



## ARLINGTON COUNTY, VIRGINIA

**FBC-38 | N-FBC-24**  
**(Barcroft Apartments**  
**MFDP Implementation)**

Adopted February 25, 2025

Effective February 25, 2025

At the County Board regular meeting on February 25, 2025, on a motion duly made by County Board Member Julius D. “JD” Spain, Sr. and seconded by County Board Member Maureen Coffey, the Arlington County Board unanimously adopted the following ordinance, as initiated by County Board resolution ([Item #24A](#)) adopted on December 14, 2024, in accordance with Code of Virginia [§ 15.2-2286](#), 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 (ACZO), as set forth in [Attachments 6 and 7 of the staff report](#), in order to implement the Barcroft Master Financing and Development Plan (MFDP) and associated policy updates adopted by the County Board in July 2024; 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.

\* \* \*

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

\* \* \*

1 **Appendix A. Columbia Pike Special Revitalization District Form Based Code**  
2 \* \* \*

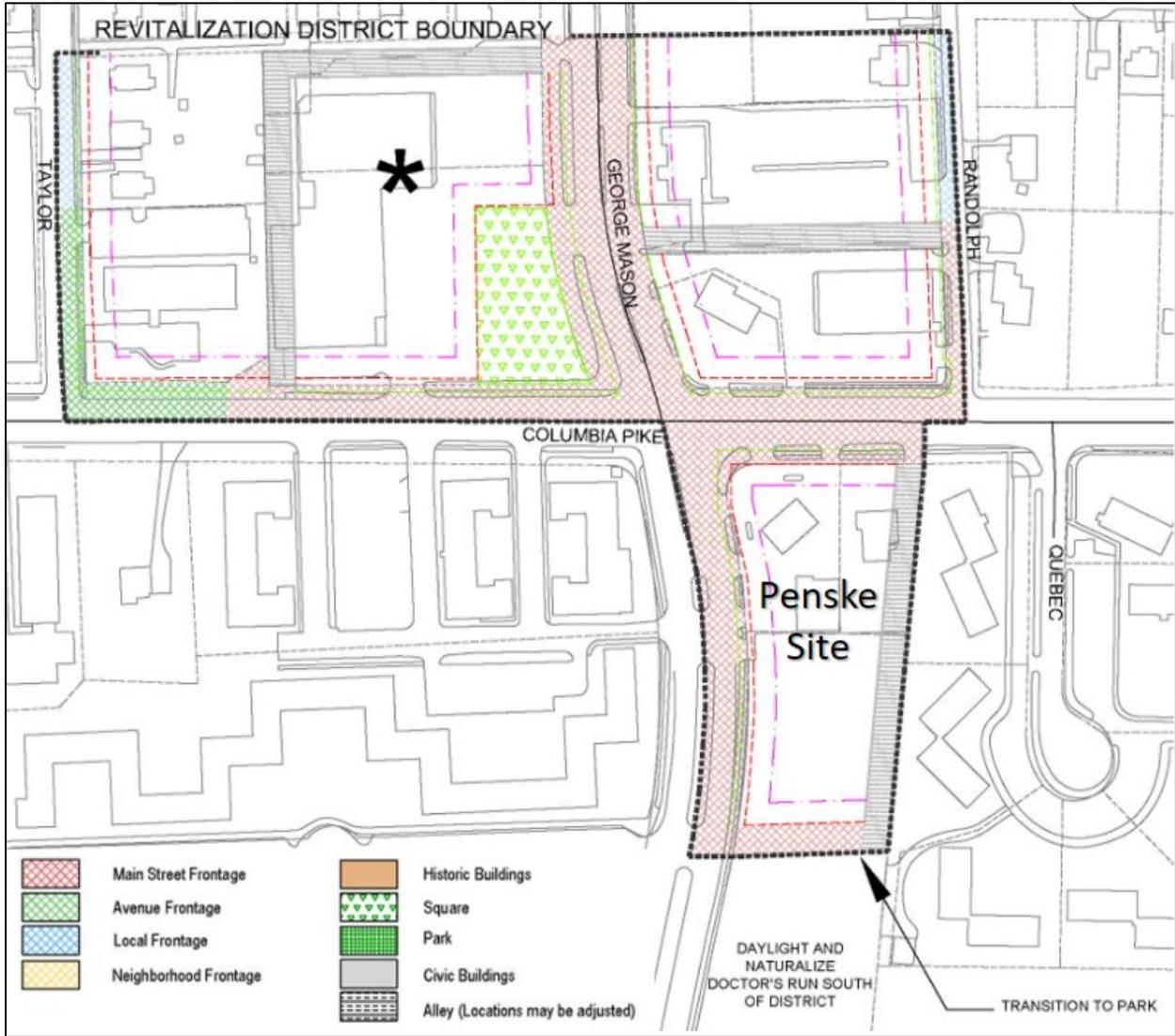
3 **Part 3: Regulating Plans**

4 \* \* \*

5 **303. Regulating Plans**

6 \* \* \*

7 **Village Center Regulating Plan**



8

[Map in Effect Prior to ACZO Amendment]

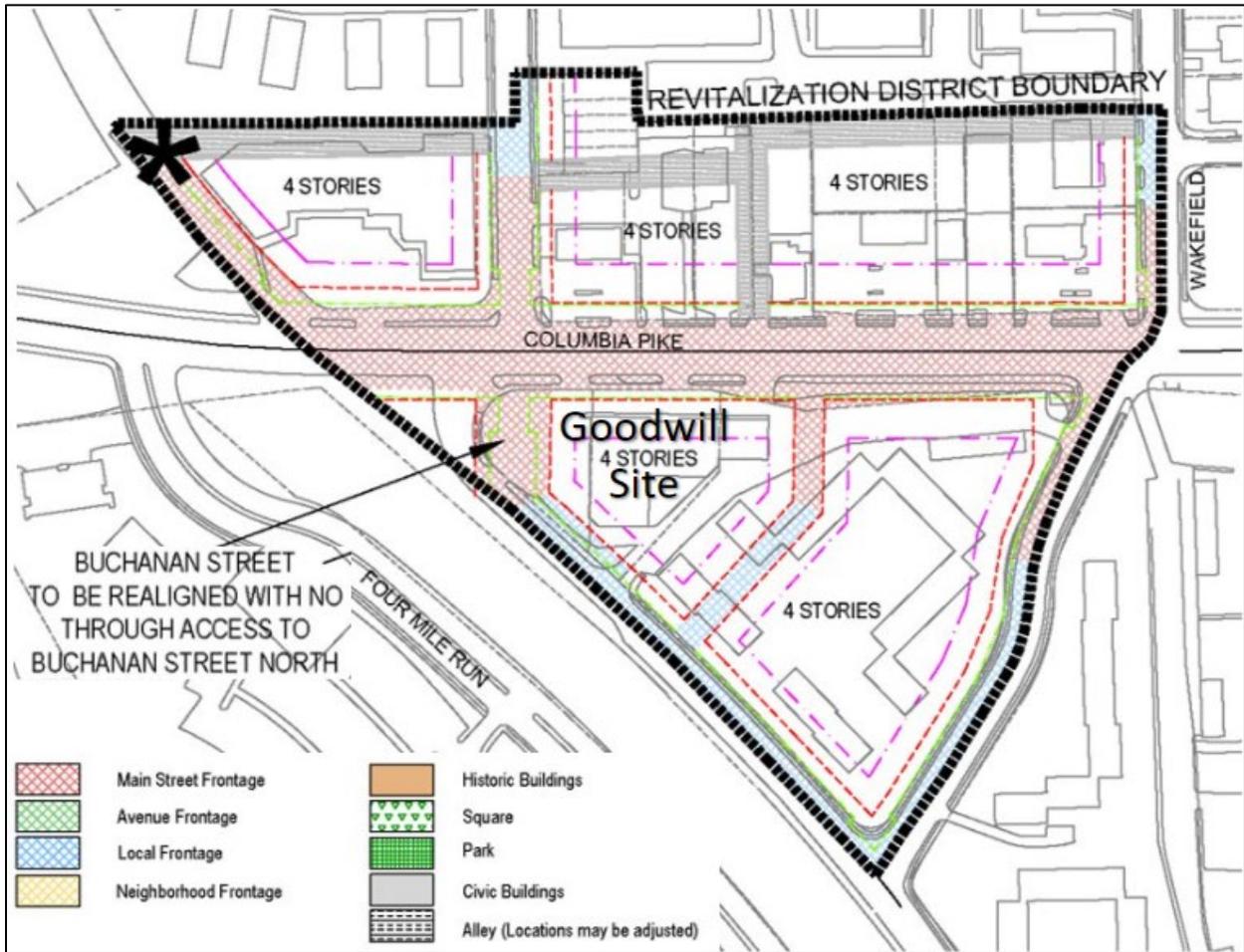
9 Village Center Regulating Plan



10  
11 ["Penske Site (Now subject to the Neighborhoods FBC)" label is provided here for explanatory purposes  
12 only and is not included in the final Regulating Plan]

