environmental conservation co-benefits
 - Renewable energy (solar) access
 - Shading of outdoor space
 - Mitigate heat island o Reduced stormwater runoff (minimize impervious area)
 - Minimized air quality impacts (indoor – low VOC materials, minimize natural gas combustion; and outdoor – bike parking, EV charging)

Bird-Friendly Materials

A bird friendly material is defined as a building material or assembly that has, or has been treated to have a maximum threat factor of 30 in accordance with the American Bird Conservancy Bird Collision Deterrence Material Threat Factor Reference Standard, or with the American Bird Conservancy Birdfriendly Materials Evaluation Program at Carnegie Museum's Avian Research Center test protocol, or with a relevant ASTM standard.

The exterior wall envelope, and any associated openings, shall be constructed with bird friendly materials between

8 feet and 36 feet above grade. Alternatively, the exterior wall envelope between 8 feet and 36 feet above grade, and any associated openings, shall on a weighted average be constructed to achieve a maximum total building Bird Collision Threat Rating (BCTR) of 15 or less according to the methodology of LEED credit Bird Collision Deterrence. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall between 8 and 36 feet above grade.

Renewable Energy

- i. Provide on-site solar generation (or other acceptable forms of renewable energy) equal to at least 2.0 watts per square foot of the roof area (including mechanical area) -or.
- ii. Co-locate an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area-and- on-site solar generation (or other acceptable forms of renewable energy) is equal to at least 1.5 watts per square foot of the roof area (including mechanical area) -or
- iii. Procure off-site solar ((or other acceptable forms of renewable energy) to meet the criteria that would earn the project at least one point for renewable energy procurement of Tier 2 renewable energy as outlined in LEED version 4.1 Energy and Atmosphere credit Renewable Energy.
- iv. Alternative Compliance Path for Developments without sufficient solar exposure - Developments without sufficient solar exposure due to shading by surrounding development shall contribute to the Green Building Fund in the amount of \$4/s.f. roof area (including mechanical equipment). Insufficient solar exposure is defined as having a Total Solar Resource Fraction (TSRF) or equivalent solar industry metric of less than 80% for square footage of roof area needed to accommodate the minimum required solar PV array. A request to qualify for the alternative compliance path must include a report prepared by a qualified solar professional that documents insufficient TSRF.

Light Pollution Reduction

At least 90% of exterior fixtures, excluding streetlights required by the County, shall meet the following specifications and have motion sensor controls, integrative photovoltaic cells, photosensors or astronomic time-clock operation. Note, Dark Sky-approved "Friendly Fixture" certification automatically meets the following specifications.

- Luminaires shall be fully shielded emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole). The luminaire's mounting hardware shall not permit mounting in any configuration other than those maintaining full shielding.
- Fixture shall have no sag or drop lenses, side light panels, up-light panels.
- Fixture shall employ warm-toned (3000K and lower) white light sources or may employ amber light sources or filtered LED light sources. Note: Exterior emergency lighting and lighting required by code for health and safety purposes are exempt shall be permitted to be exempted.

Pages Removed from Appendix A

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Pages Removed from Appendix A

Pages Removed from Appendix A

- Text proposed to be added is shown with underline and text proposed to be deleted is shown with ~~strikethrough~~.
- Text to be relocated from the Attachments is shown in blue underline with explanatory text shown following it in *[gray bold italics]* and not intended to be adopted. Otherwise, full pages of content to be removed from Attachments is shown with an **X**.

Attachments

- A. ~~**RESERVED** Article 11.2. “CPN-FBC” - Columbia Pike Neighborhoods Form Based Code District~~
- B. ~~**Green Building Standards Additional Prerequisites**~~
- C. ~~**Neighborhoods Form Based Code Amendments (Regulating Plans)**~~
- D. ~~**Neighborhoods Form Based Code Amendments (Text)**~~

A. Article 11.2. "CPN-FBC" - Columbia Pike Neighborhoods Form Based Code District

Refer to [Arlington County Zoning Ordinance](#) for full text of Section 11.2.

[GBIP Standards Additional Prerequisites to be moved to Part 4, Table 4.1]

B. Green Building Standards Additional Prerequisites (~~Reference information~~)**ENERGY STAR™ Appliances and Fixtures**

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C. Neighborhoods Form Based Code Amendments (Regulating Plans)

N-FBC-12: Neighborhoods Form Based Code Part Western Subarea Regulating Plan Amendment adopted on November 14, 2020

(* This N-FBC ZOA Case number was incorrectly assigned at the time of approval, resulting in two Case Numbers assigned as N-FBC-12 (11.14.2020 and 11.13.2021). To remain consistent with County Board Meeting Minutes, this Case No. will remain, with this clarifying note.).

Modification of the Western Subarea Regulating Plan to relocate two planned streets and reclassify them as planned alleys within the Greenbrier Apartments property, bordered by S. Greenbrier Street to the west and Columbia Pike to the South. This amendment was considered within the context of the proposed Pike West redevelopment proposal (Special Exception Use Permit U-3587-20-1)

N-FBC-14a: Neighborhoods Form Based Code Part Western Subarea Regulating Plan Amendment adopted on December 17, 2022

Modification of the Western Subarea Regulating Plan to designate the Haven Apartments as a Conservation Area and to incorporate associated changes to the Conservation Area Standards. This amendment was considered within the context of the proposed Conservation Area Special Exception Use Permit FBCN21-00003 for the Haven Apartments.

D. Neighborhoods Form Based Code Amendments (Text)

Notes:

1. Text proposed to be added is shown with underline and text proposed to be removed is shown with ~~strikethrough~~; text proposed to be deleted from one location and moved to another location is shown with ~~double-strikethrough~~ and double-underline, respectively.
2. Footnotes shown below and within FBC regulations were provided for informational purposes only and were removed from FBC regulations, effective May 1, 2024.

**N-FBC-1: Neighborhoods Form Based Code Part 2: Administration; 204.D Special Circumstances
Amendment adopted on December 14, 2013**

D. Transfer of Development Rights *

*** ~~Section 204.D. is pending County Board approval on December 14, 2013~~**

The transfer of development rights is permitted in order to achieve historic preservation, public open space and/or affordable housing within areas designated as CONSERVATION AREAS on the REGULATING PLAN, and for creation of NEIGHBORHOOD PARKS shown on the REGULATING PLAN. As part of a use permit approval for a DEVELOPMENT PROJECT, the County Board may certify the subject DEVELOPMENT PROJECT as a sending site for transfer of development rights in accordance with the following:

1. In considering the approval of transfer of development rights from a DEVELOPMENT PROJECT in exchange for the dedication of a PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK shown on the REGULATING PLAN, subject to such conditions as the County Board may approve, the County Board shall determine that the PUBLIC SPACE will meet the standards consistent with Section 506. The amount of density eligible for transfer shall be equal to the square footage of the dedicated PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK. As part of the certification of density or approval of transfer of development rights, the County Board may require assurances that the PUBLIC SPACE will be preserved.
2. In considering the approval of transfer of development rights from a CONSERVATION AREA, the County Board shall determine that a specified number of units within the CONSERVATION AREA will be renovated consistent with Part 7 Conservation Area Standards and preserved as committed AFFORDABLE HOUSING UNITS as set forth in Section 902. The amount number of density eligible for transfer shall be equal to 3 times the specified number of committed AFFORDABLE HOUSING UNITS when a Columbia Pike Neighborhoods FBC DEVELOPMENT PROJECT has been identified as the Receiving Site, or 2 times the specified number of committed AFFORDABLE HOUSING UNITS when a Site Plan proposal for a site elsewhere in the County has been identified as the Receiving Site; provided, however, that the aforementioned multipliers shall sunset on November 16, 2015 for density that has not been certified.
3. Development rights from a sending site may be certified at the time of approval of a Receiving Site. Density may be transferred to either 1) an area designated as a BONUS AREA on the REGULATING PLAN in accordance with Section 204.A above; or 2) to another site within the County in accordance with §15.6.7.B of the Zoning Ordinance.

N-FBC-2a: Neighborhoods Form Based Code Part 2: Administration; 203. Special Exception Use Permit FBC Applications
Amendment adopted on November 15, 2014

The Special Exception Use Permit process will be required for DEVELOPMENT PROJECTS that meet any of the following criteria:

- A. Request for approval of any Special Circumstances set forth in *Section 204*;
- B. Request for approval of any modifications, as set forth in *Section 205*.
- C. Request for approval of CIVIC BUILDINGS on sited designated for those uses on the REGULATING PLAN.
- D. Request for a hotel that includes 7,500 square feet or more of conference room or banquet facility Gross Floor Area (GFA).

N-FBC-2b: Neighborhoods Form Based Code Part 8: Parking Standards; 802. General Standards
Amendment adopted on November 15, 2014

B. Bicycle Parking:

- 3. For retail uses, the developer shall provide a minimum of 1 employee bicycle parking space per 25,000 square feet of GFA and 1 visitor/customer bicycle parking space per 5,000 square feet of GFA for the first 50,000 square feet of retail GFA; and 1 additional visitor/customer space per each additional 12,500 square feet of retail GFA, or portion thereof.
- 4. For hotel uses, the developer shall provide a minimum of 1 employee bicycle parking space per 10 guest rooms, or portion thereof, and 1 visitor space per 50 guest rooms, or portion thereof.

N-FBC-3: Neighborhoods Form Based Code Part 9: Building Use Standards; 901. Building Use Table
Amendment adopted on February 21, 2015

The following uses are permitted in the **Columbia Pike Neighborhoods Special Revitalization District** as specified further in the Building Envelope Standards.

When specific Use Standards are referenced below, they may be found in the **Arlington County Zoning Ordinance**.

| <u>USE CATEGORY</u> | <u>SPECIFIC USE TYPES</u> | PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A) | USE STANDARD |
|---|---|---|---------------------|
| RESIDENTIAL | | | |
| <u>Household Living</u> (see §12.2.3.A) | <u>One1-family detached</u> | P | |
| | <u>Two2-family detached</u> | P | |
| | Townhouse | P | §12.3.2 |
| | Multiple-family | P | |
| <u>Group Living</u> (see §12.2.3.B) | Boardinghouses and rooming houses | U | |
| | <u>Private clubs, lodges, fraternities, sororities and Dormitories</u> | U | §12.3.35.4 |
| | <u>Private clubs, lodges, ffaternities and- sororities-and dormitories</u> | U | §12.5.43.5 |
| | <u>Group homes institutional homes and institutions of an educational or philanthropic nature; except those of a correctional nature</u> | U | §12.3.65 |
| | <u>Private-Membership clubs and, lodges, fraternities, sororities and dormitories</u> | U | §12.5.154 |
| | | | |
| <u>Overnight kAccommodations</u> (see §12.2.5.D) | Bed and breakfasts | U | §12.5.3 |
| <u>Offices</u> (see §12.2.5.C) | <u>Offices or clinics, medical or dental, principal, of physicians, surgeons or dentists in existing apartment houses or residences converted to such use or in new buildings designed for such use</u> | U | §12.5.1722 |
| <u>Accessory Uses</u> | Accessory unit | P-A | |
| | Accessory unit, English Basement | P-A | |
| | Family day care homes for six to nine children | U-A | |
| | Family day care homes for up to five children | P-A | |
| | Home occupations | P-A | §12.9.118-7 |

| <u>USE CATEGORY</u> | <u>SPECIFIC USE TYPES</u> | PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A) | USE STANDARD |
|--|---|---|---------------------|
| CIVIC | | | |
| <u>Colleges</u> (see §12.2.4.A) | Schools and colleges and universities other public and private educational institutions; nursery schools, child care centers | U | |
| <u>Community Service</u> (see §12.2.4.B) | Recreational and community center buildings | U | |
| | Libraries | U | |
| | Museums and art galleries or studios | U | |
| | Public buildings of a cultural, recreational administrative or service type | U | |
| <u>Day Care</u> (see §12.2.4.C) | All day care uses Schools and colleges and other public and private educational institutions; nursery schools, child care centers | U | |
| <u>Government Facilities</u> (see §12.2.4.D) | Bus shelters; bike share stations Transit centers | U | |
| | Fire or police stations | U | |
| | | | |
| <u>Passenger Terminals and Services</u> (see §12.2.4.G) | Railroad, trolley, bus, air or boat passenger stations Transit centers | U | §12.4.5 |
| <u>Religious Institutions</u> (see §12.2.5.H) | Churches, mosques, synagogues, and temples and other places of worship, including parish houses and Sunday schools, but excluding rescue missions or temporary revivals | P | |
| <u>Schools</u> (see §12.2.5.I) | Schools, elementary, middle and high and colleges and other public and private educational institutions, nursery schools, child care centers | | §12.4.7 |
| | | | |
| <u>Entertainment, Indoor</u> (see §12.2.5.B) | Indoor theater or auditorium | P | |
| <u>Office</u> (see §12.2.5.C) | Government, Offices, Federal, state and local government buildings used exclusively by federal, state, and local governments for public purposes; except penal and correctional institutions | U | |

| GROUND STORY COMMERCE | | | |
|--|--|--|--------------|
| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A) | USE STANDARD |
| <u>Passenger Terminals and Services</u> (see §12.2.4.G) | <u>Railroad, trolley, bus, air or boat passenger stations</u> Public utilities and services; such as railroad, trolley, bus, air, or boat passenger stations; railroad offices, rights of way, and tracks (but excluding car barns, garages, railroad yards, sidings and shops); static transformer stations, transmission lines and towers, commercial and public utility radio towers, telephone exchanges (but excluding service and storage yards) | U | §12.4.56.8 |
| | | | |
| <u>Utilities, minor</u> (see §12.2.4.K) | <u>All major utilities</u> Public utilities and services; such as railroad, trolley, bus, air, or boat passenger stations; railroad offices, rights of way, and tracks (but excluding car barns, garages, railroad yards, sidings and shops); static transformer stations, transmission lines and towers, commercial and public utility radio towers, telephone exchanges (but excluding service and storage yards) | U | §12.4.9.6.8 |
| | <u>All minor utilities</u> Public utilities and services; such as railroad, trolley, bus, air, or boat passenger stations; railroad offices, rights of way, and tracks (but excluding car barns, garages, railroad yards, sidings and shops); static transformer stations, transmission lines and towers, commercial and public utility radio towers, telephone exchanges (but excluding service and storage yards) | PU | §12.4.106.8 |
| <u>Food and Drinking Establishments</u> (see §12.2.5.A) | Catering establishment, <u>small scale</u> | P | |
| | All other food and drinking establishment uses (see RETAIL) | | |
| <u>Office</u> (see §12.2.5.C) | Audio-visual production studio | U | |
| | | | |
| <u>Retail, personal service</u> (see §12.2.5.F.2(b)) | Animal <u>care facilities, veterinary clinics, and animal hospitals</u> or <u>veterinary clinic within a fully enclosed structure</u> | P | §12.5.2 |
| | <u>Banks or other financial institutions</u> | P | |
| | <u>Dry cleaning, drop off stationsers laundry and Laundromat</u> | P | §12.5.6 |
| | <u>Dry cleaners laundry and Laundromats</u> | P | §12.5.136 |
| | Mailing service, including bulk mailing | P | |
| | Printing, <u>publishing and lithographing or publishing</u> | P | |

| <u>USE CATEGORY</u> | <u>SPECIFIC USE TYPES</u> | PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A) | USE STANDARD |
|---|--|---|---|
| | Private postal service limited to a gross floor area of 1,200 sq. ft. | P | §12.5.19 |
| | All other personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE) | | §12.5.21 |
| <u>Light industrial</u> (see §12.2.6.A) | Sign making painting shop, if conducted wholly within a completely enclosed building | P | §12.6.9 |
| | Upholstery shop, if conducted wholly within a completely enclosed building | U | §12.5.27 |
| | Carpet and rug cleaning plants establishments, excluding dyeing | U | |
| <u>Telecommunications Facilities</u> (see §12.2.6.C) | All Telecommunications towers and facilities equipment, unscreened | U | |
| UPPER STORY COMMERCE | | | |
| <u>Colleges</u> (see §12.2.4.A) | Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes | P | 12.6.6 |
| | | | |
| <u>Offices</u> (see §12.2.5.C) | Offices or clinics , medical or dental | P | §12.5.22 |
| | Offices | P | |
| | Offices of medical doctors, physicians, dentists or psychologists in existing institutional structures converted to such use | U | 12.5.22 |
| | Offices, business and professional | P | |
| | Business e College operated as a commercial enterprise | P | |
| | | | |
| <u>Retail, Personal Service</u> (see §12.2.5.F.2(b)) | Massage parlor and the like | U | |
| | All personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE) | | §12.5.21 |
| | | | |
| <u>Light Industrial Service</u> (see §12.2.6.A) | Medical or dental clinics and laboratories | P | |
| | | | |
| | Garage, private parking garage for exclusive use of occupants | P | |
| | | | |
| UPPER STORY AND GROUND STORY COMMERCE | | | |
| <u>Religious Institutions</u> (see §12.2.4.H) | Wedding chapel | P | |
| <u>Overnight Accommodations</u> (see §12.2.5.D) | Hotel | P | §12.5.11; 7.10.4.A; 7.13.4.A; 7.11.4.A; 7.12.4.A |
| | All other overnight accommodation uses | | |

| <u>USE CATEGORY</u> | <u>SPECIFIC USE TYPES</u> | PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A) | USE STANDARD |
|--|--|--|-----------------------|
| <u>Parking, Commercial</u> (see §12.2.5.E) | Public parking area or public parking garage when located and developed as required in the Form Based Code | P | |
| <u>Recreation, Indoor</u> (see §12.2.5.B) | Indoor and outdoor Skating rink | P | |
| | Indoor and outdoor Tennis, racquet or handball courts | U | |
| | Indoor Swimming pool | P | |
| <u>Recreation, Outdoor</u> (see §12.2.5.B) | Indoor and outdoor Skating rink | P | |
| | Indoor and outdoor Tennis, racquet or handball courts | U | |
| <u>Retail, Sales</u> (see §12.2.5.F.2(a)) | Interior decorating stores | P | |
| <u>Retail, Personal Service</u> (see §12.2.5.F.2(a)) | All retail, personal service uses Health clubs | P | §12.5.21 |
| | Dance studio | P | |
| | Music conservatory or music instruction | P | |
| <u>Retail, Repair</u> (see §12.2.5.F.2(c)) | All repair retail uses Locksmith | P | |
| | Repair shop (small appliance, television, radio) | P | |
| | Shoe repair | P | |
| | Tailor or dressmaker | P | |
| <u>Accessory Uses</u> | Swimming pools, private | P-A | §12.9.168-9 |
| RETAIL | | | |
| <u>Food and Drinking Establishments</u> (see §12.2.5.A) | Restaurants, limited Bakery | P | §12.5.24 |
| | Food delivery services | U | |
| | Restaurant, fast food | U | |
| | Restaurants, general | P | §12.5.23 |
| <u>Recreation, Indoor</u> (see §12.2.5.B) | Billiard or pool halls | U | |
| | Bowling alleys | U | |
| <u>Retail, Sales</u> (see §12.2.5.F.2(a)) | Grocery, convenience grocery, fruit or vegetable stores | P | §12.5.109 §12.5.22 |
| | Grocery, fruit or vegetable store without restriction or maximum gross floor area | P | 12.5.10 |
| | Kiosks | U | §12.5.12 |
| | Nursery, flower or plant stores | P | §12.5.16 §12.5.22 |
| | Open-air markets | U | §12.5.1823 |
| | Florist or gift shops | P | §12.5.87 §12.5.22 |
| | All other retail sales uses Art or antique shop | P | §12.5.22 |
| | Art store, including art work, art supplies and framing materials | P | |
| | Automobile accessories and supplies, excluding installation | P | |
| | Bakery | P | |

