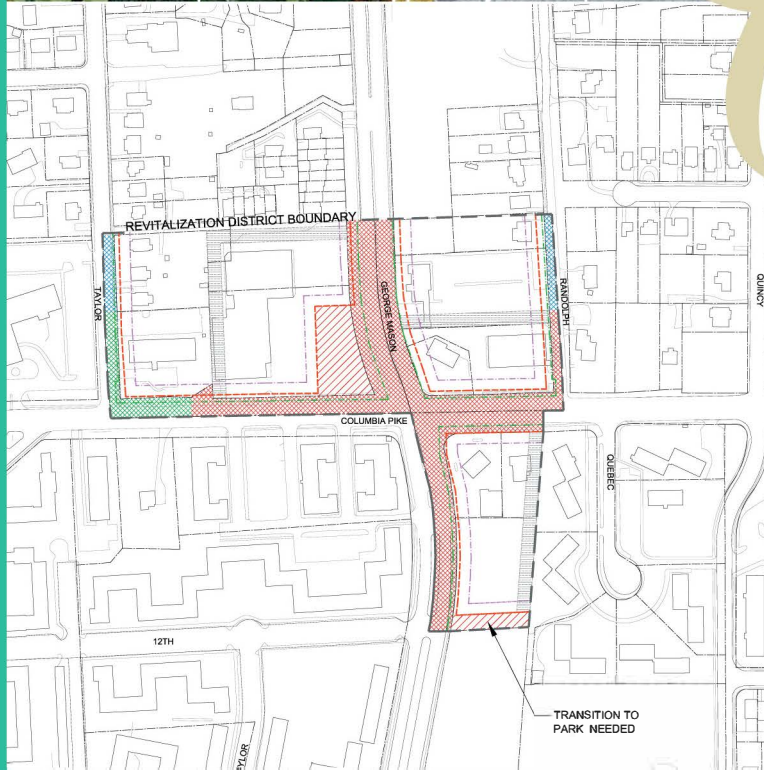


THE COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT FORM BASED CODE

ARTICLE 11.1 (APPENDIX A) OF THE ZONING ORDINANCE
"CP-FBC" COLUMBIA PIKE - FORM BASED CODE DISTRICTS



ADOPTED FEBRUARY 25, 2003
WITH AMENDMENTS
THROUGH MAY 1, 2024

DEPARTMENT OF
COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

PLANNING DIVISION

2100 CLARENDON BOULEVARD
ARLINGTON, VA 22201

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How to Use this Code

Why are some words shown in ALL CAPITAL LETTERS?

1. The Form Based Code includes terms with special meanings and their definitions are included in *Part 7. Definitions*. Defined terms are shown throughout the document in ALL CAPITAL LETTERS.

I want to know what is allowed for my property:

2. Check the General Land Use Plan and determine if your property is located within the “Columbia Pike Commercial Special Revitalization District” (Note 8). If not, this Code is not applicable to your property*.
3. Find your property on the REGULATING PLAN for the subarea in which your property is located, the REGULATING PLANS are in *Part 3. Regulating Plans*. Note the color of the STREET-SPACES that are within or adjacent to your property—this determines the applicable BUILDING ENVELOPE STANDARD (see the key located on the REGULATING PLAN). Note whether or not any portion of your property has been designated for special circumstances (CONSERVATION AREA, ADJACENT TO CONSERVATION AREA, or BONUS AREA) for the purposes of this Code.
4. Find all of the applicable BUILDING ENVELOPE STANDARDS in *Part 4. Building Envelope Standards*. (Note the General Standards in *Section 402*, which apply to all Columbia Pike Commercial Special Revitalization District FBC properties.) The BUILDING ENVELOPE STANDARD will tell you the parameters for development on each site in terms of height, siting, elements, and use. If the property, or portion of the property, was designated for special circumstances, you should also review *Sections 203-205, Special Exception Use Permit FBC Application, Special Circumstances and Modifications*.
5. Additional regulations regarding streets and other public spaces are found in *Part 5. Street-Space Standards*.

(*If the General Land Use Plan map indicates “Columbia Pike Special Revitalization District” (Note 8) for the property, then property is eligible to be developed using the Columbia Pike Special Revitalization District Form Based Code for the commercial nodes).

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* describes DEVELOPMENT PROJECTS that can be approved administratively by the Zoning Administrator;
 - b. *Sections 203-205* describe special circumstances (FBC CONSERVATION AREA, ADJACENT TO CONSERVATION AREA, or BONUS AREA) and list of limited modifications that will require a use permit approval by the County Board.
 - c. *Section 206* 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*.
 - a. Note the REQUIRED BUILDING LINE and the PARKING SETBACK LINE.
 - b. Note the color of the—STREET-SPACES that are within or adjacent to your property—this determines the applicable BUILDING ENVELOPE STANDARD (see the key located on the REGULATING PLAN).

- c. Note whether or not the property has been designated for special circumstances (FBC CONSERVATION AREA, ADJACENT TO CONSERVATION AREA, or BONUS AREA) for the purposes of this Code.
4. Find the applicable BUILDING ENVELOPE STANDARD in *Part 4. Building Envelope Standards*. Also note the *General Standards* in *Section 402*, which apply to all Commercial Special Revitalization District FBC properties. The BUILDING ENVELOPE STANDARD will tell you the parameters for development on the site in terms of height, siting, elements, and use.
5. Additional regulations regarding streets and other public spaces surrounding the property are found in:
 - a. *Part 5. Street-Space Standards*: the general parameters and/or specifications for the STREET-SPACE including vehicular traffic lane widths, sidewalk and street tree planting area dimensions, on-street parking configurations, and public open space standards.
 - b. *Part 6. Architectural Standards*: materials, configurations and techniques for the architectural elements of the building. (If the property in question has been designated on the REGULATING PLAN as a CONSERVATION AREA OR ADJACENT TO CONSERVATION AREA for the purposes of this Code, refer to *Part 6*.)

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*.

I want to change the use/function in an existing building:

1. Find the property on the REGULATING PLAN for the appropriate subarea and determine the applicable BUILDING ENVELOPE STANDARD.
2. Review the USE standards in the applicable BUILDING ENVELOPE STANDARDS to determine the types of uses allowed by the BUILDING ENVELOPE STANDARD (residential, civic, ground or upper story commerce, retail).
3. Determine whether the desired use is allowed (either by-right or by use permit) by looking at *Table 3.1 Ground Story Use Table*. If the use is listed with a cross-reference in the right-hand column, refer to those standards in *Article 12 of the Arlington County Zoning Ordinance*.

I want to subdivide my property:

1. Property can be subdivided only in accordance with the procedures in *Chapter 23 of the Arlington County Code*.
2. Any such subdivision shall also meet the standards of the Arlington County Zoning Ordinance, which includes this Code.

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