[Approved ACZO Amendment]

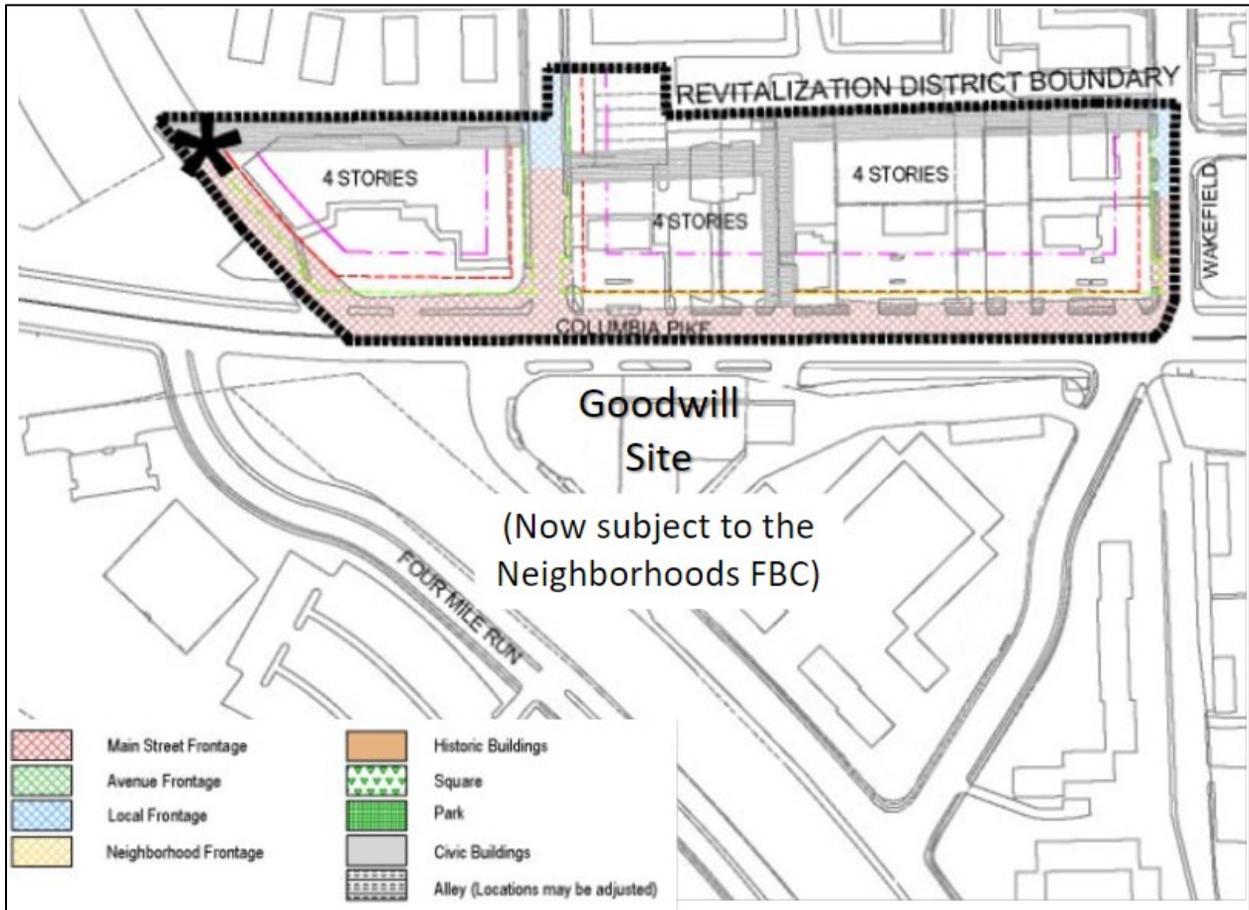
13 Neighborhood Center Regulating Plan



14

[Map in Effect Prior to ACZO Amendment]

15 Neighborhood Center Regulating Plan



16  
17 ["Goodwill Site (Now subject to the Neighborhoods FBC)" label is provided here for explanatory purposes  
18 only and is not included in the final Regulating Plan]

[Approved ACZO Amendment]

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

21 \* \* \*

22 **Part 1: General Provisions**

23 \* \* \*

24 **102. Applicability**

25 A. Properties zoned according to the R-6, R-5, R2-7, R15-30T, RA14-26, RA8-18, RA7-16, RA6-15, C-1,  
26 **C-2** or C-O districts and that are located in the “Columbia Pike Neighborhoods Special Revitalization  
27 District”, as designated on the General Land Use Plan (GLUP), shall be eligible to develop in  
28 accordance with the Columbia Pike Neighborhoods Special Revitalization District Form Based Code  
29 requirements. After such development all uses permitted in Appendix B of the Zoning Ordinance  
30 shall be permitted on the property, subject to all regulations in Appendix B.

31 \* \* \*

32

33 **Part 2: Administration**

34 \* \* \*

35 **205. Modifications**

36 \* \* \*

37 **B. Allowable Modifications**

38 1. In approving a new building as part of a use permit application, the County Board may modify  
39 the following requirements of this Code:

40 \* \* \*

41 d. Sidewalk and Landscape Standards in Section 505 **and 506**;

42 \* \* \*

43 2. Where an existing building is included in an application for use permit approval, the County  
44 Board may approve modifications to **density only as set forth in Section 205.B.2.d below, and**  
45 **to** setback, yard, coverage, parking, lot width, and lot area regulations as they are applicable to  
46 the retained existing buildings, including additions to or enlargements of such existing building  
47 when the County Board finds that:

48 a. New development on any portion of the DEVELOPMENT PROJECT complies with this Code,  
49 or as otherwise modified by Section 205.B.1 above;

50 b. The applicant is retaining the existing buildings in order to either 1) meet the AFFORDABLE  
51 HOUSING requirements of Section 902 within those buildings; and/or 2) comply with the  
52 requirements in Section 208.B below and with the renovation standards set forth in the Part  
53 7. Conservation Area Standards for buildings in areas identified as CONSERVATION AREAS on  
54 the REGULATING PLAN;

55 c. Residential and associated accessory use is retained within the existing buildings;

56 d. ~~No a~~ Additional density is proposed beyond the number of units legally existing in existing  
57 buildings at the time of application **is only allowed in CONSERVATION AREAS and supports**  
58 **and enables the inclusion of:**

59 (i) **Dwelling units with two or more bedrooms; or**

- 60 (ii) **Dwelling units that conform to the Virginia Uniform Statewide Building Code’s**
- 61 **accessibility standards (ICC/ANSI A117.1) for Type A units;**
- 62 e. The height of the existing buildings is not increased beyond the greater of either 1) the
- 63 height permitted by-right in the underlying zoning district; or 2) the height legally existing on
- 64 the site at the time of application;
- 65 f. No new building within the DEVELOPMENT PROJECT developed under this Code will be
- 66 closer than 20 feet to existing buildings being retained-; **and**
- 67 g. In each phase of development, the number of parking spaces for existing dwelling units shall
- 68 meet the requirements of Section 804.

69

70 **206. Application Requirements & Review Processes**

71 \* \* \*

72 **B. Preliminary FBC Applications**

- 73 1. Preliminary Applications shall be submitted for review by the Administrative Review Team for all
- 74 proposals.
- 75 2. When a preliminary application has been determined by the Administrative Review Team to be
- 76 compliant with the regulations set forth in this Code, except to the extent modifications are
- 77 being requested through use permit approval:
- 78 a. ...
- 79 ...
- 80 **d. When an application includes a MINI-PARK or PLAZA, the Administrative Review Team will**
- 81 **initiate a community engagement process, as specified in FBC Administrative Regulations**
- 82 **4.1.2.**
- 83 ~~e~~. The AWG will review the proposal and advise the Administrative Review Team as to whether
- 84 it finds the preliminary application to be in compliance with this Code.
- 85 \* \* \*