| <u>USE CATEGORY</u> | <u>SPECIFIC USE TYPES</u> | PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A) | USE STANDARD |
|---|---|--|------------------------------------|
| | Book or stationary stores | P | |
| | Clothing or wearing apparel shops | P | |
| | Delicatessen | P | |
| | Department, furniture or household appliance store | P | |
| | Drugstores | P | <u>§12.5.5.</u> <u>§12.5.22</u> |
| | Dry goods or notion stores | P | |
| | Hardware, paint or appliance stores | P | |
| | Hobby or handcraft store | P | |
| | Home furnishings stores | P | |
| | Ice cream or confectionery store | P | |
| | Jewelry store | P | |
| | Meat or fish market | P | |
| | Newsstand | P | |
| | Optical stores | P | |
| | Pet shops, bird stores or taxidermists | P | |
| | Secondhand store, if conducted wholly within a completely enclosed building | P | |
| | Shoe store | P | |
| | Sporting goods store | P | |
| | Variety store | P | |
| | Video tape, DVD or record store | P | |
| <u>Retail, Personal Service</u> (see <u>§12.2.5.F.2(b)</u>) | <u>All personal service retail uses</u> | P | <u>§12.5.19</u> |
| | <u>Barbershop or beauty parlor</u> | P | |
| | <u>Blueprinting or photostating</u> | P | |
| | <u>Film exchange</u> | P | |
| | <u>Palmistry</u> | P | |
| | <u>Pawnshop</u> | P | |
| | <u>Photo copy services</u> | P | |
| | <u>Photography studio</u> | P | |
| <u>Accessory Uses</u> | <u>Live entertainment Nightclubs and restaurants providing live entertainments, including dance halls</u> | U | <u>§12.9.12</u> |
| | <u>Outdoor café associated with a restaurant on public right-of-way or easement for public use</u> | U | <u>§12.5.14</u> 24 |

N-FBC-4: Neighborhoods Form Based Code Part 4: Building Envelope Standards; 204.D. Transfer of Development Rights
Amendment adopted on November 14, 2015

D. Transfer of Development Rights

The transfer of development rights is permitted in order to achieve historic preservation, public open space and/or affordable housing within areas designated as CONSERVATION AREAS on the REGULATING PLAN, and for creation of NEIGHBORHOOD PARKS shown on the REGULATING PLAN. As part of a use permit approval for a DEVELOPMENT PROJECT, the County Board may certify the subject DEVELOPMENT PROJECT as a sending site for transfer of development rights in accordance with the following:

1. In considering the approval of transfer of development rights from a DEVELOPMENT PROJECT in exchange for the dedication of a PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK shown on the REGULATING PLAN, subject to such conditions as the County Board may approve, the County Board shall determine that the PUBLIC SPACE will meet the standards consistent with Section 506. The amount of density eligible for transfer shall be equal to the square footage of the dedicated PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK. As part of the certification of density or approval of transfer of development rights, the County Board may require assurances that the PUBLIC SPACE will be preserved.
2. In considering the approval of transfer of development rights from a CONSERVATION AREA, the County Board shall determine that a specified number of units within the CONSERVATION AREA will be renovated consistent with *Part 7 Conservation Area Standards* and preserved as committed AFFORDABLE HOUSING UNITS as set forth in *Section 902*. The amount number of density eligible for transfer shall be equal to 3 times the specified number of committed AFFORDABLE HOUSING UNITS when a Columbia Pike Neighborhoods FBC DEVELOPMENT PROJECT has been identified as the Receiving Site, or 2 times the specified number of committed AFFORDABLE HOUSING UNITS when a Site Plan proposal for a site elsewhere in the County has been identified as the Receiving Site; provided, however, that the aforementioned multipliers shall sunset on ~~December 14, 2015~~ December 31, 2020 for density that has not been certified.
3. Development rights from a sending site may be certified at the time of approval of a Receiving Site. Density may be transferred to either 1) an area designated as a BONUS AREA on the REGULATING PLAN in accordance with *Section 204.A* above; or 2) to another site within the County in accordance with §15.6.7.B of the Zoning Ordinance.

N-FBC-5a: Neighborhoods Form Based Code Part 4: Building Envelope Standards; 402. General Standards
Amendment adopted on December 15, 2015

B. Façade Composition

1. The average length of the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall be no more than 100 feet for Urban Mixed-Use and Urban Residential frontages, and 120 feet for Townhouse/Small Apartment frontages. Development projects with STREET-SPACE frontage of less than 120 feet on a BLOCK FACE are exempted from the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION requirement for that BLOCK FACE. Provided, however, that the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITIONS maximum length requirements above do not apply to buildings within Adjacent to Conservation Areas.

2. The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each Facade. Provided, however, that each COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION shall include at least one functioning entry door from the STREET-SPACE.

- a. The County Board may modify the interval between STREET-SPACE entry doors specified in 402.B.2 above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and N-FBC Use Standards" column of the Building Use Table provided in Section 901, and subject to approval of a use permit, as provided in ACZO §15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.⁵

K. Civic Buildings

Publicly-owned civic buildings are exempt from *Part 6. Architectural Standards* and this *Part 4* except for *402.D. Neighborhood Manners* and all other regulations applicable to lots in an R district or in an RA district occupied by a one-family detached dwelling.

N-FBC-5b: Neighborhoods Form Based Code Part 4: Building Envelope Standards; 605. General Architectural Standards
Amendment adopted on December 15, 2015

A. Requirements & Configurations

1. The bottom of all SHOPFRONT window glass shall be between 1 and 3 feet above the adjacent fronting CLEAR SIDEWALK and shall run from the sill to a minimum of 8 feet above the adjacent fronting CLEAR SIDEWALK. BUILDING WALL MATERIAL permitted by *Section 603* above shall be used below the SHOPFRONT window glass.
2. SHOPFRONT window glass shall be clear, with light transmission of at least 90 percent (modified as necessary to meet applicable building and energy code requirements). However, SHOPFRONT glass that is located above 8 feet the adjacent fronting CLEAR SIDEWALK or no lower than the top of any door along the SHOPFRONT may be tinted or stained.
3. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet such that window signs or other opaque window glass treatments or applications are minimized. ~~However,~~ Operable shading devices within the conditioned space are permitted. Provided, however:
 - a. The County Board may modify the requirement specified in 605.A.3. above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and N-FBC Use Standards" column of Building Use Table provided in Section 901, and subject to approval of a use permit, as provided in ACZO §15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.

4. SHOPFRONT doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.
5. SHOPFRONTS shall be differentiated from the FACADE above by an EXPRESSION LINE.

N-FBC-5c: Neighborhoods Form Based Code Part 4: Building Envelope Standards; 901. Building Use Table Amendment adopted on December 15, 2015

901. Building Use Table

The following uses are permitted in the *Columbia Pike Neighborhoods Special Revitalization District*, subject to the explanations set forth below, and as specified further in the Building Envelope Standards.

~~When specific Use Standards are referenced below, they may be found in the Arlington County Zoning Ordinance.~~

A. Use Categories and Specific Use Types

All of the use categories listed in the first column of the table below are described in ACZO §12.2. The second column lists the specific use types included within the respective use categories.

B. Permitted or Use Permit

1. A “P” indicates that a use is permitted by-right and may be approved administratively, provided that redevelopment conforms to the Neighborhoods Form Based Code as adopted by the County Board (see ACZO §11.2).
2. A “U” indicates a special exception use that may be established subject to obtaining a use permit as provided in ACZO §15.4, use permits, for each such use, and provided that the property has been redeveloped pursuant to the Neighborhoods Form Based Code. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by a use permit.
3. A blank cell (one without a “P” or “U”) in the use table indicates that a use is not allowed in the respective location. Uses not specifically listed may be allowed pursuant to the similar use determination procedure of ACZO §12.2.2.

C. ACZO and N-FBC Use Standards

Where applicable, the “ACZO and N-FBC Use Standards” column references specific use standards listed in either ACZO §12 or in the specified section of the Neighborhoods Form Based Code, which always apply to the listed use.

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | ACZO (§) AND N-FBC (SECTION) USE STANDARDS |
|--------------------------------------|---------------------|------------------------------------|---|
| RESIDENTIAL | | | |
| Household Living (see § 12.2.3.A) | One-family detached | P | |
| | Two-family detached | P | |
| | Townhouse | P | |
| | Multiple-family | P | |

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|---|---|------------------------------------|--|
| Group Living (see § 12.2.3.B) | Boardinghouses and rooming houses | U | |
| | Dormitories | U | § 12.3.3 |
| | Fraternities and sororities | U | § 12.3.5 |
| | Group Homes | U | § 12.3.6 |
| | Membership clubs | U | § 12.5.13 |
| Overnight Accommodations (see § 12.2.5.D) | Bed and breakfasts | U | § 12.5.3 |
| Offices (see § 12.2.5.C) | Offices or clinics, medical or dental | U | § 12.5.17 |
| Accessory Uses | Accessory unit | P | |
| | Accessory unit, English Basement | P | |
| | Family day care homes for six to nine children | U | |
| | Family day care homes for up to five children | P | |
| | Home occupations | P | § 12.9.11 |
| CIVIC | | | |
| Colleges (see § 12.2.4.A) | Colleges and universities | U | <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u> |
| Community Service (see § 12.2.4.B) | Community center | U | <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u> |
| | Libraries | U | <u>Section 605.A.3.a</u> <u>Section 402.B.3</u> |
| | Museums and art galleries or studios | U | <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u> |
| Day Care (see § 12.2.4.C) | All day care uses | U | <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u> |
| Government Facilities (see § 12.2.4.D) | Bus shelters; bike share stations | U | <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u> |
| | Fire or police stations | U | <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u> |
| Passenger Terminals and Services (see § 12.2.4.G) | Railroad, trolley, bus, air or boat passenger stations | U | § 12.4.5 |
| Religious Institutions (see § 12.2.5.H) | Churches, mosques, synagogues, and temples | P | <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u> |
| Schools (see § 12.2.5.I) | Schools, elementary, middle and high | | § 12.4.7 <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u> |

| | | | |
|---|--|--|---|
| Entertainment Indoor (see § 12.2.5.B) | Indoor theater or auditorium | P | |
| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
| Office (see § 12.2.5.C) | Offices, federal, state and local | U | |
| GROUND STORY COMMERCE | | | |
| Passenger Terminals and Services (see § 12.2.4.G) | Railroad, trolley, bus, air or boat passenger stations | U | § 12.4.5 Section 605.A.3.a Section 402.B.2.a |
| Utilities, minor (see § 12.2.4.K) | All major utilities | U | § 12.4.9 Section 605.A.3.a Section 402.B.2.a |
| | All minor utilities | P | § 12.4.10 Section 605.A.3.a Section 402.B.2.a |
| Food and Drinking Establishments (see § 12.2.5.A) | Catering establishment, small scale | P | |
| | All other food and drinking establishment uses (see RETAIL) | | |
| Office (see § 12.2.5.C) | Audio-visual production studio | U | |
| Retail, personal service (see § 12.2.5.F.2(b)) | Animal care facilities, veterinary clinics, and animal hospitals | P | § 12.5.2 |
| | Banks | P | |
| | Dry cleaning, drop off stations | P | § 12.5.6 |
| | Laundromats | P | § 12.5.13 |
| | Mailing service, including bulk mailing | P | |
| | Printing, publishing and lithographing | P | |
| | Private postal service | P | § 12.5.19 |
| | All other personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE) | | § 12.5.21 |
| Light Industrial (see § 12.2.6.A) | Sign making shop | P | § 12.6.9 |
| | Upholstery shop | U | § 12.5.27 |
| | Carpet and rug cleaning plants | U | |
| Telecommunications Facilities (see § 12.2.6.C) | All telecommunications towers and facilities | U | |

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|--|--|------------------------------------|---|
| UPPER STORY COMMERCE | | | |
| Colleges (see § 12.2.4.A) | Trade or commercial school | P | |
| Offices (see § 12.2.5.C) | Offices or clinics, medical or dental | P | § 12.5.22 |
| | Offices, business and professional | P | |
| | College operated as a commercial enterprise | | |
| Retail, Personal Service (see 12.2.5.F.2(b)) | All personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE) | | § 12.5.21 |
| Light Industrial (see § 12.2.6.A) | Medical or dental laboratories | P | |
| UPPER STORY AND GROUND STORY COMMERCE | | | |
| Religious Institutions (see § 12.2.4.H) | | | |
| Overnight Accommodations (see § 12.2.5.D) | Hotel | P | § 12.5.11 |
| | All other overnight accommodation uses | | |
| Parking, Commercial (see § 12.2.5.E) | Public parking area or public parking garage when located and developed as required in the Form Based Code | P | |
| Recreation, Indoor (see § 12.2.5.B) | Skating rink | P | |
| | Tennis, racquet or handball courts | U | |
| | Swimming pool | P | |
| Recreation, Outdoor (see § 12.2.5.B) | Skating rink | P | |
| | Tennis, racquet or handball courts | U | |
| Retail, Sales (see § 12.2.5.F.2(a)) | Interior decorating stores | P | |
| Retail, Personal Service (see § 12.2.5.F.2(a)) | All retail, personal service uses | P | § 12.5.21 |
| Retail, Repair (see § 12.2.5.F.2(c)) | All repair retail uses | P | |
| Accessory Uses | Swimming pools, private | P - A | § 12.9.16 |
| RETAIL | | | |
| Food and Drinking Establishments (see § 12.2.5.B) | Restaurants, limited | P | § 12.5.24 |
| | Food delivery services | U | |
| | Restaurants, general | P | § 12.5.23 |
| Recreation, Indoor (see § 12.2.5.F) | Billiard or pool halls | U | |
| | Bowling alleys | U | |

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|--|---|------------------------------------|---|
| Retail, Sales (see § 12.2.5.G.2(a)) | Grocery stores | P | § 12.5.10 § 12.5.22 |
| | Kiosks | U | § 12.5.12 |
| | Nursery, flower or plant stores | P | § 12.5.16 § 12.5.22 |
| | Open-air markets | U | § 12.5.18 |
| | Florist or gift shops | P | § 12.5.8 § 12.5.22 |
| | All other retail sales uses | P | § 12.5.22 |
| | Drugstores | P | § 12.5.5 § 12.5.22 |
| Retail, Personal Service (see § 12.2.5.F.2(b)) | All personal service retail uses | P | § 12.5.19 |
| Accessory Uses | Live Entertainment | U | § 12.9.12 |
| | Outdoor cafe associated with a restaurant on public right-of-way or easement for public use | U | § 12.9.14 |

N-FBC-6: Neighborhoods Form Based Code Part 6: Architectural Standards; 611. Signs
Amendment adopted on June 18, 2016:

611. Signs

A. Intent and Guiding Illustrations for Signs

Signs identify residential address, advertise Columbia Pike shops and offices, and provide decoration. The intent of the sign standards for the *Columbia Pike Neighborhoods Special Revitalization District* is to provide signs that are clear, informative to the public, energy efficient, and durable. Blade type shop signs are encouraged to incorporate creative art, graphics or materials. The sign standards also intend to provide for signs that are not glaring and do not create a distraction or visible pollution. The illustrations and statements in this paragraph are advisory only. Specific prescriptions of this section are in the standards below.

B. Allowed Signs

DEVELOPMENT PROJECTS may have the following signs, provided they comply with the standards set forth in ~~§ 611.C~~ below:

1. URBAN MIXED USE and URBAN RESIDENTIAL buildings may have:
 - a. ~~One STREET SPACE address sign per STREET SPACE entry door;~~
 - b. AWNING signs; and
 - c. One building sign.

2. TOWNHOUSES and SMALL APARTMENT buildings may have STREET-SPACE address signs and the signs below:
 - a. ~~One STREET-SPACE address sign per STREET-SPACE entry door;~~
 - b. AWNING signs;
 - c. One building sign per SMALL APARTMENT BUILDING, and
 - d. One wall sign per STREET-SPACE frontage for each TOWNHOUSE development.
3. ~~DETACHED BUILDINGS may have one STREET-SPACE address sign per STREET-SPACE entry door.~~
4. COMMERCE, SHOPFRONT and OFFICE spaces, where allowed, may have the following signs in addition to the signs allowed for the designated BES SITE in which they are located:
 - a. AWNING signs;
 - b. One blade type shop sign per GROUND STORY or second STORY tenant per STREET-SPACE elevation;
 - c. One graphic sign per tenant;
 - d. Up to a total of three wall or window signs per tenant; and
 - e. One additional wall or window sign and one additional blade sign for tenants occupying RETAIL or OFFICE spaces with more than one STREET-SPACE frontage.
5. Where there is SHARED PARKING within a structure, the following signs are allowed for the ~~SHARED PARKING in addition to the signs allowed for the designated BES SITE in which the SHARED PARKING is located:~~
 - a. One wall sign ~~for the SHARED PARKING; and~~
 - b. One or more blade signs meeting the standards for incidental signs as set forth in 13.7.H of the *Arlington County Zoning Ordinance*.
6. Existing residential buildings with existing free-standing signs may retain or reface existing signs, or replace existing signs in accordance with Section 13.6 of the *Arlington County Zoning Ordinance*.

