



COLUMBIA PIKE NEIGHBORHOODS SPECIAL REVITALIZATION DISTRICT FORM BASED CODE

ARLINGTON COUNTY, VIRGINIA

EFFECTIVE MAY 1, 2024

ARLINGTON COUNTY ZONING ORDINANCE | APPENDIX B



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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 10. 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 Neighborhoods Special Revitalization District” (Note 24). 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 Neighborhood 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 Neighborhoods Special Revitalization District” (Note 24) 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 Neighborhood 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. General Architectural Standards* and *Part 7. Conservation Area 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 both *Part 6 and 7*.)
 - c. *Part 8. Parking Standards*.
 - d. *Part 902 Affordable Housing Requirements* describe affordable housing requirements for all DEVELOPMENT PROJECTS.

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. *Section 804 Parking Standards for Phased Infill Development* provides special parking provisions for interim phases of phased infill development.
3. 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*.
2. See *Section 902.E Affordable Housing Requirements* for renovation standards applicable to affordable housing in existing buildings.

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 *Section 901 Building 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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Part 1. General Provisions

101. Title

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

102. Applicability

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

103. Purposes

- A. This Columbia Pike Neighborhoods Form Based Code is intended to implement the purpose and goals of the *Columbia Pike Neighborhoods Area Plan* as described in Chapter 1 of that Plan:
 - 1. Foster a healthy, diverse community with a high quality of life;
 - 2. Stabilize and strengthen residential neighborhoods and mixed-use commercial centers;
 - 3. Promote creation and preservation of affordable housing and expand housing options;
 - 4. Create a pedestrian-friendly and multi-modal corridor;
 - 5. Preserve neighborhood character, historic buildings and tree canopy;
 - 6. Enhance urban design and architecture; and
 - 7. Incorporate sustainable building design.
- B. The Code implements a primary element of the *Columbia Pike Neighborhoods Area Plan* vision to create transit- and pedestrian-oriented development, which is dependent on three factors: density, diversity of uses, and *design*. This Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood character

104. Other Applicable Regulations

Wherever there is a variation or conflict between the Columbia Pike Neighborhoods 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.

105. Minimum Requirements

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

106. Severability

In the event a court of competent jurisdiction finds any provision of *Part 902 Affordable Housing Requirements* to be unconstitutional or otherwise invalid, then this entire Code shall be invalid. Should any other 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.

107. Components of the Code

The Code is comprised of the following sections.

A. Administration

Part 2. Administration covers the application and review process for development plan approval.

B. 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 the STREET-SPACE and the surrounding neighborhood. The REGULATING PLAN may identify additional regulations and/or special circumstances for specific locations. The Columbia Pike Neighborhood Special Revitalization District is divided into four subareas, each of which is covered by an individual REGULATING PLAN.

C. Building Envelope Standards

The BUILDING ENVELOPE STANDARDS (BES), establish basic parameters governing building form, including the envelop for building placement (in three dimensions) and certain permitted/required building elements as they frame the STREET-SPACE 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.

D. Street-Space and Other Public Space Standards

The purpose of the Street-Space and Public Space Standards is to ensure coherent STREET-SPACE 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-SPACE as well as the basic configurations for other public spaces, including streets and sidewalks.

E. General Architectural Standards

The General Architectural Standards are used to achieve a coherent and high-quality building design. The General Architectural Standards govern a building's exterior elements and set the parameters for allowable materials, configurations, and techniques.

F. Conservation Area Standards

The Conservation Area Standards provide additional rules for properties designated on the REGULATING PLAN as CONSERVATION AREAS and areas ADJACENT TO CONSERVATION AREAS.

G. Parking and Loading Standards

Parking and Loading Standards establish the specific vehicular and bicycle parking ratios required throughout the *Columbia Pike Neighborhoods Special Revitalization District*. Some standards in the *Arlington County Zoning Ordinance* may govern where standards are not included in this Code.

H. Building Use Standards

Building Use Standards establish the uses allowed and/or required in the Columbia Pike Neighborhoods Special Revitalization District Form Based Code. Affordable housing requirements are also set forth in the Building Use Standards.

I. 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 10. 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

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. 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*.

202. By-Right FBC Applications

The Zoning Administrator is authorized to approve:

- A. Applications for DEVELOPMENT PROJECTS consisting only of new structures that are fully compliant with this Code, where no modifications are requested under *Section 205*; and
- B. Applications for DEVELOPMENT PROJECTS that include existing buildings approved administratively prior to November 16, 2013, to be retained as an interim condition as part of a phased DEVELOPMENT PROJECT, provided that:
1. All new development complies with all provisions of this Code;
 2. Existing buildings remain in existing residential use;
 3. The number of dwelling units in the existing buildings shall not be increased above that legally existing on the site at the time of application;
 4. No additions to, or enlargements of, existing buildings shall be approved, and no additional height or gross floor area shall be approved for an existing building beyond that legally existing on the site on November 16, 2013.
 5. In any single phase of development, the number of parking spaces for existing dwelling units shall meet the requirements of *Section 804*.
 6. The application shall show all proposed phasing in accordance with *Section 206.A.4*, with each of the phases of development resulting in compliance with all provisions of this Code, and that at the end of the final phase, the DEVELOPMENT PROJECT will meet all STREET-SPACE requirements for any new streets and PUBLIC SPACES shown on the REGULATING PLAN, as well as all required utility improvements.

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).
- E. Request for approval of a partial infill development as regulated by 201.A.2

204. Special Circumstances

Special Circumstances include bonus stories; property located in an CONSERVATION AREA; or property located in an area ADJACENT TO A CONSERVATION AREA; or transfer of development rights; as set forth below:

A. Bonus Stories

The County Board may, by use permit approval, allow up to two or up to six additional bonus STORIES (whichever limit is shown on the REGULATING PLAN), and increase the ULTIMATE BUILDING HEIGHT in accordance with *Section 402.M* for each bonus STORY, for buildings within areas designated as BONUS AREAS on the REGULATING PLAN, when it finds that:

- 1. The proposal otherwise complies with this Code; and
- 2. Either committed AFFORDABLE HOUSING UNITS or PUBLIC SPACE is provided as set forth below:
 - a. Committed AFFORDABLE HOUSING UNITS beyond the minimum required in Section 902 as follows:
 - (i) Preservation of existing buildings and affordable units within a CONSERVATION AREA shown on the REGULATING PLAN, in accordance with *Section 204.D.2*; and/or
 - (ii) Inclusion of on-site AFFORDABLE HOUSING UNITS in the DEVELOPMENT PROJECT; and/or
 - (iii) Provision of AFFORDABLE HOUSING UNITS at an off-site location within the Columbia Pike Neighborhoods Special Revitalization District.
 - b. Provision of a PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK shown on the REGULATING PLAN either for the subject site or elsewhere within the Neighborhoods Special Revitalization District in accordance with *Section 204.D.1*.

B. Conservation Areas

In CONSERVATION AREAS shown on the REGULATING PLAN, the County Board may, after review by the HALRB as provided in *Section 206.D*, and by use permit approval as provided in *Section 206.C.2*, allow:

- 1. Existing buildings to remain and additions to existing buildings within CONSERVATION AREAS, so long as:
 - a. All existing main buildings remain;
 - b. Building renovations and new construction meet the standards set forth in the *Part 7. Conservation Area Standards*; and all new construction included in the DEVELOPMENT PROJECT complies with this Code;
 - c. PUBLIC SPACES shown on the REGULATING PLAN are provided consistent with the standards in *Section 506*; and
 - d. The applicant proposes one of the following:

- (i) The provision of AFFORDABLE HOUSING UNITS in accordance with *Section 902*, in existing buildings within a CONSERVATION AREA designated on the REGULATING PLAN as part of the DEVELOPMENT PROJECT; or
- (ii) Transfer of development rights from the Conservation Area to another property, in accordance with *Section 204.D*, subject to such conditions as the Board may approve.

2. Modification of existing regulations as described in *Section 205.B.2*.

C. Development Adjacent to Conservation Areas

- 1. Applications for new construction within areas shown on the REGULATING PLAN as ADJACENT TO CONSERVATION AREAS shall, in addition to other applicable requirements of this Code, comply with the standards set forth in *Part 7. Conservation Area Standards*, excepting *Sections 601-604* and *606-608*; and shall be consistent with the policies of the *Columbia Pike Neighborhoods Area Plan*.
- 2. The County Board may approve modification of existing regulations described in *Section 205.B.2* for applications for new construction within areas labeled as ADJACENT TO CONSERVATION AREAS on the REGULATING PLAN.
- 3. In approving applications for new construction in areas ADJACENT TO CONSERVATION AREAS, the County Board shall consider comments from the Historical Affairs and Landmark Review Board pursuant to the process set forth in *Section 206.D* below.

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 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 number of 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.
- 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.

205. Modifications

A. Purpose:

The County Board may, through approval of a use permit, modify the provisions of this Code as set forth in *Section 205.B* upon a finding that, after the proposed modification, the subject development and where applicable, existing buildings and structures to be retained, will better accomplish the purposes and intent of this Code and the goals of the Columbia Pike Neighborhoods Area 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.

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:
 - a. Deviations related to topography or street grade, such as height of first floor relative to fronting sidewalk elevation, spacing of entry doors;
 - b. Locations of RBLS for new streets where shown on the REGULATING PLAN, or amend the REGULATING PLAN to add a new street with associated RBLS;
 - c. Breaks between buildings;
 - d. Sidewalk and Landscape Standards in Section 505;
 - 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.
 - g. 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. 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.
2. Where an existing building is included in an application for use permit approval, the County Board may approve modifications to setback, yard, coverage, parking, lot width, and lot area regulations as they are applicable to the retained existing buildings, including additions to or enlargements of such existing building when the County Board finds that:
 - a. New development on any portion of the DEVELOPMENT PROJECT complies with this Code, or as otherwise modified by *Section 205.B.1* above.
 - b. The applicant is retaining the existing buildings in order to either 1) meet the AFFORDABLE HOUSING requirements of *Section 902* within those buildings; and/or 2) comply with the requirements in *Section 208.B* below and with the renovation standards set forth in the *Part 7. Conservation Area Standards* for buildings in areas identified as CONSERVATION AREAS on the REGULATING PLAN;
 - c. Residential and associated accessory use is retained within the existing buildings;
 - d. No additional density is proposed beyond the number of units legally existing in existing buildings at the time of application;

- e. The height of the existing buildings is not increased beyond the greater of either 1) the height permitted by-right in the underlying zoning district; or 2) the height legally existing on the site at the time of application;
- f. No new building within the DEVELOPMENT PROJECT developed under this Code will be closer than 20 feet to existing buildings being retained.
- g. In each phase of development, the number of parking spaces for existing dwelling units shall meet the requirements of *Section 804*.

206. Application Requirements & Review Processes

A. 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:

1. DEVELOPMENT PROJECTS that include renovation of existing buildings shall submit plans and documentation indicating the location and condition of existing buildings and proposed renovation and/or other improvements.
2. A LEED scorecard, or equivalent scorecard for another green building standard system identified in *Section 403*.
3. A Housing Plan comprised of the following information:
 - a. Number of total housing units provided in the DEVELOPMENT PROJECT;
 - b. Number of total housing units existing on the property;
 - c. Number of total units permitted with the underlying zoning;
 - d. Number of net new units and the proportional percentage total units to existing units;
 - e. Number of AFFORDABLE HOUSING UNITS provided to meet requirements set forth in *Section 902.A*;
 - f. Income levels of targeted families / households for AFFORDABLE HOUSING UNITS;
 - g. The proposed rents and guarantee of limits on future rent increases or sales prices and the proposed affordability thereof for AFFORDABLE HOUSING UNITS;
 - h. Marketing plan for AFFORDABLE HOUSING UNITS;
 - i. Location of AFFORDABLE HOUSING UNITS;
 - j. Sizes of AFFORDABLE HOUSING UNITS;
 - k. Bedroom counts of AFFORDABLE HOUSING UNITS;
 - l. Amenities provided for AFFORDABLE HOUSING UNITS; and
 - m. Any other information needed to demonstrate compliance with *Section 902*.
4. A Phasing Plan consistent with the standards below:
 - a. Plans and narratives shall indicate how each of the following elements will be provided during each phase of the DEVELOPMENT PROJECT, including any phase within a phase:
 - (i) Proposed new building(s) and any existing buildings to remain;
 - (ii) Required STREET-SPACE elements in accordance with this Code;
 - (iii) PUBLIC SPACES shown on the REGULATING PLAN whereby any PUBLIC SPACE will be provided when it is adjacent to new buildings of that phase;
 - (iv) Overhead utilities that shall be placed underground during each phase of development for all streets; no new aerial poles shall be permitted on County right-of-way provided however transitional poles may be permitted during interim phases when located on private property;

- (v) All underground utility infrastructure (e.g. water, stormwater, sanitary);
 - (vi) Any ordinances of vacations and encroachments to be obtained in the phase of development. All ordinances of vacation and ordinance of encroachments shall be enacted and obtained before issuance of any permit for any work in that phase; and
 - (vii) Any deeds of easements and dedications to be granted for the phase of development. All submittals for approval of deeds for each phase shall occur prior to the issuance of Excavation, Sheeting and Shorting Permit and all deeds for each phase shall be recorded among the land records of the Circuit Court of Arlington County prior to the issuance of the First Partial Certificate of Occupancy for the building or any portion thereof.
- b. The applicant shall obtain approval of a Final Phasing Plan from the Zoning Administrator prior to the issuance of any Demolition and Land Disturbance Permit and such Phasing Plan shall accurately reflect the Phasing Plan approved with the FBC approval, provided, however, that any changes to address final revisions made through the final permitting review and approval process for site civil engineering and building permits may be approved as an amended Phasing Plan by the Zoning Administrator. Furthermore, the Final Phasing Plan shall include all elements of 4.a. above.
 - c. The applicant agrees that if the phasing changes over time, or for any one phase, an amended Phasing Plan will be submitted for review and approval by the Zoning Administrator, which shall include the elements listed in a. and b. above. The last approved Phasing Plan shall govern the work.
- 5. A Transportation Impact Analysis (TIA) for any development project with 150 or more dwelling units or 100,000 square feet or more of non-residential uses including hotel.

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. 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 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 § 15.4 and *Section 206.C.2*.
2. Special Exception Use Permit FBC Applications:
 - a. 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.
 - 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 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 AZCO § 15.4.3.
 - 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. ^{7a}

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.

207. Administrative Adjustments to Approved Development Projects

A. Purpose

Once the Zoning Administrator or the County Board has approved a DEVELOPMENT PROJECT, unless expressly provided otherwise as part of the approval, the Administrative Adjustments outlined below may be approved by the Zoning Administrator. The purpose of these Administrative Adjustments is not to modify the design of a project but to provide relief for minor construction and survey errors identified after approval of a DEVELOPMENT PROJECT.

B. Administrative Adjustments

An applicant shall submit an Administrative Change application, with fees, for Administrative Adjustment to the Zoning Administrator. The Zoning Administrator is authorized to approve the following Administrative Adjustments in strict conformance with the following standards only to the extent required to correct minor construction and survey errors:

1. Height
 - a. Minimum and maximum height: up to five percent (5%) for any cumulative increase or decrease in ULTIMATE BUILDING HEIGHT.
 - b. STREET WALL/fence requirements: up to ten percent (10%).
 - c. Finished Floor Elevation: up to five percent (5%).
2. Siting
 - a. REQUIRED BUILDING LINE: move forward up to six (6) inches.
 - b. REQUIRED BUILDING LINE minimum percentage built-to: reduction of up to five percent (5%) of required length.
 - c. PARKING SETBACK LINE: move forward up to six (6) feet.

- d. Mezzanine floor area: up to ten percent (10%) additional area.
 - e. STREET WALL requirements: up to ten percent (10%) of the height/FENESTRATION/access gate requirements.
 - f. Entrances (maximum average spacing): up to ten percent (10%) increase in spacing.
- 3. Elements
 - a. FENESTRATION (minimum and maximum percent): up to five percent (5%).
 - b. Elements (minimum and maximum projections): up to five percent (5%).
 - 4. Streets, Blocks and Alleys
 - a. Street and alley center lines may be moved up to 5 feet in either direction, so long as: (i) no dead-end streets or cul-de-sacs are created; (ii) no street intersection occurs within 100 feet of another street intersection; (iii) the BLOCK configuration meets the standards defined in Section 301.C.2; and (iv) the Street-Space or alley is entirely contained within the subject DEVELOPMENT PROJECT.

208. 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.

Part 3. Regulating Plans

301. Rules for Regulating Plans

A. Purpose

1. 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-SPACE.
2. 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.
3. The REGULATING PLAN sets specific limitations or requirements for specific locations, and, where expressly stated, creates exceptions to the BES or other standards.

B. General Standards

1. DEVELOPMENT PROJECTS built under the Form Based Code shall be planned and constructed according to the STREET-SPACE design and land development indicated on the REGULATING PLAN.
2. The street grid and intersection alignments are regulated by this Code. Streets shown on the REGULATING PLAN shall be constructed in the locations shown as part of DEVELOPMENT PROJECTS. Where provided for under *Section 301.C.1.* below, alternative locations may be approved. Reconfigurations or adjustments to the street alignments may be allowed subject to the process and procedures in *Part 2. Administration* and the design standards in *Section C. Streets, Blocks and ALLEYS* and *D. Regulating Plan Changes* (below).
3. At the time of development, the developer is required to build streets within the DEVELOPMENT PROJECT where new streets, or portions of streets, are shown on the REGULATING PLAN. Where a phasing plan has been submitted and a DEVELOPMENT PROJECT occurs in phases, the developer is required to build all streets that abut buildings to be constructed during the same phase, as well as all other streets that provide access to and/or from existing streets and from and/or to new buildings. The Zoning Administrator shall determine whether such streets provide access as provided herein. Where existing buildings are proposed to remain during a phase, and only a portion of the STREET-SPACE can be achieved due to site constraints associated with the existing building to remain, the applicant shall provide the following elements during the single phase:
 - a. A minimum of two 10-foot-wide travel lanes;
 - b. All required STREET-SPACE elements from the centerline, or interim centerline, to the proposed building FACADE including curb and gutter, TREE LAWN, STREET TREES, STREET LIGHTS, CLEAR SIDEWALK and DOORYARD; and
 - c. A temporary sidewalk on the opposite side of the street with a minimum 6-feet wide CLEAR SIDEWALK.
 - d. On-street parking spaces and the remaining STREET-SPACE improvements required on the opposite side of the street shall be provided in the phase in which the adjacent building is proposed to be constructed.