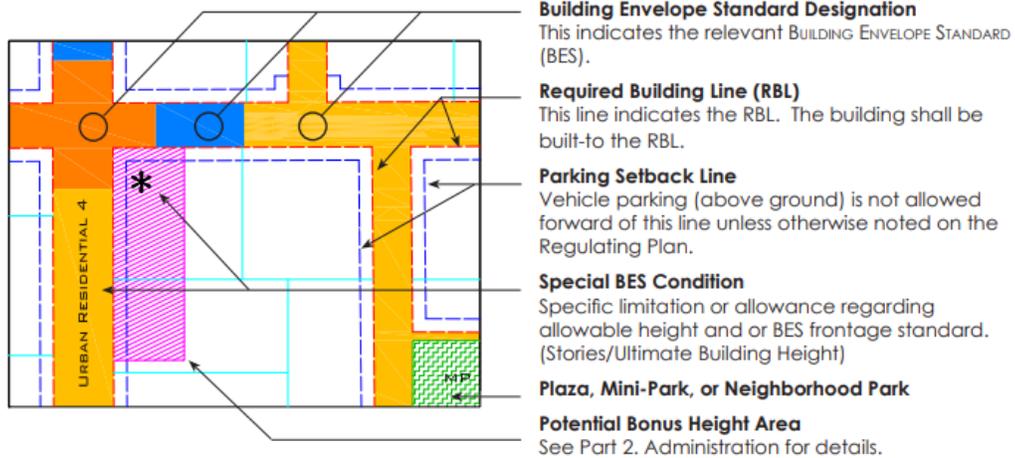
86 **Part 3: Regulating Plans**

87 \* \* \*

88 **302. The Regulating Plans**

89 \* \* \*

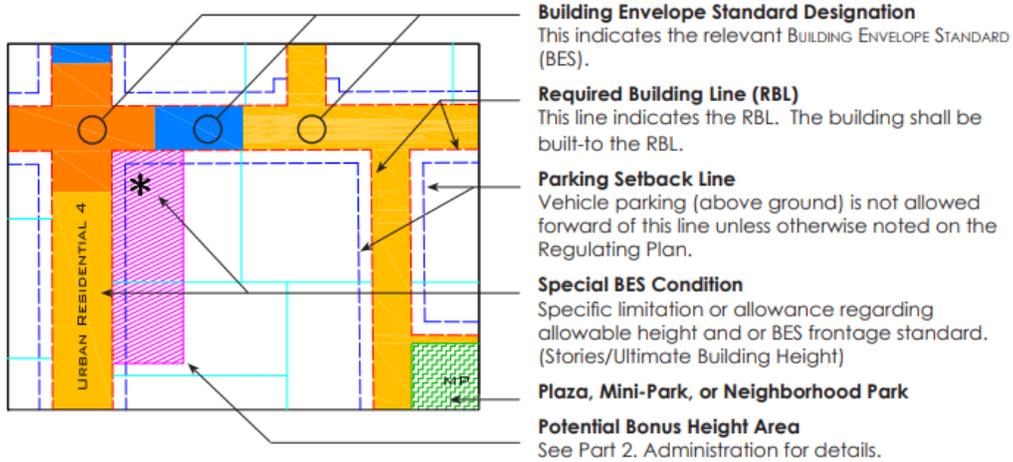
90 **A. Regulating Plan Key**



| BES Designations and Regulatory Elements          | Special Circumstances   |
|---|---|
| <b>Urban Mixed Use</b>                            | <b>Bonus Areas</b>  |
| <b>Urban Storefront</b> (See Urban Mixed Use BES) | Height Max 6 Stories<br>Building Height 92 ft<br>Bonus Height Max up to 2 Add'l Stories<br>Ultimate Building Height 116 ft  |
| <b>Urban Residential</b>                          | Height Max 6 Stories<br>Building Height 92 ft<br>Bonus Height Max up to 6 Add'l Stories<br>Ultimate Building Height 164 ft  |
| <b>Townhouse/Small Apartment</b>                  | Height Max 8 Stories<br>Building Height 120 ft<br>Bonus Height Max up to 2 Add'l Stories<br>Ultimate Building Height 144 ft |
| <b>Detached</b>                                   | Height Max 8 Stories<br>Building Height 120 ft<br>Bonus Height Max up to 6 Add'l Stories<br>Ultimate Building Height 192 ft |
| <b>District Boundary Line</b>                     | <b>Conservation Area</b>  |
| <b>Required Building Line (RBL)</b>               | <b>Adjacent to Conservation Area</b>  |
| <b>Lot Building Line (LBL)</b>                    | <b>Additional Special Circumstances Notes:</b> See map for additional notes for specific areas.                             |
| <b>Parking Setback Line</b>                       |   |
| <b>Alternative Street</b>                         |   |
| <b>Alley</b> (Locations may be adjusted)          |   |
| <b>Civic Structure</b>                            |   |
| <b>Pedestrian Pathway/Bikeway</b>                 |   |
| <b>Public Open Space</b>                          |   |
| <b>Preserved Natural Areas</b>                    |   |

[Legend on p. 3.6, 3.8, and 3.10 in Effect Prior to ACZO Amendment]

91 **A. Regulating Plan Key**



**BES Designations and Regulatory Elements**

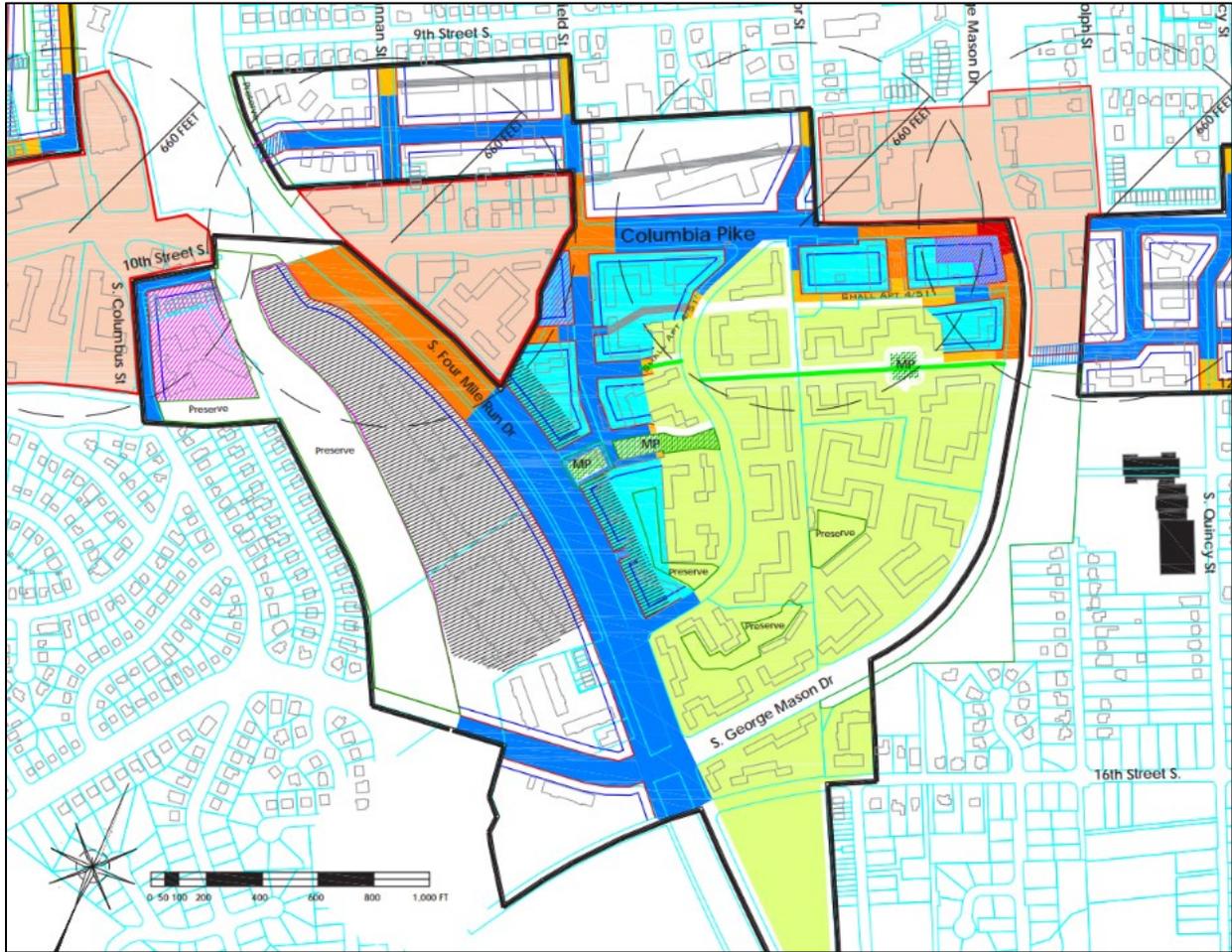
-  **Urban Mixed Use**
-  **Urban Residential**
-  **Townhouse/Small Apartment**
-  **Detached**
-  **District Boundary Line**
-  **Required Building Line (RBL)**
-  **Lot Building Line (LBL)**
-  **Parking Setback Line**
-  **Alternative Street**
-  **Alley** (Locations may be adjusted)
-  **Civic Structure**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

**Special Circumstances**

- Bonus Areas**
-  Height Max 6 Stories  
Building Height 92 ft  
*Bonus Height Max up to 2 Add'l Stories*  
*Ultimate Building Height 116 ft*
  -  Height Max 6 Stories  
Building Height 92 ft  
*Bonus Height Max up to 6 Add'l Stories*  
*Ultimate Building Height 164 ft*
  -  Height Max 8 Stories  
Building Height 120 ft  
*Bonus Height Max up to 2 Add'l Stories*  
*Ultimate Building Height 144 ft*
  -  Height Max 8 Stories  
Building Height 120 ft  
*Bonus Height Max up to 6 Add'l Stories*  
*Ultimate Building Height 192 ft*
  -  **Conservation Area**
  -  **Adjacent to Conservation Area**
  -  **Additional Special Circumstances** **Notes:** See map for additional notes for specific areas.