C. Sign Standards

1. All signs:
 - a. External lighting directed towards signs that are not internally illuminated is permitted. Signs shall not have automatic changeable copy elements unless explicitly permitted below.
2. AWNINGS/Overhangs:
 - a. Except for wall signs permitted to be attached or affixed to CANOPIES, lettering and/or logos on AWNINGS and CANOPIES shall be limited to 5 inches tall on the vertically hanging fabric/face at the curb side of the AWNING or CANOPY.
3. Blade Type Shop Signs:

Blade type shop signs for COMMERCE, SHOPFRONT and OFFICE uses shall meet the following standards:

 - a. Except for blade type building signs permitted as an alternative to the building sign below, blade type shop signs shall be not more than 6 square feet, shall project from the building no more than 42 inches, and shall be located so that there is a minimum of 9 feet clear height above the sidewalk and below the blade type shop sign.
 - b. Blade type shop signs may be hung from an overhang, CANOPY, or AWNING.
 - c. Blade type shop signs shall not be internally illuminated

- d. ~~The company name or logo~~ Commercial messages on a blade type shop sign 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 type shop sign not containing the company name or logo.~~
- e. Blade signs for GROUND and second STORY tenants shall be located below the second STORY.

4. Graphics signs:

- a. 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.
- b. A graphics signs 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.
- c. Graphics signs shall not be exposed to the elements.

5. Building sign:

A building sign may be either a: 1) masonry or bronze plaque; 2) wall sign, which may be placed on a CANOPY; or 3) a blade type building sign. Building signs shall meet all requirements set forth in Section 611.C.5.a. through d. below.

- a. A building sign shall be wholly contained within one COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.
- b. Wall signs shall be composed of individual letters and may be lighted from behind the individual letters, but shall not be internally illuminated.
- c. Blade type building signs shall project from the building no more than 42 inches, shall have a minimum of 9 feet clear height above the sidewalk, and may be internally illuminated.
- d. The standards in the following table apply to all building signs:

| SIGN TYPE | NUMBER OF STORIES | PLACEMENT | MAXIMUM SIZE OF SIGN (IN SQUARE FEET) | | |
|--|---|---|---------------------------------------|----------------------------------|--------------------------------|
| Masonry or bronze plaque | Any | In the building's plaque/parapet wall or under the eaves and above the STORY windos | 8 | | |
| Wall Sign (may be placed on a CANOPY) or Blade Type Building Sign | No more than 50% of the sign area shall be placed above the top of the STORY identified below | | <70 feet of building frontage | 70-150 feet of building frontage | >150 feet of building frontage |
| | 2 | GROUND | 35 | 35 | 50 |
| | 3-4 | 2ND | | | 70 |
| | 5 | 3RD | | | |
| | 6 | 4TH | | 50 | 100 |
| | 7 | 5TH | | | |
| | 8 | 6TH | | | |
| | 9 | 7TH | | | |
| | 10-14 | 8TH | | | |

6. ~~STREET SPACE address signs:~~
~~STREET SPACE address signs may be placed at STREET SPACE entry doors, non-cursive type lettering between 6 to 8 inches tall. Such letters shall be located between 6 feet and 10 feet above grade.~~
7. ~~Wall Signs:~~
- a. ~~Wall signs for COMMERCE, SHOPFRONT and OFFICE spaces shall meet the following standards:~~
 - ~~(i) Wall signs are permitted either within the area above the GROUND STORY windows and below the second STORY windows, or on the vertical front of or on top of a CANOPY.~~
 - ~~(ii) All wall signs shall be placed within a horizontal band not to exceed 2 feet in height. This band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk, unless placed on the front of or on top of a CANOPY. If placed on top of a CANOPY, the 2-foot band shall not extend more than 2 feet beyond the top of the CANOPY.~~
 - ~~(iii) 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. Letters on all wall signs shall exceed neither 18 inches in height or width nor 3 inches in relief. Wall signs shall not exceed 20 feet in length.~~
 - b. ~~Wall signs for TOWNHOUSES shall meet the following standards:~~
 - ~~(i) Wall signs shall not exceed 6 square feet.~~
 - ~~(ii) Wall signs are permitted on the FACADE of the GROUND STORY, or may be installed on a GARDEN WALL or STREET WALL.~~
 - ~~(iii) Letters on wall signs shall exceed neither 8 inches in height or width nor 2 inches in relief.~~
 - c. ~~Wall signs allowed for where there is SHARED PARKING within a structure shall shall may be placed only in a horizontal band not to exceed 2 feet in height. This band shall be located immediately above the entrance to the SHARED PARKING structure and shall not be higher than 4 feet from the top of the entrance opening.~~
8. ~~Window signs:~~
- a. ~~Window Signs are permitted to be placed or painted within GROUND STORY OFFICE and RETAIL windows and the entire window sign shall fit within a rectangle of 8 square feet.~~
 - b. ~~Window signs shall be allowed automatic changeable copy elements as set forth in 13.12 of the *Arlington County Zoning Ordinance*.~~
9. ~~Signs shall be further limited and regulated by the following provisions in Article 13 of the *Arlington County Zoning Ordinance*, which shall be incorporated as if fully set forth herein:~~

| SECTION | TITLE |
|---|--|
| 13.2 | APPLICABILITY |
| 13.3.1.A.1; 13.3.1.A.2(A) AND (B); 13.3.1.B | SPECIAL EXCEPTIONS |
| 13.3.2 | NO VARIENCES |
| 13.4 | SIGNS PROHIBITED IN ALL DISTRICTS |
| 13.7.6 | FLAGS (FOR ANY BES SITE) |
| 13.7.8 | INCIDENTAL SIGNS (FOR ANY BES SITE) |
| 13.7.11 | SIDEWALK SIGNS (FOR ANY ESTABLISHMENT DEVELOPED UNDER THIS CODE) |
| 13.7.13 | TRAFFIC CONTROL SIGNS (FOR ANY BES SITE) |
| 13.9.1.H | NEIGHBORHOOD SIGNS |

| SECTION | TITLE |
|---------|---|
| 13.9.2 | BANNER SIGN SYSTEMS |
| 13.11 | STANDARDS FOR LIGHTED SIGNS |
| 13.12 | FLASHING, MOVING AND CHANGEABLE COPY SIGNS |
| 13.15 | TEMPORARY SIGNS FOR CONSTRUCTION AND SALE/LEASING |
| 13.16 | GENERAL PROVISIONS |
| 13.17 | NONCONFORMING SIGNS |
| 15.78.8 | SIGNS REQUIRING A COA |
| 15.89 | SIGN PERMITS |
| 17.4 | CRIMINAL PENALTIES |

N-FBC-7a: Neighborhoods Form Based Code Part 2: Administration
Amendment adopted on October 18, 2016:

201. Applicability

Development proposals for properties located within R, RA or C Districts of the Arlington County Zoning Ordinance in the “Columbia Pike Special Neighborhoods Revitalization District” as shown on the General Land Use Plan (GLUP) may develop using this Code. If this Code is used, development proposals shall comply with all provisions of this Code, unless otherwise modified by the County Board in accordance with *Sections 203 and 205*.

A. In areas not identified as CONSERVATION AREAS on the REGULATING PLAN:

1. The Zoning Administrator may approve existing structures to remain as part of an interim condition in a phased development as part of a DEVELOPMENT PROJECT that is otherwise in compliance with all provisions of this Code, if such DEVELOPMENT PROJECT meets all standards in *Section 202.B* below for infill development.
2. ~~In areas not identified as Conservation Areas on the Regulating Plan,~~ Existing buildings and additions to existing buildings may be approved by the County Board to remain as part of a DEVELOPMENT PROJECT if they are 1) included in an approved DEVELOPMENT PROJECT that is otherwise in compliance with all provisions of this Code, and 2) AFFORDABLE HOUSING meeting the standards in *Part 902* is provided within the existing buildings.

- B. In areas identified as CONSERVATION AREAS on the REGULATING PLAN, existing structures may be approved by the County Board to remain as part of a DEVELOPMENT PROJECT if they are 1) included in an approved DEVELOPMENT PROJECT that is otherwise in compliance with all provisions of this Code, or 2) preserved through a transfer of density to an approved DEVELOPMENT PROJECT that is otherwise in compliance with all provisions of this Code in another location; and in either case, such existing structures are renovated in compliance with the renovation standards in *Part 7 Conservation Area Standards*.

203. Special Exception Use Permit FBC Applications

The Special Exception Use Permit process will be required for DEVELOPMENT PROJECTS that meet any of the following criteria:

- A. Request for approval of any Special Circumstances set forth in *Section 204*;
- B. Request for approval of any modifications, as set forth in *Section 205*.

- C. Request for approval of CIVIC BUILDINGS on sites designated for those uses on the REGULATING PLAN.
- D. Request for a hotel that includes 7,500 square feet or more of conference room or banquet facility Gross Floor Area (GFA). ^{2a}
- E. Request for approval of a partial infill development as regulated by 201.A.2

206. Application Requirements & Review Processes

B. Preliminary FBC Applications

1. Preliminary Applications shall be submitted for review by the Administrative Review Team for all proposals.
2. When a preliminary application has been determined by the Administrative Review Team to be compliant with the regulations set forth in this Code, except to the extent modifications are being requested through use permit approval:
 - a. The Administrative Review Team will forward the application to the Form Based Code Advisory Working Group (AWG) and schedule a review meeting with the AWG.
 - b. Prior to the AWG meeting, applicants shall provide copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association(s) in which the subject property is located, and to any immediately adjacent civic association, as specified in FBC Administrative Regulations 4.1.2.
 - c. When an application includes a request for a modification(s) to the REGULATING PLAN requirements, including the placement or alignment of a new street that differs from regulations set forth in *Section 301.C.1* or the addition of a new street not shown on the REGULATING PLAN, a meeting of a committee of the Planning Commission shall occur to review the proposed modification during the preliminary application phase in order to provide comment as to whether the proposed modification is consistent with the purposes and intent of this Code and the goals of the Columbia Pike Neighborhoods Area Plan.
 - d. The AWG will review the proposal and advise the Administrative Review Team as to whether it finds the preliminary application to be in compliance with this Code.
3. When the application has been reviewed by the AWG and when necessary, a committee of the Planning Commission, the applicant may submit a Final Application. The Final Application can be filed at the earlier of the following: a) completion of requirements in Section 206.B.2.a-d, or b) completion of requirements in Section 206.B.2.a-c provided that the review meeting with the AWG, specified in 206.B.2.d, has been scheduled for a date within 15 days of the final application submission.

C. Final FBC Applications

1. By-Right FBC Applications:
 - a. Final By-Right FBC applications will be reviewed administratively for conformance with this Code within thirty (30) days of a Final Application Submission. Upon completion of such review, applicants will be notified in writing by the Zoning Administrator as to whether the submission is in compliance with the Form Based Code.
 - b. At the time of, or prior to filing, applicants shall provide ~~a copy~~ copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association(s) in which the subject property is located, and to any immediately adjacent civic associations, as specified in FBC Administrative Regulations 4.1.2.

- c. Once an application is approved by the Zoning Administrator, the applicant may apply for construction permits consistent with the approved application. Applications that the Zoning Administrator determines do not comply with the requirements of this Code may be resubmitted for review as a revised application, or may request approval of a use permit, as set forth in AZCO Article § 15.45 of the Arlington County Zoning Ordinance and Section 206.C.2.
2. Special Exception Use Permit FBC Applications:
 - a. ~~Applications shall perform property owner notifications as required by the Code of Virginia.~~
 - a. At the time of, or prior to filing, applicants shall provide ~~a copy~~ copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association(s) in which the subject property is located and to any immediately adjacent civic associations, as specified in FBC Administrative Regulations 4.1.2.
 - b. Unless the Zoning Administrator determines that it is in the public interest to accept a later application, a Form Based Code application shall be filed by the ~~Final Deadline~~ deadline for special exception applications set by the Zoning Administrator, and no less than fifty-five (55 days) before the public hearing.
 - c. The County Board shall approve the Development Project if it finds that the DEVELOPMENT PROJECT meets the standards of this Code as modified by the County Board in accordance with this Code, and meets the standards set forth in Article AZCO § 15.45.3 of the Arlington County Zoning Ordinance.
 - d. In approving a FBC use permit, the County Board may designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements of this Code and that such DEVELOPMENT PROJECT will continue to do so.

D. Review by Historical Affairs and Landmarks Review Board (HALRB)

DEVELOPMENT PROJECTS within areas designated as CONSERVATION AREAS and areas designated ADJACENT TO CONSERVATION AREAS on the REGULATING PLAN shall be subject to review by the HALRB, as follows:

1. As part of the preliminary application phase, an applicant shall submit its DEVELOPMENT PROJECT to the HALRB for two meetings (or more, if necessary) for review and comment (HALRB and/or DRC meetings in one month shall count as one meeting). The HALRB, and/or its Design Review Committee (DRC), shall review the proposed architectural design to assess whether the application complies with *Part 7. Conservation Area Standards* of this Code.
2. Upon completion of its preliminary review, the HALRB will provide, in writing, its comments to the applicants stating how the project does or does not comply with *Part 7*.
3. The applicant shall address the HALRB comments and return to the HALRB for one additional meeting for final review and comment.
4. HALRB shall prepare a written recommendation as to whether the DEVELOPMENT PROJECT complies with *Part 7*, for consideration by the County Board. The County Board will consider the HALRB recommendation in approving a use permit pursuant to *Section 206.C.2.d*.

E. Subdivision and Building Permits

1. The applicant shall not pursue development permits until such time that either a Letter of Approval by the Zoning Administrator or a Use Permit approval by the County Board has been obtained.
2. All development shall be consistent with the approved FBC DEVELOPMENT PROJECT.
3. Administratively-approved FBC applications, approved after September 24, 2016, will expire in 3 years from the date of the Zoning Administrator's Letter of Approval unless a Footing to Grade permit has been issued; however, the Zoning Administrator may extend the approval up to 3 years for a total of up to 6 years if he/she finds that the applicant has been actively working in good faith to pursue the Footing to Grade permit.

F. Major and Minor FBC Use Permit Amendments

1. Major FBC Use Permit Amendments: Any modification of the approved use permit which meets one or more of the following criteria is considered a major amendment and will require approval by the County Board:
 - a. Change the principal use of the building in more than five percent of the total floor area of the building;
 - b. Change the overall building height by more than 12 feet;
 - c. Change the gross floor area of the ground story by more than 20 percent of the area of the ground story;
or
 - d. Any change which the Zoning Administrator determines is similar in significance to the above stated changes, including but not limited to, changes to materials, design, or appearance of the building from the original approval.
2. Minor FBC Use Permit Amendments: Any modification of the approved use permit that meets either of the following criteria is considered a minor amendment and will require approval by the County Board:
 - a. Any modification of the approved DEVELOPMENT PROJECT which is not considered a major amendment and which cannot be approved administratively; and
 - b. The subdivision of land involved in an approved DEVELOPMENT PROJECT, except that, if the following criteria are met, such subdivision may be approved as an administrative change by the Zoning Administrator:
 - (i) Uses and building form is consistent with the zoning and approved use permit;
 - (ii) Parking is consistent with the zoning and the approved use permit;
 - (iii) Public improvements are consistent with the zoning and approved use permit; and
 - (iv) Clear evidence exists that all conditions of the approved use permit have been met or are bonded in a manner acceptable to the County Manager.
3. Processes for Major/Minor Amendments:
 - a. When a major or minor use permit amendment is filed, the Zoning Administrator shall notify the applicant, as required in FBC Administrative Regulation 4.1.2, of the scheduled date of the County Board public hearing, which date will be up to 180 days after filing. Public hearings shall be the first regularly scheduled County Board meeting of each month, except the County Board may establish, on its own motion, another County Board meeting for the hearing.
 - b. When either a major or minor use permit amendment is filed, the Administrative Review Team and the FBC AWG shall review the preliminary application consistent with Section 206.B.1-2.
 - c. After the Zoning Administrator has determined that the applicant has met the requirements of Section 206.B.2, the application may be considered at a public hearing by the County Board on no less than 55 days after the AWG review meeting.
4. The County Board shall approve an amendment only if it finds, after a duly advertised hearing, that the DEVELOPMENT PROJECT will not 1) adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use; nor 2) be detrimental to the public welfare or injurious to the property or improvements in the neighborhood; nor 3) be in conflict with the purposes of the master plans of the County.
5. In approving a major or minor FBC use permit amendment, the County Board may designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements of this Code and that such DEVELOPMENT PROJECT will continue to do so.

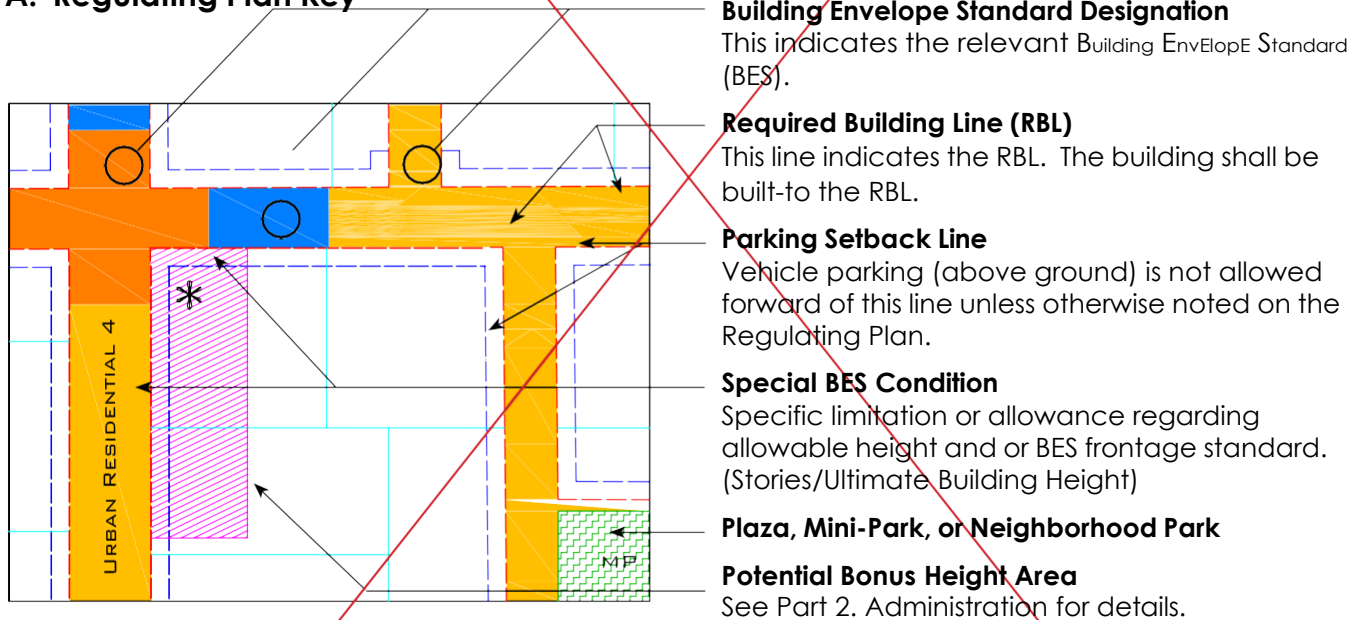
G. FBC Administrative Changes

Any minor adjustment to the approved DEVELOPMENT PROJECT elements listed below, and any other change that the Zoning Administrator determined is similar in significance and complies with the spirit of this Code and the Arlington County Zoning Ordinance, the intent of the County Board or the Zoning Administrator in its approval of the DEVELOPMENT PROJECT, the general purpose of the Comprehensive Plan for the development of the area, may be approved by the Zoning Administrator:
















1. Facade elevations, fenestration, and/or clear heights or story heights to address changes to the interior layout of the building;
2. Ground story finished floor elevations to address conflicts with site topography; or
3. On a limited basis, substitute comparable or better façade materials.