C. Streets, Blocks, Alleys and Other Public Spaces

1. Streets

- a. Where new streets are shown on the REGULATING PLAN with a solid fill, the center line may be moved up to 25 feet in either direction, as long as:
 - (i) the street is entirely contained within one DEVELOPMENT PROJECT, and no new dead-end streets or off-set connections are created;

- (ii) no street intersection occurs within 100 feet of another street intersection or planned street intersection;
 - (iii) the BLOCK configuration meets the standards defined in *Section 301.C.2. Blocks*, below; and,
 - (iv) the REQUIRED BUILDING LINES corresponding to the planned street also shift and provide the same overall STREET-SPACE dimension as the original alignment.
- b. Where new streets are shown with hatched fill and labeled as ALTERNATIVE STREET on the REGULATING PLAN, the alignment may be adjusted up to 25 feet in either direction, as long as:
 - (i) The ALTERNATIVE STREET alignment is a connected extension of the adjacent street;
 - (ii) No new street intersection occurs within 100 feet of another street intersection or planned street intersection;
 - (iii) The block configuration meets the standards defined in *Section 301.C.2* below; and
 - (iv) The RBLs or Lot Building Limit lines corresponding to the planned alternative street-space also shift and provide the same overall street-space dimension as the originally planned alignment.
- c. Where significant site constraints exist such as steep slopes in excess of 8 percent, the alternative street may be adjusted to only carry pedestrian and bicycle traffic. In addition, when an ALTERNATIVE STREET will carry bicycle and pedestrian traffic only:
 - (i) The transition point from street to ALTERNATIVE STREET (i.e., from automobile to bicycle and pedestrian only) may be moved up to 50 feet in either direction along the street/ALTERNATIVE STREET alignment.
 - (ii) The ALTERNATIVE STREET shall be constructed according to *Section 503.D*.
 - (iii) The adjacent street with vehicle traffic shall provide a turn-around to accommodate emergency vehicles (i.e. hammerhead or cul-de-sac) and, accordingly, the adjacent RBLs shall be adjusted to shift around this vehicle turn-around by the minimum distance required to meet the turn-around design and provide the STREET-SPACE details required behind the curb as set forth in *Part 5 Street-Space Standards*.
- d. Planned new streets shall be dedicated in fee to the County. Planned ALTERNATIVE STREETS shall be dedicated as public use and access easements to the County. All dedications of fee or easement shall comply with the provisions of *Section 301.C.6*. herein.
- e. Additional streets may be added to the REGULATING PLAN by a property owner during review process to create a smaller block pattern; however, no streets may be deleted without being replaced. All new streets shall meet the requirements of *Section 301.C.1.a.i-iv* above and all other requirements of this Code. No DEVELOPMENT PROJECT may be approved until amendment to this Code has been approved incorporating that street into the REGULATING PLAN.
- f. Each BES SITE shall share at least one frontage line with a STREET-SPACE.

2. Blocks

- a. BLOCKS shall be measured at the REQUIRED BUILDING LINE (or where there is no RBL, along public rights-of-way, other public, conservation and private lands).
- b. No BLOCK FACE shall have a length greater than 350 feet without an ALLEY or PEDESTRIAN PATHWAY providing through-access to another STREET-SPACE, ALLEY, or LOT BUILDING LIMIT. Individual DEVELOPMENT PROJECTS with less than 100 feet of STREET-SPACE FRONTAGE are exempt from the requirement to interrupt the BLOCK face; those DEVELOPMENT PROJECTS with over 200 feet of STREET FRONTAGE shall meet the requirement within their DEVELOPMENT PROJECTS, unless already satisfied within that BLOCK face.

- c. Unless otherwise expressly specified on the REGULATING PLAN, no curb cut is permitted within 75 feet of another curb cut, intersection, or driveway along the same BLOCK FACE. This requirement shall not apply to ALLEYS.
- d. If a street location is adjusted or added as permitted in *Section 301.C.1.a.* above, the average perimeter of the newly created BLOCKS shall not exceed 1,300 feet.

3. Alleys

- a. ALLEYS shall be constructed so that all BES SITES have rear access, except where a BES SITE is on a perimeter common to a PRESERVED NATURAL AREA or CONSERVATION AREA designated on the REGULATING PLAN, or where a BES SITE has streets on three sides and the absence of an ALLEY would not deprive any adjacent neighbor of rear access.
- b. For new ALLEYS or portions thereof, public access, public utility, and drainage easements shall be dedicated to the County in a form acceptable to the County Manager.
- c. ALLEYS may be incorporated into parking lots as standard drive aisles provided all requirements for ALLEYS are met for the subject drive aisle. Connections from ALLEYS to ALLEYS on all adjacent properties shall be maintained.
- d. Where an ALLEY does not exist and it is not feasible to construct the ALLEY or a portion thereof at the time of redevelopment of any property, the applicant is required to dedicate the ALLEY right-of-way, as provided in 3.a above, to the County (for future construction) and maintain the area within the rear setback by, at a minimum:
 - (i) Providing routine landscape maintenance to the area.
 - (ii) Keeping the area clear of debris, stored materials, and stored or parked vehicles.

4. Public Spaces

Where new PUBLIC SPACES are indicated on the REGULATING PLAN, the developer is required to meet the requirements for the identified type of public space as set forth in *Part 5. Street-Space Standards*.

5. Preserved Natural Areas

DEVELOPMENT PROJECTS with PRESERVED NATURAL AREAS shall:

- a. Delineate the PRESERVED NATURAL AREAS through verified surveys completed by the applicant at the time of the FBC application. The survey shall delineate the PRESERVED NATURAL AREAS as shown on the Regulating Plan, with the boundaries terminating at half the length of the critical root zone of the outermost mature (having a caliper over 3 inches) trees. The resulting line will be treated as the limit of maximum disturbance, protecting the natural areas during construction of the DEVELOPMENT PROJECT.
- b. Retain the PRESERVED NATURAL AREAS as undeveloped and natural, conforming to the standards as defined in the Chesapeake Bay Preservation Ordinance and the Urban Forestry Master Plan.
- c. In coordination with the County staff, the developer shall:
 - (i) design and construct PEDESTRIAN PATH or BIKEWAYS as shown on the REGULATING PLAN.
 - (ii) grant a public access easement to the County over any existing trail or proposed PEDESTRIAN PATH or BIKEWAY through the PRESERVED NATURAL AREA.

6. General Dedication and Conveyance Standards

- a. No excavation, sheeting and shoring permit shall be issued for any phase of development under this Code, until after the developer submits for approval of all plats, deeds of dedication, deeds of conveyance and deeds of easement required to meet the provision of this Code.
- b. The first partial certificate of occupancy for any building or portion thereof for a phase of development under this Code shall not be issued until after the developer records all required dedications and conveyances required by this Code among the land records of the Circuit Court of Arlington County.

- c. All real estate interests required to be dedicated or conveyed to the County by this Code in fee simple shall be dedicated or conveyed to the County free and clear of all liens and encumbrances at the time of conveyance.
- d. The developer shall obtain the subordination of all liens and encumbrances on all real estate interests to be dedicated or conveyed to the County under this Code by easement (including by public access easement).
- e. No dedication or conveyance (which shall be in fee simple) of any PLAZA or NEIGHBORHOOD PARK shall occur until:
 - (i) The developer obtains a Phase 1 Environmental Assessment report, a Phase II Environmental Assessment report (if required by the results of the Phase I Environmental Assessment report), and a title report for all real property interests; and
 - (ii) All remediation measures to mitigate the existence of any hazardous materials identified in the results of any Environmental Assessment report on any real estate interests, are performed by the developer. In the event the County Manager determines that the use proposed for the property will be unaffected by the existence of hazardous materials, then the County Manager may permit the dedication or conveyance without such remediation measures.

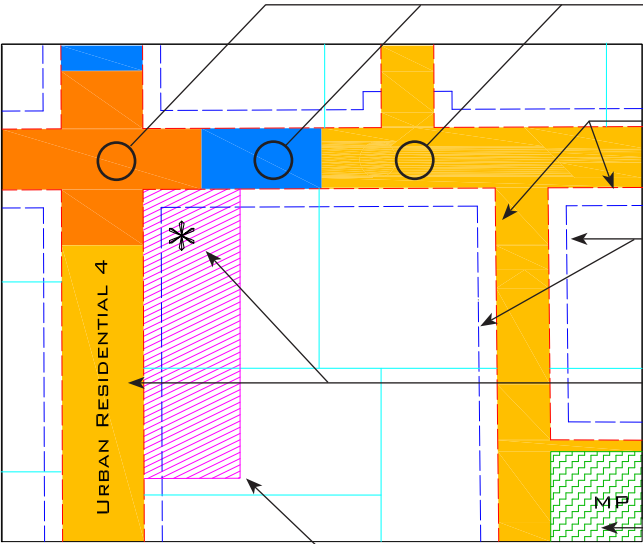
D. Regulating Plan Changes

Any amendment or change to the REGULATING PLAN, beyond those specified above, will require approval by the County Board of an amendment of this Code. See *Part 2. Administration*.

302. The Regulating Plans

The following pages include small scale REGULATING PLANS for the District subareas. REGULATING PLANS are available as AutoCAD files from the County to indicate the place-specific details with more precision. Property owners or others planning to develop property under this Code should not rely upon the small-scale REGULATING PLANS, but should obtain the AutoCAD files. Contact the Columbia Pike Initiative Coordinator for more details.

A. Regulating Plan Key



Building Envelope Standard Designation

This indicates the relevant BUILDING ENVELOPE STANDARD (BES).

Required Building Line (RBL)

This line indicates the RBL. The building shall be built-to the RBL.

Parking Setback Line

Vehicle parking (above ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.

Special BES Condition
















Specific limitation or allowance regarding allowable height and or BES frontage standard. (Stories/Ultimate Building Height)

Plaza, Mini-Park, or Neighborhood Park








Potential Bonus Height Area

See Part 2. Administration for details.

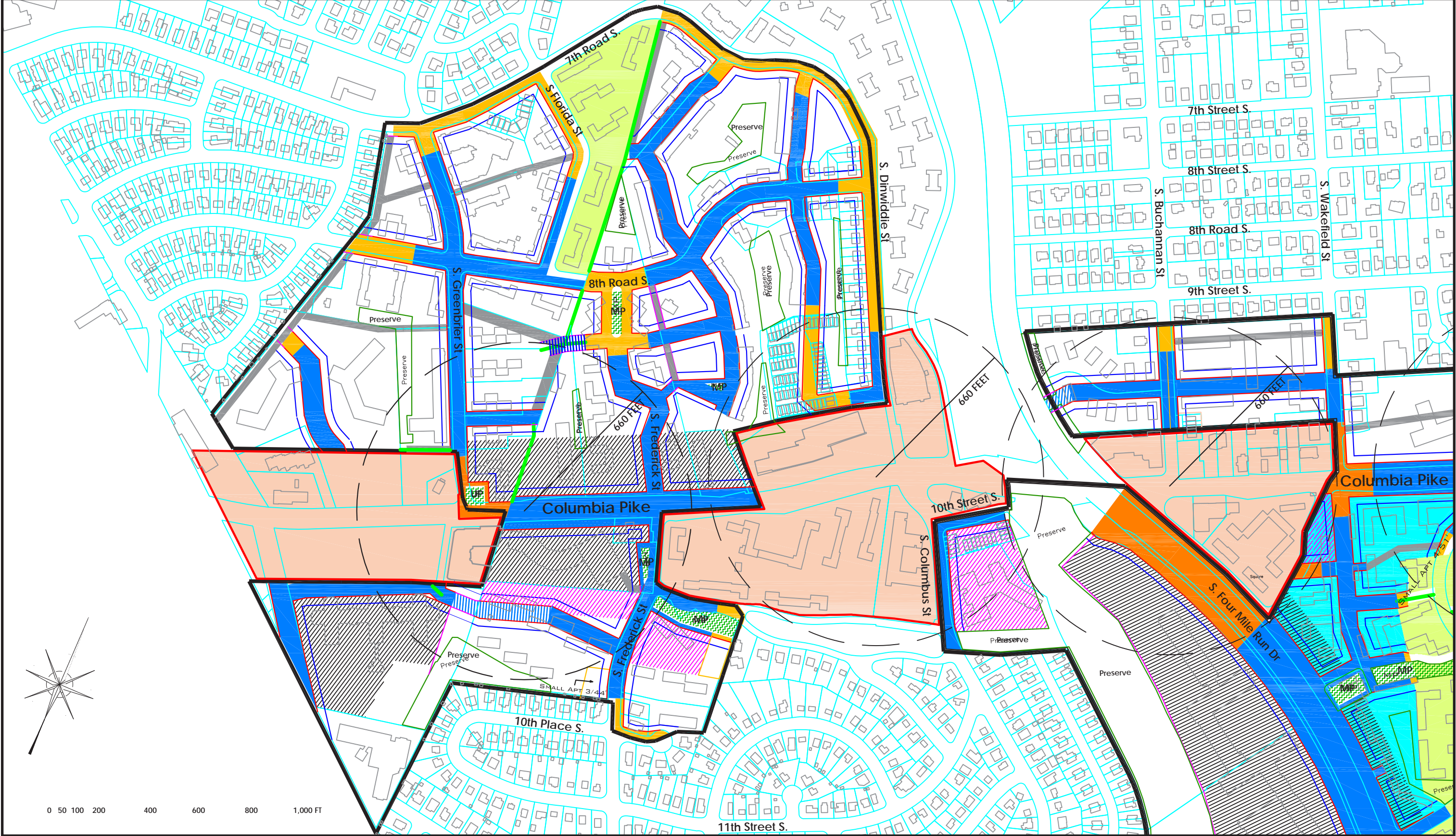
BES Designations and Regulatory Elements

	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 (Locations may be adjusted)
	Civic Structure
	Pedestrian Pathway/Bikeway
	Public Open Space
	Preserved Natural Areas

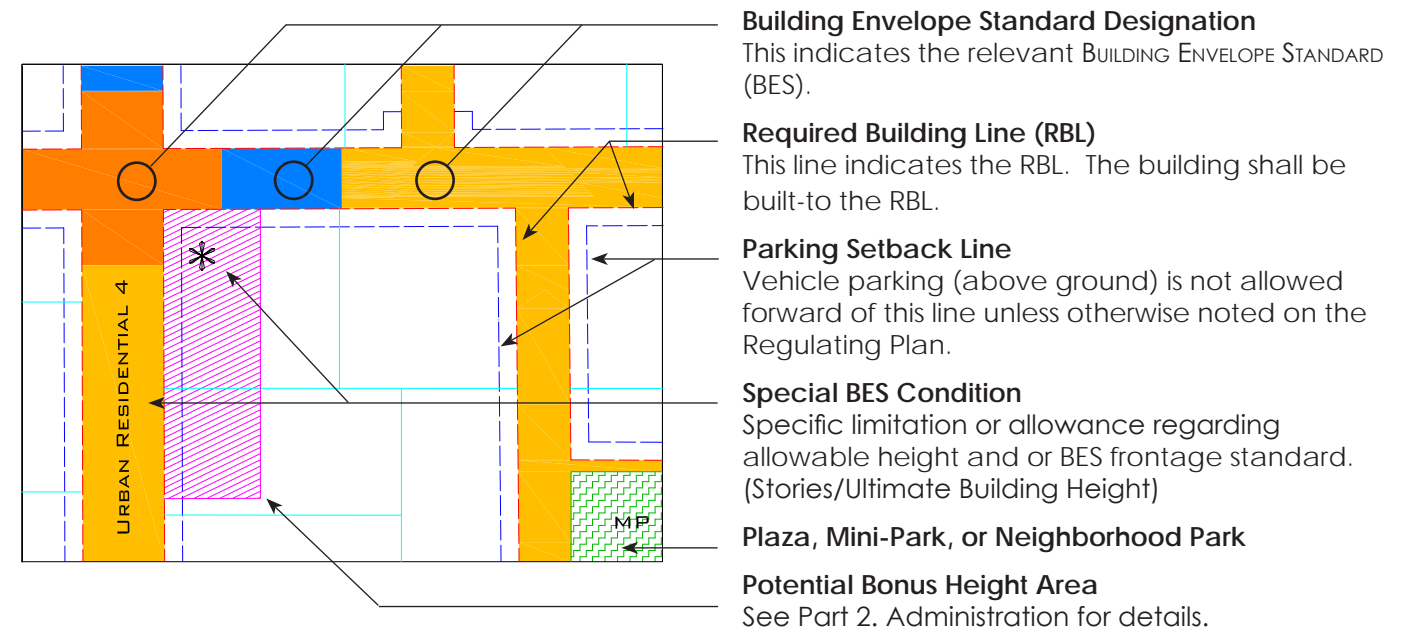
Special Circumstances

Bonus Areas	
	Height Max 6 Stories Building Height 92 ft <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.

B. Western Subarea Regulating Plan

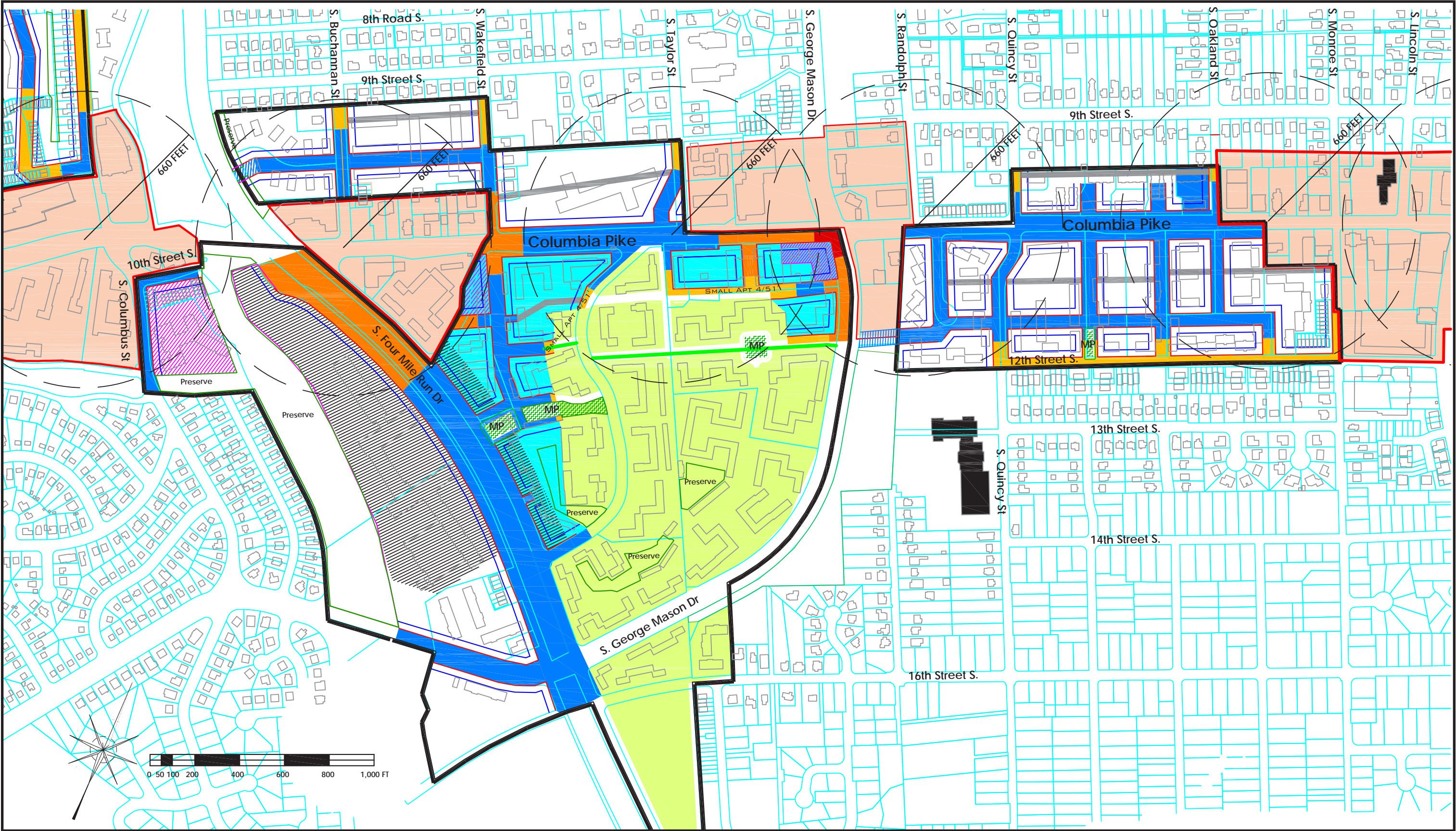


A. Regulating Plan Key

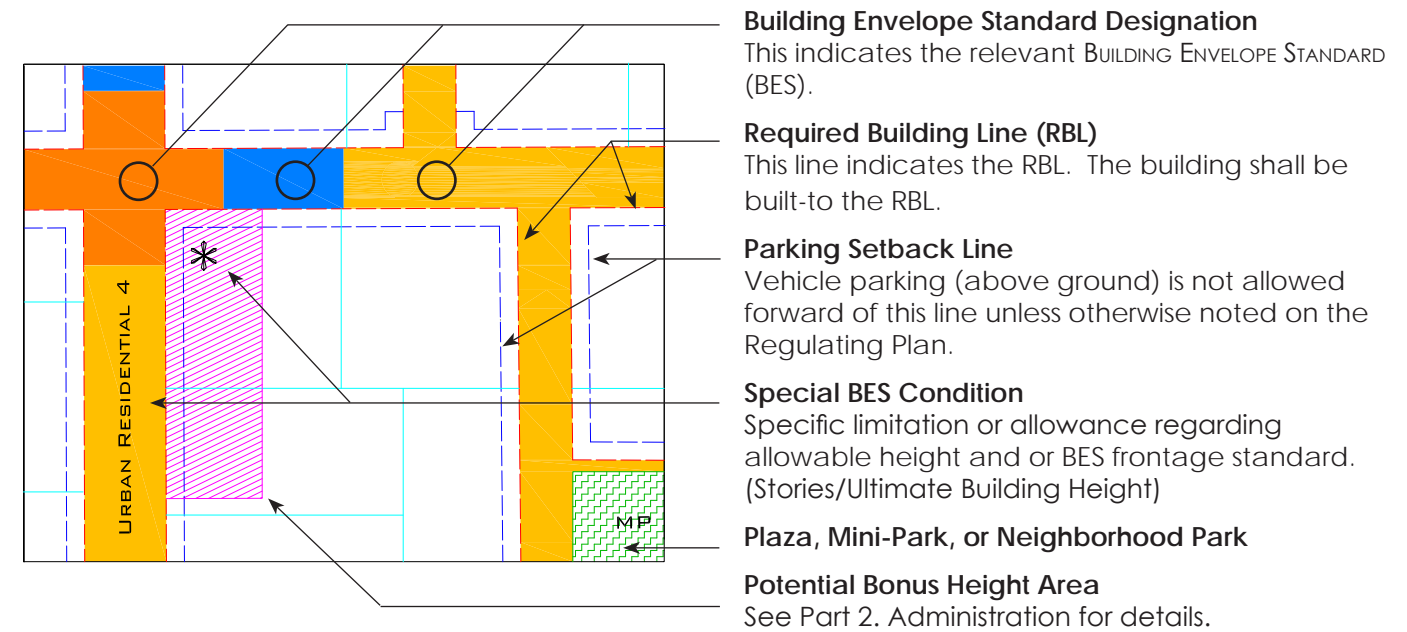
























BES Designations and Regulatory Elements	Special Circumstances
<div>Urban Mixed Use</div> <div>Urban Storefront (See Urban Mixed Use BES)</div> <div>Urban Residential</div> <div>Townhouse/Small Apartment</div> <div>Detached</div> <div>District Boundary Line</div> <div>Required Building Line (RBL)</div>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