[Approved ACZO Amendment to Legend on p. 3.6, 3.8, and 3.10]

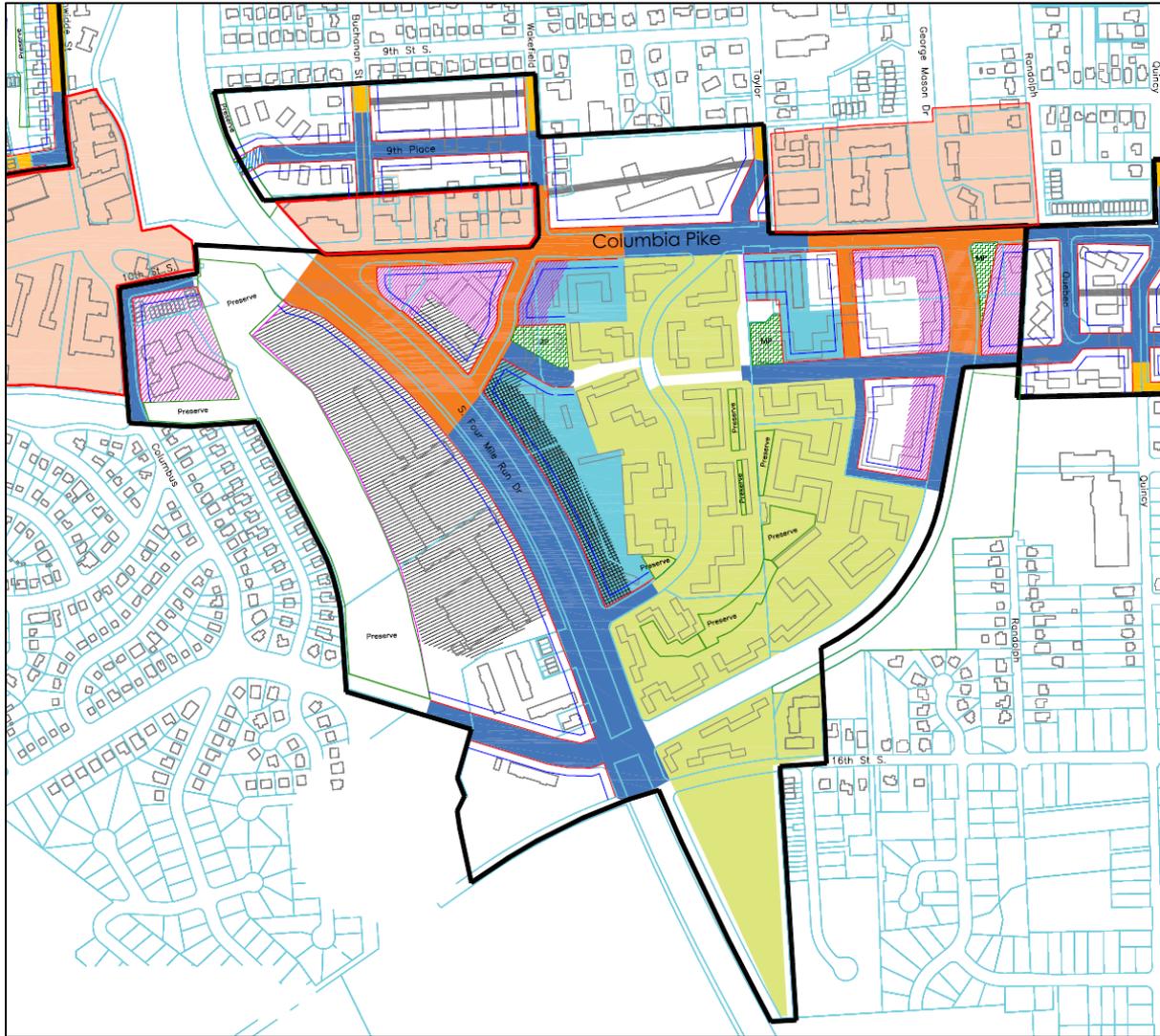
92 **B. Central Subarea Regulating Plan**



93

[Map in Effect Prior to ACZO Amendment]

94 **B. Central Subarea Regulating Plan**



95

[Approved ACZO Amendment]

96 **Part 4: Building Envelope Standards**

97 \* \* \*

98 **402. General Standards**

99 \* \* \*

100 **F. Siting**

101 \* \* \*

102 1. ...

103 ...

104 9. The PARKING SETBACK LINE is 30 feet behind the RBL and extends, vertically from the first floor  
105 level as a plane, unless otherwise indicated on the REGULATING PLAN or in the BES. Vehicle  
106 parking shall be located behind the PARKING SETBACK LINE, except where parking is provided  
107 below grade, on-street, or as otherwise indicated on the REGULATING PLAN or in the BES.

108 **a. For CORNER LOTS, the PARKING SETBACK line may be located 24 feet behind the RBL for**  
109 **no more than fifteen percent (15%) of each BLOCK FACE.**

110 10. CORNER LOTS and through lots shall satisfy the build-to requirements for all RBL frontages, and  
111 the DOORYARD, FRONT YARD and PRIVATE OPEN AREA requirements for each designated BES,  
112 and shall meet the BUILDABLE AREA restrictions for each designated BES. For such lots, garbage  
113 bins and pick-up locations and loading docks shall be located behind the PARKING SETBACK LINE.

114 **a. Notwithstanding the standards specified in 402.F.10. above, the part of a parking**  
115 **structure that contains the loading space(s) and provides vehicular access to the parking**  
116 **structure may be located in front of the PARKING SETBACK LINE, and is not subject to the**  
117 **limitations in Section 402.F.9.a, subject to the following standards:**

118 **(i) The loading space(s) or vehicular access is located along a street identified in the**  
119 **adopted *Master Transportation Plan* as either an alley or a local street.**

120 **(ii) The development project has no frontage along an ALLEY as identified on the**  
121 **REGULATING PLAN.**

122 \* \* \*

123 **404. Urban Mixed-Use Frontage**

124 \* \* \*

125 **ELEMENTS**

126 \* \* \*

127 **Building Projections**

128 1. GROUND STORY AWNINGS and CANOPIES shall project a minimum of 54 feet from the FAÇADE.

129 \* \* \*

130 **USE**

131 **Ground Story**

132 The GROUND STORY may house GROUND STORY COMMERCE, RETAIL, CIVIC, and/or RESIDENTIAL USES.  
133 **Frontages occupied by GROUND STORY COMMERCE, RETAIL, and/or CIVIC shall be built to the Urban**  
134 **Shopfront specifications under this Urban Mixed Use BES. The Urban Shopfront specifications are**  
135 **optional when the frontage is occupied by RESIDENTIAL support functions. No RESIDENTIAL units may**

136 **occupy frontages along Columbia Pike, unless the frontage occupied by RESIDENTIAL units is built to**  
137 **the Urban Shopfront specifications.** ~~provided it is built for such under this BES, the *Urban Shopfront*~~  
138 ~~Specifications in the box below where *Urban Shopfront* is designated on the REGULATING PLAN. The~~  
139 ~~*Urban Shopfront* Specifications are optional where designated as *Urban Mixed Use* on the REGULATING~~  
140 ~~PLAN.~~

## 141 **Upper Stories**

- 142 1. Upper stories may house only Upper Story COMMERCE, RETAIL, **CIVIC**, or RESIDENTIAL uses, only  
143 as follows:
- 144 a. \*No restaurant or RETAIL uses shall be allowed in upper STORIES unless they are second  
145 story extensions occupying a space that is equal to or less than the area of the GROUND  
146 STORY use.
- 147 b. No COMMERCE **or CIVIC** use is permitted above a RESIDENTIAL use.  
148 \* \* \*