N-FBC-7b: Neighborhoods Form Based Code Part 3: Regulating Plans Amendment adopted on October 18, 2016

A. Regulating Plan Key

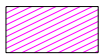
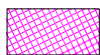




BES Designations and Regulatory Elements

| | |
|---|---|
|  | Urban Mixed Use |
|  | Urban Storefront (See Urban Mixed Use BES) |
|  | Urban Residential |
|  | Townhouse/Small Apartment |
|  | Detached |
|  | District Boundary Line |
|  | Required Building Line (RBL) |
|  | Lot Building Line (LBL) |
|  | Parking Setback Line |
|  | Alternative Street |
|  | Alley (<i>Locations may be adjusted</i>) |
|  | Civic Structure |
|  | Pedestrian Pathway/Bikeway |
|  | Public Open Space |
|  | Preserved Natural Areas |

Special Circumstances

Bonus Areas

| | |
|---|---|
|  | Height Max 6 Stories Building Height 92 ft <i>Bonus Height Max up to 2 Add'l Stories</i> <i>Ultimate Building Height 116 ft</i> |
|  | Height Max 6 Stories Building Height 92 ft <i>Bonus Height Max up to 6 Add'l Stories</i> <i>Ultimate Building Height 164 ft</i> |
|  | Height Max 8 Stories Building Height 120 ft <i>Bonus Height Max up to 2 Add'l Stories</i> <i>Ultimate Building Height 144 ft</i> |
|  | Height Max 8 Stories Building Height 120 ft <i>Bonus Height Max up to 6 Add'l Stories</i> <i>Ultimate Building Height 192 ft</i> |



Conservation Area

Adjacent to Conservation Area



Additional Special

Circumstances Notes: See map for additional notes for specific areas.

N-FBC-7c: Neighborhoods Form Based Code Part 5: Street-Space Standards; 505. Sidewalk and Landscape Standards
Amendment adopted on October 18, 2016

D. Street-Space Lighting

3. A photometric analysis will be submitted as part of the FBC application by the developer. Such analysis will show that, with the spacing of STREETLIGHTS as shown by the developer on the lighting plan, the light levels will fall within recommended levels shown in *Arlington County's 2014 Traffic and Street Lighting Specifications, as amended*, for the street type and location.

**N-FBC-8a: Neighborhoods Form Based Code Part 4: Building Envelope Standards; 402. General Standards
Amendment adopted on December 16, 2017:**

B. Façade Composition

1. Intent and Guiding Illustrations

Façade Compositions should create building facades which bring out changes in plane, material texture and detail through the interplay of light and shadow. Façade Compositions should also provide comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and avoid large areas of undifferentiated or blank building facades. The statements in this paragraph and illustrations which follow on the following page are advisory only. Specific prescriptions of this section are provided in the standards below:

2. Requirements and Configurations

a) Building FACADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.

b) 1- The average length of the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall have a ratio of no more than 2:1 (AVERAGE BUILDING HEIGHT : FAÇADE COMPOSITION length) be no more than 100 feet and no less than 25 feet for all Urban Mixed-Use and Urban Residential BES frontages, and 120 feet for Townhouse/Small Apartment frontages. DEVELOPMENT PROJECTS with STREET-SPACE frontage of less than 1250 feet on a BLOCK FACE are exempted from the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION requirement for that BLOCK FACE, provided that the DEVELOPMENT PROJECT does not encompass more than one BLOCK CORNER. Provided, however, that the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITIONS maximum length requirements above do not apply to buildings within ADJACENT TO CONSERVATION AREAS.

c) Each FAÇADE COMPOSITION shall be separated by an interruption in the building wall along the RBL which meets the following standards:

i. Interruptions in FAÇADE COMPOSITIONS shall run the full vertical height of the building from the CLEAR SIDEWALK to the top of the wall plate; and

ii. Interruptions in FAÇADE COMPOSITIONS shall span between 3 feet and 8 feet in width (as measured parallel to the RBL) and shall be at least 5 feet in depth (as measured perpendicular to the RBL)

d) No single FAÇADE COMPOSITION shall encompass more than one BLOCK CORNER.

e) 2- The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each FACADE. Provided, however, that each COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION shall include at least one functioning entry door from the STREET-SPACE.

i. The County Board may modify the interval between STREET-SPACE entry doors specified in 402.B.2 above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and N-FBC Use Standards" column of the Building Use Table provided in Section 901, and subject to the approval of a use permit, as provided in ACZO §15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the

subject use is discontinued and are otherwise consistent with the intent of the Form Based Code⁵

E. Height

1. The height of all buildings is regulated in STORIES, with an ULTIMATE BUILDING HEIGHT measured in feet. The minimum length and height of the FACADE that is required at the RBL is shown on the appropriate BUILDING ENVELOPE STANDARD.
2. An ATTIC STORY is not included in the ULTIMATE BUILDING HEIGHT measurement or in the maximum STORY limit.
3. ~~Maximum STORY HEIGHTS are used only to determine the ULTIMATE BUILDING HEIGHT. They do not constrain the configuration of individual STORIES. Any individual STORY may exceed the required maximum STORY HEIGHT so long as the ULTIMATE BUILDING HEIGHT is not exceeded, and no individual STORY has less than the required minimum CLEAR HEIGHT.~~
3. Where any part of a parking structure constructed or approved under this Code is located within 30 feet of another building constructed or approved under this Code, that portion of the parking structure shall be no taller than the allowable height for that building's primary roof ridge or parapet height.
4. ~~5.~~ A MEZZANINE is internally accessible from, and a continuation of, the GROUND STORY use. Any STORY above the GROUND STORY that does not meet the definition of a MEZZANINE shall be considered a STORY.
5. ~~6.~~ The prescribed minimum CLEAR HEIGHT for an individual STORY shall be met by at least 80 percent of that individual STORY area.
6. ~~7.~~ The GROUND STORY HEIGHT for URBAN MIXED-USE and URBAN RESIDENTIAL buildings is measured from the average elevation of the fronting CLEAR SIDEWALK to the second STORY floor.
7. ~~8.~~ Roof access for amenities is permitted (and do not count against maximum STORY limit or ULTIMATE BUILDING HEIGHT of their BES). Occupiable space for associated amenities, building code requirements or other common area space are permitted within the penthouse enclosure

F. Sitting

1. Building FACADES shall be built-to the RBLs as prescribed in the BES.
2. Building FACADES shall be built-to the RBLs within 30 feet of a BLOCK CORNER, unless otherwise specified in the BES. (See diagram 402.F.2).
3. The GROUND STORY finished floor elevation requirements for each use shall be met for all points within 30 feet of any RBL.
4. A STREET WALL shall be required along any RBL frontage that is not otherwise occupied by a FACADE. FENESTRATION requirements shall apply to STREET WALLS.
5. The RBL incorporates an offset area (or depth) of 30 inches behind and in front of that line (into the BUILDABLE AREA) allowing for jogs, FAÇADE articulation (detail and composition), etc. unless otherwise designated herein. For Urban Mixed Use and Urban Residential sites, the offset area is 48 inches, for Townhouse/Small Apartment and Detached sites, the offset area is 24 inches. Therefore, where the FACADE

is placed within that ~~30-inch~~ offset zone, it is considered to be “built to” the RBL.

404. Urban Mixed-Use Frontage

SITTING

Facade

On each BES site, the FACADE shall be built to the REQUIRED BUILDING LINE for at least 75% and no more than 90% of the RBL length.

405. Urban Residential Frontage

SITTING

Facade

On each BES SITE the FACADE shall be built to the REQUIRED BUILDING LINE for at least 75% (east of Glebe Road) and 60% (west of Glebe Road) and no more than 90% of the RBL length.

406. Townhouse/Small Apartment Frontage

HEIGHT

Ground Story Height

1. For Townhouses:

-

- a. On principal arterial streets, the GROUND STORY finished floor elevation shall be either between 3 feet and 8 feet above the average elevation of the fronting CLEAR SIDEWALK, or except the GROUND STORY finished floor elevation may be at grade with a ZERO-STEP ENTRY/EXIT, when (1) - (5) below are provided:

- i. An entrance from the adjacent CLEAR SIDEWALK to the GROUND STORY shall be provided;
- ii. The finished floor elevation of the second STORY shall be a maximum of 9.5 feet above the average elevation of the fronting CLEAR SIDEWALK;
- iii. A main entrance is provided at the second STORY finished floor elevation and a STOOP is provided to that entry;
- iv. The minimum interior GROUND STORY CLEAR HEIGHT shall be 8 feet; and
- v. The GROUND STORY BUILDING WALL MATERIALS shall be differentiated from the upper STORIES.

- b. On all other streets, the GROUND STORY finished floor elevation shall be either between 3 feet and 8 feet

Pages Removed from Appendix B
above the average elevation of the fronting CLEAR SIDEWALK, or be at grade with a ZERO-STEP ENTRY/EXIT

Effective ~~MAY 1, 2024~~

Columbia Pike Neighborhoods Special Revitalization District

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when (1) - (3) below are provided:

- i. An entrance from the adjacent CLEAR SIDEWALK to the GROUND STORY shall be provided;
- ii. The GROUND STORY BUILDING WALL MATERIALS shall be differentiated from the upper STORIES;
- iii. The DOORYARD shall be distinguished from the CLEAR SIDEWALK by landscaping and a GARDEN WALL 2-3 feet in height.
- c. ~~b.~~ When a TOWNHOUSE has an elevated GROUND STORY or when an ENGLISH BASEMENT is provided, a STOOP an main entrance shall be provided to the GROUND STORY on the FACADE. An additional ZERO-STEP ENTRY/EXIT, to either the GROUND STORY or the ENGLISH BASEMENT shall be provided on either the side or rear of the TOWNHOUSE. The route to that additional entrance may be provided through a garage but the route shall not include steps and shall not have a slope that exceeds 1:12.
- d. ~~c.~~ The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
- e. ~~d.~~ The maximum GROUND STORY HEIGHT shall be 12 feet.

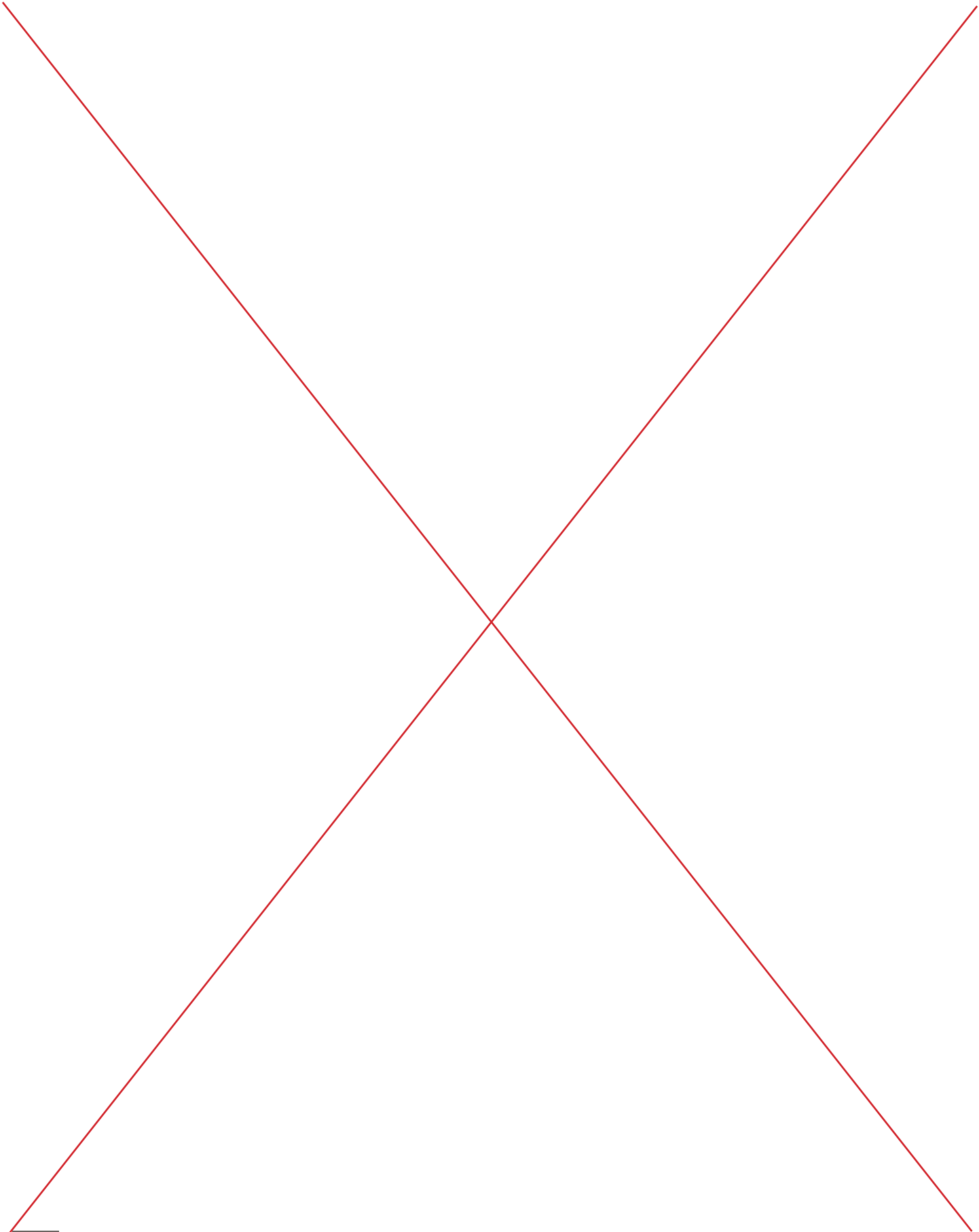
**N-FBC-8b: Neighborhoods Form Based Code Part 6: Architectural Standards; 601. General Intent
Amendment adopted on December 16, 2017**

The primary purposes of the Architectural Standards, working in tandem with the Building Envelope Standards, are to: 1) ~~complement and reinforce the~~, enhance, and support a vibrant and safe pedestrian environment and STREET-SPACE through the application of high quality materials and architectural designs and 2) to achieve an aesthetic in the Columbia Pike corridor that ~~is distinct from yet complementary to that of the mixed-use commercial centers.~~ promotes a dsitinct visual identity, is rich in character, creates inviting public spaces, and is strengthened by the diversity and quality of its architecture and public spaces. The General Architectural Standards specify certain details, such as window proportions, roof or cornice configurations, storefronts, overhangs, and building wall materials. The standards are intended to result in construction that is simple and functional, durable and of high quality, including sustainable elements, that will result in long-lasting structures both in durability and design expression that will continue to strengthen the diversity of the Columbia Pike corridor. including sustainable elements, that will result in long-lasting structures both in durability and design expression. A wide range of architectural expressions, from traditional to contemporary, can be ~~achieved~~ used to support this vision. The character of new building facades should complement the materials and general scale of surrounding neighborhood buildings and, through application of these standards, create a cohesive ensemble of buildings within the *Columbia Pike Neighborhoods Special Revitalization District*.

603. Building Wall Materials

A. Intent

The BUILDING WALL MATERIALS standards are intended to achieve simple configurations and solid craftsmanship. The building walls should be developed using construction techniques and structural constraints of time-tested, long-



lasting building materials.

B. General Standards for all Buildings/Building Envelope Standards

1. For buildings three (3) STORIES or more, the GROUND STORY BUILDING WALL MATERIALS shall be different from the materials above or an EXPRESSION LINE shall be provided to differentiate the GROUND STORY from upper STORIES and to reinforce the STREET.
2. When different materials are used on a FACADE, heavier materials shall be used below lighter materials (i.e., darker color brick below lighter colored brick; cast stone below brick; brick below metal panel; brick below

siding).

- ~~3. EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam-based products are prohibited.~~
- ~~3. 4. Siding shall be wood or composite material. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.~~
- ~~4. 5. Metal or cementitious panels may be used only for as ORNAMENTATION MATERIALS.~~
- ~~6. Vinyl and aluminum siding are prohibited.~~
- ~~5. 7. Brick MASONRY may be painted.~~
- ~~6. 8. All STUCCO surfaces shall have a smooth or sand finish and shall be painted. Prefabricated STUCCO panels and sprayed on STUCCO finishes are prohibited.~~
- ~~7. 9. All exposed MASONRY walls (i.e. STREET WALLS, GARDEN WALLS, other free-standing walls, parapet) shall have a cap to protect the top of the wall from weather.~~
- ~~8. The following building wall materials are prohibited:~~
 - ~~a. EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam-based products~~
 - ~~b. Vinyl and aluminum siding~~
 - ~~c. Prefabricated STUCCO panels and sprayed on STUCCO finishes~~

~~C. Standards for Urban Mixed-Use Buildings, Urban Residential Buildings, Small Apartment Buildings, Multi-family, Mixed-Use, and Civic Buildings~~

- ~~1. For multi-family and mixed-use buildings:~~
 - ~~a) Permitted BUILDING WALL MATERIALS are: MASONRY (brick, ground-face block, stone or cast stone), terracotta, ceramic tile, and STUCCO.~~
 - ~~b) Permitted ORNAMENTATION MATERIALS are: metal or cementitious panels or elements, thin/veneer brick panels or tile, and other decorative elements and siding.~~
 - ~~c) Thin/veneer brick panels or tile may only be applied for the uppermost story to address building code constraints~~

~~D. Standards for Townhouses & Detached Single-Family Houses~~

- ~~1. For Townhouses, permitted finished building wall materials are: MASONRY, (brick, ground-face block, stone, or cast stone), STUCCO, and siding (of wood or composition board, such as HardiPlank®)~~

~~607. 604. Doors~~

~~608. 605. Windows~~

~~A. Requirements & Configurations~~

1. All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:
 - a) This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, as one unit. Windows may include vertical, horizontal or square glass or unenclosed openings.
 - b) Windows may be grouped horizontally, but only if each is separated by a frame element, column, pier, or wall section, with a minimum width of 7 inches between glass or unenclosed openings.
 - c) Where muntins are used to divide panes of glass (either as true-divided lite windows or simulated-divided lite windows), muntins shall be applied to the exterior of the glass to create shadow and dimension.
2. Windows shall correspond to the CLEAR HEIGHT within a building and shall not span across building structure such as floor structural and mechanical thicknesses. Windows on different STORY levels shall be separated by a minimum 18 inch wall or framing element.
3. Permitted window types are: single-, double-, and triple-hung, casement, awning, clerestory, and transom.
4. When used, shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed. Shutters shall be constructed of wood and shall be mounted with appropriate hinges fastened to window frames and tiebacks fastened to masonry joints so as to appear or be operable.
5. On all upper STORIES, a minimum of 40 percent of window glass area per STORY shall be operable and openable. Buildings that have dwelling units containing more than one wall with windows shall distribute the operable windows amongst the walls so that cross-ventilation is possible (modification as necessary to meet any applicable building code requirements).