B. Central Subarea Regulating Plan

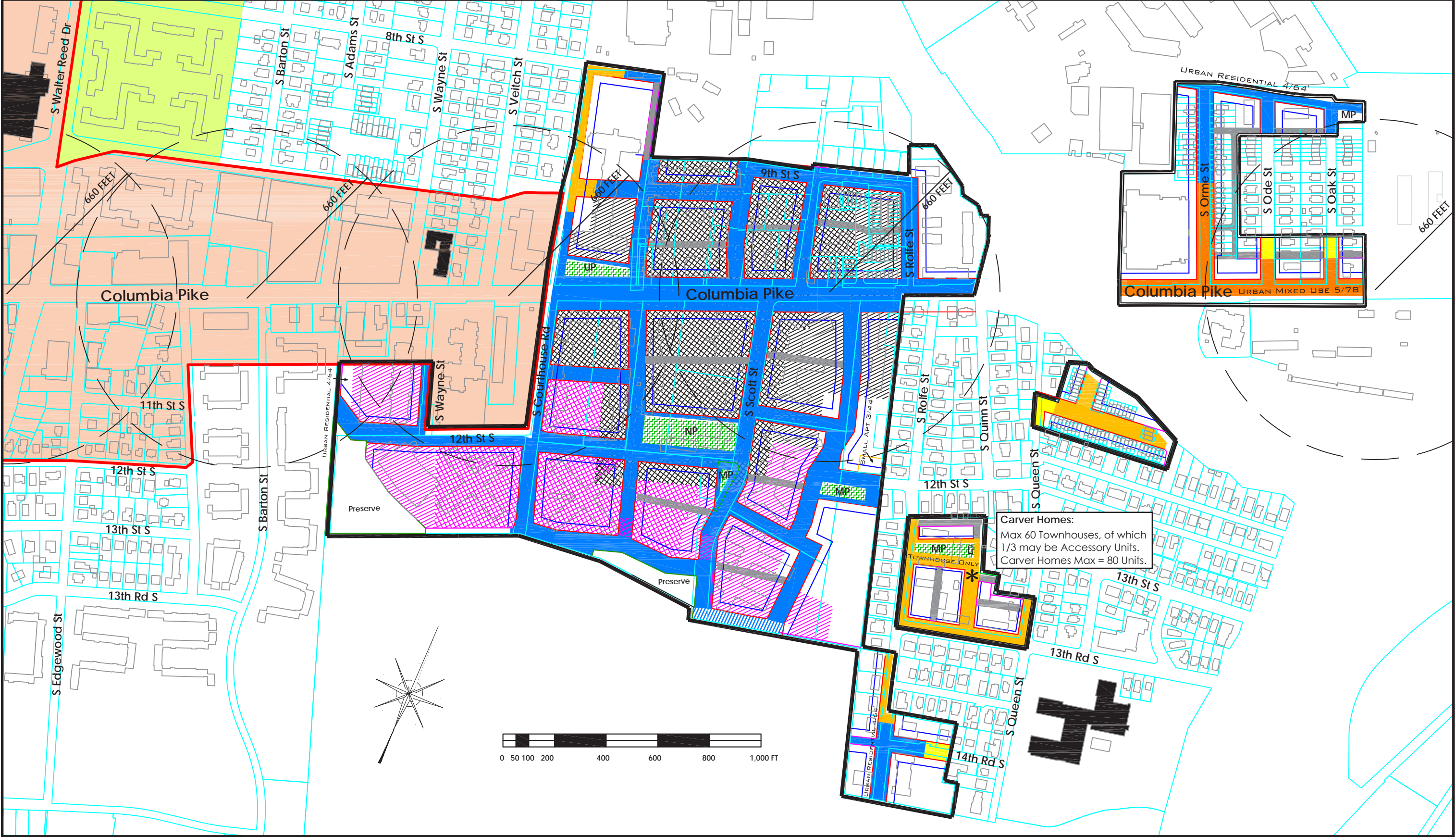


A. Regulating Plan Key



BES Designations and Regulatory Elements		Special Circumstances	
	Urban Mixed Use	Bonus Areas	
	Urban Storefront (See Urban Mixed Use BES)		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>
	Urban Residential		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>
	Townhouse/Small Apartment		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>
	Detached		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>
	District Boundary Line		Conservation Area
	Required Building Line (RBL)		Adjacent to Conservation Area
	Lot Building Line (LBL)		Additional Special Circumstances Notes: See map for additional notes for specific areas.
	Parking Setback Line		
	Alternative Street		
	Alley (Locations may be adjusted)		
	Civic Structure		
	Pedestrian Pathway/Bikeway		
	Public Open Space		
	Preserved Natural Areas		

B. Eastern Subarea and Foxcroft Heights Regulating Plan



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Part 4. Building Envelope Standards

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-SPACE 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. Transitions

When the BES designation changes along the STREET-SPACE FRONTAGE or at the BLOCK CORNER within a DEVELOPMENT PROJECT or BES SITE, the applicant has the option of applying either BES for a maximum additional distance of 50 feet along that STREET-SPACE FRONTAGE or around that BLOCK CORNER.

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) The 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) and no less than 25 feet for all BES frontages. DEVELOPMENT PROJECTS with STREET-SPACE frontage of less than 150 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. 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) 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 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.

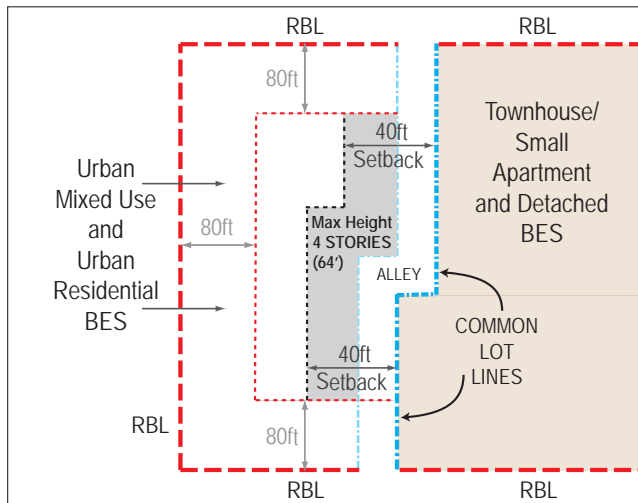
C. Building Size

- 1. The maximum footprint for a building other than a parking structure is 25,000 gross square feet.
- 2. The maximum continuous FACADE along a single RBL is 200 feet.

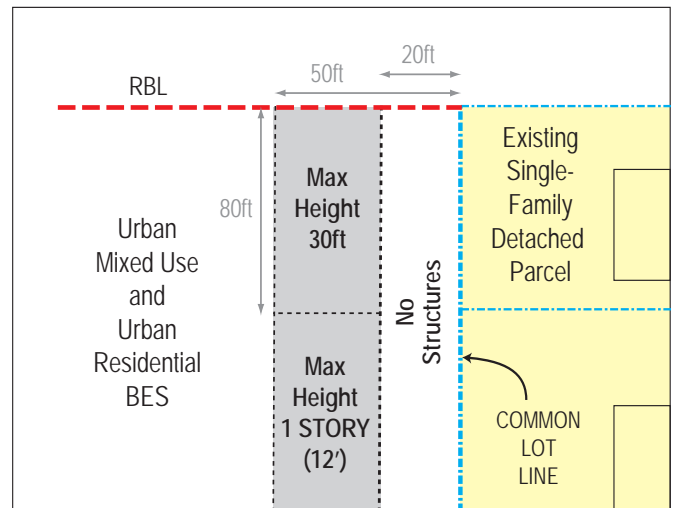
D. Neighborhood Manners

- 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 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 of structure is within 50 feet of the COMMON LOT LINE, and within 80 feet of any RBL, that portion 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 of a structure is more than 80 feet from any RBL and within 50 feet of the COMMON LOT LINE, that portion 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.



402.D.1.a.



402.D.1.b.

2. For TOWNHOUSES and SMALL APARTMENT frontages, the following apply where a BES SITE has a COMMON LOT LINE with a lot in an R district:
 - a. A setback of at least 20 feet from the COMMON LOT LINE adjacent to the R district shall be provided, unless an ALLEY, 26-feet-wide, is provided.
 - b. A PRIVACY FENCE, as specified in the TOWNHOUSE/SMALL APARTMENT BUILDING BES, shall be provided along the COMMON LOT LINE and shall be constructed of opaque materials.

- c. Where a TOWNHOUSE is on a lot within 30 feet of the COMMON LOT LINE, that TOWNHOUSE shall have a maximum height of 2 STORIES with an ULTIMATE BUILDING HEIGHT of 32 feet.
 - d. Where any portion of a SMALL APARTMENT BUILDING is within 40 feet of the COMMON LOT LINE that portion of the SMALL APARTMENT BUILDING shall have a maximum height of 2 STORIES with an ULTIMATE BUILDING HEIGHT of 32 feet.
3. For BES SITES in ADJACENT TO CONSERVATION AREAS:
- a. There shall be a setback of at least 20 feet from walls of the existing buildings within the CONSERVATION AREA; and
 - b. Where any portion of a structure is within 50 feet of the walls of existing buildings within the CONSERVATION AREA that portion of the structure shall have an ULTIMATE BUILDING HEIGHT of 30 feet.

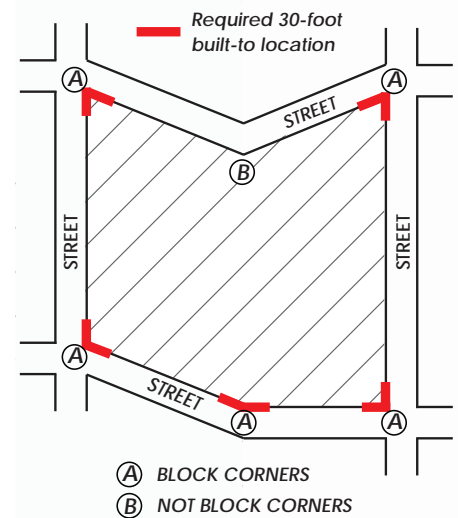
E. Height

- 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. 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. 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. The prescribed minimum CLEAR HEIGHT for an individual STORY shall be met by at least 80 percent of that individual STORY area.
- 6. 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. 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. Siting

- 1. Building FACADES shall be built-to the RBLs as prescribed in the BES.

2. Building FACADES shall be built-to the RBL 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, 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 offset 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. For appropriate COMMERCE and RETAIL uses, in addition to the above elements otherwise permitted, temporary displays or cafe seating may be placed within the DOORYARD.
7. No part of any building may be located outside of any designated LOT BUILDING LIMIT except overhanging eaves, BAY WINDOWS or SOLAR SHADES, or CANOPIES. Where designated on the REGULATING PLAN, the LOT BUILDING LIMIT shall delineate the minimum setback, superseding the minimum setback identified in the subject BES.
8. 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, with easement dedication, to serve DEVELOPMENT PROJECTS along either side of the future alley.
9. 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.
10. CORNER LOTS and through lots shall satisfy the build-to requirements for all RBL frontages, and the DOORYARD, FRONT YARD and PRIVATE OPEN AREA requirements for each designated BES, and shall meet the BUILDABLE AREA restrictions for each designated BES. For such



402.F.2.

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

G. Private Open Area

1. Any required PRIVATE OPEN AREA shall have at least 1 tree per 800 square feet, of at least 3 1/2 inches in diameter at 4 feet above grade and eight feet in overall height. Where new trees are planted to meet this required, they shall be no closer than five feet to any COMMON LOT LINE. Urban Mixed-Use BES SITES that are reusing existing structures with no ground level PRIVATE OPEN AREA are exempt from this requirement.
2. Species must be selected from a list approved by the County's urban forester. Trees listed on the Arlington County's Invasive Species list are prohibited from PRIVATE OPEN AREAS.
3. Any BES SITE that includes either a PUBLIC SPACE or a PRESERVED NATURAL AREA shown on the REGULATING PLAN may reduce the required PRIVATE OPEN AREA by a percent of the total required PUBLIC OPEN AREA. This percentage shall be equal to the percent of the total site area occupied by the required PUBLIC SPACE and/or PRESERVED NATURAL AREA.

H. Garage and Parking

1. Curb cuts and driveways, except those along ALLEYS, shall be located at least 75 feet away from any BLOCK CORNER or parking GARAGE ENTRY on the same BLOCK face.
2. No DEVELOPMENT PROJECT may create any new curb cuts on Columbia Pike.

I. 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 DETACHED, 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/ FAÇADE 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 75 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 forward of an RBL, and along ALLEYS. PRIVACY FENCES shall have a maximum height of 7 feet.
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-SPACE. 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 past the DOORYARD 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 past the DOORYARD into the CLEAR SIDEWALK.

J. Building Functions

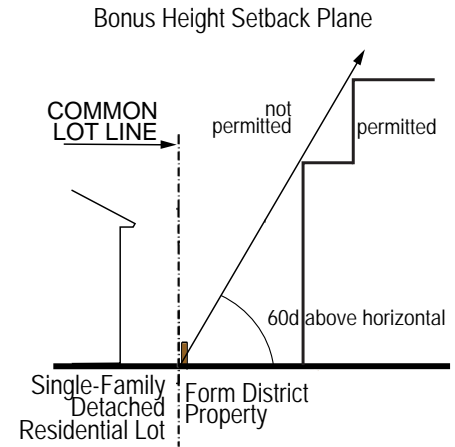
Allowable uses for GROUND STORIES and upper STORIES are identified in all BES. Additional use standards are provided in *Part. 8 Building Use Standards*.

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 or 2) vacant lots in either an R-district or a RA-district.

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 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.*)



402.L.4.

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.
- B. All Small Apartment, Townhouse, and Detached 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.
- 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 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):
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):
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

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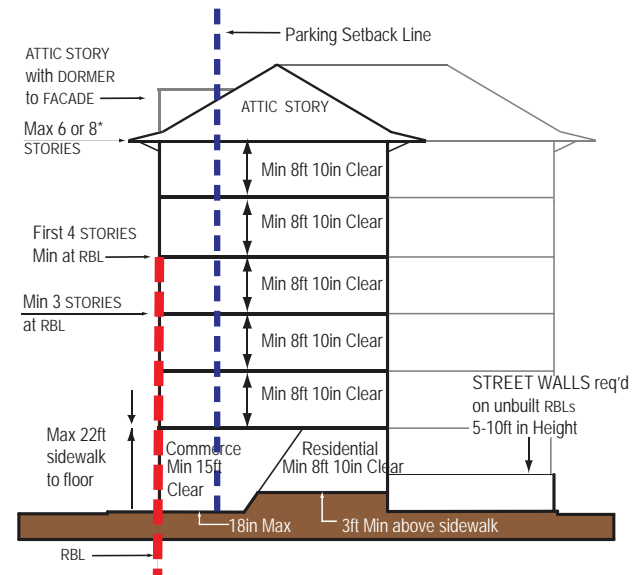
404. Urban Mixed-Use Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Urban Mixed-Use Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The STREET-SPACE FRONTAGE labeled “Urban Mixed-Use” on the REGULATING PLAN is a common urban building and corresponding street-space frontage. The purpose of this frontage is to develop multi-story buildings at the back of the sidewalk with one or more entrances and windows across the FACADE. Several buildings could be lined up shoulder to shoulder, within a single BLOCK, or on smaller BLOCKS, a single building might fill the BLOCK FACE. This frontage is located in the most urban portions of the Columbia Pike Neighborhoods Special Revitalization District, almost exclusively limited to those locations that complete the STREET-SPACE called for within the Columbia Pike Special Revitalization District Form Based Code applicable to the mixed-use centers along Columbia Pike. It can accommodate a range of uses, including retail shopfronts. It is anticipated that there will be significant pedestrian traffic along this frontage type.