149

## 150 **Urban Shopfront Specifications**

151 Where **the GROUND STORY frontage is occupied by GROUND STORY COMMERCE, UPPER STORY AND**  
152 **GROUND STORY COMMERCE, RETAIL, CIVIC uses, and/or RESIDENTIAL uses, with exceptions as noted**  
153 **below**, ~~designated on the REGULATING PLAN as *Urban Shopfront*, frontages shall use this *Urban Mixed*~~  
154 ~~*Use BES*, except that the GROUND STORY shall be configured as a shopfront and shall be occupied with~~  
155 ~~COMMERCE or RETAIL uses, as specified in Part 9-606 for the *Urban Mixed Use BES*, and in accordance~~  
156 ~~with the following:~~

- 157 1. The GROUND STORY FENESTRATION shall comprise between 60% and 90% of the GROUND  
158 STORY FACADE.
- 159 2. The entrances to all SHOPFRONTS shall be covered, by either an AWNING or a CANOPY, or shall  
160 be inset into the main body of the building a minimum of 36 inches from the FACADE.
- 161 3. **Except for RESIDENTIAL units**, ~~the~~ GROUND STORY shall be configured as a SHOPFRONT in  
162 accordance with Part ~~605~~606.
- 163 4. ~~SHOPFRONTS may encroach up to two feet into the DOORYARD~~ Within 8 feet of a BLOCK  
164 CORNER, the GROUND STORY FACADE may be chamfered to form a corner entry.
- 165 5. **These *Urban Shopfront Specifications* are optional when the frontage is occupied by**  
166 **RESIDENTIAL support functions.**

167 \* \* \*

## 168 **405. Urban Residential Frontage**

169 \* \* \*

## 170 **ELEMENTS**

171 \* \* \*

## 172 **Building Projections**

- 173 1. GROUND STORY AWNINGS and CANOPIES shall project a minimum of 54 feet from the FAÇADE.  
174 \* \* \*

175 **USE**

176 **Ground Story**

177 The ~~ground story~~**GROUND STORY** shall house only RESIDENTIAL uses ~~or CIVIC USES~~ (and their support  
178 functions) **or CIVIC USES provided that CIVIC USES meet all Urban Shopfront Specifications under the**  
179 **Urban Mixed Use BES and in accordance with Part 606. For properties designated as Urban Residential**  
180 **on the REGULATING PLAN, the Urban Shopfront specifications are optional where the frontage is**  
181 **occupied by RESIDENTIAL support functions.** ~~except~~ RETAIL uses are **only** allowed where the GROUND  
182 STORY meets all of the following requirements:

- 183 1. The GROUND STORY RETAIL space is located:
  - 184 a. more than 1/4 mile from a transit rail stop;
  - 185 b. at a BLOCK CORNER; ~~AND~~
  - 186 c. at least 400 feet from another RETAIL space;
- 187 2. The RETAIL space is no larger than 1,000 square feet;
- 188 3. The RETAIL use is an identified use for the *Urban Residential* BES; and,
- 189 4. The URBAN RESIDENTIAL BUILDING meets all *Urban Residential* BES requirements and the  
190 **frontage occupied with RETAIL use meets all** *Urban Shopfront Specifications* provided in the ~~box~~  
191 ~~under the~~ *Urban Mixed Use* BES.  
192

193 **Part 5: Street-Space Standards**

194 \* \* \*

195 **503. Street-Space Classifications**

196 \* \* \*

197 **B. Street-Space Classifications**

198 1. The plans and sections of STREET-SPACE classifications show typical configurations for STREET-  
199 SPACES within the Neighborhoods Special Revitalization District. Classifications may be shown  
200 on the REGULATING PLAN.

201 2. The following are the types and configurations permitted within the Neighborhoods Special  
202 Revitalization District.

203 Where shown for applicable street types (ST), the numbers refer to dimensions within the  
204 STREET-SPACE. The first number is the distance between FACADES across the street and the  
205 second number is the distance from face-of-curb to face-of-curb, including travel lanes, any on-  
206 street parking, and curb and gutter.

- 207 a. ST 130/72 (Columbia Pike)
- 208 b. ST 80/36
- 209 c. ST 68/36
- 210 d. ST 58/38
- 211 e. Alley A-26
- 212 f. ALTERNATIVE STREET

213 g. ST 81-48 (Option A and B)

214 h. ST 86-40

215 i. ST 61-40

216 j. ST 95.5-69

217 k. ST 113-72

218 l. ST 67-43

219 m. ST 66-40

220 n. Pedestrian Pathway/ Bikeway

221 3. Except the ST 130/72 (Columbia Pike), the STREET-SPACES (b - d) above are configured such that  
222 bicycle traffic would be accommodated and encouraged within travel lanes.

223 4. ALLEYS are generally reserved for utility easements and used to provide access to parking and  
224 loading areas. ALLEYS shall include a clearly marked CLEAR SIDEWALK, at least 6 feet wide, for  
225 pedestrian access. All ALLEYS shall be maintained and clear of debris and snow. Trash  
226 receptacles shall not be stored within the ALLEY or obstruct the CLEAR SIDEWALK.

227 5. The following plans and sections specify vehicular travel lane widths, curb radii, trail widths,  
228 sidewalks, tree planting areas, and on-street parking configurations. **STREETS, streetscape**  
229 **dimensions, and elements may vary where adjacent to CONSERVATION AREAS to permit**  
230 **existing buildings to remain.**

231 \* \* \*

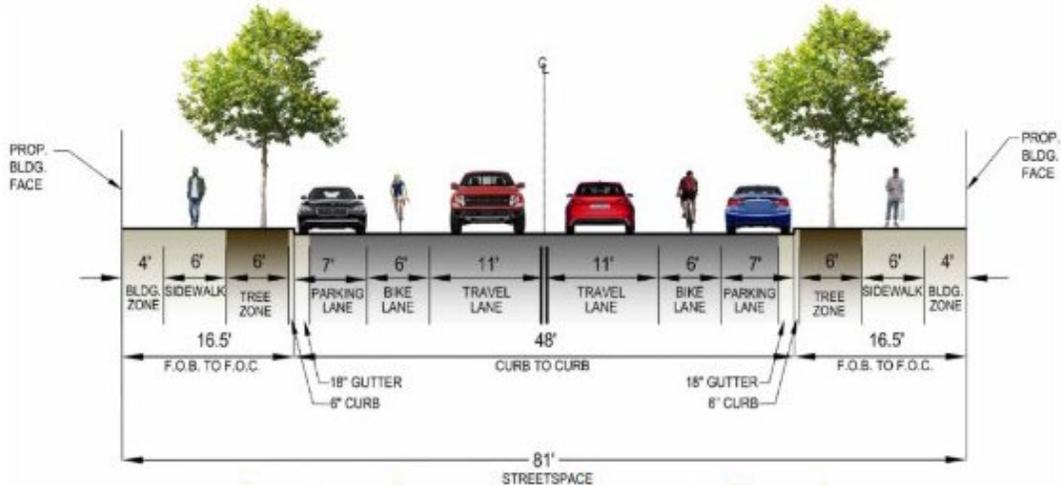
232 **504. Street-Space Classification Distribution**