605. 606. Shopfronts

A. Requirements & Configurations

1. The bottom of all SHOPFRONT window glass shall be between 1 and 3 feet above the adjacent fronting CLEAR SIDEWALK and shall run from the sill to a minimum of 8 feet above the adjacent fronting CLEAR SIDEWALK. BUILDING WALL MATERIAL permitted by Section 603 above shall be used below the SHOPFRONT window glass.
2. SHOPFRONT window glass shall be clear, with light transmission of at least 90 percent (modified as necessary to meet applicable building and energy code requirements). However, SHOPFRONT glass that is located above 8 feet the adjacent fronting CLEAR SIDEWALK or no lower than the top of any door along the SHOPFRONT may be tinted or stained.
3. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet such that window signs or other opaque window glass treatments or applications are minimized. Operable shading devices within the conditioned space are permitted. Provided, however:
 - a. The County Board may modify the requirement specified in 605.A.3. above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and FBC use standards" column of Building Use Table provided in Section 901, and subject to approval of a use permit, as provided in ACZO 15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise

consistent with the intent of the Form Based Code.

4. SHOPFRONT doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.
5. SHOPFRONTS shall be differentiated from the FACADE above by an EXPRESSION LINE.
6. SHOPFRONTS may extend up to 48" beyond the FACADE (RBL) into the STREET.

606. 607. Awnings and Canopies

604. 608. Roofs

C. Pitched Roofs

All pitched roofs shall be as follows:

1. Roofs that cover the main body of a building shall have a slope of no less than 4:12 and no more than 10:12. The lower slope of a gambrel roof may have a pitch of up to 24:12.
2. The roofs of PORCHES, STOOPS, CANOPIES, and BALCONIES shall have a slope of no less than 2:12 and no more than 6:12.
3. All roofs, except shed roofs, shall be symmetrically sloped.
4. The end walls of a gable or gambrel roof may extend up above the roof line to form a parapet.
5. Gambrel roofs are permitted only when the roof ridge runs parallel to the front FACADE.
6. Pitched roofs, except those on the FACADE side of the building, may be "cut out" to allow roof access for terraces and mechanical equipment. The cut out area shall be neither within 18 inches of either end of the

individual building nor within 18 inches of the ridge.

7. Roof eaves shall overhang the walls below.

8. Permitted roofing materials for all pitched roofs are: metal, metal shingle, slate, synthetic slate, and composition shingles, provided, however, that corrugated metal roofs are prohibited.

9. Roof eaves shall overhang the walls below.

610. 609. Mechanical Equipment

609. 610. Street Walls, Garden Walls and Privacy Fences

A. Street Walls

1. Permitted materials for STREET WALLS are: brick, stone, cast stone, or other masonry.

2. STREET WALLS may include some openings within the masonry

3. STREET WALLS shall include copings which shall project between 1 and 4 inches from the face of the wall

B. Garden Walls

1. Permitted materials for GARDEN WALLS are: brick, stone, cast stone, or other masonry faced with stucco, iron, steel, or a combination of masonry, iron and steel. GARDEN WALLS may include panels of wood, metal, or dimensional composite material between piers.

2. When building walls and GARDEN WALLS are both faced with STUCCO and adjacent to one another, the finish and color shall be identical on both

C. Privacy Fences

1. Permitted materials for fences are: wood, metal, dimensional composite material, and wood/dimensional composite material with masonry piers.

2. Chain link fences are prohibited.

D. Gates

1. Permitted materials for gates are: wood, dimensional composite material, and metal, or combinations thereof.

611. Signs

A. Intent and Guiding Illustrations for Signs

Signs identify residential address, advertise Columbia Pike shops and offices, and provide decoration. The intent of the sign standards for the Columbia Pike Neighborhoods Special Revitalization District is to provide signs that are clear, informative to the public, energy efficient, and durable. Blade type shop signs are encouraged to incorporate creative art, graphics or materials. The sign standards also intend to provide for signs that are not glaring and do not create a distraction or visible pollution. The illustrations and statements in this paragraph are advisory only. Specific

prescriptions of this section are in the standards below.

B. Allowed Signs

DEVELOPMENT PROJECTS may have the following signs, provided they comply with the standards set forth in 611.C below:

1. ~~URBAN MIXED USE and URBAN RESIDENTIAL buildings may have:~~
 - a. ~~One STREET SPACE address sign per STREET SPACE entry door;~~
 - b. ~~AWNING signs; and~~
 - c. ~~One building sign.~~
2. ~~TOWNHOUSES and SMALL APARTMENT buildings may have STREET SPACE address signs and the signs below:~~
 - a. ~~One STREET SPACE address sign per STREET SPACE entry door;~~
 - b. ~~AWNING signs;~~
 - c. ~~One building sign per SMALL APARTMENT BUILDING, and~~
 - d. ~~One wall sign per STREET SPACE frontage for each TOWNHOUSE development.~~
3. ~~DETACHED BUILDINGS may have one STREET SPACE frontage for each TOWNHOUSE development.~~
4. ~~COMMERCE, SHOPFRONT and OFFICE spaces, where allowed, may have the following signs in addition to the signs allowed for the designated BES SITE in which they are located:~~
 - a. ~~AWNING signs;~~
 - b. ~~One blade type shop sign per GROUND STORY or second STORY tenant per STREET SPACE elevation;~~
 - c. ~~One graphic sign per tenant;~~
 - d. ~~Up to a total of three wall or window signs per tenant; and~~
 - e. ~~One additional wall or window sign and one additional blade sign for tenants occupying RETAIL or OFFICE spaces with more than one STREET SPACE frontage.~~
5. ~~Where there is SHARED PARKING within a structure, the following signs are allowed for the designated BES SITE in which the SHARED PARKING is located:~~
 - a. ~~One wall sign; and~~
 - b. ~~One or more blade signs meeting the standards for incidental signs as set forth in 13.7.H of the Arlington County Zoning Ordinance.~~
6. ~~Existing residential buildings with existing free-standing signs may retain or reface existing signs, or replace existing signs in accordance with Section 13.6 of the Arlington County Zoning Ordinance.~~

C. Sign Standards

- A. ~~All signs:~~
 - a. ~~External lighting directed towards signs that are not internally illuminated is permitted. Signs shall not have automatic changeable copy elements unless explicitly permitted below.~~
- B. ~~AWNINGS/Overhangs:~~
 - b. ~~Except for wall signs permitted to be attached or affixed to CANOPIES, lettering and/or logos on AWNINGS~~

and CANOPIES shall be limited to 5 inches tall on the vertically hanging fabric/face at the curb side of the AWNING or CANOPY.

C. Blade Type Shop Signs:

Blade type shop signs for COMMERCE, SHOPFRONT and OFFICE uses shall meet the following standards:

- a. Except for blade type building signs permitted as an alternative to the building sign below, blade type shop signs shall be not more than six square feet, shall project from the building no more than 42 inches, and shall be located so that there is a minimum of nine feet clear height above the sidewalk and below the blade type shop sign.
- b. Blade type shop signs may be hung from an overhang, CANOPY, or AWNING.
- c. Blade type shop signs shall not be internally illuminated
- d. Commercial messages on a blade type shop sign may occupy no more than one-half of the square footage within the blade sign.
- e. Blade signs for GROUND and second STORY tenants shall be located below the second STORY.

D. Graphics signs:

- a. A graphics sign is a sign designed to be read only from a distance of less than three feet away, such as, but not limited to restaurant menus or building directories.
- b. A graphics signs 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.
- c. Graphics signs shall not be exposed to the elements.

E. Building sign:

A building sign may be either a: 1) masonry or bronze plaque; 2) wall sign, which may be placed on a CANOPY; or 3) a blade type building sign. Building signs shall meet all requirements set forth in Section 611.C.5.a. through d. below.

- a. A building sign shall be wholly contained within one COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.
- b. Wall signs shall be composed of individual letters and may be lighted from behind the individual letters, but shall not be internally illuminated.
- c. Blade type building signs shall project from the building no more than 42 inches, shall have a minimum of nine feet clear height above the sidewalk, and may be internally illuminated.
- d. The standards in the following table apply to all building signs:

| SIGN TYPE | NUMBER OF STORIES | PLACEMENT | MAXIMUM SIZE OF SIGN (IN SQUARE FEET) |
|--------------------------|-------------------|---|---------------------------------------|
| Masonry or bronze plaque | Any | In the building's plaque/parapet wall or under the eaves and above the STORY window | 8 |

| SIGN TYPE | NUMBER OF STORIES | PLACEMENT | MAXIMUM SIZE OF SIGN (IN SQUARE FEET) | | |
|---|---|-----------|---------------------------------------|----------------------------------|--------------------------------|
| Wall Sign (may be placed on a CANOPY) or Blade Type Building Sign | No more than 50% of the sign area shall be placed above the top of the STORY identified below | | <70 feet of building frontage | 70-150 feet of building frontage | >150 feet of building frontage |
| | 2 | GROUND | 35 | 35 | 50 |
| | 3-4 | 2ND | | | 70 |
| | 5 | 3RD | | | |
| | 6 | 4TH | | 50 | 100 |
| | 7 | 5TH | | | |
| | 8 | 6TH | | | |
| | 9 | 7TH | | | |
| | 10-14 | 8TH | | | |

F. Wall Signs:-

a. Wall signs for COMMERCE, SHOPFRONT and OFFICE spaces shall meet the following standards:

- i. Wall signs are permitted either within the area above the GROUND STORY windows and below the second STORY windows, or on the vertical front of or on top of a CANOPY.
- ii. All wall signs shall be placed within a horizontal band not to exceed 2 feet in height. This band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk, unless placed on the front of or on top of a CANOPY. If placed on top of a CANOPY, the 2-foot band shall not extend more than 2 feet beyond the top of the CANOPY.
- iii. 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. Letters on all wall signs shall exceed neither 18 inches in height or width nor 3 inches in relief. Wall signs shall not exceed 20 feet in length.

b. Wall signs for TOWNHOUSES shall meet the following standards:

- i. Wall signs shall not exceed 6 square feet.
- ii. Wall signs are permitted on the FACADE of the GROUND STORY, or may be installed on a GARDEN WALL or STREET WALL.
- iii. Letters on wall signs shall exceed neither 8 inches in height or width nor 2 inches in relief.

c. Wall signs allowed where there is SHARED PARKING within a structure may be placed only in a horizontal band not to exceed 2 feet in height. This band shall be located immediately above the entrance to the

~~SHARED PARKING structure and shall not be higher than 4 feet from the top of the entrance opening.~~

~~G. Window signs:~~

- ~~a. Window Signs are permitted to be placed or painted within GROUND STORY OFFICE and RETAIL windows and the entire window sign shall fit within a rectangle of 8 square feet.~~
- ~~b. Window signs shall be allowed automatic changeable copy elements as set forth in 13.12 of the Arlington County Zoning Ordinance.~~

~~A. Signs for multi-family and mixed-use DEVELOPMENT PROJECTS shall be regulated by provisions in~~

~~B. Signs for townhouse DEVELOPMENT PROJECTS shall be regulated by provisions in Article 13.6 of the Arlington County Zoning Ordinance.~~

~~C. Signs for detached and single-family DEVELOPMENT PROJECTS shall be regulated by provisions in Article 13.5 of the Arlington County Zoning Ordinance.~~

~~D. Signs shall be further limited and regulated by the following provisions in Article 13 of the Arlington County Zoning Ordinance, which shall be incorporated as if fully set forth herein:~~

| SECTION | TITLE |
|---|--|
| 13.2 | APPLICABILITY |
| 13.3.1.A.1; 13.3.1.A.2(A) AND (B); 13.3.1.B | SPECIAL EXCEPTIONS |
| 13.3.2 | NO VARIANCES |
| 13.4 | SIGNS PROHIBITED IN ALL DISTRICTS |
| 13.7.6 | FLAGS (FOR ANY BES SITE) |
| 13.7.8 | INCIDENTAL SIGNS (FOR ANY BES SITE) |
| 13.7.11 | SIDEWALK SIGNS (FOR ANY ESTABLISHMENT DEVELOPED UNDER THIS CODE) |
| 13.9.1.H | NEIGHBORHOOD SIGNS |
| 13.9.2 | SIGN SYSTEMS |
| 13.11 | STANDARDS FOR LIGHTED SIGNS |
| 13.12 | FLASHING, MOVING AND CHANGEABLE COPY SIGNS |
| 13.15 | TEMPORARY SIGNS FOR CONSTRUCTION AND SALE/LEASING |
| 13.16 | GENERAL PROVISIONS |
| 13.17 | NONCONFORMING SIGNS |
| 15.7.8 | SIGNS REQUIRING A COA |
| 15.8 | SIGN PERMITS |
| 17.4 | CRIMINAL PENALTIES |

N-FBC-8c: Neighborhoods Form Based Code Part 10: Definitions; 1001. Defined Terms
Amendment adopted on December 16, 2017

The following terms are defined as set forth below for the purpose of the *Columbia Pike Special Neighborhoods Revitalization District Form Based Code*. Terms not defined here, but defined elsewhere in the *Arlington County*

Zoning Ordinance, shall have the meanings defined in the *Arlington County Zoning Ordinance*.

Average Building Height. The number, in feet, derived from dividing the overall Façade length by the sum of each Façade Segment's ratio of length to height. For purposes of calculating a Façade Segment's height, the measurement shall be taken from the grade at the midpoint of the Façade Segment's length to the top of the wall plate, excluding any architectural embellishments. Average Building Height for each Façade is calculated as follows and in Illustration a where "FS" represents individual Façade Segments:

Overall Façade Length

(FS 1 Length/FS 1 Height) + (FS 2 Length/FS 2 Height) + (FS 3 Length/FS 3 Height)

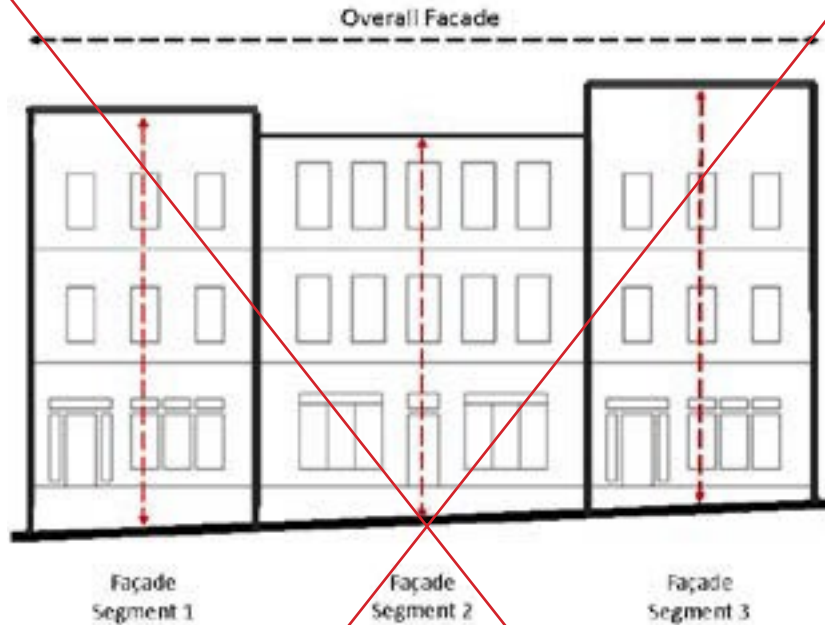


Illustration a

Building Wall Materials. Primary materials cover more than ~~33~~ 25 percent of the building FACADE excluding FENESTRATION.

Complete and Discrete Vertical Façade Composition. A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in at least three all of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a

'human scale' for the STREET-SPACE:

Different fenestration type (window shape, proportions, and/or grouping) of at least 20 percent in height or width or height:width ratio. (See illustration b.);

Different façade bay composition rhythm/pattern (i.e. "ABA" "ABBA" "BAAB" "ABCBA") (See illustration c.);

Change in wall material, or in the case of masonry, a change in color and/or proportion of masonry units employed;

Change in total fenestration percentage of ~~12~~ 10 percent or more; and

Change in the height of the cornice or roof line ~~by one story.~~

Façade Segment. The Each portion of the Façade with a consistent, discrete building height. A Façade with varying heights is composed of multiple Façade Segments. A Façade with no height variation is composed of a single Façade Segment

Grade. The ground level or elevation at the outside of the building on a lot after grading or construction, as shown on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as submitted to the Zoning Office on the accepted elevation drawings. The average GRADE shall be calculated individually along each Façade to establish the GROUND STORY.

Ground Story. The first occupiable level of a building where at least 50 percent of the ~~with its~~ finished floor elevation is at or above grade and within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the SECOND STORY.

Ornamentation Materials. Materials used to provide architectural accent on the FACADE and cover less than ~~33~~ 25 percent of the FACADE excluding FENESTRATION.