HEIGHT

Building Height

- Each building shall be a minimum of 3 STORIES at the REQUIRED BUILDING LINE (RBL), with a maximum of 6 or 8 STORIES and with an ULTIMATE BUILDING HEIGHT of 92 or 120 feet respectively, as designated on the REGULATING PLAN*, except where specifically designated for a different height, or as a BONUS AREA on the REGULATING PLAN. For buildings that are 4 or more STORIES, the first 4 STORIES shall be built to the RBL.
- For BONUS AREAS, see *Section 402.K. Bonus Height and Part 2. Administration.*

Ground Story Height

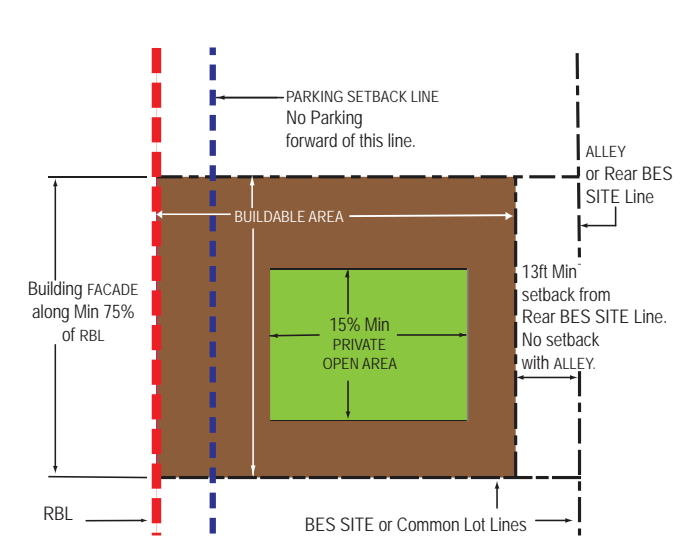
- For COMMERCE, RETAIL uses or CIVIC USES (see also *Urban Shopfront Specifications* in the box below):
 - The GROUND STORY finished floor elevation shall be:
 - no lower than the average elevation of the fronting CLEAR SIDEWALK for the BES SITE;
 - no higher than 18 inches above the average elevation of the fronting CLEAR SIDEWALK for the BES SITE.
 - The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 15 feet within 30 feet of the RBL.
 - The maximum STORY HEIGHT shall be 22 feet.
- For Residential units, the finished floor elevation of the units shall be:
 - no less than 3 feet above the average elevation of the fronting CLEAR SIDEWALK for the BES SITE.
 - Lobbies and main entrances shall have a ZERO-STEP ENTRY/EXIT and a GROUND STORY finished floor elevation at the grade of the sidewalk adjacent to the BES SITE RBL.
 - Ramps to residential unit finished floor elevations shall be located behind the RBL unless they run from the CLEAR SIDEWALK to the entrance, are perpendicular to the CLEAR SIDEWALK, and not wider than 8 ft. See *Section 618* for examples.

Ground Story Height continued

- The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
 - The maximum GROUND STORY HEIGHT shall be 22 feet.
 - 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.
- There shall be access from all GROUND STORY residential units to at least one ZERO-STEP ENTRY/EXIT that is not dependent upon an elevator or other mechanical means.
 - Buildings may have individual STOOPS or may have a continuous walkway with ZERO-STEP ENTRY/EXIT, which may include a ramp, within the DOORYARD to permit direct egress from GROUND STORY units.

Upper Story Height

- The maximum STORY HEIGHT for each upper story shall be 14 feet.
- The minimum interior CLEAR HEIGHT for each upper STORY shall be 8 feet 10 inches.

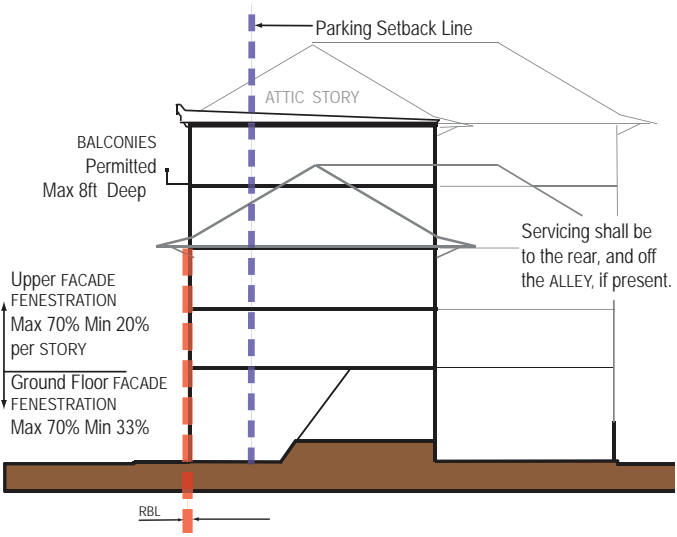


SITING

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

- Buildable Area**
- The BUILDABLE AREA is delineated in the diagram above, as follows:
 - Buildings shall occupy only the areas of the BES SITE between the RBL(S), COMMON LOT LINE(S), ALLEY(S) and BES SITE line(s) and outside of PRESERVED NATURAL AREAS as shown on the REGULATING PLAN.
 - All required setbacks and easements shall be met and may reduce the size of the BUILDABLE AREA.
 - A PRIVATE OPEN AREA equal to at least 15% of the total BUILDABLE AREA is required on every BES SITE. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual units. At least 67% of the PRIVATE OPEN AREA shall comprise no more than two separate contiguous areas, as follows:
 - Where located at grade, such PRIVATE OPEN AREA may be located anywhere behind the PARKING SETBACK LINE, but not within any required side or rear setbacks.
 - Where provided above the GROUND STORY but below a building’s highest roof level, the PRIVATE OPEN AREA may be located forward of the PARKING SETBACK LINE (such as in a raised courtyard configuration) and shall open onto no more than one STREET-SPACE and shall be set back at least 30 feet from any BLOCK CORNER or BUILDING CORNER.
 - Where located on the building’s highest roof level, the PRIVATE OPEN AREA may be located anywhere on the roof.

Garage and Parking
Openings in the FACADE or STREET WALL for parking GARAGE ENTRIES shall have a maximum CLEAR HEIGHT of not more than 16 feet and an unobstructed width of not more than 22 feet.

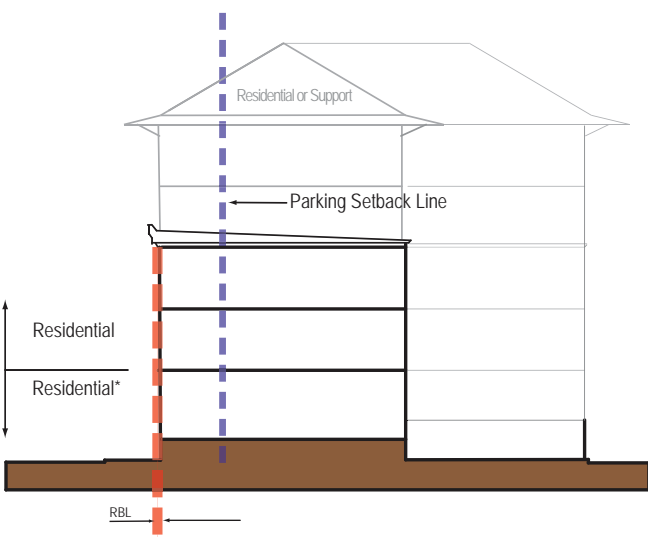


ELEMENTS

- Fenestration**
- For each STORY, lengths of wall exceeding 20 linear feet without FENESTRATION are prohibited on all FACADES.
 - FENESTRATION for any 30 foot section of the GROUND STORY shall comprise between 33% and 70% of the GROUND STORY FACADE that corresponds to the CLEAR HEIGHT within.
 - FENESTRATION for any 30 foot section of each upper STORY shall comprise between 25% and 70% of the FAÇADE area that corresponds to the CLEAR HEIGHT within.

- Building Projections**
- GROUND STORY AWNINGS and CANOPIES shall project a minimum of 5 feet from the FAÇADE.
 - AWNINGS may have supporting posts only when there is a minimum of 8 feet clear width measured from the FAÇADE to the AWNING support posts/columns, and the posts are not located within the CLEAR SIDEWALK.

- Street Walls**
- One GARAGE ENTRY, which may be gated, no wider than 22 feet and one pedestrian entry, which may be gated, no wider than 6 feet shall be permitted within any required STREET WALL, except where otherwise prohibited by the REGULATING PLAN. Where gates are provided, they shall be between two and three feet behind (towards the BUILDABLE AREA) the RBL.
 - STREET WALLS shall be between 5 feet and 10 feet in height.



USE

Ground Story
The GROUND STORY may house GROUND STORY COMMERCE, RETAIL, CIVIC, or RESIDENTIAL USES provided it is built for such under this BES, the *Urban Shopfront Specifications* in the box below where Urban Shopfront is designated on the REGULATING PLAN. The *Urban Shopfront Specifications* are optional where designated as Urban Mixed Use on the REGULATING PLAN.

- Upper Stories**
- Upper STORIES may house only Upper Story COMMERCE, RETAIL, or RESIDENTIAL uses, only as follows:
 - *No restaurant or RETAIL uses shall be allowed in upper STORIES unless they are second story extensions occupying a space that is equal to or less than the area of the GROUND STORY use.
 - No COMMERCE use is permitted above a RESIDENTIAL use.
 - Additional occupiable space is permitted within the roof where the roof is configured as an ATTIC STORY. Use of such space is limited to:
 - extensions of the individual RESIDENTIAL units immediately below, or
 - common areas accessible to all of the building occupants.

Urban Shopfront Specifications

Where designated on the REGULATING PLAN as *Urban Shopfront*, frontages shall use this *Urban Mixed Use* BES, except that the GROUND STORY shall be configured as a shopfront and shall be occupied with COMMERCE or RETAIL uses, as specified in *Part 9* for the *Urban Mixed Use* BES, and in accordance with the following:

- The GROUND STORY FENESTRATION shall comprise between 60% and 90% of the GROUND STORY FACADE.
- The entrances to all SHOPFRONTS shall be covered, by either an AWNING or a CANOPY, or shall be inset into the main body of the building a minimum of 36 inches from the FACADE.
- The GROUND STORY shall be configured as a SHOPFRONT in accordance with *Part 605*.
- SHOPFRONTS may encroach up to two feet into the DOORYARD.
- Within 8 feet of a BLOCK CORNER, the GROUND STORY FACADE may be chamfered to form a corner entry.

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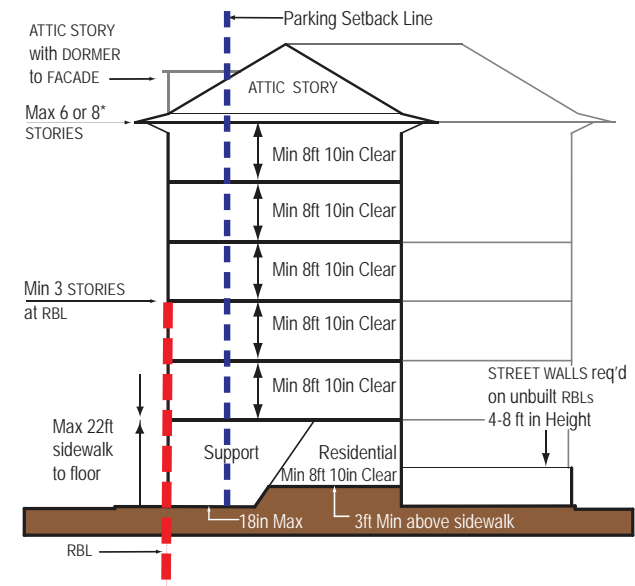
405. Urban Residential Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Urban Residential Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The STREET-SPACE FRONTAGE labeled “Urban Residential” on the REGULATING PLAN is a basic urban residential street frontage. The primary form is like that of the Urban Mixed-Use frontage, although the use is primarily residential. These are multi-story buildings with windows across the FACADE and one or more entrances along the street, sitting behind a planted DOORYARD. There could be several buildings lined up along the BLOCK FACE—with shared side walls or small spaces between—filling out a BLOCK, or on smaller BLOCKS, a single building might fill the BLOCK FACE. These buildings may also be configured around a courtyard. The buildings define the STREET-SPACE, but typically with a greener, landscaped edge between sidewalk and building than that found in the Urban Mixed-Use Frontage. The Urban Residential Frontage includes a significant requirement for private open spaces, which can be achieved through a combination of BALCONIES and spaces interior to the BES SITE.





HEIGHT

Building Height

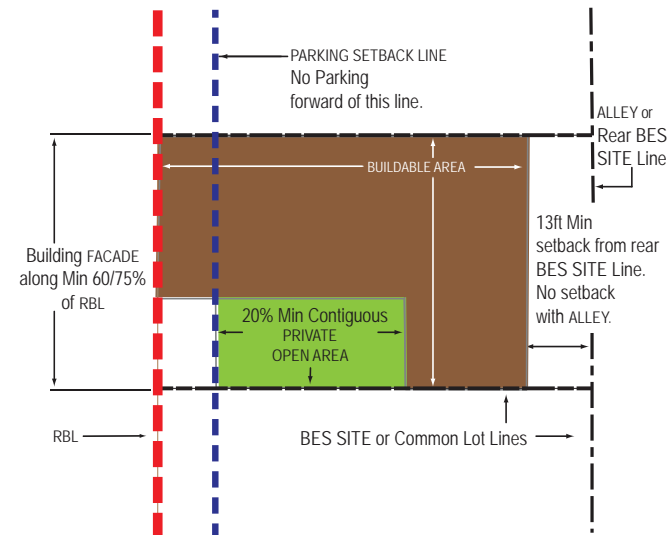
- Each building shall be a minimum of 3 STORIES at the REQUIRED BUILDING LINE (RBL), with a maximum of 6 or 8 STORIES and with an ULTIMATE BUILDING HEIGHT of 92 or 120 feet, as designated on the REGULATING PLAN*, except where specifically designated for a different height, or as a BONUS AREA on the REGULATING PLAN.
- For BONUS AREAS, see *Section 402.K. Bonus Height and Part 2. Administration.*
- Building support functions, such as lobbies, rental offices, and club/ activity rooms, and Urban Residential Retail, may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.
- RETAIL (*Urban Shopfront*) and CIVIC USES:
 - The GROUND STORY height shall meet the GROUND STORY height specifications of the Urban Mixed Use BES for RETAIL uses.

Ground Story Height

- Residential:
 - For RESIDENTIAL units, the GROUND STORY finished floor elevation shall be no less than 3 feet above the average elevation of the fronting CLEAR SIDEWALK for the BES SITE.
 - Lobbies and main entrances shall have a ZERO-STEP ENTRY/EXIT and be at the grade of the sidewalk adjacent to the BES SITE RBL.
 - Ramps to residential unit finished floor elevations shall be located behind the RBL unless they run from the CLEAR SIDEWALK to the entrance, are perpendicular to the CLEAR SIDEWALK, and are not wider than 8 ft. See *Section 618* for examples.
 - The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
 - The maximum GROUND STORY HEIGHT shall be 22 feet.
 - There shall be access from all GROUND STORY residential units to at least one ZERO-STEP ENTRY/EXIT that is not dependent upon an elevator or other mechanical means.
 - Buildings may have individual STOOPS or may have a continuous walkway with ZERO-STEP ENTRY/EXIT, which may include a ramp, within the DOORYARD to permit direct egress from GROUND STORY units.

Upper Story Height

- The maximum STORY height for each upper stories shall be 14 feet.
- The minimum interior CLEAR HEIGHT for each upper STORY shall be 8 feet 10 inches.



SITING

Façade

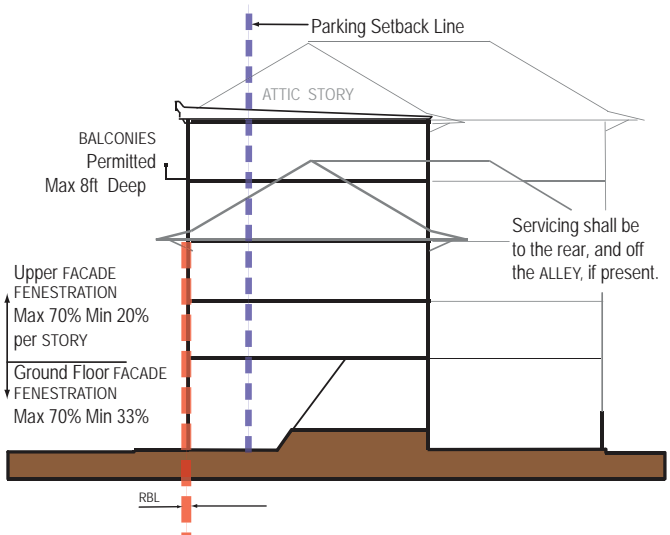
On each BES SITE the FAÇADE shall be built to the REQUIRED BUILDING LINE for at least 75% (east of Glebe Road) and 60% (west of Glebe Road) and no more than 90% of the RBL length.

Buildable Area

1. The BUILDABLE AREA is delineated in the diagram above, as follows:
 - a. Buildings shall occupy only the areas of the BES SITE between the RBL(S), COMMON LOT LINE(S), ALLEY(S), and BES SITE line(s) and outside of PRESERVED NATURAL AREAS as shown on the REGULATING PLAN.
 - b. All required setbacks and easements shall be met, and may reduce the size of the BUILDABLE AREA.
2. A PRIVATE OPEN AREA equal to at least 20% of the total BUILDABLE AREA is required on every BES SITE. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual units. At least 67% of the PRIVATE OPEN AREA shall comprise no more than two separate contiguous areas, as follows:
 - a. Where located at grade, such PRIVATE OPEN AREA may be located anywhere behind the PARKING SETBACK LINE, but not within any side or rear setbacks.
 - b. Where provided above the GROUND STORY but below a building's highest roof level, PRIVATE OPEN AREA may be located forward of the parking setback line (such as in a raised courtyard configuration) and shall open onto not more than one STREET and shall be set back at least 30 feet from any BLOCK CORNER or BUILDING CORNER.
 - c. Where located on a building's highest roof level, PRIVATE OPEN AREA may be located anywhere on the roof.

Garage and Parking

Openings in the FAÇADE or STREET WALL for parking GARAGE ENTRIES shall have a maximum CLEAR HEIGHT of not more than 16 feet and an unobstructed width of not more than 22 feet.



ELEMENTS

Fenestration

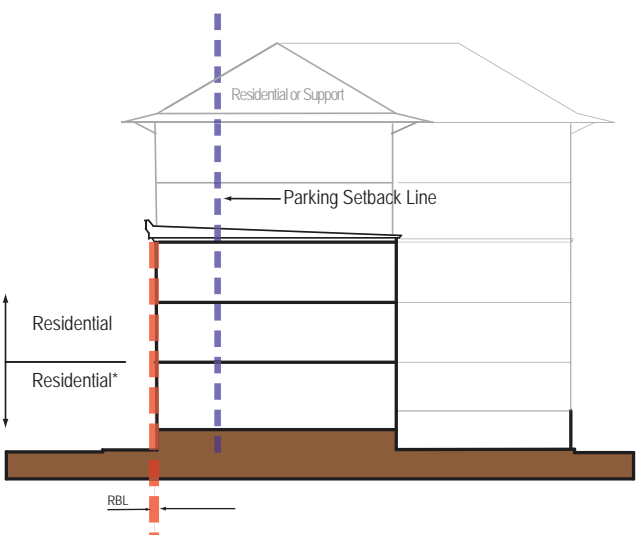
1. For each STORY, lengths of wall exceeding 20 linear feet without FENESTRATION are prohibited on all FAÇADES.
2. FENESTRATION for any 30 foot section of the GROUND STORY shall comprise between 33% and 70% of the GROUND STORY FAÇADE that corresponds to the CLEAR HEIGHT within.
3. FENESTRATION for any 30 foot section of each upper STORY shall comprise between 25% and 70% of the FAÇADE area that corresponds to the CLEAR HEIGHT within.

Building Projections

1. GROUND STORY AWNINGS and CANOPIES shall project a minimum of 5 feet from the FAÇADE.

Street Walls

1. One GARAGE ENTRY, which may be gated, no wider than 22 feet and one pedestrian entry, which may be gated, no wider than 5 feet shall be permitted within any required STREET WALL, except where otherwise prohibited by the REGULATING PLAN. Where gates are provided, they shall be between two and three feet behind (toward the BUILDABLE AREA) the RBL.
2. STREET WALLS shall be between 4 feet and 8 feet in height.



USE

Ground Story

The GROUND STORY shall house only RESIDENTIAL uses or CIVIC USES (and their support functions) except RETAIL uses are allowed where the GROUND STORY meets all of the following requirements:

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

Upper Stories

1. Upper STORIES shall house only RESIDENTIAL uses.
2. Additional occupiable space is permitted within the roof where the roof is configured as an ATTIC STORY. Use of such space is limited to:
 - a. extensions of the individual RESIDENTIAL units immediately below, or
 - b. common areas accessible to all of the building occupants.