233 \* \* \*

234 **g. ST 81-48 (Options A and B)**

235 **(i) Option A**

*[New street cross section diagram approved with ACZO Amendment]*

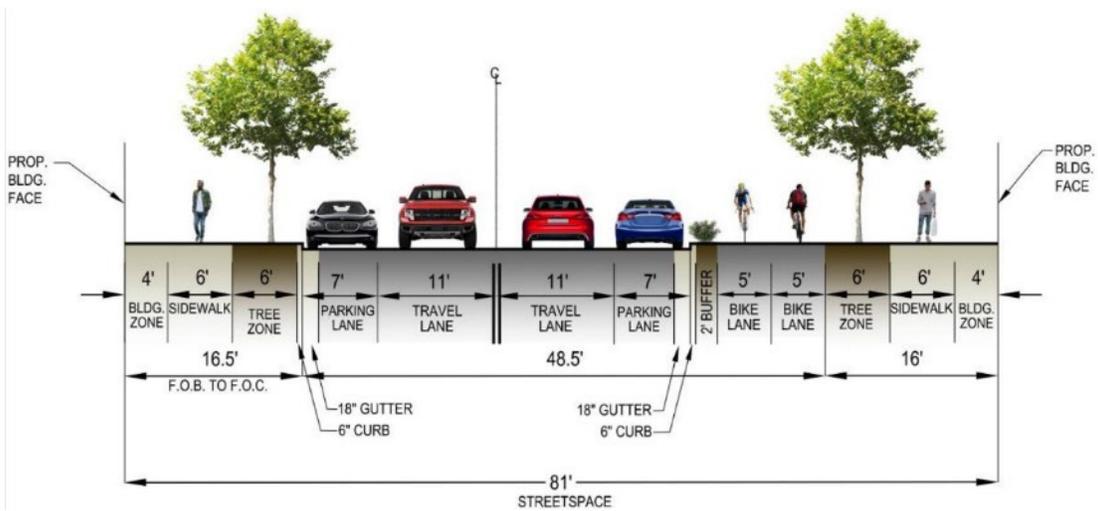


236

237

238 **(ii) Option B**

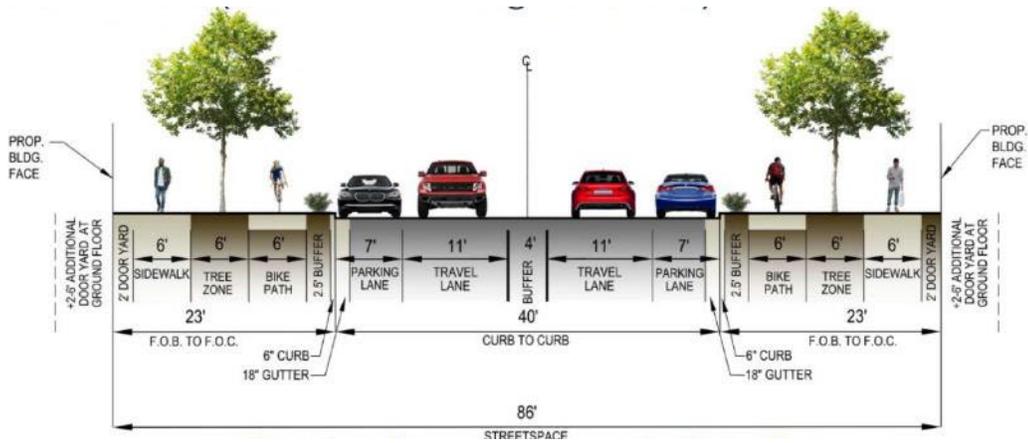
*[New street cross section diagram approved with ACZO Amendment]*



239

240 h. ST 86-40

[New street cross section diagram approved with ACZO Amendment]

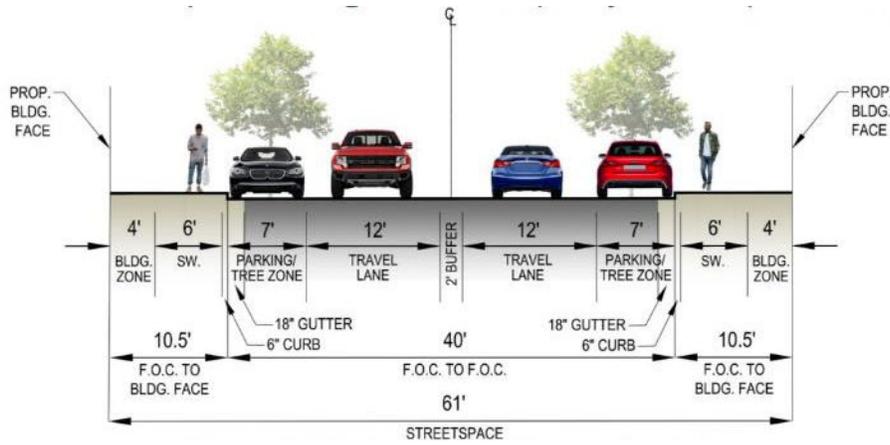


241  
242  
243

244

245 i. ST 61-40

[New street cross section diagram approved with ACZO Amendment]

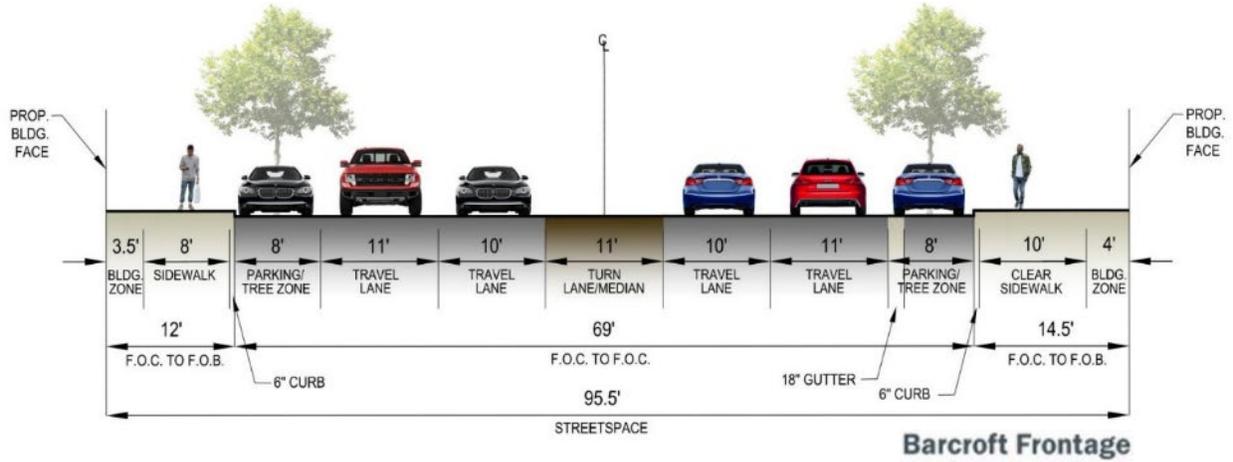


246

247 j. ST 95.5-69

[New street cross section diagram approved with ACZO Amendment]

248 **Note: Only the southern half of this cross section (centerline to Barcroft Frontage face of building)**  
249 **applies. The northern half of the cross section is for illustrative purposes only.**

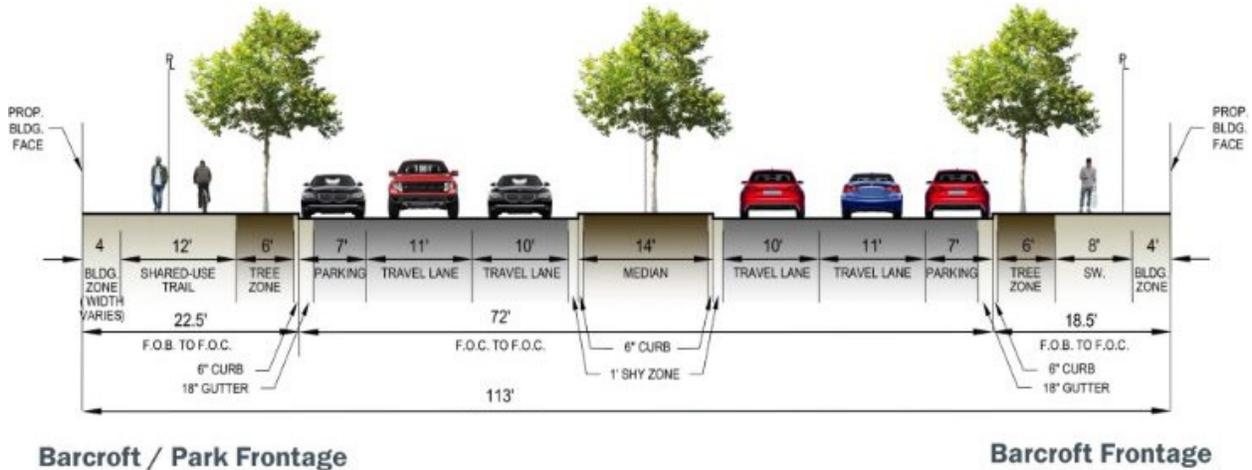


250  
251

252

253 k. ST 113-72

[New street cross section diagram approved with ACZO Amendment]



254

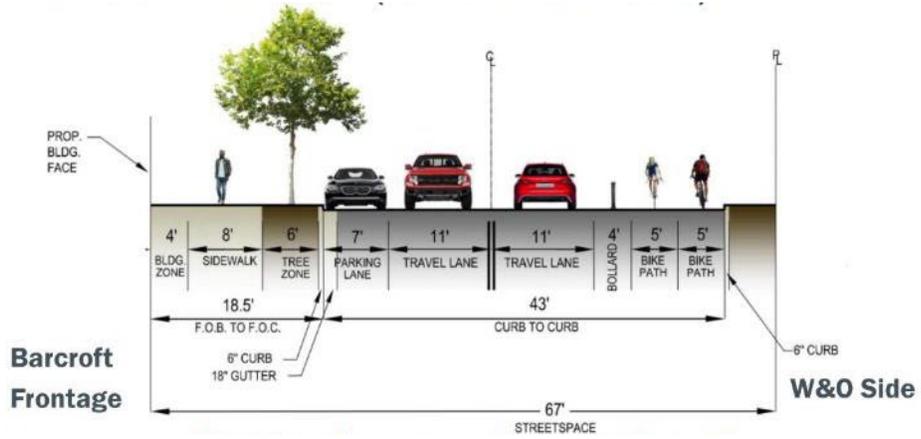
Barcroft / Park Frontage

Barcroft Frontage

255 **I. ST 67-43**

256

[New street cross section diagram approved with ACZO Amendment]