N-FBC-9: Neighborhoods Form Based Code Part 4: Building Envelope Standards; 402. General Standards Amendment adopted on January 25, 2020

D. Neighborhood Manners

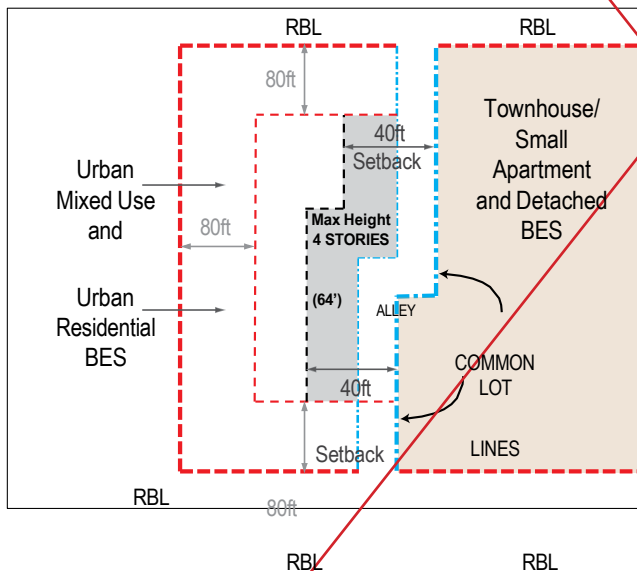
1. For URBAN MIXED USE and URBAN RESIDENTIAL frontages, the following apply to the BES SITE:

- a. Where a BES Site has a common lot line with a Small Apartment Building/Townhouse BES or Detached BES, and where any portion of a structure is more than 80 feet from any RBL and less than 40 feet from any COMMON LOT LINE, that portion of the structure shall have a maximum height of 4 STORIES and an

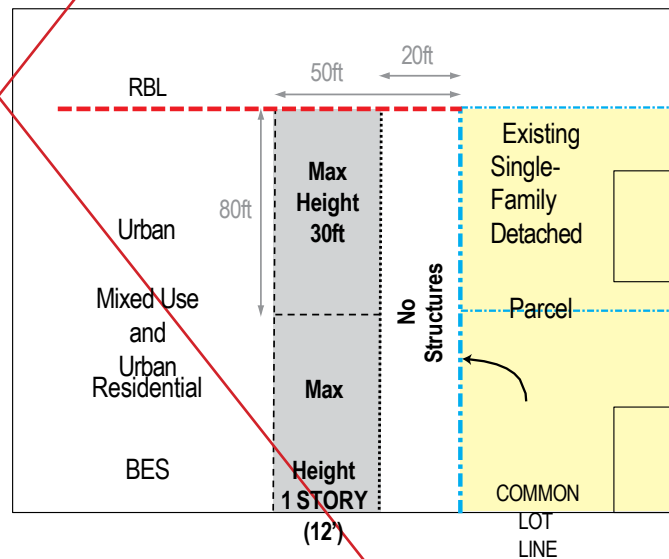
ULTIMATE BUILDING HEIGHT of 64 feet. (See diagram 402.D.1.a.)

b. Where a BES SITE has a COMMON LOT LINE with 1) a lot occupied by one-family detached dwelling in either an R-district or a RA-district occupied by one-family detached dwelling or 2) a vacant lot in either an R-district or a RA-district:

- (i) There shall be a setback of at least 20 feet from the COMMON LOT LINE. (See diagram 402.D.1.b.);
- (ii) Where any portion on of structure is within 50 feet of the COMMON LOT LINE, and within 80 feet of any RBL, that portion on of the structure shall have an ULTIMATE BUILDING HEIGHT of 30 feet. This requirement supersedes any applicable minimum story requirement. (See diagram 402.D.1.b);
- (iii) Where any portion on of a structure is more than 80 feet from any RBL and within 50 feet of the COMMON LOT LINE, that portion on of the structure shall have a maximum height of 1 STORY with an ULTIMATE BUILDING HEIGHT OF 12 feet. (See diagram 402.D.1.b.); and (iv) A GARDEN WALL at least 6 feet in height shall be constructed within one foot of the entire length of the COMMON LOT LINE.
- (iv) A GARDEN WALL at least 6 feet in height shall be constructed within one foot of the entire length of the COMMON LOT LINE. shall be constructed within one foot of the entire length of the COMMON LOT LINE.
- (iv) A GARDEN WALL at least 6 feet in height shall be constructed within one foot of the entire length of the COMMON LOT LINE.



402.D.1.a.



402.D.1.b.

K. Civic Buildings

Publicly-owned civic buildings are exempt from *Part 6. Architectural Standards* and this *Part 4* except for *402.D. Neighborhood Manners* and all other regulations applicable to lots either 1) occupied by a one-family detached dwelling in an R-district or in a RA-district occupied by a one-family detached dwelling or 2) vacant lots in either an R-district or a RA-district.

Att.46

Columbia Pike Neighborhoods Special Revitalization District

Effective MAY 1, 2024

L. Bonus Height

1. Where a property has been identified on the regulating plan as a Bonus Area, it is eligible for approval to exceed the maximum story limit and ultimate building height identified in the relevant bes in exchange for affordable housing or public space. (See *Part 2. Administration*).
2. When approved for bonus stories, the facade above the bes-prescribed maximum story limit shall be set back at least 5 feet from the rbl.
3. Individual bonus stories have a maximum story height of 12 feet.
4. Where a property approved for bonus stories shares a common lot line with a lot either 1) occupied by a one-family detached dwelling in an R-district or RA-district ~~occupied by a one-family detached dwelling or 2) vacant lot in either an R-district or a RA-district~~, in addition to the applicable regulations in *D. Neighborhood Manners* above, no part of the building shall exceed the height of a 60 degree plane, measured from grade at the common lot line. (See *diagram 402.L.4.*)

N-FBC-10: Neighborhoods Form Based Code Part 9: Building Use Standards; 902. Affordable Housing Requirements **Amendment adopted on July 18, 2020**

902. Affordable Housing Requirements

This Form Based Code provides for additional density above the underlying zoning as an incentive for property owners to create and preserve AFFORDABLE HOUSING to meet the current and future needs of the Columbia Pike Neighborhoods Special Revitalization District. Where a property owner takes advantage of the additional density permitted under this Code for the purposes of a commercial DEVELOPMENT PROJECT, the affordable housing cash contribution outlined in 902.A shall be provided and applicable requirements outlined in 902.E shall be met. Where a property owner takes advantage of the additional density permitted under this Code for the purposes of residential DEVELOPMENT PROJECT, the following AFFORDABLE HOUSING requirements, outlined in 902.B through F, shall be provided met.

A. Affordable Housing Cash Contribution for Commercial Development Projects

1. For commercial DEVELOPMENT PROJECTS (including Commerce and Retail) equal to or greater than 1.0 Floor Area Ratio (F.A.R.), the proposal shall include a cash contribution to the Affordable Housing Investment Fund calculated using the following tiers:
 - a. \$2.05 per square foot of Gross Floor Area (GFA) for the first 1.0 F.A.R.; and
 - b. \$5.48 per square foot of GFA above 1.0 F.A.R.
2. For mixed-use DEVELOPMENT PROJECTS:
 - a. A cash contribution, as outlined in 902.A.1., shall be provided for the proportionate amount of commercial GFA; and
 - b. On-site AFFORDABLE HOUSING, as outlined in 902.B through F, shall be provided for the proportionate amount of residential units
3. The cash contribution will be indexed to the Consumer Price Index for Housing in the Washington-Arlington-Alexandria, DC-VA-MD-WV, as published by the Bureau of Labor Statistics, and adjusted annually, beginning January 2020. Revised amounts apply only to the applications filed after the adjustment date. Amounts for the calculation of the cash contribution shall be established at the time of a Final Neighborhoods Form Based Code Application filing. A cash contribution for residential DEVELOPMENT PROJECTS will not be accepted.

B. Number of On-Site Affordable Housing Units

Each residential DEVELOPMENT PROJECT ~~proposal~~ shall include on-site AFFORDABLE HOUSING UNITS as set forth below:

1. The specific percent requirement shall be calculated as a fraction multiplied by ten. That fraction is calculated as the total number of proposed units (new construction and existing) over the maximum number of units permitted by the greater of: 1) the existing underlying zoning or 2) the number of units existing on the site on [time of adoption]. Under no circumstances shall the number of AFFORDABLE HOUSING UNITS required by this 902.A.B.1 be less than 20 percent or more than 30 percent of the NET NEW UNITS.
2. If AFFORDABLE HOUSING UNITS are proposed within existing buildings, the percent requirement arrived at through application of 902.A.B.1 above shall be increased by five.
3. New Construction Example: If 500 units are proposed, and 200 units exist today on site, the fraction equals 2.5, and therefore the applicant will be required to provide 25 percent of the 300 NET NEW UNITS as new committed AFFORDABLE HOUSING UNITS (75 units).

Partial Redevelopment Example: If 500 units are proposed, and 200 units exist today on site, and the applicant chooses to place the AFFORDABLE HOUSING UNITS within the existing buildings (rather than demolish and build new), the fraction equals 2.5, or 25 percent of the of the 300 NET NEW UNITS as committed AFFORDABLE HOUSING UNITS. Because the AFFORDABLE HOUSING UNITS are proposed within existing buildings, the percent requirement arrived at through application of 902.A.B.1. above shall be increased by five. Therefore, the applicant will be required to provide 30 percent of the NET NEW UNITS as new committed AFFORDABLE HOUSING UNITS (90 units).

C. Affordability Level & Term

AFFORDABLE HOUSING UNITS shall be committed for a term of no less than 30 years and shall be affordable to households earning up to 60 percent of the Area Median Income (AMI) as set by US Department of Housing and Development (HUD) for the Washington, DC Metropolitan Statistical Area, adjusted for household size, commencing at the time of the execution of the required documents ~~Final FBC application submission~~, except as follows:

1. ~~Projects DEVELOPMENT PROJECTS west of George Mason Drive:~~ An applicant may provide up to 33 percent of the required ~~low and moderate income units~~ AFFORDABLE HOUSING UNITS at affordability levels of 60% percent to 80% percent of the AMI at a rate of two (2) units available at 60% - 80% of the AMI for every one (1) unit required at 60% percent of the AMI.
2. ~~Projects DEVELOPMENT PROJECTS east of George Mason Drive:~~ An applicant may provide up to 33 percent of the required ~~low and moderate income units~~ AFFORDABLE HOUSING UNITS at affordability levels of 40% percent of the AMI at a rate of 0.5 units available at 40% percent of the AMI for every one (1) unit required at 60% percent of the AMI.
3. By use permit approval, the County Board may adjust the proportions described in 902.B.C.1.a and 902.B.C.2.1.b to allow for larger quantities of units affordable at 60% percent to 80% percent of the AMI or 40% percent of the AMI units, respectively.

D. Unit Mix

One-half of the quantity of required AFFORDABLE HOUSING UNITS within new construction shall have 2 or more bedrooms, of which at least 25 percent of those units have more than two bedrooms.

Where AFFORDABLE HOUSING UNITS are provided in existing buildings, one-half of the quantity of required AFFORDABLE HOUSING UNITS shall have 2 or more bedrooms, of which at least 25 percent have more than two bedrooms. If the requisite number of units with two or more bedrooms are not available within the existing building, and additions to the existing building are not proposed, the applicant may provide the required quantity of

AFFORDABLE HOUSING UNITS as 2 bedroom units.

E. Tenant Relocation Plan

The applicant shall provide information consistent with the Arlington County Tenant Relocation Guidelines including but not limited to tenant profiles, a relocation plan for existing tenants to be displaced with redevelopment, and a description of the relocation assistance proposed (financial and otherwise). The relocation plan shall:

1. Outline strategies the applicant plans to use to mitigate any displacement that may occur as a property is fully or partially redeveloped.
2. Documentation of timely tenant meetings, relocation payment amounts per bedroom size, eligibility criteria, and the proposal of new rents and utilities.

The applicant is responsible for presenting a draft plan to the Arlington Relocation Coordinator for review and approval prior to review with the Tenant Landlord Commission. Upon review and approval from the Tenant Landlord Commission, and during the duration of the relocation process as specified in the approved Tenant Relocation Plan, the applicant is required to meet monthly with the Arlington Relocation Coordinator to review ongoing status, as well as provide monthly statistical and tracking reports.

F. Affordable Housing Unit Location

An applicant may meet the AFFORDABLE HOUSING requirement by providing units either within new construction or within existing buildings that will remain within the development proposal. All units are subject to the Virginia Uniform Statewide Building Code.

AFFORDABLE HOUSING UNITS in existing buildings shall be renovated sufficiently to meet Housing Quality Standards, set by the U.S. Department of Housing and Urban Development (HUD), and the standards set-forth within the Virginia Uniform Statewide Building Code.

903. Additional Incentives for Affordable Housing

- A. The following incentives are provided in order to encourage property owners to create or preserve AFFORDABLE HOUSING units beyond the minimum number of AFFORDABLE HOUSING units required in Section 902.
 1. Reduced parking ratio: If an applicant provides at least 1 percent more AFFORDABLE HOUSING UNITS in excess of the minimum required quantity, the applicant may reduce the minimum parking ratio for all AFFORDABLE HOUSING UNITS within the DEVELOPMENT PROJECT from 1.125 spaces per unit to 0.825 spaces per unit, which includes 0.7 space per unit and 0.125 SHARED space per unit.
 2. Bonus Stories: An applicant may request County Board approval of Bonus Stories as set forth in Part 204.A in exchange for additional AFFORDABLE HOUSING UNITS.
 3. Financial Tools available by the County: Please contact the Department of Community Planning, Housing and Development, Housing Division, for more information.
- B. If AFFORDABLE HOUSING units beyond the minimum are provided, the Housing Plan required by Section 206.A shall indicate that AFFORDABLE HOUSING UNITS beyond the number of units required by Section 902 will be provided, as encouraged by Arlington County, and shall also include:
 1. The number of additional AFFORDABLE HOUSING UNITS.
 2. The proposed unit types for the additional AFFORDABLE HOUSING UNITS.
 3. Affordability levels of the additional AFFORDABLE HOUSING UNITS.

**N-FBC-12 (*): Neighborhoods Form Based Code Part 3: Regulating Plans; Western Subarea
Amendment adopted November 14, 2020**

Refer to Regulating Plan Amendment as shown in Attachment C

(* This N-FBC ZOA Case number was incorrectly assigned at the time of approval, resulting in two Case Numbers assigned as N-FBC-12 (11.14.2020 and 11.13.2021). To remain consistent with County Board Meeting Minutes, this Case No. will remain, with this clarifying note.)

**N-FBC-11: Neighborhoods Form Based Code Part 2: Administration; 204. Transfer of Development Rights
Amendment adopted on March 20, 2021**

D. Transfer of Development Rights

The transfer of development rights is permitted in order to achieve historic preservation, public open space and/or affordable housing within areas designated as CONSERVATION AREAS on the REGULATING PLAN, and for the creation of NEIGHBORHOOD PARKS shown on the REGULATING PLAN. As part of a use permit approval for a DEVELOPMENT PROJECT, the County Board may certify the subject DEVELOPMENT PROJECT as a sending site for transfer of development rights in accordance with the following:

1. In considering the approval of transfer of development rights from a DEVELOPMENT PROJECT in exchange for the dedication of a PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK shown on the REGULATING PLAN, subject to such conditions as the County Board may approve, the County Board shall determine that the PUBLIC SPACE will meet the standards consistent with Section 506. The number amount of density eligible for transfer shall be equal to the square footage of the dedicated PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK. As part of the certification of density or approval of transfer of development rights, the County Board may require assurances that the PUBLIC SPACE will be preserved.
2. In considering the approval of transfer of development rights from a CONSERVATION AREA, the County Board shall determine that a specified number of units within the CONSERVATION AREA will be renovated consistent with *Part 7 Conservation Area Standards* and preserved as committed AFFORDABLE HOUSING UNITS as set forth in *Section 902*. The amount number of density units eligible for transfer shall be equal to 3 times the specified number of committed AFFORDABLE HOUSING UNITS when a Columbia Pike Neighborhoods FBC DEVELOPMENT PROJECT has been identified as the Receiving Site, or 2 times the specified number of committed AFFORDABLE HOUSING UNITS when a Site Plan proposal for a site elsewhere in the County has been identified as the Receiving Site; ~~provided, however, that the aforementioned multipliers shall sunset on December 31, 2020 for density that has not been certified.~~
3. Development rights from a sending site may be certified at the time of approval of a Receiving Site. Density may be transferred to either 1) an area designated as a BONUS AREA on the REGULATING PLAN in accordance with *Section 204.A* above; or 2) to another site within the County in accordance with §15.6.7.B of the Zoning Ordinance.

**N-FBC-12 (*): Neighborhoods Form Based Code Part 9: Building Use Standards; 901. Building Use Table
Amendment adopted on November 13, 2021**

(* This N-FBC ZOA Case number was incorrectly assigned at the time of approval, resulting in two Case Numbers assigned as N-FBC-12 (11.14.2020 and 11.13.2021). To remain consistent with County Board Meeting Minutes, this Case No. will remain, with this clarifying note.)