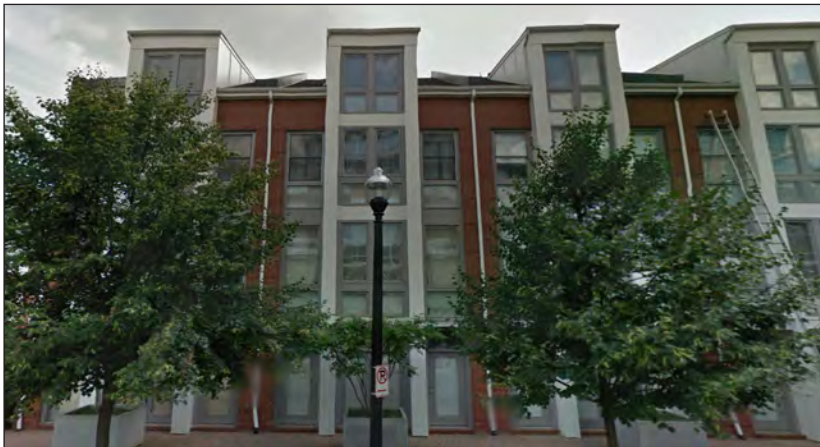
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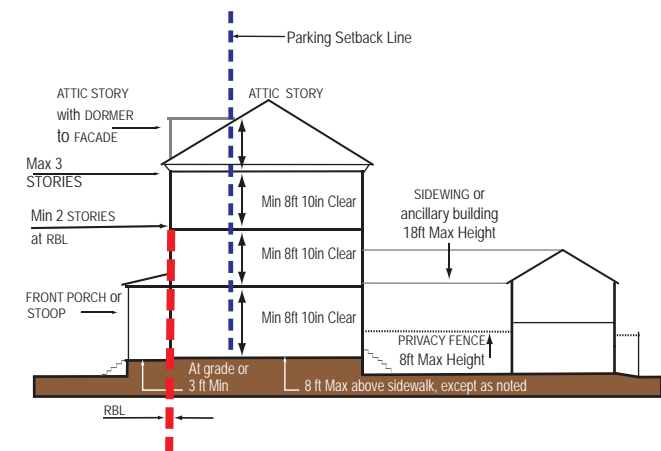
406. Townhouse/Small Apartment Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Townhouse/Small Apartment Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The STREET-SPACE FRONTAGE labeled “Townhouse/Small Apartment” on the REGULATING PLAN is created by small apartment buildings or as a series of smaller attached structures—configured as single-family residential or stacked flats. This frontage has regular building entrances, as frequently as 18 feet. The character of this frontage varies depending on the STREET-SPACE and the location of the REQUIRED BUILDING LINE—the buildings may be placed closer to the sidewalk with STOOPS, or further back with small DOORYARD gardens and/or FRONT PORCHES depending on the STREET-SPACE shown on the REGULATING PLAN. Similar in scale to the townhouse and row house, a small apartment is of limited size and can be used to transition from the Urban Mixed Use or Urban Residential frontages to adjacent single-family neighborhoods outside of the District. It is anticipated that the pedestrian activity along these frontages will vary considerably based on the time of day and day of the week.





HEIGHT

Building Height

- Each building shall be a minimum of 2 STORIES at the REQUIRED BUILDING LINE (RBL), with a maximum of 3 STORIES and with an ULTIMATE BUILDING HEIGHT of 44 feet, except where specifically designated for a different height on the REGULATING PLAN.
- Beyond 60 feet from the RBL, a SIDEWING or accessory building shall have a maximum ULTIMATE BUILDING HEIGHT of 18 feet.

Ground Story Height

- For Townhouses:
 - 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 be at grade with a ZERO-STEP ENTRY/EXIT, when (1) - (5) below are provided:
 - An entrance from the adjacent CLEAR SIDEWALK to the GROUND STORY shall be provided;
 - 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;
 - A main entrance is provided at the second STORY finished floor elevation and a STOOP is provided to that entry;
 - The minimum interior GROUND STORY CLEAR HEIGHT shall be 8 feet; and
 - The GROUND STORY BUILDING WALL MATERIALS shall be differentiated from the upper STORIES.
 - On all other 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 be at grade with a ZERO-STEP ENTRY/EXIT, when (1) - (3) below are provided:
 - An entrance from the adjacent CLEAR SIDEWALK to the GROUND STORY shall be provided;
 - The GROUND STORY BUILDING WALL MATERIALS shall be differentiated from the upper STORIES;
 - The DOORYARD shall be distinguished from the CLEAR SIDEWALK by landscaping and a GARDEN WALL 2-3 feet in height.
- When a TOWNHOUSE has an elevated GROUND STORY or when

an ENGLISH BASEMENT is provided, a STOOP and 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.

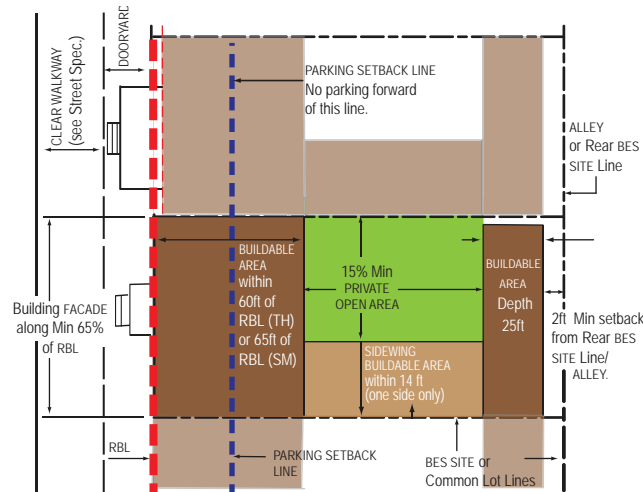
- The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
 - The maximum GROUND STORY HEIGHT shall be 12 feet.
- For Small Apartment Buildings:
 - For RESIDENTIAL units, the GROUND STORY finished floor elevation shall be no less than 3 feet above the average elevation of the fronting CLEAR SIDEWALK for the BES SITE, except that the GROUND STORY finished floor elevation may be at grade when the SMALL APARTMENT BUILDING fronts on an ST80/36 STREET-SPACE.
 - Lobbies and main entrances shall be at the grade of the fronting CLEAR SIDEWALK adjacent to the BES SITE RBL.
 - Ramps to RESIDENTIAL unit finished floor elevations shall be located behind the RBL unless they run from the CLEAR SIDEWALK to the entrance, are perpendicular to the CLEAR SIDEWALK, and are not wider than 8 ft.
 - The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
 - The maximum GROUND STORY HEIGHT shall be 12 feet.
 - Other building support functions, such as rental offices and club activity rooms, may be located at grade.

Upper Story Height

- The maximum STORY HEIGHT for each upper STORY shall be 12 feet.
- The minimum interior CLEAR HEIGHT for each upper STORY shall be 8 feet 10 inches.

English Basements

- ENGLISH BASEMENTS are permitted in TOWNHOUSE BUILDINGS.
- The finished floor level of an ENGLISH BASEMENT shall be between 3 and 4 feet below the average elevation of the fronting CLEAR SIDEWALK for each set of TOWNHOUSES.



SITING

Façade

- On each BES SITE, the FACADE shall be built to the RBL for at least 65% of the RBL length; except where there is a FRONT PORCH fronting onto an ST 80/36 STREET-SPACE, in which case the FACADE may be built to a line up to 2 feet behind the RBL with a width not less than 65% of the RBL.

Buildable Area

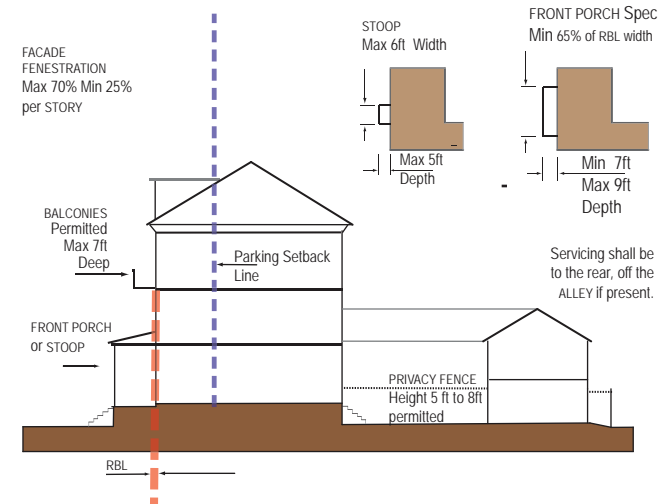
- The BUILDABLE AREA is delineated in the diagram above, as follows:
 - Buildings shall occupy only the areas of the BES SITE within:
 - 60 feet of the RBL for TOWNHOUSES and 65 feet of the RBL for SMALL APARTMENT BUILDINGS; and
 - 25 feet of the rear BES SITE line; and
 - A SIDEWING shall occupy any area of a lot within the BES SITE beyond the depth of (1) and (2) above, and is within 14 feet of the COMMON LOT LINE or BES SITE line. A SIDEWING is allowed on only one side of the lot.
 - All required setbacks and easements shall be met, including any PRESERVED NATURAL AREAS, and may reduce the size of the BUILDABLE AREA.
- A PRIVATE OPEN AREA equal to at least 15% of the total BUILDABLE AREA of each BES SITE shall be required, and PRIVATE OPEN AREA not satisfied by BALCONIES or decks may be provided for each individual lot, or may be consolidated into no more than two contiguous areas for the BES SITE.
 - For BES SITES that extend more than 50 feet from any RBL, up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES or decks of individual units. The remaining required PRIVATE OPEN AREA shall be located at grade anywhere behind the PARKING SETBACK LINE, but not within any setback areas.
 - For BES SITES that do not extend more than 50 feet from any RBL, up to 100% of the required PRIVATE OPEN AREA may be satisfied above grade, via BALCONIES or decks.

Garage and Parking

- TOWNHOUSES shall not have garage entries on any FAÇADE.
- At-grade parking may be forward of the PARKING SETBACK LINE only when such parking is within a garage on a CORNER LOT and the parking area occupies a distance of no more than 25 feet along the RBL.
- Openings in the FACADE or STREET WALL for parking GARAGE ENTRIES to SMALL APARTMENT BUILDINGS shall have a maximum CLEAR HEIGHT no more than 16 feet and an unobstructed width no greater than 22 feet.

Frontage Widths

- The minimum width for TOWNHOUSES is 16 feet. No more than 1/3 of the TOWNHOUSES within a DEVELOPMENT PROJECT shall have a width of less than 18 feet.
- No individual SMALL APARTMENT BUILDING or set of TOWNHOUSES may occupy more than 120 feet of STREET-SPACE FRONTAGE. A gap of between 10 and 20 feet is required between buildings.



ELEMENTS

Fenestration

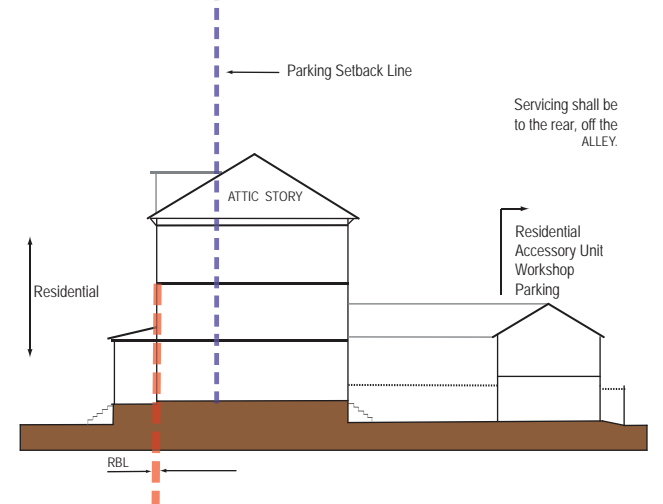
- For each STORY, lengths of wall exceeding 20 linear feet without FENESTRATION are prohibited on all FACADES.
- FENESTRATION for any 30 foot section of each STORY shall comprise between 25% and 70% of the area of the FACADE that corresponds to the CLEAR HEIGHT within.
- Each TOWNHOUSE and each SMALL APARTMENT BUILDING shall include at least one functioning entry door or opening from the STREET-SPACE.

Building Projections

- Each TOWNHOUSE or SMALL APARTMENT BUILDING may include a STOOP of not more than 5 feet deep and 6 feet wide (not including steps or ramps); except
- Each SMALL APARTMENT BUILDING and/or TOWNHOUSE that fronts a ST 80/36 STREET-SPACE shall include either:
 - a STOOP that is no more than 5 feet deep and no more than 6 feet wide (not including steps or ramps), or
 - a FRONT PORCH, between 7 and 9 feet deep,
 - that projects no more than 7 feet forward of the RBL, and
 - with a width not less than 65% of the RBL occupied by each individual TOWNHOUSE.
- GROUND STORY AWNINGS and CANOPIES for SMALL APARTMENT BUILDINGS shall project a minimum of 5 feet from the FACADE.

Street Walls and Front Yard Fences

- One pedestrian entry, which may be gated, no wider than 5 feet shall be permitted within any required STREET WALL.
- On BES SITES occupied by SMALL APARTMENT BUILDINGS, one GARAGE ENTRY, which may be gated, no wider than 18 feet shall be permitted within any required STREET WALL. Where gates are provided, they shall be between 2 and 3 feet behind (toward the BUILDABLE AREA) the RBL.
- STREET WALLS shall be between 4 feet and 8 feet in height.
- A FRONT YARD FENCE shall be permitted between the RBL and the CLEAR SIDEWALK, within 1 foot of the CLEAR SIDEWALK, and shall have a maximum height of 40 inches.



USE

All Stories

- Only RESIDENTIAL uses are permitted.
- Individual TOWNHOUSE BUILDINGS shall have no more than two residential units, including an ACCESSORY UNIT.
- Additional occupiable space is permitted within the roof where the roof is configured as an ATTIC STORY.

Accessory Units

- No more than one ACCESSORY UNIT is permitted per TOWNHOUSE BUILDING.
- ACCESSORY UNITS are permitted either in the BUILDABLE AREA at the rear of the lot occupied by an individual TOWNHOUSE or in an ENGLISH BASEMENT.
- ACCESSORY UNITS that are not in an ENGLISH BASEMENT shall have a maximum footprint of 650 square feet.

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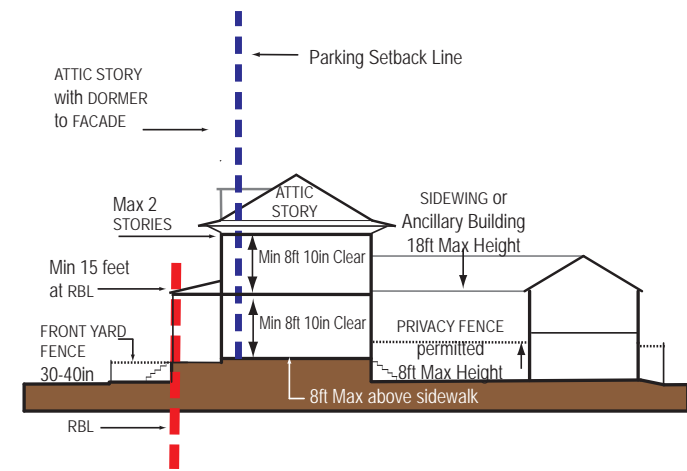
407. Detached Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Detached Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The STREET-SPACE FRONTAGE labeled “Detached” on the REGULATING PLAN is represented by the traditional single family house with small front and side yards along a tree-lined STREET. Structures are 2 stories in height with pitched roofs and FRONT PORCHES. Its use is limited to very few locations, primarily to accommodate infill development while protecting the character of existing single family neighborhoods.





HEIGHT

Building Height

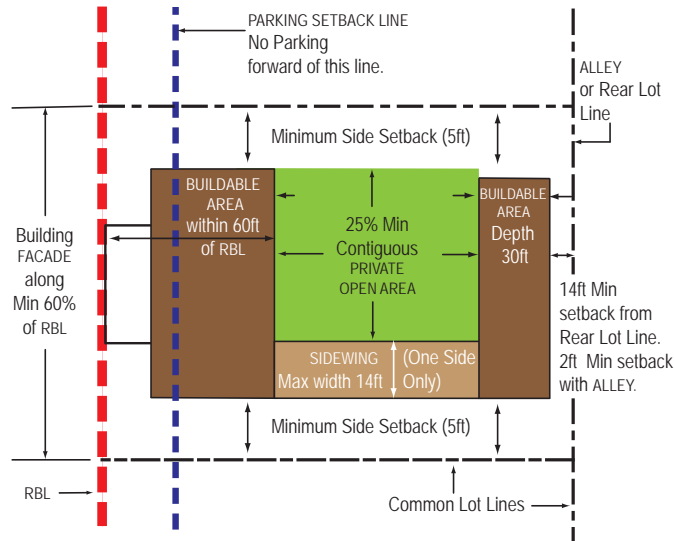
1. Each house shall be a minimum of 15 feet in height at the REQUIRED BUILDING LINE (RBL) (measured from the average elevation of the fronting CLEAR SIDEWALK directly in front of the building to the top of the wall plate of the FACADE).
2. Within 60 feet of any REQUIRED BUILDING LINE (RBL), buildings shall be a maximum of 2 STORIES and with an ULTIMATE BUILDING HEIGHT of 32 feet.
3. Beyond 60 feet from the RBL, any SIDEWING or accessory building shall have an ULTIMATE BUILDING HEIGHT of 18 feet.

Ground Story Height

1. The GROUND STORY finished floor elevation of each house shall be between 0 and 8 feet above the average elevation of the fronting clear sidewalk of the DETACHED BUILDING.
2. The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
3. The maximum GROUND STORY HEIGHT shall be 12 feet.
4. When a DETACHED house has an elevated GROUND STORY with a STOOP, an additional entrance (ZERO-STEP ENTRY/EXIT) to either the GROUND STORY or upper STORY shall be provided on either the side or rear of the DETACHED house.

Upper Story Height

1. The maximum STORY HEIGHT for the upper STORY shall be 12 feet.
2. The minimum interior CLEAR HEIGHT for the upper STORY shall be 8 feet 10 inches.



SITING

Façade

1. On each lot, the FAÇADE shall be built parallel to the RBL for at least 60% of the RBL length and the FRONT PORCH shall be built to the RBL.
2. For CORNER LOTS the minimum 60% FAÇADE requirement shall include the frontage within 20 feet of the BLOCK CORNER.

Buildable Area

1. The BUILDABLE AREA is delineated in the diagram above, as follows:
 - a. Buildings shall occupy only that portion of the BES SITE that is within:
 - (1) 60 feet of the RBL; or
 - (2) 30 feet of the rear BES SITE line; and
 - (3) outside of any PRESERVED NATURAL AREAS.
 - b. A SIDEWING shall occupy only that portion of the BES SITE beyond the depth of (1) and (2) above and within 14 feet of the BES SITE line or COMMON LOT LINE. A SIDEWING is allowed only on one side of the lot.
 - c. The minimum setback from any side lot line shall be 5 feet or as otherwise designated on the REGULATING PLAN.
 - d. The minimum setback from ALLEYS is 2 feet.
2. A contiguous PRIVATE OPEN AREA equal to at least 25% of the total BUILDABLE AREA is required on each lot. Such contiguous area shall be located at grade, behind the PARKING SETBACK LINE, but shall not be within any side or rear setbacks.