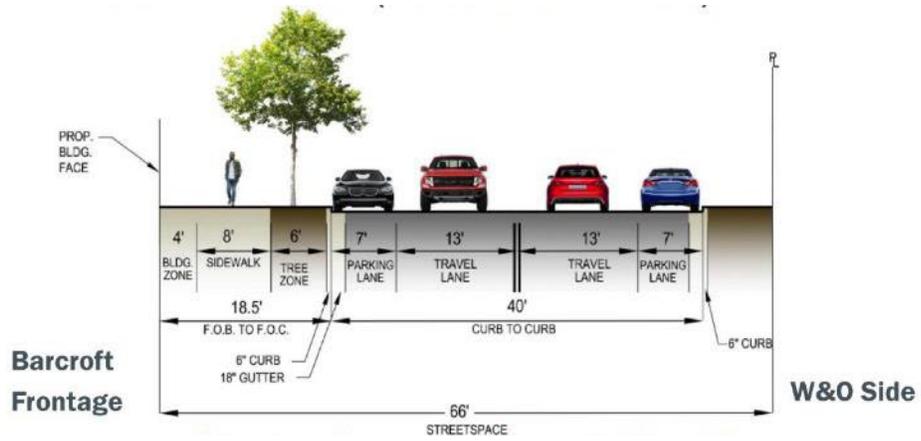


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260 **m. ST 66-40**

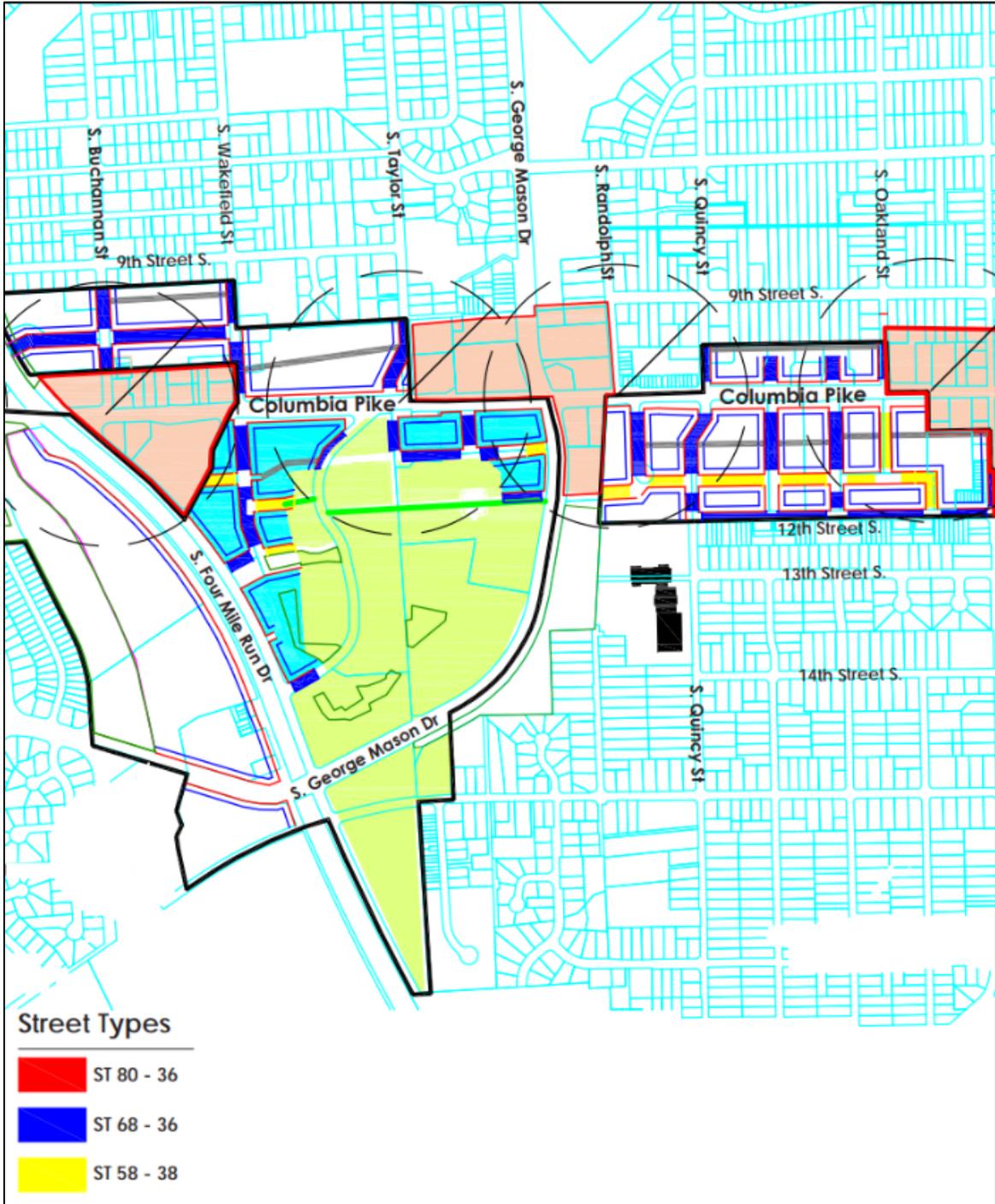
[New street cross section diagram approved with ACZO Amendment]



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262 \* \* \*

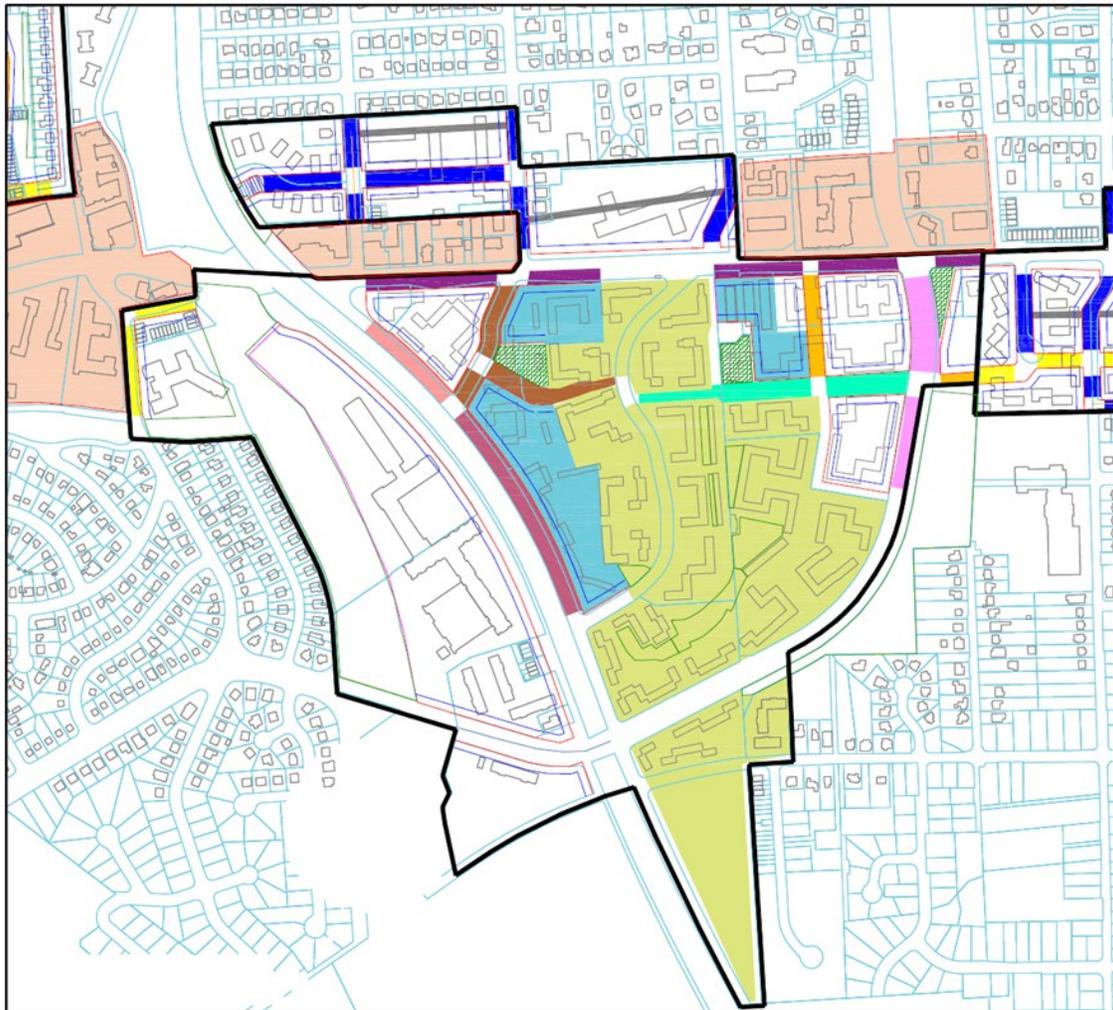
263 **2. Street Types - Central Area**



264

[Map in Effect Prior to ACZO Amendment]

265 **2. Street Types - Central Area**



266

[Approved ACZO Amendment]

267 **506. Plazas, Mini-Parks and Neighborhood Parks**  
268 \* \* \*

269 **B. General Standards**  
270 \* \* \*

271 1. Unless otherwise designated or shown on the REGULATING PLAN, PUBLIC SPACES shall meet all  
272 of the following:

273 **a. They shall** have at least 60 percent of their perimeter fronting public rights-of-way.