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|---|---|------------------------------------|---|
| CIVIC | | | |
| Colleges (see § 12.2.4.A) | Colleges and universities | U | Section 605.A.3.a Section 402.B.2.a |
| Community Service (see § 12.2.4.B) | Community center | U | Section 605.A.3.a Section 402.B.2.a |
| | Libraries | U | Section 605.A.3.a Section 402.B.3 |
| | Museums and art galleries or studios | U P | Section 605.A.3.a Section 402.B.2.a |
| Day Care (see § 12.2.4.C) | All day care uses | U | Section 605.A.3.a Section 402.B.2.a |
| Government Facilities (see § 12.2.4.D) | Bus shelters; bike share stations | U | Section 605.A.3.a Section 402.B.2.a |
| | Fire or police stations | U | Section 605.A.3.a Section 402.B.2.a |
| Passenger Terminals and Services (see § 12.2.4.G) | Railroad, trolley, bus, air or boat passenger stations | U | § 12.4.5 |
| Religious Institutions (see § 12.2.5.H) | Churches, mosques, synagogues, and temples | P | Section 605.A.3.a Section 402.B.2.a |
| Schools (see § 12.2.5.I) | Schools, elementary, middle and high | | § 12.4.7 Section 605.A.3.a Section 402.B.2.a |
| Entertainment Indoor (see § 12.2.5.B) | Indoor theater or auditorium | P | |
| Office (see § 12.2.5.C) | Offices, federal, state and local | U | |
| GROUND STORY COMMERCE | | | |
| Passenger Terminals and Services (see § 12.2.4.G) | Railroad, trolley, bus, air or boat passenger stations | U | § 12.4.5 Section 605.A.3.a Section 402.B.2.a |
| Utilities, minor (see § 12.2.4.K) | All major utilities | U | § 12.4.9 Section 605.A.3.a Section 402.B.2.a |
| | All minor utilities | P | § 12.4.10 Section 605.A.3.a Section 402.B.2.a |
| Food Establishments (see § 12.2.5.A) | <u>Shared commercial kitchens</u> | P | |
| | Catering establishment, small scale | P | |
| | All other food establishment uses (see RETAIL) | | |

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|--|--|------------------------------------|---|
| Office (see § 12.2.5.C) | Audio-visual production studio | U | |
| Retail, personal service (see § 12.2.5.F.2(b)) | Animal care facilities, veterinary clinics, and animal hospitals <u>and animal boarding</u> | P | § 12.5.2 |
| | Banks | P | |
| | Dry cleaning, drop off stations | P | § 12.5.6 |
| | Laundromats | P | § 12.5.13 |
| | Mailing service, including bulk mailing | P | |
| | Printing, publishing and lithographing | P | |
| | Private postal service | P | § 12.5.19 |
| | All other personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE) | | § 12.5.21 |
| Light Industrial (see § 12.2.6.A) | Sign making shop | P | § 12.6.9 |
| | Upholstery shop | U | § 12.5.27 |
| | Carpet and rug cleaning plants | U | |
| <u>Manufacturing, Artisan Beverage</u> | <u>All Manufacturing, Artisan beverage</u> | <u>P</u> | <u>§ 12.6.6</u> |
| <u>Manufacturing, Artisan Workshop</u> | <u>All Manufacturing, Artisan workshop</u> | <u>P</u> | <u>§ 12.6.6</u> |
| Telecommunications Facilities (see § 12.2.6.C) | All telecommunications towers and facilities | U | |
| UPPER STORY COMMERCE | | | |
| Colleges (see § 12.2.4.A) | Trade or commercial school | P | |
| Offices (see § 12.2.5.C) | Offices or clinics, medical or dental | P | § 12.5.22 |
| | Offices, business and professional | P | |
| | College operated as a commercial enterprise | P | |
| Retail, Personal Service (see 12.2.5.F.2(b)) | All personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE) | | § 12.5.21 |
| Light Industrial (see § 12.2.6.A) | Medical or dental laboratories | P | |
| UPPER STORY AND GROUND STORY COMMERCE | | | |
| Religious Institutions (see § 12.2.4.H) | | | |
| Overnight Accommodations (see § 12.2.5.D) | Hotel | P | § 12.5.11 |
| | All other overnight accommodation uses | | |

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|---|--|------------------------------------|---|
| Offices | <u>Offices or clinics, medical or dental</u> | P | §12.5.22 |
| | <u>Offices, business and professional</u> | P | |
| | <u>Offices, federal, state and local</u> | U P | |
| | <u>Audio-visual production studio</u> | U P | |
| | <u>College operated as a commercial enterprise</u> | P | |
| Parking, Commercial (see § 12.2.5.E) | Public parking area or public parking garage when located and developed as required in the Form Based Code | P | |
| Recreation, Indoor (see § 12.2.5.B) | Skating rink | P | |
| | Tennis, racquet or handball courts | U | |
| | Swimming pool | P | |
| Recreation, Outdoor (see § 12.2.5.B) | Skating rink | P | |
| | Tennis, racquet or handball courts | U | |
| Retail, Sales (see § 12.2.5.F.2(a)) | Interior decorating stores | P | |
| Retail, Personal Service (see § 12.2.5.F.2(a)) | All retail, personal service uses | P | § 12.5.21 |
| Retail, Repair (see § 12.2.5.F.2(c)) | All repair retail uses | P | |
| <u>Agriculture</u> | <u>Hydroponics, horticulture, floriculture, and/or aquaculture</u> | P | <u>§12.7.2</u> |
| | <u>All other agriculture uses</u> | | |
| Accessory Uses | Swimming pools, private | P - A | § 12.9.16 |

N-FBC-13: Neighborhoods Form Based Code Part 9: Building Use Standards; 901. Building Use Table Amendment adopted on October 15, 2022

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|--|---------------------------------|------------------------------------|---|
| RETAIL | | | |
| Retail, Sales (see § 12.2.5.G.2(a)) | Grocery stores | P | § 12.5.10 § 12.5.22 |
| | Kiosks | U | § 12.5.12 |
| | Nursery, flower or plant stores | P | § 12.5.16 § 12.5.22 |
| | Open-air markets | U | § 12.5.18 |
| | Florist or gift shops | P | § 12.5.8 § 12.5.22 |
| | Micro-fulfillment centers | P | § 12.5.14 |
| | All other retail sales uses | P | § 12.5.22 |
| | Drugstores | P | § 12.5.5 § 12.5.22 |

N-FBC-14a: Neighborhoods Form Based Code Part 3: Regulating Plans Amendment adopted on December 17, 2022

Refer to Regulating Plan Amendment as shown in Attachment C

N-FBC-14b: Neighborhoods Form Based Code Part 7: Conservation Area Standards; 701. Introduction Amendment adopted on December 17, 2022

701. Introduction

This section outlines standards for the Conservation Areas and Adjacent to Conservation Areas in the Columbia Pike Neighborhoods Special Revitalization District. Specifically, this section sets forth criteria that provide incentives to property owners to protect and preserve the character historic fabric and features of, and the affordability of housing within, these important areas when renovation or development changes are proposed.

The purpose of these Conservation Area Standards is to protect against destruction of or encroachment upon historic areas and to promote the preservation of affordable housing by allowing for more or different types of development when a property owner preserves historic features and traditional design. The primary goals of these standards are appropriateness and compatibility with traditional architecture. These standards outline measures to ensure that these neighborhoods remain visible reminders of the history and cultural heritage of the Columbia Pike corridor, as well as the broader Arlington community.

The Conservation Area Standards are not intended to dictate design solutions or inhibit creativity, rather to simply define the range of appropriate responses and establish a framework so that future development does not detract from the character of Conservation Areas. These standards establish the degree to which renovations, as well as new construction, within and adjacent to Conservation Areas (as shown on the Regulating Plan) may occur and how such design is respectful of existing architecture and the character of the setting, the period of construction and

the overall architectural style. Components of the architectural style are conveyed through a building's decorative embellishments. The Conservation Area Standards herein address the architectural aesthetics and include standards to ensure compatibility and appropriateness in the context of Columbia Pike's historic resources. Ultimately, they provide a measure of architectural compatibility as the basis for determining appropriateness.

Given that the Conservation Areas are eligible for listing in the National Register of Historic Places, the US Secretary of the Interior's Standards for Historic Rehabilitation provide the basis for which the standards in this section were developed. Highlights of the Secretary's Standards as they relate to the Columbia Pike Conservation Areas are shown here as guiding principles in order to illustrate the basis for the requirements herein:

- A. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- B. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
- C. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
- D. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- E. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- F. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- G. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- H. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Barcroft Apartments



Fillmore Gardens

Historic Significance

Arlington County's early garden apartment developments served as a national prototype and currently represent some of the very best remaining examples of original "planned communities" in the United States. Portions of the following complexes are designated as Conservation and/or Adjacent to Conservation Areas:

- the Barcroft Apartments (constructed in phases between 1939 and 1953) and the
- Fillmore Gardens apartments (constructed from 1942 to 1948), and the
- Haven Apartments (constructed from 1948 to 1949) properties on which they are located.

These Conservation Area Standards are intended to allow new development that will neither encroach upon nor destroy these historic garden apartments and communities, and to provide design standards that maintain a sense of historic character for each property and reflect and complement the traditional materials and techniques of mid-century garden apartments.

702. Applicability

The Conservation Standards apply to property designated as "Conservation Areas" and "Adjacent to Conservation Areas" on the Regulating Plan. These standards apply to existing buildings within, or new construction immediately adjacent to, areas identified to contain significant historic fabric and features that help to define the character of the Columbia Pike corridor. Therefore, when a property owner chooses to take advantage of the rights available under this Code, that property owner must comply with these standards for preservation of these areas. These "Conservation Areas" and "Adjacent to Conservation Areas" areas are specifically subject to all requirements of the Code, however, in the case of a conflict, the Conservation Area Standards herein supersede those requirements. To the extent that an architectural issue is not specifically addressed in this chapter, the Part 6. General Architectural Standards shall govern.

Specifically, Conservation Areas are to be preserved through a mechanism such as an historic preservation easement granted to the County Board of Arlington County or a qualified preservation organization (such as the Northern Virginia Conservation Trust or National Trust for Historic Preservation). Historic preservation easements are permanent, recorded in the land records of Arlington County, and bind both current and future owners. The easements are to protect the historic resource and its exterior character-defining details of the property in perpetuity and therefore may prohibit an owner from demolishing the historic building(s) and limit changes or alterations to the property that are inconsistent with the historic character of the property. Proposed alterations to the property may be permissible under certain circumstances but may require prior approval from the easement holding organization which commonly places restrictions on subdividing and developing the property. For properties that are designated as a Conservation Area and are protected by a recorded historic preservation easement, which may have more stringent requirements than the standards found in this Part 7, the requirements of the easement shall supersede requirements of this Code.

A. General Standards

These criteria articulate the general requirements for development within Conservation Areas and Adjacent to Conservation Areas as designated on the Regulating Plan.

B. Renovation

These criteria apply to the treatment of existing buildings identified within Conservation Areas on the Regulating Plan. The Renovation standards shall be applied to alterations to existing buildings.

C. New Construction

These criteria apply to the development of new buildings in areas designated as “Adjacent to Conservation Areas” on the Regulating Plan and to alterations to existing building, including additions, within areas designated as Conservation Areas on the Regulating Plan.

Each section provides the intent and design context. The purpose of the design context statements is to articulate and guide the interpretation of certain provisions, but are not regulatory. In cases where a specific architectural component or condition is not addressed in the Conservation Area Standards, the HALRB, and ultimately the County Board, will evaluate the proposal in the context of the applicable Guiding Principle, Intent or Design Context.

D. Role of the Historical Affairs and Landmark Review Board

The County’s Historical Affairs and Landmark Review Board (HALRB) shall review all DEVELOPMENT PROJECTS within areas identified as Conservation Areas and Adjacent to Conservation Areas on the Regulating Plan. The HALRB shall review proposals in accordance with Part 206.D and shall forward a written recommendation to the County Board as to whether or not the DEVELOPMENT PROJECT complies with the standards in this Part 7.

E. Voluntary Compliance

While the standards outlined in this chapter are applicable to Conservation Areas and Adjacent to Conservation Areas, the County recognizes that there may be other properties where an applicant chooses to partially preserve existing buildings and/or partially redevelop the property. In some instances, concentrations of multi-family buildings along Columbia Pike also date from the years bracketing World War II and stand as important reminders of the County’s cultural and architectural heritage. Though not required by the Code, voluntary compliance with the Conservation Standards is encouraged. In these circumstances, a review by HALRB may be requested, but is not required. The County shall be notified if an applicant proposes to follow these Conservation Area Standards.

N-FBC-15: Neighborhoods Form Based Code Part 9: Building Use Standards; 901. Building Use Table
Amendment adopted on January 21, 2023

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|---|---|------------------------------------|---|
| CIVIC | | | |
| Colleges (see § 12.2.4.A) | Colleges and universities | U | Section 605.A.3.a Section 402.B.2.a |
| Community Service (see § 12.2.4.B) | Community center | U | Section 605.A.3.a Section 402.B.2.a |
| | Libraries | U | Section 605.A.3.a Section 402.B.3 |
| | Museums and art galleries or studios | U <u>P</u> | Section 605.A.3.a Section 402.B.2.a |
| Day Care (see § 12.2.4.C) | All day care uses | U | Section 605.A.3.a Section 402.B.2.a |
| Government Facilities (see § 12.2.4.D) | Bus shelters; bike share stations | U | Section 605.A.3.a Section 402.B.2.a |
| | Fire or police stations | U | Section 605.A.3.a Section 402.B.2.a |
| Passenger Terminals and Services (see § 12.2.4.G) | Railroad, trolley, bus, air or boat passenger stations | U | § 12.4.5 |
| Religious Institutions (see § 12.2.5.H) | Churches, mosques, synagogues, and temples | P | Section 605.A.3.a Section 402.B.2.a |
| Schools (see § 12.2.5.I) | Schools, elementary, middle and high | | § 12.4.7 Section 605.A.3.a Section 402.B.2.a |
| Entertainment Indoor (see § 12.2.5.B) | Indoor theater or auditorium | P | |
| GROUND STORY COMMERCE | | | |
| Passenger Terminals and Services (see § 12.2.4.G) | Railroad, trolley, bus, air or boat passenger stations | U | § 12.4.5 Section 605.A.3.a Section 402.B.2.a |
| Utilities, minor (see § 12.2.4.K) | All major utilities | U | § 12.4.9 Section 605.A.3.a Section 402.B.2.a |
| | All minor utilities | P | § 12.4.10 Section 605.A.3.a Section 402.B.2.a |
| Food Establishments (see § 12.2.5.A) | Shared commercial kitchens | P | |
| | Catering establishment, small scale | P | |
| | All other food establishment uses (see RETAIL) | | |

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|--|--|------------------------------------|---|
| Retail, personal service (see § 12.2.5.F.2(b)) | Animal care facilities, veterinary clinics, and animal hospitals and animal boarding | P | § 12.5.2 |
| | Banks | P | |
| | Dry cleaning, drop off stations | P | § 12.5.6 |
| | Laundromats | P | § 12.5.13 |
| | Mailing service, including bulk mailing | P | |
| | Printing, publishing and lithographing | P | |
| | Private postal service | P | § 12.5.19 |
| | All other personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE) | | § 12.5.21 |
| Light Industrial (see § 12.2.6.A) | Sign making shop | P | § 12.6.9 |
| | Upholstery shop | U | § 12.5.27 |
| | Carpet and rug cleaning plants | U | |
| Manufacturing, Artisan Beverage | All Manufacturing, Artisan beverage | P | § 12.6.6 |
| Manufacturing, Artisan Workshop | All Manufacturing, Artisan workshop | P | § 12.6.6 |
| Telecommunications Facilities (see § 12.2.6.C) | All telecommunications towers and facilities | U | |
| UPPER STORY COMMERCE | | | |
| Colleges (see § 12.2.4.A) | Trade or commercial school | P | |
| Retail, Personal Service (see § 12.2.5.F.2(b)) | All personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE) | | § 12.5.21 |
| Light Industrial (see § 12.2.6.A) | Medical or dental laboratories | P | |
| UPPER STORY AND GROUND STORY COMMERCE | | | |
| Religious Institutions (see § 12.2.4.H) | | | |
| Overnight Accommodations (see § 12.2.5.D) | Hotel | P | § 12.5.11 |
| | All other overnight accommodation uses | | |

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|---|--|------------------------------------|---|
| Offices (see § 12.2.5.C) | Offices or clinics, medical or dental | P | §12.5.22 |
| | Offices, business and professional | P | |
| | Offices, federal, state and local | P | |
| | Audio-visual production studio | P | |
| | College operated as a commercial enterprise | P | |
| | <u>Urban agriculture</u> | <u>P</u> | <u>§12.5.33</u> |
| | <u>Urban colleges and universities</u> | <u>P</u> | |
| Parking, Commercial (see § 12.2.5.E) | Public parking area or public parking garage when located and developed as required in the Form Based Code | P | |
| Recreation, Indoor (see § 12.2.5.B) | Skating rink | P | |
| | Tennis, racquet or handball courts | U | |
| | Swimming pool | P | |
| Recreation, Outdoor (see § 12.2.5.B) | Skating rink | P | |
| | Tennis, racquet or handball courts | U | |
| Retail, Sales (see § 12.2.5.F.2(a)) | Interior decorating stores | P | |
| Retail, Personal Service (see § 12.2.5.F.2(a)) | All retail, personal service uses | P | § 12.5.21 |
| Retail, Repair (see § 12.2.5.F.2(c)) | All repair retail uses | P | |
| Agriculture | Hydroponics, horticulture, floriculture, and/or aquaculture | P | §12.7.2 |
| | All other agriculture uses | | |
| Accessory Uses | Swimming pools, private | P - A | § 12.9.16 |
| RETAIL | | | |
| Food Establishments (see § 12.2.5.B) | <u>Artisan beverage</u> | <u>P</u> | <u>§ 12.5.32</u> |
| | Restaurants, limited | P | § 12.5.24 |
| | Food delivery services | U | |
| | Restaurants, general | P | § 12.5.23 |
| Recreation, Indoor (see § 12.2.5.F) | Billiard or pool halls | U | |
| | Bowling alleys | U | |

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (\$) AND N-FBC (SECTION) USE STANDARDS |
|--|---|------------------------------------|--|
| Retail, Sales (see § 12.2.5.G.2(a)) | Grocery stores | P | § 12.5.10 § 12.5.22 |
| | Kiosks | U | § 12.5.12 |
| | Nursery, flower or plant stores | P | § 12.5.16 § 12.5.22 |
| | Open-air markets | U | § 12.5.18 |
| | Florist or gift shops | P | § 12.5.8 § 12.5.22 |
| | Micro-fulfillment centers | P | § 12.5.1430 |
| | All other retail sales uses | P | § 12.5.22 |
| | Drugstores | P | § 12.5.5 § 12.5.22 |
| | Urban agriculture | P | § 12.5.33 |
| Retail, Personal Service (see § 12.2.5.F.2(b)) | Artisan workshop | P | § 12.5.31 |
| | All personal service retail uses | P | § 12.5.19 |
| Accessory Uses | Live Entertainment | U | § 12.9.12 |
| | Outdoor Cafe associated with a restaurant on public right-of-way or easement for public use | U | § 12.5.14 |

N-FBC-16: Neighborhoods Form Based Code Part 9: Building Use Standards; 901. Building Use Table Amendment adopted on April 22, 2023

| USE CATEGORY | SPECIFIC USE TYPES | PERMITTED (P) or USE PERMIT (U) | AZCO (§) AND N-FBC (SECTION) USE STANDARDS |
|--|------------------------------------|------------------------------------|---|
| UPPER STORY AND GROUND STORY COMMERCE | | | |
| Recreation, Indoor (see § 12.2.5.B) | Skating rink | P | |
| | Tennis, racquet or handball courts | U | |
| | Swimming pool, commercial | P | |
| | All other indoor recreation | P | |
| RETAIL | | | |
| Recreation, Indoor (see § 12.2.5.F) | Billiard or pool halls | U | |
| | Bowling alleys | U | |

N-FBC-17: Neighborhoods Form Based Code Part 9: Building Use Standards; 901. Building Use Table Amendment adopted on May 13, 2023

| | | | |
|---------------------------------------|--|---|-----------|
| UPPER STORY COMMERCE | | | |
| Light Industrial | Medical or dental laboratories | P | |
| UPPER STORY AND GROUND STORY COMMERCE | | | |
| Offices | Offices or clinics, medical or dental | P | § 12.5.22 |
| | Audio-visual production and broadcast studio | P | |
| | Research and development, flex | P | |

N-FBC-18: Neighborhoods Form Based Code Part 9: Building Use Standards; 901. Building Use Table; Amendment adopted on June 10, 2023

| UPPER STORY COMMERCE | | | |
|---|--|----|-----------|
| Light Industrial | Medical or dental laboratories | P | |
| UPPER STORY AND GROUND STORY COMMERCE | | | |
| Food Establishments (see §12.2.5.B) | Shared commercial kitchens | P | § 12.5.34 |
| | Shared commercial kitchens, limited | U | § 12.5.34 |
| | Shared commercial kitchens, open air | U | § 12.5.34 |
| | Food catering establishment, small scale | P | |
| | All other food establishments | | |
| RETAIL | | | |
| Food Establishments (see § 12.2.5.B) | Restaurant, limited | P | § 12.5.23 |
| | Food delivery service | UP | |
| | Restaurant, general | P | § 12.5.22 |

N-FBC-19: Neighborhoods Form Based Code Part 9: Building Use Standards; 901. Building Use Table Amendment adopted on September 23, 2023

| RESIDENTIAL | | | |
|-------------------------------------|--|---|-----------|
| Household Living (see §12.2.3.A) | One-family detached | P | |
| | Two-family detached | P | |
| | Townhouse | P | |
| | Multi-family | P | |
| | Independent living facilities | U | § 12.3.12 |
| Group Living (see § 12.2.3.B) | Assisted living facilities | U | § 12.3.12 |
| | Boarding houses and rooming houses | U | |
| | Continuing care retirement communities | U | § 12.3.12 |
| | Dormitories | U | § 12.3.3 |
| | Fraternities and sororities | U | § 12.3.5 |
| | Group Homes | U | § 12.3.6 |
| | Membership Clubs | U | § 12.5.13 |
| | Nursing homes | U | § 12.3.12 |

**N-FBC-20a: Neighborhoods Form Based Code Part 8: General Standards; 802. General Standards
Amendment adopted on February 24, 2024**

A. All Development Projects shall meet the following requirements:

1. A minimum of 1.125 parking spaces per residential dwelling unit, of which a minimum of 0.125 parking space per residential unit shall be provided for visitors or as SHARED PARKING, except for elder care uses as regulated below.