Lot Size

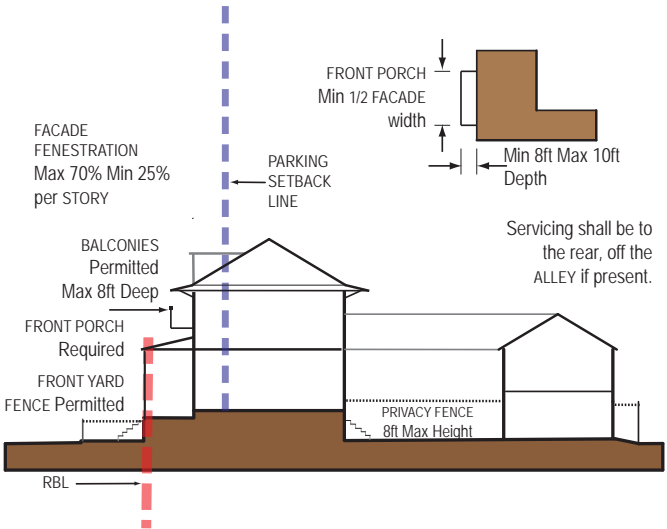
1. All lots recorded on or before December 31, 2013 may be built upon under this code.
2. Any new lots shall have a width between 32 feet and 55 feet at the RBL, and a minimum depth of 85 feet.

Front Yard

1. The FRONT YARD shall not be paved except to allow one walkway no more than four feet wide.
2. On through lots or CORNER LOTS, FRONT YARD standards shall be applied on all STREET-SPACE FRONTAGES.

Garages, Parking and Alleys

1. Garage doors shall not be located on any FAÇADE.



ELEMENTS

Fenestration

1. For each STORY, lengths of wall exceeding 15 linear feet without FENESTRATION are prohibited on all FAÇADES.
2. FENESTRATION for any 30 foot section of each STORY shall comprise between 25% and 70% of the FAÇADE area that corresponds to the CLEAR HEIGHT within.

Building Projections

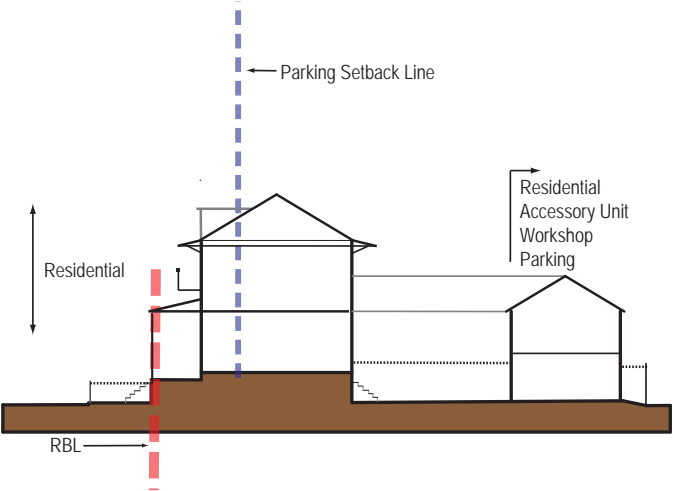
1. Each DETACHED BUILDING shall include a FRONT PORCH that is between 8 feet and 10 feet and extends from the RBL to the FAÇADE. The FRONT PORCH shall have a width not less than 1/2 of the FAÇADE width.
2. No part of any building except the FRONT PORCH roof (including overhanging eaves) and steps may encroach beyond the RBL into the FRONT YARD.

Doors/Entries

At least one functioning entry door shall be provided along the GROUND STORY FAÇADE of each house.

Street Walls and Fences

1. There is no STREET WALL requirement.
2. FRONT YARD FENCES shall be between 30 inches and 40 inches in height.
3. Any FRONT YARD FENCE shall be located in the FRONT YARD within one foot of the CLEAR WALKWAY and parallel to the RBL, and along COMMON LOT LINES to a point 10 feet behind the RBL.
4. A PRIVACY FENCE may be constructed along a COMMON LOT LINE behind the point that is 10 feet behind the RBL.



USE

All Stories

1. Only RESIDENTIAL uses are permitted.
2. One ACCESSORY UNIT shall be allowed on each lot.
3. Additional occupiable space is permitted within the roof where the roof is configured as an ATTIC STORY.

Accessory Uses

Parking and ACCESSORY UNIT uses (maximum 650 square feet footprint) are permitted in the BUILDABLE AREA at the rear of the lot.

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Part 5. Street-Space Standards

501. Intent

- A. The STREET-SPACE Standards are intended to result in buildings placed at the street edge of their site, and to:
 - 1. Establish the rules and standards for the STREET-SPACE and public spaces within the *Columbia Pike Neighborhoods Special Revitalization District*.
 - 2. Create an environment that encourages and facilitates pedestrian activity, creating walkable streets that are comfortable, efficient, safe, and interesting.
 - 3. Assist residents, building owners, and managers with understanding the relationship between the STREET-SPACE and their own property.
 - 4. Contribute to sustainability through requirements for trees and other landscape materials.

502. Applicability

- A. The public realm includes the complete STREET-SPACE—the area between the building FAÇADES, including the travel lanes between the curbs, sidewalks, and PLAZAS, MINI-PARKS, and NEIGHBORHOOD PARKS within the Neighborhoods Special Revitalization District.
- B. The STREET-SPACE Standards apply to all of the public realm, whether publicly owned or publicly accessible.

503. Street-Space Classifications

A. Intent

- 1. The purpose of these regulations is to provide a STREET-SPACE that has a scale and design that results in a high quality pedestrian environment in order to facilitate the creation of a convenient and harmonious community.
- 2. STREET-SPACES should balance the needs of all forms of traffic—auto, transit, bicycle and pedestrian—to maximize mobility and convenience for all residents and users in order to reduce or prevent congestion in the public streets.

B. Street-Space Classifications

- 1. The plans and sections of STREET-SPACE classifications show typical configurations for STREET-SPACES within the Neighborhoods Special Revitalization District. Classifications may be shown on the REGULATING PLAN.
- 2. The following are the types and configurations permitted within the Neighborhoods Special Revitalization District.

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

- a. ST 130/72 (Columbia Pike)
 - b. ST 80/36
 - c. ST 68/36
 - d. ST 58/38
 - e. Alley A-26
 - f. ALTERNATIVE STREET
 - g. Pedestrian Pathway/ Bikeway
3. Except the ST 130/72 (Columbia Pike), the STREET-SPACES (b - d) above are configured such that bicycle traffic would be accommodated and encouraged within travel lanes.
 4. ALLEYS are generally reserved for utility easements and used to provide access to parking and loading areas. ALLEYS shall include a clearly marked CLEAR SIDEWALK, at least 6 feet wide, for pedestrian access. All ALLEYS shall be maintained and clear of debris and snow. Trash receptacles shall not be stored within the ALLEY or obstruct the CLEAR SIDEWALK.
 5. The following plans and sections specify vehicular travel lane widths, curb radii, trail widths, sidewalks, tree planting areas, and on-street parking configurations.

C. On-Street Parking

1. On-street parking spaces created as part of a DEVELOPMENT PROJECT shall count towards parking requirements. (*See Part 8. Parking Standards.*)
2. The spacing of parking, and adjacent street trees and street furnishings, may be interrupted by existing or new driveways designated on the REGULATING PLAN, and for ALLEYS, where necessary for transit stops or stations or as set forth in *Section 505.B*.

D. Alternative Street

A developer shall dedicate any areas within an ALTERNATIVE STREET to the County as a public access easement in accord with the requirements of *Section 301.C.6*. The width for these shall be as designated on the REGULATING PLAN by a REQUIRED BUILDING LINE (RBL) or LOT BUILDING LIMIT (LBL). When an ALTERNATIVE STREET carries vehicular traffic, the STREET-SPACE shall be designed with the same DOORYARD, CLEAR SIDEWALK, and TREE LAWN dimensions and details as the respective ST 68/36 or ST 58/38 width as shown on the REGULATING PLAN. When an ALTERNATIVE STREET carries pedestrian and bicycle traffic only (except as may be needed for emergency vehicles), the space within shall include:

1. DOORYARDS with a minimum width of 10 feet;

2. A PEDESTRIAN PATHWAY/BIKEWAY, no less than 12 feet wide, located within the remaining space between opposing DOORYARDS and aligned so as to provide visibility from one end of the path to the other accommodating ramps and returns as may be needed to minimize segments with steep slopes;
3. Lighting that complies with the spacing requirements determined by a photometric analysis as specified in *Section 505.D*, and STREET TREES, placed on center within 10 feet of the edge of the paved pathway; and
4. Walkways at least 5 feet wide leading to and from the PEDESTRIAN PATHWAY/BIKEWAY to the entrances of adjacent buildings.

E. Pedestrian Pathway/Bikeway

A developer shall dedicate any areas within a PEDESTRIAN PATHWAY or BIKEWAY to the County as a public access easement in accord with the requirements of *Section 301.C.6*. The width for these must be not less than 20 feet in total, including a paved walkway no less than 12 feet wide. Where not shown on the REGULATING PLAN, PEDESTRIAN PATHWAYS/BIKEWAYS shall be straight from one end to the other for the length of each BES SITE, except that ramps and returns may be permitted where needed to minimize segments with steep slopes that would otherwise be more than 1:12 (8.3%).

a. Columbia Pike ST 130/72



< 13' >< 8' >< 8' ><
DOORYARD CLEAR TREE
SIDEWALK LAWN

>< 10' ><
Mid-Block
(median/turn lane)

>< 8' >< 8' >< 13' >
TREE CLEAR DOORYARD
LAWN SIDEWALK

72' curb-to-curb
130 ft STREET-SPACE

b. ST 80/36



< 10' >< 6' >< 6' ><
DOORYARD CLEAR TREE
SIDEWALK LAWN

36' curb-to-curb
Mid-Block

>< 6' >< 6' >< 10' >
TREE CLEAR DOORYARD
LAWN SIDEWALK

80 ft STREET-SPACE



d. ST 58/38



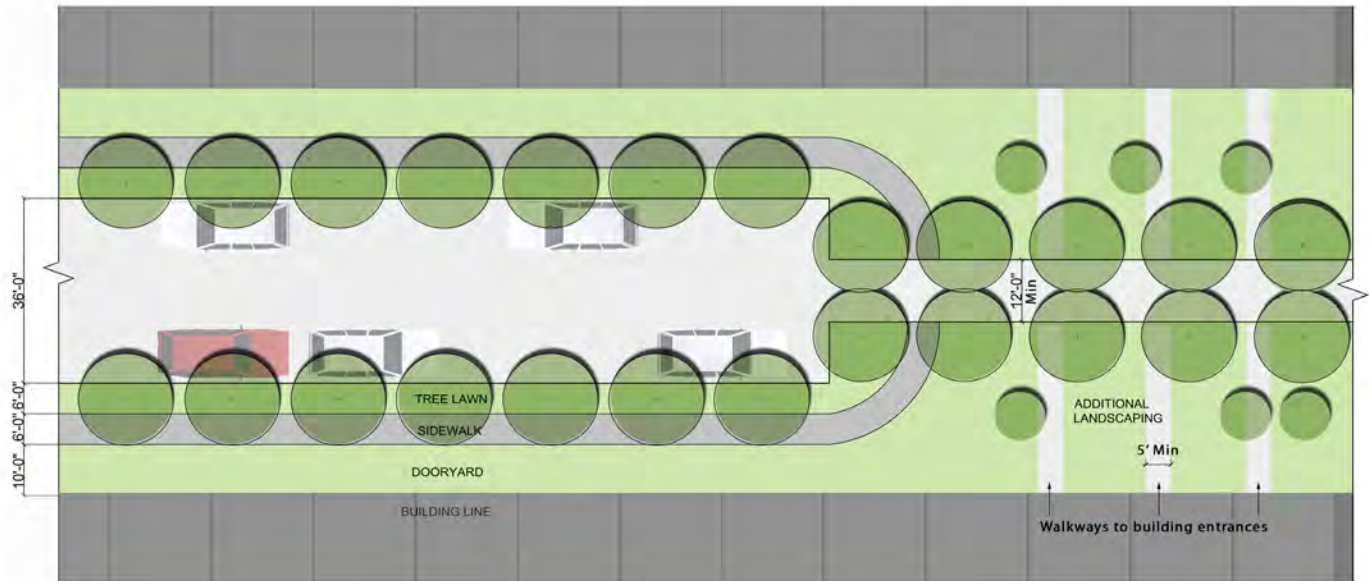
<4'>< 6' >< 8' >< 38' curb-to-curb >< 8' >< 6' ><4'>
DOOR SIDE TREE/ Mid-Block TREE/ SIDE DOOR
YARD WALK PARKING PARKING WALK YARD
58 ft STREET-SPACE

e. Alley A -26



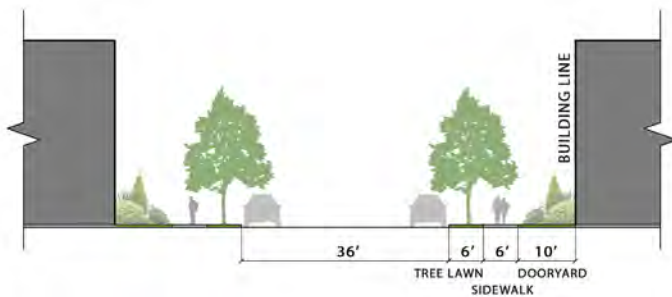
<6'>< 20' curb-to-curb >
CLEAR ALLEY
SIDEWALK
< 26' Clear >

f. Alternative Street-Space

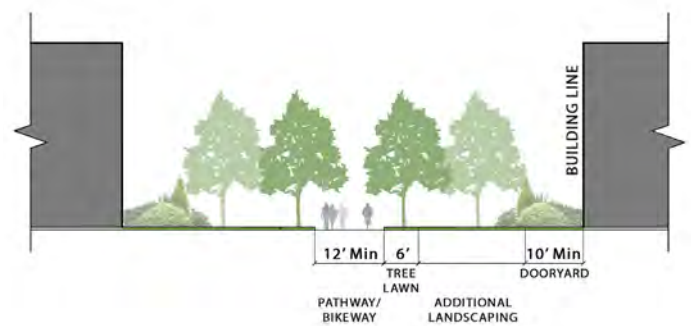


Typical Street
(with motorized vehicles)

ALTERNATIVE STREET
(for bike/pedestrian only)



Typical Street
(with motorized vehicles)



ALTERNATIVE STREET
(for bike/pedestrian only)

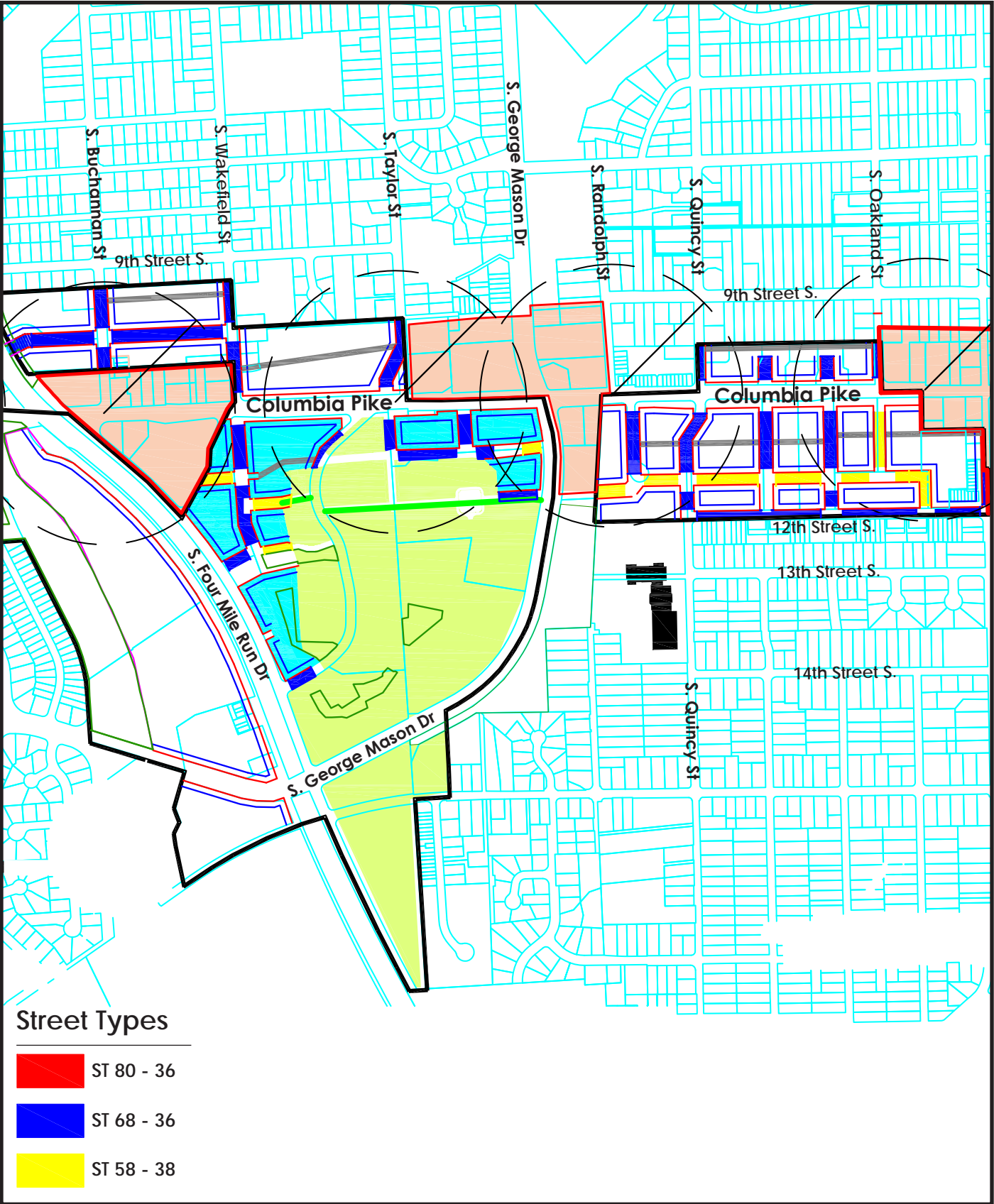
504. Street-Space Classification Distribution

The following pages include small scale street cross section maps for the District subareas. Street cross section maps are also available as AutoCAD files from the County to indicate the place-specific details with more precision. Property owners or others planning to develop property under this Code should not rely upon the small scale REGULATING PLANS, but should obtain the AutoCAD files. Contact the Columbia Pike Initiative Coordinator for more details.

Street Types

- ST 80 - 36
- ST 68 - 36
- ST 58 - 38

2. Street Types - Central Area



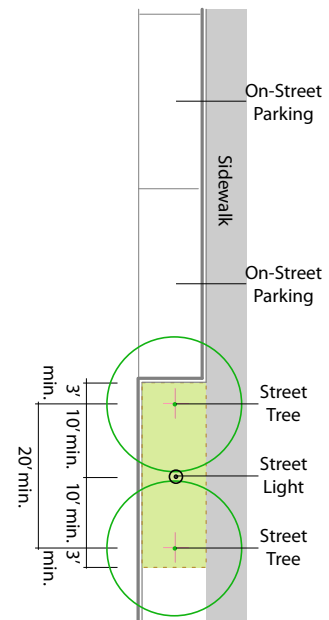
Street Types

- ST 80 - 36
- ST 68 - 36
- ST 58 - 38

505. Sidewalk and Landscape Standards

A. General Provisions

1. In addition to property within the Block, property owners must maintain the following areas:
 - a. The portion of the STREET-SPACE between the DEVELOPMENT PROJECT'S RBL and the back of the curb.
 - b. The portion of any ALLEY that is between the lot line and the edge of the ALLEY pavement, or if as yet paved, between the lot line and the property line.
2. Unless otherwise allowed, at the time of development, the developer is required to install the STREET-SPACE elements on the side of the street contiguous with development as set forth herein. Sidewalks shall not be constructed entirely of plain poured concrete; however, a CLEAR SIDEWALK of no less than 6 feet in width paved with smooth concrete shall be constructed and maintained free of obstruction for pedestrians at all times. A variety of paving materials, textures, and colors are allowed in the DOORYARD and, as set forth below, within the TREE LAWN between STREET TREES so as to provide walking surfaces between landscaping. All paving materials shall be compliant with ADA accessibility guidelines and the material selection shall be sensitive to the needs of mobility impaired persons. In addition, when paving is provided near entrances within the DOORYARD, a SHY ZONE of at least 2 feet in width shall be provided. Consistency of paving design is required within a DEVELOPMENT PROJECT and within a BLOCK.
3. Sidewalks not otherwise designated in the REGULATING PLAN or STREET-SPACE Classifications shall provide a minimum 6 foot CLEAR SIDEWALK and be constructed to meet all County standards and specifications.
4. All turf grass shall be sodded at installation—not seeded, sprigged, or plugged. Vegetative groundcovers may be used in place of turf grass. Artificial turf is not permitted.
5. Evergreen tree species are prohibited in DOORYARDS.
6. MECHANICAL EQUIPMENT may not be stored or located within any STREET-SPACE. Water pumps for public fountains or irrigation that are not visible are not included in this prohibition. Temporary placement of private garbage cans within the STREET-SPACE may be allowed to accommodate scheduled pick-up as long as it is placed outside of the CLEAR SIDEWALK.