274 **b.** They shall be surrounded by STREET TREES.

275 **c.** Dimensions of PUBLIC SPACES shall be no narrower than a 1:5 ratio and no width or breadth  
276 dimension shall be less than 20 feet.

277 \* \* \*

278 3. Materials and Configurations

279 a. The STREET-SPACE adjacent to PUBLIC SPACES shall be configured in accordance with  
280 Section 505. Sidewalk and Landscape Standards.

281 b. Any PUBLIC SPACE not separated from an RBL by a street shall be located so as to  
282 accommodate a minimum **10-foot DOORYARD** and **a minimum 6-foot CLEAR SIDEWALK**  
283 ~~dimensions of the ST80/36~~ between the PUBLIC SPACE and the RBL **when GROUND STORY**  
284 **RESIDENTIAL units are proposed or a minimum 4-foot DOORYARD and a minimum 6-foot**  
285 **CLEAR SIDEWALK between the PUBLIC SPACE and the RBL when GROUND STORY**  
286 **COMMERCE, including RESIDENTIAL support functions, are proposed behind the RBL. The**  
287 **designated PUBLIC SPACE size may include the area of the 6-foot CLEAR SIDEWALK**  
288 **between the PUBLIC SPACE and the RBL but shall not include the CLEAR SIDEWALK width**  
289 **between the PUBLIC SPACE and the street. Orientation and alignment of these zones may**  
290 **be modified as set forth in Section 205.B.d.**

291 c. The ground surface level elevation of any PUBLIC SPACE shall be between 0 and 24 inches  
292 above the elevation of the fronting CLEAR SIDEWALK.

293 d. Trees within a PUBLIC SPACE shall be selected from the STREET TREE list, or qualified  
294 alternatives as provided in 505.C.

295 e. Asphalt is prohibited within a PUBLIC SPACE except as part of a Recreational Amenity listed  
296 in Table 1 (see 506.GF).

297 \* \* \*

298 **F. Table 1: ~~Open Space~~Recreational Amenities**  
299 \* \* \*

300

301

302 **Part 7: Conservation Area Standards**

303 \* \* \*

304 **703. Conservation Standards**

305 \* \* \*

306 **B. Renovation**

307 1. Intent

308 These renovation standards address the character-defining components within CONSERVATION  
309 AREAS. To the extent possible, the components in 7043.B.3-7043.B.10 below should be retained  
310 and/or repaired in-kind to maintain their original integrity.

## 311 2. Requirements

312 The following Standards shall apply where renovation is required by 7043.A.

## 313 3. Building Walls and Materials

### 314 a. Design Context

315 Exterior walls within the CONSERVATION AREAS are generally simple planes and almost  
316 exclusively modular brick masonry. While predominantly naturally finished, there are select  
317 areas of painted masonry.

### 318 b. Requirements & Configurations:

319 (i) Joints shall be repointed to refurbish masonry surfaces with new material that  
320 matches the mortar type, color, composition and tooling of adjacent existing  
321 material.

322 (ii) When maintenance or refinishing occurs, any existing painted surfaces shall be  
323 scraped and repainted in a neutral color.

324 (iii) Where new wall material is required, it shall match the size, shape, color and  
325 texture of the adjacent brick and mortar.

326 (iv) **Where new openings are required in the building wall for windows, entrances and**  
327 **doors, they shall follow the requirements in Section 703.B.5 and 703.B.7.**

328 (v) **Where new openings are required in the building wall for air conditioning units**  
329 **and other through-wall equipment, openings shall be the minimum size and/or**  
330 **frequency necessary, are preferred on non-PRIMARY ELEVATIONS, and covers**  
331 **shall match the color of the adjacent brick and mortar.**

### 332 c. The following are prohibited:

333 (i) Sandblasting or the use of abrasive cleaners.

334 (ii) Removal of the existing painted finish for the purpose of exposing the natural  
335 brick.

336 (iii) Applying a painted finish, water sealers or clear coating of any kind to existing  
337 naturally finished surfaces.

338 (iv) The installation of new cladding or veneer finishes, specifically including the  
339 application of wood or synthetic siding (including but not limited to vinyl or  
340 cementitious siding) and / or stucco or exterior insulation finishing systems (EIFS).  
341 **New cladding of exterior and/or decorative wood finishes is permissible where no**  
342 **waivers are granted by Virginia Housing.**

343 ~~(v) New openings in the building wall, including for windows or air conditioning units~~  
344 ~~and other through-wall equipment, except as permitted in 703.B.6.~~

345 \* \* \*

346 **5. Windows (including transoms)**

347 a. Design Context

348 The historic sash, frame and architectural details that surround windows are significant  
349 character defining features of buildings in the CONSERVATION AREAS. Window units are  
350 typically constructed of wood or metal and double hung with true-divided clear glass.

351 b. Requirements & Configurations

352 (i) ...

353 ...

354 (iii) New replacement window units are allowed when they incorporate the following  
355 components:

356 (a) True divided or 3-part simulated divided lights with integral spacer bars and  
357 interior and exterior fixed muntins.

358 (b) Painted wood or pre-finished aluminum exterior clad frames.

359 (c) Clear glazing.

360 (d) Painted wood or aluminum exterior storm windows provided that horizontal  
361 divisions align the sash of adjacent windows.

362 **(e) Replacement of a non-historic window material, such as vinyl, with a historically**  
363 **accurate window material, like aluminum or steel.**

364 **(f) Replacement of double-hung windows with casement windows at the basement-**  
365 **level when provided for emergency egress.**

366 c. The following are prohibited:

367 (i) Windows or sashes that do not fit existing openings or that decrease the amount of  
368 glazed area in the existing window by more than 5 percent, **except as allowed in**  
369 **Section 703.B.5.b.(iii)(f). Windows that require larger openings are permissible at**  
370 **the basement-level when provided for emergency egress.**

371 (ii) Window units of vinyl or all-aluminum construction with flat profiles.

372 (iii) Clip-in or false muntins, removable internal grilles and window dividers only located  
373 within the air space of insulated glass, **except as allowed in Section 703.B.5.**  
374 **b.(iii)(f). False muntins are permissible at the basement-level when provided for**  
375 **emergency egress.**

376 (iv) Aluminum cladding of existing sills, heads or jambs where new material does not  
377 match the configuration or profile of existing material.

378 (v) Filling in of original window openings in primary elevations.

379 (vi) The installation of window mounted air conditioners units and other mechanical  
380 equipment in PRIMARY ELEVATIONS.

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**7. Entrances and Doors**

- a. ...
- ...
- c. The following are prohibited:
  - (i) ...
  - ...
  - (iii) New porches or roof coverings at entrance doors where they currently do not, or historically did not, exist. **Roof coverings at entrance doors are permissible where no waivers are granted by Virginia Housing.**
  - ...

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**Part 10: Definitions**

**1001. Defined Terms**

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**Preserved Natural Area.** PRESERVED NATURAL AREAS are undeveloped areas that are characterized as having a mix of mature trees, dense tree canopy, steep slopes, hydrological features (such as wetlands or seep), **micro forests, meadows,** or Resource Protection Areas (RPA). These areas are in private ownership and have limited accessibility. Preserving these lands and engaging in invasive plant removal will enhance the local ecology, absorb stormwater runoff, provide wildlife, and enhance the community’s open space network.

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**Shopfront.** That portion of the GROUND STORY FAÇADE FENESTRATION intended for marketing or merchandising of COMMERCE, **RETAIL, and/or CIVIC** uses.