2. A minimum of 0.4 space per bedroom of any assisted living facilities, independent living facilities, or continuing care retirement communities shall be provided as SHARED PARKING.

3. A minimum of 0.4 space per bed within a nursing home shall be provided as SHARED PARKING.

~~24.~~ A minimum of 1 space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as SHARED PARKING, except for hotel uses as regulated below.

~~35.~~ A minimum of 0.5 space per hotel guest room shall be provided as reserved parking. Any hotel that includes 7,500 square feet or more of conference room or banquet facility GFA, shall provide additional parking at a rate of 1 space per 1,000 square feet of all conference room/banquet facility GFA.

~~46.~~ There are no maximum limits on SHARED PARKING.

~~57.~~ 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 (such as time limits or hours of the day) on the SHARED PARKING (time 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, respectively.

~~68.~~ A maximum of 1 space per 1,000 square feet of non-residential GFA or two spaces per residential dwelling unit may be made available for RESERVED PARKING.

~~79.~~ 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.

~~810.~~ Parking spaces for visitors shall be located in a clearly marked and designated common area available to all visitors, except for any parking spaces that may be provided as new on-street SHARED PARKING spaces.

~~911.~~ SHARED PARKING shall be designated by appropriate signage and markings as required by County policy.

~~1012.~~ Parking requirements may be met either on-site or within the parking zone in which the development is located.

~~1113.~~ In lieu of minimum parking requirements, the County may accept a one-time payment per each space of Shared Parking. The County Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.

B. Bicycle Parking:

1. For office uses, the developer shall provide a minimum of 1 employee bicycle parking space per 6,000 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA.
2. For residential uses, the developer shall provide a minimum of 1 tenant bicycle parking space per 2.5 dwelling units and 1 visitor bicycle parking space per 50 dwelling units, except for elder care uses as regulated below.
3. For elder care uses (independent living facilities, assisted living facilities, continuing care retirement communities, and nursing homes) the developer shall provide a minimum of 1 employee bicycle parking space per 10 beds or portion thereof, and 1 visitor space per 50 beds, or portion thereof.
34. For retail uses, the developer shall provide a minimum of 1 employee bicycle parking space per 25,000 square feet of GFA and 1 visitor/customer bicycle parking space per 5,000 square feet of GFA for the first 50,000 square feet of retail GFA; and 1 additional visitor/customer space per each additional 12,500 square feet of retail GFA, or portion thereof.
45. For hotel uses, the developer shall provide a minimum of 1 employee bicycle parking space per 10 guest rooms or portion thereof, and 1 visitor space per 50 guest rooms, or portion thereof.
56. All office, residential and hotel visitor bicycle parking shall meet the standards for Class III or Class II bicycle parking as defined in the Arlington County Master Transportation Plan's Bicycle Element (July 2008) Bicycle Parking Standards Guide (2022) 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 bicycle parking facility, also to be located on site, shall be screened from view of pedestrians along a Street-Space 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.
67. Bicycle parking within the Street-Space (as defined in Part 5. Urban Space Standards, Section 504.F.) may be counted toward the Class III minimum customer/visitor bicycle parking requirement.

N-FBC-20b: Neighborhoods Form Based Code Part 9 Affordable Housing Requirements; 902. Affordable Housing Requirements
Amendment adopted on February 24, 2024

This Form Based Code provides for additional density above the underlying zoning as an incentive for property owners to create and preserve Affordable Housing to meet the current and future needs of the Columbia Pike Neighborhoods Special Revitalization District. Where a property owner takes advantage of the additional density permitted under this Code for the purposes of a commercial, elder care, or mixed-use DEVELOPMENT PROJECT, the affordable housing cash contribution outlined in 902.A shall be provided and applicable requirements outlined in 902.E shall be met, except as allowed below. Where a property owner takes advantage of the additional density permitted under this Code for the purposes of residential DEVELOPMENT PROJECT, the Affordable Housing requirements outlined in 902.B through F, shall be met, except that for elder care use (independent living facilities, assisted living facilities, continuing care retirement communities, and nursing homes) DEVELOPMENT PROJECTS, the proposal may provide a cash contribution in lieu of on-site AFFORDABLE HOUSING UNITS as set forth in 902.A.

A. Affordable Housing Cash Contribution for Commercial Development Projects

1. For commercial DEVELOPMENT PROJECTS (including Commerce, Civic, and Retail) equal to or greater than 1.0 Floor Area Ratio (F.A.R.), the proposal shall include a cash contribution to the Affordable Housing Investment Fund

calculated using the following tiers:

\$2.05 per square foot of Gross Floor Area (GFA) for the first 1.0 F.A.R.; and
\$5.48 per square foot of GFA above 1.0 F.A.R.

2. For elder care (independent living facilities, assisted living facilities, continuing care retirement communities, and nursing homes) DEVELOPMENT PROJECTS equal to or greater than 1.0 Floor Area Ratio (F.A.R.), the proposal shall, unless provisions of 902.B below are selected, include a cash contribution to the Affordable Housing Investment Fund (in lieu of on-site AFFORDABLE HOUSING UNITS) calculated using the following tiers:

- a. \$2.05 per square foot of Gross Floor Area (GFA) for the first 1.0 F.A.R.; and
- b. \$5.48 per square foot of GFA above 1.0 F.A.R.

~~23. For mixed-use DEVELOPMENT PROJECTS:~~

- ~~a. A cash contribution, as outlined in 902.A.1. and 902.A.2, shall be provided for the proportionate amount of commercial or elder care GFA; and~~
- ~~b. On-site AFFORDABLE HOUSING, as outlined in 902.B through F, shall be provided for the proportionate amount of residential units~~

~~34. The cash contribution will be indexed to the Consumer Price Index for Housing in the Washington-Arlington-Alexandria, DC-VA-MD-WV, as published by the Bureau of Labor Statistics, and adjusted annually, beginning January 2020. Revised amounts apply only to the applications filed after the adjustment date. Amounts for the calculation of the cash contribution shall be established at the time of a Final Neighborhoods Form Based Code Application filing. A cash contribution for residential DEVELOPMENT PROJECTS will not be accepted, except as allowed for elder care uses as described above.~~

B. Number of On-Site Affordable Housing Units

Each residential DEVELOPMENT PROJECT shall include on-site Affordable Housing UNITS as set forth below, except that for elder care uses (independent living facilities, assisted living facilities, continuing care retirement communities, and nursing homes) the proposal may provide a cash contribution in lieu of on-site AFFORDABLE HOUSING UNITS as set forth in 902.A:

1. The specific percent requirement shall be calculated as a fraction multiplied by ten. That fraction is calculated as the total number of proposed units (new construction and existing) over the maximum number (new construction and existing) over the maximum number of units permitted by the greater of: 1) the existing underlying zoning or 2) the number of units existing on the site on [time of adoption]. Under no circumstances shall the number of AFFORDABLE HOUSING UNITS required by this 902.B.1 be less than 20 percent or more than 30 percent of the NET NEW UNITS.

* * *

N-FBC-21a: Neighborhoods Form Based Code Contents Amendment adopted on February 24, 2024 (effective May 1, 2024)

(Note: Attachment B Administrative Regulations listed below was removed administratively with May 1, 2024 version update. Subsequent Attachments were renumbered accordingly).

* * *

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|---|----------------|
| ATTACHMENTS. | ATT.1 |
| A. Article 11.2. "CPN-FBC" - Columbia Pike Neighborhoods Form Based Code District | ATT.2 |
| B. Administrative Regulations | ATT.3 |
| C. Green Building Standards Additional Prerequisites | ATT.3 |
| <u>D. Neighborhoods Form Based Code Amendments (Regulating Plan)</u> | <u>ATT. 36</u> |

DE. Neighborhoods Form Based Code Amendments (Text)

ATT. 47

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N-FBC-21b: Neighborhoods Form Based Code 403 Green Building Standards; 403. Green Building Standards Amendment adopted on February 24, 2024 (effective May 1, 2024)

- A. All Urban Mixed Use and Urban Residential BES Sites shall achieve a minimum of LEED (Leadership in Energy and Environmental Design) Silver Gold Certification, Earthcraft Gold Certification, or an equivalent in stringency green building certification except as allowed below. In addition to achieving one of the above certification levels, the DEVELOPMENT PROJECT shall also achieve ENERGY STAR™ Certification, at least one of the Energy Optimization metrics, and all of the Additional Prerequisites listed in Table 4.1 and further outlined in Attachment C.
- B. All Small Apartment, Townhouse, and Detached BES Sites, and for Development projects earning Virginia Housing Development Authority (VHDA) affordable housing tax credits, shall achieve a minimum of LEED Certification, Earthcraft eCertification (with the Energy Star certification compliance path), or equivalent in stringency green building certification. Green Home Choice is permitted for Detached and Townhouse BES Sites. In addition to achieving one of the above certification levels, the DEVELOPMENT PROJECT shall also achieve ENERGY STAR™ Certification.
- C. All proposals that include major* renovation of existing units in either Conservation Areas as shown on the REGULATING PLAN, or in other existing buildings proposed to remain, shall achieve a minimum of Earthcraft certification or LEED eCertification, Earthcraft Certification, or an equivalent in stringency green building certification. In addition to achieving one of the above certification levels, the DEVELOPMENT PROJECT shall also achieve ENERGY STAR™ Certification. (Note: *Major renovation as defined by Earthcraft to determine eligibility for certification).

Table 4.1: Green Building Standards: Energy Optimization and Additional Prerequisites

| Energy Optimization (Choose 1): |
|--|
| <u>At least 14% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance</u> |
| <u>At least 24% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use</u> |
| <u>HERS index of 60 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy</u> |
| <u>Performance Option 3 HERS index rating</u> |
| <u>HERS index of 60 or lower if pursuing Earthcraft Multifamily certification</u> |
| Additional Prerequisites (Achieve All): |
| <u>ENERGY STAR™ Appliances and Fixtures</u> |
| <u>WaterSense Plumbing Fixtures</u> |
| <u>Refrigerant Leakage</u> |
| <u>Equity, Diversity, and Inclusion Program</u> |
| <u>Energy Benchmarking</u> |
| <u>Air Sealing of Ventilation Supply and Exhaust</u> |
| <u>Electric Vehicle Charging Infrastructure</u> |

| |
|--|
| <u>Human Interaction with Nature (Biophilia)</u> |
| <u>Bird-friendly Materials</u> |
| <u>Renewable Energy</u> |
| <u>Light Pollution Reduction</u> |

N-FBC-21c: Neighborhoods Form Based Code Attachments
Amendment adopted on February 24, 2024 (effective May 1, 2024)

Attachment B. Green Building Standards Additional Prerequisites

ENERGY STAR™ Appliances and Fixtures

ENERGY STAR™ label for all clothes washers, dryers, refrigerators, dishwashers, and at least 90% LED or ENERGY STAR™ labeled light fixtures installed in residential and hotel units.

WaterSense Plumbing Fixtures

WaterSense label for all toilets, bathroom faucets, and showerheads installed in residential and hotel units.

Refrigerant Leakage

In addition to the energy code requirements for commissioning activities, the Commissioning Agent shall oversee the on-site refrigerant charging process and verify the following:

- Collect as-built refrigerant piping line length calculations (as-designed lengths will not be accepted)
- Collect and review the detailed refrigerant pipe pressure and vacuum testing reports that have been based on the as-built calculations for completeness and accuracy
- Collect the charge confirmation documentation

Equity, Diversity, and Inclusion Program

At least one member of the development team shall be employed by an organization with a racial and ethnic diversity, equity, and inclusion program within its management operations. Specifically, the firm's program shall include:

- Staff training plan that reflects the firm's understanding of structural racism and its intersection with the building industry.
- Professional development opportunities and data-driven policies used to identify and invest in staff diversity among leadership levels.
- Strategies in place to ensure racial and ethnic inclusion at all levels of the organization, including the Board of Directors level. Document compliance with a written description of how the firm implements and institutionalizes diversity through policy, management philosophy, and training. Describe how the firm, on a day-to-day basis, fosters a work environment that is inclusive and conducive to diverse staff. Include copies of personnel and other

relevant policies, training provided to staff, description of the general management philosophy as it relates to diversity.

Energy Benchmarking

Permanently install energy meters or monitoring devices and software service capable of tracking and remote download of at least monthly electric and gas consumption for the entire building. Utility billing data may be used as an alternative if the owner receives energy utility bills for all energy uses in the building directly from the utility. After occupancy, provide utility reporting data through ENERGY STAR™ Portfolio Manager each year for 10 years.

Air Sealing of Ventilation Supply and Exhaust

To ensure fresh air is delivered as intended to all occupied spaces in the building, seal all central vertical and horizontal supply ductwork with aerosolized duct sealant. All code requirements for joints, sealants, and connections must be met. For commercial and multifamily buildings, meet the criteria for central ventilation exhaust testing and performance as required by ENERGY STAR™ Multifamily High-Rise certification.

Electric Vehicle Charging Infrastructure

Exceed the criteria that would earn the project points for LEED version 4.1 credit Electric Vehicles option 1- Electric Vehicle Charging and option 2 - Electric Vehicle Charging Infrastructure, with electric vehicle charging stations for at least 5% of parking spaces and electric vehicle infrastructure for at least 10% of parking spaces.

Human Interaction with Nature (Biophilia)

Provide a narrative describing how the project enhances existing and/or creates new natural spaces for occupants and the public to interact with nature and creates habitat for people, plants and wildlife. Components to be evaluated include (but are not limited to):

- Enhance connections between humans and nature at the ground level and as part of the building
 - Provide opportunities to interact with nature at the ground level
 - Provide opportunities to interact with nature as part of the building (indoor gardens, green walls, atria, balconies, roof amenity space, etc.)
 - Enhance views of nature and green spaces
 - Provide access to water, where possible
 - Provide views of the sky
 - Create access to nature sounds
 - Create linkages to existing natural resources and adjoining open space (physical or visual connections)
- Create or expand natural habitats
 - Plant native trees and plants (including pollinator gardens, butterfly gardens, bird nesting areas, meadows, etc.)
 - Show that the Project meets or exceeds tree canopy requirements stipulated in the applicable sector plan
- Use natural forms and materials in design and construction
- Provide energy and environmental conservation co-benefits
 - Renewable energy (solar) access
 - Shading of outdoor space
 - Mitigate heat island o Reduced stormwater runoff (minimize impervious area)
 - Minimized air quality impacts (indoor – low VOC materials, minimize natural gas combustion; and outdoor – bike parking, EV charging)

Bird-Friendly Materials

A bird friendly material is defined as a building material or assembly that has, or has been treated to have a maximum threat factor of 30 in accordance with the American Bird Conservancy Bird Collision Deterrence Material Threat Factor Reference Standard, or with the American Bird Conservancy Birdfriendly Materials Evaluation Program at Carnegie Museum's Avian Research Center test protocol, or with a relevant ASTM standard.

The exterior wall envelope, and any associated openings, shall be constructed with bird friendly materials between 8 feet and 36 feet above grade. Alternatively, the exterior wall envelope between 8 feet and 36 feet above grade, and any associated openings, shall on a weighted average be constructed to achieve a maximum total building Bird Collision Threat Rating (BCTR) of 15 or less according to the methodology of LEED credit Bird Collision Deterrence. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall between 8 and 36 feet above grade.

Renewable Energy

- i. Provide on-site solar generation (or other acceptable forms of renewable energy) equal to at least 2.0 watts per square foot of the roof area (including mechanical area) -or
- ii. Co-locate an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area-and- on-site solar generation (or other acceptable forms of renewable energy) is equal to at least 1.5 watts per square foot of the roof area (including mechanical area) -or
- iii. Procure off-site solar ((or other acceptable forms of renewable energy) to meet the criteria that would earn the project at least one point for renewable energy procurement of Tier 2 renewable energy as outlined in LEED version 4.1 Energy and Atmosphere credit Renewable Energy.
- iv. Alternative Compliance Path for Developments without sufficient solar exposure - Developments without sufficient solar exposure due to shading by surrounding development shall contribute to the Green Building Fund in the amount of \$4/s.f. roof area (including mechanical equipment). Insufficient solar exposure is defined as having a Total Solar Resource Fraction (TSRF) or equivalent solar industry metric of less than 80% for square footage of roof area needed to accommodate the minimum required solar PV array. A request to qualify for the alternative compliance path must include a report prepared by a qualified solar professional that documents insufficient TSRF.

Light Pollution Reduction

At least 90% of exterior fixtures, excluding streetlights required by the County, shall meet the following specifications and have motion sensor controls, integrative photovoltaic cells, photosensors or astronomic time-clock operation.

Note, Dark Sky-approved "Friendly Fixture" certification automatically meets the following specifications.

- Luminaires shall be fully shielded emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole). The luminaire's mounting hardware shall not permit mounting in any configuration other than those maintaining full shielding.
- Fixture shall have no sag or drop lenses, side light panels, up-light panels.
- Fixture shall employ warm-toned (3000K and lower) white light sources or may employ amber light sources or filtered LED light sources. Note: Exterior emergency lighting and lighting required by code for health and safety purposes are exempt shall be permitted to be exempted.