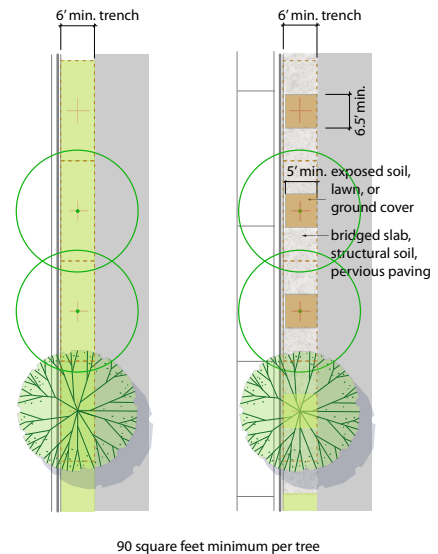
505.B.1 ST 58/36 Tree Pit Situation

B. Street Tree Specifications

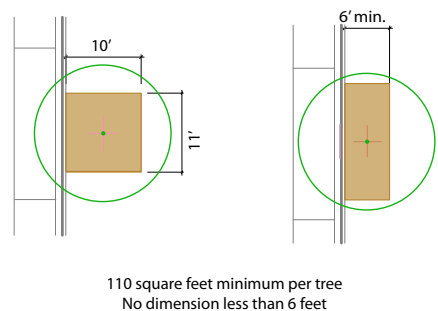
- Each STREET-SPACE must have STREET TREES planted along the STREET TREE ALIGNMENT LINE (generally in the centerline of the tree lawn or not less than 3 feet from the back of the curb unless otherwise specified on the REGULATING PLAN or *Section 503.B. Street Type Classifications*) at an average spacing not more than 30 feet on center (average calculated per BLOCK FACE).

However, at no location may STREET TREE spacing between any two trees exceed 45 feet on center except where necessary for transit stops or stations. The *sole exception to this spacing requirement is* for the ST 58/38, where STREET TREES may be located only at the ends of the BLOCK FACE at the intersecting street. Where the BLOCK FACE is longer than 250 feet on ST 58/38, STREET TREE planting areas shall be placed approximately mid block. (See *illustration 505.B.1 on previous page*)

- Required STREET TREE planting area configurations are specified in the *Street-Space Classifications* and in B.3 below. The *Street-Space Classifications*, excluding those for Alleys, Shared Use Trails, and Pedestrian Pathways/Bikeways, are configured for STREET TREE trenches with connected soil areas. (see *illustrations 505.B.2*) The requirements of B.3 below may be met through the use of bridged slab, structural soil, or other techniques that clearly exceed these standards.
- Required tree planting area minimum specifications are as follows:
 - STREET TREE planting areas, including soil and mulch level, shall be at grade or not more than 3 inches in height above the sidewalk
 - Soil surface area shall not be less than 110 square feet per isolated tree or 90 square feet per tree for connected (TREE LAWN) situations. (See *illustration 505.B.3. at right*)
 - No dimension of the soil surface area may be less than 6 feet unless otherwise specified in this Code.
 - A pervious paving strip, maximum 12 inches wide, may be placed at the back of the curb for access to on street parking. This pervious paving strip may be included within the 6 foot soil surface area required by (ii) above.
 - At planting, STREET TREES shall be at least 3.5 inches caliper, measured 4 feet above grade and at least ten feet in overall height. Species must be selected from the STREET TREE list (see *505.C.3. Tree Lists*).
 - Any unpaved ground area shall be planted with groundcover or flowering vegetation, not to exceed 12 inches in height. STREET TREES must be “limbed up” to provide a minimum of 7 feet clear over the sidewalk and 14 feet over any travel lanes, and to maintain visibility.



Continuous Tree Lawn Continuous Soil Area
505.B.2 Connected Situation



505.B.3 Isolated Tree Situation

C. Street Tree Species

1. Species in the Street Tree List are for placement as shown in *Street Space Classifications*, or as specified on the REGULATING PLAN for placement along a STREET TREE ALIGNMENT LINE.
2. STREET TREES are part of an overall STREET-SPACE plan designed to provide both canopy and shade and to give special character and coherence to each street. Species in the STREET TREE list are designated to contribute to the creation of an attractive community and to be compatible with the natural environment. Other species may be permitted where the Zoning Administrator finds that they meet the following standards:
 - a. Species – STREET TREES shall be native and/or proven hardy adapted species.
 - b. Form – STREET TREES shall be “Canopy Shade Tree” species that grow to heights in excess of 60 feet and have a broad canopy enabling them to clear auto and pedestrian traffic, form a ceiling-like enclosure, and open a clear view of the STREET-SPACE at eye-level.
 - c. Design – Species are planted consistently along a given STREET-SPACE to provide a synergy of form and character. Use of alternative STREET TREE species shall ensure that different streets, or stretches of streets, will provide species diversity and provide a specific street character distinct from other STREET-SPACES.
3. The following STREET TREE list contains all approved tree species for use in the *Columbia Pike Neighborhoods Special Revitalization District*, including use in PUBLIC OPEN SPACES. The list may include native and acceptable adapted species. Other species may be used for planting within a private lot and DOORYARDS.
4. Invasive exotic species may not be used anywhere, including on private lots.

STREET TREE LIST

(Large Canopy Trees – Mature height 60 feet and above)

Species marked with an asterisk may be placed within larger soil area locations such as PUBLIC SPACES, and in the ST 130/72 (Columbia Pike) TREE LAWNS and DOORYARDS where planting spaces are larger.

Acer saccharum	Sugar Maple
Betula nigra	River Birch
Celtis occidentalis *	Common Hackberry *
Cercidiphyllum japonicum	Katsura Tree
Ginkgo biloba	Ginkgo (male only)
Gleditsia triacanthos var. inermis	Thornless Honey Locust
Liquidambar styraciflua “Rotundiloba”	Seedless Sweetgum
Nyssa sylvatica	Black Tupelo
Ostrya virginiana	Eastern Hophornbeam
Platanus x acerifolia ‘Bloodgood’	London Plane tree
Quercus bicolor	Swamp White Oak
Quercus coccinea	Scarlet Oak
Quercus falcata	Southern Red Oak
Quercus palustris	Pin Oak
Quercus rubra	Red Oak
Quercus shumardii	Shumard Oak
Quercus velutina	Black Oak
Tilia Americana *	American Linden*
Tilia cordata ‘Greenspire’	Greenspire Littleleaf Linden
Tilia euchlora	Crimean Linden
Tilia tomentosa	Silver Linden
Ulmus americana “Libertas”	Liberty Elm

D. Street-Space Lighting

1. STREETLIGHT poles shall be centered along the STREET TREES 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-SPACE Classifications, a minimum of 6 feet in width behind the face of curb). STREETLIGHTS shall not be located within the CLEAR SIDEWALK or the DOORYARD.
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, as illustrated in the *Street-Space Classifications*, on each side of the STREET-SPACE being developed.

E. Street-Space Furniture

1. Benches
 - a. Benches in the Columbia Pike corridor shall be the Victor Stanley "Streetsites" model # R-B 28 or equivalent and 4 feet in length.
 - b. Bench ratios provided below shall be used to calculate only the total number of required benches and may not necessarily determine the bench locations.
 - c. Where present, the amount of BLOCK FACE dedicated to transit stops or stations, as determined by the Department of Environmental Services (or its successor agency), may be subtracted from the overall BLOCK FACE when calculating the total number of required benches.
 - d. For each Urban Mixed Use BES SITE, one bench shall be provided for every 50 feet of RBL along a BLOCK FACE, including BLOCK FACES along PLAZAS, MINI-PARK, and NEIGHBORHOOD PARKS.

- e. For each Urban Residential BES SITE with an RBL along Columbia Pike, one bench shall be provided for every 100 feet of RBL along the Columbia Pike BLOCK FACE, including BLOCK FACE along PLAZAS, MINI-PARK, and NEIGHBORHOOD PARKS.
 - f. All Urban Residential BES SITES not referenced in 505.E.1.e. above, Small Apartment/ Townhouse and Detached BES SITES are exempt from the bench requirement.
 - g. For each PLAZA, MINI-PARK and NEIGHBORHOOD PARK, one bench shall be provided for every 50 feet of such PLAZA or PARK abutting a street.
2. Waste Bins
- a. Waste bins shall be the Victor Stanley “Bethesda Series” model # S-42 or equivalent.
 - b. At a minimum, one waste bin shall be provided at each BLOCK CORNER.
3. Bike Racks
- a. Bike racks (2-space capacity) shall be an inverted “U” in galvanized steel with a baked-on black paint finish.
 - b. Bike Racks (2-space capacity) shall be installed on both sides of the STREET-SPACE, in alignment with the STREET TREES or within the furniture zone (not to interfere with the placement of STREET TREES or STREETLIGHTS). At the time of the development, the developer is responsible for the installation of bicycle racks on each side of the STREET-SPACE being developed.
 - c. Where not in conflict with other STREET-SPACE elements, at least 50% of visitor/guest bike racks (2-space capacity) shall be located within 50 feet of the primary building entrance. Bike racks (2-space capacity) in these locations shall be located in groups of two or more. Remaining required bike racks in all other locations, shall be distributed either as a single rack or in groups of two.

506. Plazas, Mini-Parks and Neighborhood Parks

A. Intent

The REGULATING PLANS designate the location and type of required PUBLIC SPACES, which includes PLAZAS, MINI-PARKS, and NEIGHBORHOOD PARKS. Their green plants and trees provide a landscape and civic architecture that complement the surrounding private building architecture, increase light and air, and contribute to the creation of an attractive and harmonious community. They are intended to foster social interaction, community gathering and family recreation for all age groups, all within a comfortable walking distance from residences or work place or other civic spaces.

Use of pervious paving materials, to allow oxygen for tree roots and absorb stormwater run-off, facilitates protection of the natural environment.

B. General Standards

PUBLIC SPACES shall be designed, planted and maintained according to the following requirements:

1. Unless otherwise designated on the REGULATING PLAN, PUBLIC SPACES shall have at least 60 percent of their perimeter fronting public rights-of-way. They shall be surrounded by STREET TREES. Dimensions of PUBLIC SPACES shall be no narrower than a 1:5 ratio and no width or breadth dimension shall be less than 20 feet.
2. The developer shall demonstrate to the Zoning Administrator that at full growth, the vegetation planted in the PUBLIC SPACE will not occupy the area that is between two and seven feet above the surface elevation of the PUBLIC SPACE. The unobstructed area shall be maintained at full growth of the vegetation. The foliage of newly planted trees may intrude into this area until the tree (s) has sufficient growth to allow such a clear trunk height.
3. Materials and Configurations
 - a. The STREET-SPACE adjacent to PUBLIC SPACES shall be configured in accordance with *Section 505. Sidewalk and Landscape Standards*.
 - b. Any PUBLIC SPACE not separated from an RBL by a street shall be located so as to accommodate the minimum DOORYARD and CLEAR SIDEWALK dimensions of the ST80/36 between the PUBLIC SPACE and the RBL.
 - c. The ground surface level elevation of any PUBLIC SPACE shall be between 0 and 24 inches above the elevation of the fronting CLEAR SIDEWALK.
 - d. Trees within a PUBLIC SPACE shall be selected from the STREET TREE list, or qualified alternatives as provided in 505.C.
 - e. Asphalt is prohibited within a PUBLIC SPACE except as part of a Recreational Amenity listed in Table 1 (*see 506.G*).

C. Plazas

1. PLAZAS incorporate a higher percentage of paved surface area than other types of PUBLIC SPACES to accommodate a high pedestrian traffic level. Surface treatment and materials shall be at least 30 percent unpaved pervious surface (turf, groundcover, gravel, soil or mulch), excluding any public art or monument footprint. At least 50 percent of the unpaved pervious surface area shall be vegetated.
2. PLAZAS identified on the REGULATING PLAN shall be dedicated in fee simple to Arlington County in full compliance with *Section 301.C.6.* before the first Certificate of Occupancy for tenant occupancy for the DEVELOPMENT PROJECT for the property on which the PLAZA is located. Prior to dedication, the land shall be graded, sod installed, curb and gutter installed along each street edge, and sidewalks, street trees and street lights provided around the perimeter of the plaza.

D. Mini-Parks

1. MINI-PARKS shall be designed with a lower percentage of paved surface area than PLAZAS. Surface treatment and materials shall be at least 50 percent unpaved pervious surface area (such as turf, groundcover, gravel, soil or mulch), excluding any public art or monument footprint. At least 25 percent of the unpaved pervious surface area shall be vegetated.
2. The property owner/developer shall:
 - a. Select furnishings and amenities based on designated PUBLIC SPACE size as prescribed in Table 1 (see *506.F.*);
 - b. Obtain approval of the MINI-PARK design concurrently with the DEVELOPMENT PROJECT proposal meeting the standards set forth in D.1 and D.2.a above and agree to keep the mini-park and furnishings in good, safe, and working condition;
 - c. At the time of the approval, grant a public access easement to Arlington County for that portion of the BES SITE that has been identified for the MINI-PARK on the REGULATING PLAN in accord with the requirements of *Section 301.C.6.*

E. Neighborhood Parks

1. NEIGHBORHOOD PARKS shall be designed with a lower percentage of paved surface area than Plazas. Surface treatment and materials shall be at least 50 percent unpaved pervious surface area (such as turf, groundcover, gravel, soil or mulch), excluding any public art or monument footprint. At least 25 percent of the unpaved pervious surface area shall be vegetated.
2. NEIGHBORHOOD PARKS identified on the REGULATING PLAN shall be dedicated in fee simple to Arlington County in full compliance with *Section 301.C.6.* before the first Certificate of Occupancy for tenant occupancy for the DEVELOPMENT PROJECT for the property on which

the NEIGHBORHOOD PARK is located. Prior to dedication, the land shall be graded, sod installed, curb and gutter installed along each street edge, and sidewalks, street trees and street lights provided around the perimeter of the park.

F. Table 1: Open Space Amenities

1. The following Recreational Amenities shall not be duplicated if the amenity is provided elsewhere at another County park or MINI-PARK within 1/2-mile radius of the proposed Mini-Park, unless the County Manager determines that there is sufficient demand for the amenity and that it would be appropriate to provide the amenity in the proposed MINI-PARK.

	Required Quantity of Amenities Based on Park Size		
	< .2 acres	.21 - .3 acres	> .3 acres
Required Standard Furnishings			
Bike Racks	2 of each	2 of each	2 of each
Seating (benches)			
Trash & Recycling Receptacles			
Signage	Shall include name and address of park		
Pedestrian Paths	Shall provide access to park furnishings/amenities		
Additional Amenities			
Decorative Water Feature	select 1	select 1	select 2
Information Kiosk			
Picnic Shelter/Shade Canopy			
Playground			
Full Basketball Court			
Half Basketball Court			
Community Garden			
Game Court			
Volleyball Court			
Tennis Court			
Interactive Water Feature			

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Part 6. General Architectural Standards

601. General Intent

The primary purposes of the General 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 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 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 the 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*.



602. Applicability

- A. These standards shall apply to all new construction within the *Columbia Pike Neighborhoods Special Revitalization District*, unless otherwise expressly stated in *Part 2* or *Part 7*.
- 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 the 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-SPACE.
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, 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 and Detached single-family houses, 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 siding types for single-family (attached and detached) homes



examples of appropriate stucco walls

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.

604. Doors

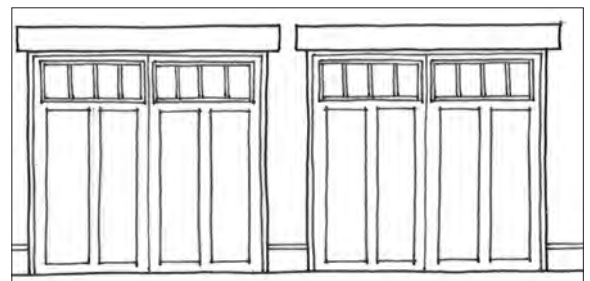
A. Requirements & Configurations

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-SPACE 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

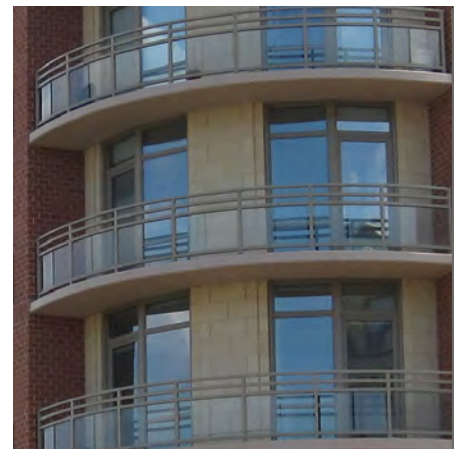
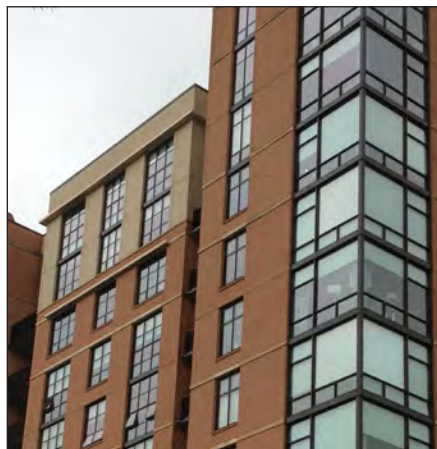
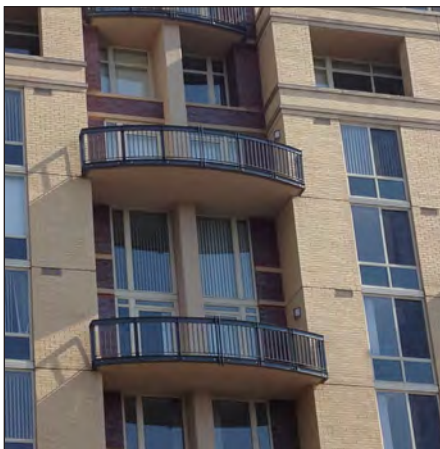
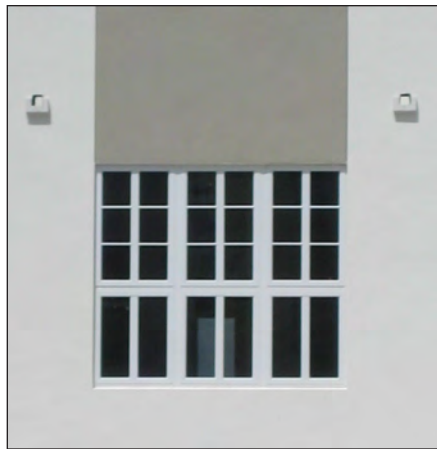
1. All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:
 - a. This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, 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 (modification as necessary to meet any applicable building code requirements).
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.



604.A.2.



examples of appropriate doors



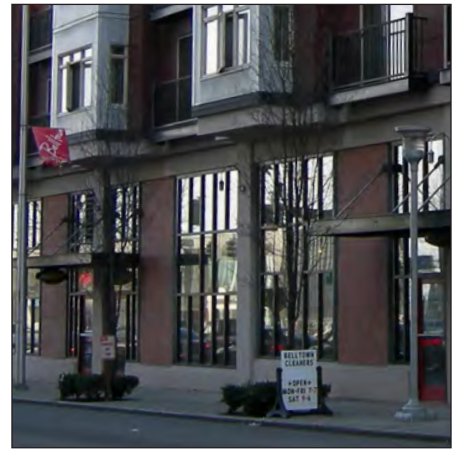
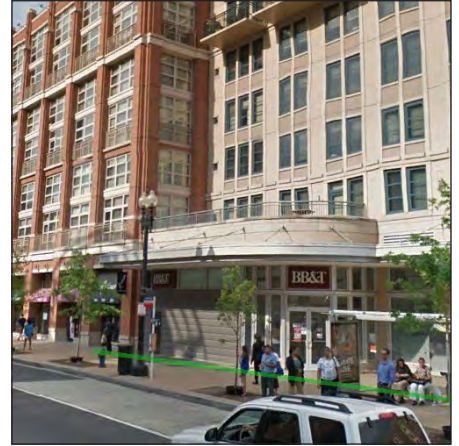
examples of appropriate windows

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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 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 FAÇADE (RBL) into the STREET.



examples of appropriate shopfronts

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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 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 awnings



examples of appropriate canopies

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608. Roofs

A. Roof Types

For SMALL APARTMENT, TOWNHOUSE, and DETACHED BUILDINGS, roof types shall be limited to gable, hip, and gambrel, provided, however, that shed roofs are permitted on PORCHES, STOOPS, CANOPIES and BALCONIES of SMALL APARTMENT, TOWNHOUSE, and DETACHED BUILDINGS.

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 roof types

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609. Mechanical Equipment

A. Requirements & Configurations

1. If MECHANICAL EQUIPMENT is located at-grade, and CLEARLY VISIBLE FROM A STREET-SPACE, 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.
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 mechanical equipment configurations hidden from the STREET-SPACE



examples of appropriate garden walls and fences

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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 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



examples of appropriate signs

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Part 7. Conservation Area Standards

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 preserve the 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.

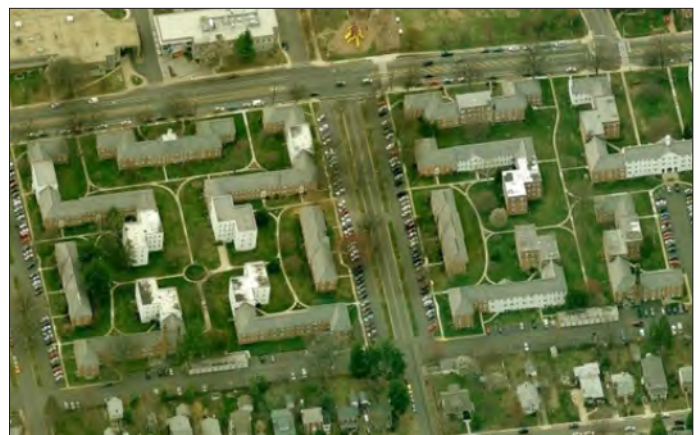
The Conservation Area Standards are not intended to dictate design solutions or inhibit creativity, rather to simply define the range of appropriate responses and establish a framework so that future development does not detract from the character of CONSERVATION AREAS. These standards establish the 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 relates 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.



Barcroft Apartments



Fillmore Gardens

- 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.

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)
- Fillmore Gardens apartments (constructed from 1942 to 1948), and the
- Haven Apartments (constructed from 1948 to 1949)

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.

703. Conservation Standards

A. General Standards

1. In CONSERVATION AREAS shown on the REGULATING PLAN:
 - a. Existing buildings shall be preserved (except accessory buildings may be removed or altered as provided for in 704.A.9.b), provided, however, that the County Board may, after review by the HALRB as provided in 206.D, and by use permit approval as provided in 206.C.2, allow:
 - (i) Modification of existing regulations as described in 205.B.2; and
 - (ii) Additions to existing buildings within CONSERVATION AREAS, so long as additions meet the standards set forth in the *Part 7. Conservation Area Standards*, and the applicant proposes one of the following:
 - Transfer of development rights from the CONSERVATION AREAS to another DEVELOPMENT PROJECT and/or other bonus STORIES, subject to such conditions as the Board may approve; or
 - Inclusion within a DEVELOPMENT PROJECT in other area shown on the REGULATING PLAN.
 - b. Existing buildings shall be renovated according to the standards in *Part 7*;
 - c. AFFORDABLE HOUSING shall be provided within the existing buildings according to the standards in *Part 902*.
 - d. Site improvements shall be provided as shown on the REGULATING PLAN, including but not limited to:
 - (i) Creation of new open spaces;
 - (ii) Addition of new streets, or street improvements;
 - (iii) Addition of sidewalks, and pathways internal to the block, to provide improved pedestrian circulation and connectivity; and,
 - (iv) Other improvements determined by the County Board to be consistent with the general policies of the Columbia Pike Neighborhoods Area Plan.
 - e. Parking for existing dwelling units shall comply with *Section 802* or may request modification of parking requirements by use permit approval in accordance with *Section 205.B*.
2. ADJACENT TO CONSERVATION AREAS: In areas ADJACENT TO CONSERVATION AREAS shown on the REGULATING PLAN, DEVELOPMENT PROJECTS that comply with this Code may include additions to existing buildings and/or removal of existing buildings, provided that:
 - a. New construction and additions are in accordance with *Part 7*;
 - b. AFFORDABLE HOUSING in accordance with 902 is provided within the DEVELOPMENT PROJECT, or within a CONSERVATION AREA identified on the REGULATING PLAN.
 - c. If existing buildings are to remain as part of a DEVELOPMENT PROJECT within areas ADJACENT TO CONSERVATION AREAS, buildings shall be renovated according to the standards in *Part 7*.
3. Voluntary Compliance: While the standards outlined in this chapter are applicable to CONSERVATION AREAS and ADJACENT TO CONSERVATION AREAS whenever a property owner in those areas develops under this Code or chooses to Transfer Development Rights (TDR) from a CONSERVATION AREA to another property developing under this Code, the County recognizes that there may be other properties where an applicant chooses to partially preserve existing buildings and/or partially redevelop the property. Though not required by the Code, voluntary compliance with the Conservation Area Standards is encouraged. In these circumstances, a review by HALRB may be requested, but is not required. The applicant shall notify the Administrative Review Team if an applicant proposes to follow these Conservation Area Standards.

B. Renovation

1. Intent

These renovation standards address the character-defining components within CONSERVATION AREAS. To the extent possible, the components in 704.B.3-704.B.10 below should be retained and/or repaired in-kind to maintain their original integrity.

2. Requirements

The following Standards shall apply where renovation is required by 704.A.

3. Building Walls and Materials

a. Design Context

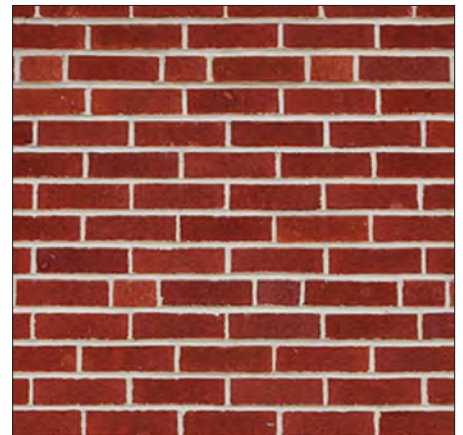
Exterior walls within the CONSERVATION AREAS are generally simple planes and almost exclusively modular brick masonry. While predominantly naturally finished, there are select areas of painted masonry.

b. Requirements & Configurations:

- (i) Joints shall be repointed to refurbish masonry surfaces with new material that matches the mortar type, color, composition and tooling of adjacent existing material.
- (ii) When maintenance or refinishing occurs, any existing painted surfaces shall be scraped and repainted in a neutral color.
- (iii) Where new wall material is required, it shall match the size, shape, color and texture of the adjacent brick and mortar.

c. The following are prohibited:

- (i) Sandblasting or the use of abrasive cleaners.
- (ii) Removal of the existing painted finish for the purpose of exposing the natural brick.
- (iii) Applying a painted finish, water sealers or clear coating of any kind to existing naturally finished surfaces.
- (iv) The installation of new cladding or veneer finishes, specifically including the application of wood or synthetic siding (including but not limited to vinyl or cementitious siding) and / or stucco or exterior insulation finishing systems (EIFS).
- (v) New openings in the building wall, including for windows or air conditioning units and other through-wall equipment, except as permitted in 703.B.6.



examples of appropriate building walls and materials

Photos 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.

4. Roofing and Gutters

a. Design Context

The most common roof forms in the CONSERVATION AREAS are simple sloped slate or dimensional asphalt shingle surfaces with masonry gable ends. Some areas of flat roof behind extended parapet walls and hipped-roof terminations exist as well. Roof planes are generally devoid of articulation or embellishment (typically no vents or dormers) although the CONSERVATION AREAS include prominent cupolas marking important gateways or axes. Sloping roof forms typically include applied metal gutters and downspouts that day-light to grade.

b. Requirements & Configurations

- (i) Existing roof forms and existing roofing materials shall not be altered, including the configuration, shape, slope and method of roof-end termination. Where new roofing material is used for repairing and patching with the same material, it shall match the size, shape, color and texture of the adjacent roof finish.
- (ii) New roof elements shall comply with the following requirements:
 - (a) Linear ridge vents are permitted when they are clad with the same roofing material as used for the majority of the roof, and when their profile is minimized to mitigate visual impact.
 - (b) Dormers or other roof forms or openings, including vents, skylights or solar panels, are permitted, except on PRIMARY ELEVATIONS.



examples of appropriate roofing and windows

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- (iii) Gutters and / or downspouts shall be replaced in-kind if the existing material is too deteriorated to repair. Replacement material shall be the same size and profile as the existing size and profile with an enamel or baked-on finish unless fabricated of copper. The finish color shall be compatible with the overall color scheme of the building.
- c. The following are prohibited:
 - (i) Changing the roof type (pitch, gable, flat, etc.) on existing buildings.
 - (ii) Re-roofing with materials that do not exist within the CONSERVATION AREA on [date of adoption] (i.e., wood shingles, clay or concrete tiles).
 - (iii) Installation of roof mounted transmitting or receiving equipment including antennas or satellite dishes on PRIMARY ELEVATIONS.

5. Windows (including transoms)

- a. Design Context

The historic sash, frame and architectural details that surround windows are significant character defining features of buildings in the CONSERVATION AREAS. Window units are typically constructed of wood or metal and double hung with true-divided clear glass.
- b. Requirements & Configurations
 - (i) To the extent possible, existing window units shall be retained and repaired to maintain their original appearance and function. Repair of original windows shall be by patching, splicing or consolidating materials.
 - (ii) When existing window units are replaced, they shall be replaced in-kind with units that replicate the operation and pane configuration of their original units including the:
 - (a) dimensions and shape.
 - (b) height and width as measured from brick face to brick face or edge to edge.
 - (c) glazed surface area.
 - (d) number and arrangement of panes.
 - (e) details and profiles for trim and muntins.
 - (iii) New replacement window units are allowed when they incorporate the following components:
 - (a) True divided or 3-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins.
 - (b) Painted wood or pre-finished aluminum exterior clad frames.
 - (c) Clear glazing.
 - (d) Painted wood or aluminum exterior storm windows provided that horizontal divisions align the sash of adjacent windows.
- c. The following are prohibited:
 - (i) Windows or sashes that do not fit existing openings or that decrease the amount of glazed area in the existing window by more than 5 percent.
 - (ii) Window units of vinyl or all-aluminum construction with flat profiles.
 - (iii) Clip-in or false muntins, removable internal grilles and window dividers only located within the air space of insulated glass.
 - (iv) Aluminum cladding of existing sills, heads or jambs where new material does not match the configuration or profile of existing material.
 - (v) Filling in of original window openings in primary elevations.

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

6. Shutters

a. Design Context

While shutters were commonly used in earlier centuries as devices to control interior climate, mitigate light transmission and maintain privacy, their application on buildings in the CONSERVATION AREAS is solely decorative. Where they exist, they are character-defining elements of the existing architecture.

b. Requirements & Configurations

- (i) Replacement shutters shall match the configuration and style of the existing shutters.



Above: examples of appropriate shutters



Right: examples of appropriate entrances and doors



Photos 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.

- (ii) Replacement shutters shall be mounted with appropriate hinges fastened to window frames and tiebacks fastened to masonry joints so as to appear or be operable.
- (iii) Shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leafs were closed.
- (iv) Material shall be painted wood or solid composite.
- c. The following are prohibited:
 - (i) Shutters with a width greater or lesser than exactly half of the width of the adjacent window opening.
 - (ii) Shutters flanking paired or grouped windows.
 - (iii) Shutters made of plastic, aluminum or other thin shell-molded material.
 - (iv) Shutters permanently secured directly to the exterior wall surface.

7. Entrances and Doors

- a. Design Context

Entrances (including porches and architectural surrounds) and doors are a focal point of the historic buildings and typically occur on all PRIMARY ELEVATIONS. Doors are typically wood or wood and glass and are traditionally identified with some form of ornamental surround that varies from complex to complex or within the architecture of a single building. Covered porches are uncommon. Where they occur, porches are simple metal or slate shingle-roofed coverings supported by thin wood or metal piers.
- b. Requirements & Configurations
 - (i) To the extent possible, existing entrances and doors shall be retained and repaired, including repainting as needed, to maintain their original appearance and function. Where materials are replaced, it shall match the size, shape, color and texture of the existing entrances and doors.
 - (ii) New elements or materials are allowed when they comply with the following requirements:
 - (a) Doors of painted wood or pre-finished aluminum exterior clad wood.
 - (b) Glass included in doors, transoms, and sidelights, shall be true divided single pane glass or 3-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins in insulated glass to match the depth and profile of original glazed doors.
 - (c) Clear glazing shall be used for all new or replacement glass.
 - (d) Painted wood or aluminum exterior storm or screen doors shall consist of a single center panel with minimal head, jamb and sill dimensions.
 - (e) Transoms and sidelights shall match the depth and profile of existing transoms and sidelights.
- c. The following are prohibited:
 - (i) Removal or material alteration of entrance porches, surrounds or STOOPS, unless an at-grade entrance is required by other laws or regulations.
 - (ii) Replacement of entrances and doors, and associated elements, with material that does not match the existing configuration, dimensions, or profile.
 - (iii) New porches or roof coverings at entrance doors where they currently do not, or historically did not, exist.
 - (iv) Enclosure of existing open porches.
 - (v) New architectural surrounds at building entrances where they currently do not, or historically did not exist.
 - (vi) Sandblasting or the use of abrasive cleaners on porches or entrance surrounds.

- (vii) Replacement doors that do not fit existing openings or decrease the amount of glazed area by more than 5 percent.
- (viii) Replacement doors clad with vinyl or doors of all-aluminum construction with flat profiles.
- (ix) Clip-in or false muntins, removable internal grilles or glass dividers located only within the air space of insulated glass.
- (x) filling in of original door openings in PRIMARY ELEVATIONS.
- (xi) New openings for entrances in PRIMARY ELEVATIONS.

8. Ornament

a. Design Context

Architecture in the CONSERVATION AREAS is simple and relatively unadorned. The spare application of decorative detailing in some areas includes fascia, belt coursing, pre-cast concrete banding, jack-arches and key-stones, decorative roof vents and masonry quoining. Brick chimneys are utilitarian and void of detail. At flat roofs, parapet extensions are largely without significant detail or ornament.

b. Requirements & Configurations

Where replacement material is used for architectural ornaments, it shall match the size, shape, and texture of the existing element. Where evidence is provided that shows that ornament or trim is missing where it once existed, the missing ornament or trim shall be replaced with an ornament matching the size, shape and texture of other similar elements in the CONSERVATION AREA.

c. The following are prohibited:

- (i) Removal of ornaments without replacing them in-kind.
- (ii) Creating new ornaments, detailing or trim that did not exist on the building.
- (iii) Replacing existing ornaments with those made of synthetic materials.



Above: accessory buildings at the Barcroft site

Left: example of appropriate ornament

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9. Accessory Buildings

a. Design Context

CONSERVATION AREAS at both Fillmore Gardens and Barcroft Apartments include accessory buildings for parking and/or storage. These accessory structures are considered important character-defining features of their respective garden apartment complexes – where interior spaces are reserved for landscaped courtyards and pedestrian use while vehicles are relegated to the perimeter.

b. Requirements and Configurations

Existing accessory buildings should not be removed or significantly altered unless their retention would inhibit the ability to expand adjacent residential buildings and/or diminish the general livability/housing goals of the *Columbia Pike Neighborhoods Special Revitalization District* for the renovation. To the extent that accessory buildings are renovated, the principles and specific treatment of architectural features in these Renovation standards (*Section 704.A*) shall apply.

10. Landscaped Open Space

a. Design Context

In addition to the historic architecture and materials prevalent in the CONSERVATION AREAS, there are also physical site elements and character-defining features that both individually and collectively contribute to the overall appearance of the historic landscapes of the garden apartment communities along the Pike. Integrally designed as part of the campus-like settings of the garden apartment complexes, these elements include circulation patterns, open spaces, plantings, and decorative elements.

b. Requirements & Configurations:

- (i) Landscape features that shall be preserved (which may include through replacement of features) include the following:
 - (a) Circulation elements and patterns: paths, walkways, sidewalks, and steps;
 - (b) Landscaped spaces: courtyards and grassy open areas;



existing courtyard space at Barcroft Apartments

Photos 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.

- (c) Site furnishings: decorative walls, light fixtures, fencing, benches, and other decorative items; and
- (d) Mature trees. Provided however that diseased or damaged trees may be replaced on a one for one basis with STREET TREES compliant with *Section 505.B.3.b*.
- (ii) Landscape features other than trees and shrubs, when replaced, shall match features that exist within the CONSERVATION AREA prior to renovation.
- (iii) The open vistas, views, and spatial relationships shall be preserved throughout the DEVELOPMENT PROJECT.
- (iv) Through approval of a use permit, the County Board may approve the planting of new trees and shrubs and the placement of new site elements, such as benches, light fixtures, fencing, or sculptural elements, where it finds that such planting or placement will not detract from the planned nature of the setting or the historic character of the CONSERVATION AREA.

C. New Construction

1. Intent:

The purpose of these regulations for New Construction is to preserve the design of the Colonial Revival style and to have new buildings that are modern yet compatible with the CONSERVATION AREA and to encourage creation or retention of affordable housing. The standards are intended to stimulate creativity and achieve a design that complements the existing architecture in a manner that “fits-in” more than it “stands-out.” Rather than duplication and creation of a sense of “false history,” new designs and construction should relate to the fundamental characteristics of the CONSERVATION AREAS while also conveying a stylistic expression of contemporary standards. The standards are intended to achieve visual harmony between new construction and its surroundings in order to create a connection between past and present architecture in the spirit of preserving local identity. It should do so by drawing upon the basic and defining architectural principles that characterize the existing buildings, such as stylistic details and materials. An applicant who proposes changes within CONSERVATION AREAS, should apply the Renovation standards in conjunction with the application of these New Construction standards.

The intent is to achieve an architectural expression that includes:

- (i) A sense of continuity in architectural language.
- (ii) Visual simplicity rather than complexity.
- (iii) A generally horizontal expression where simple volumes create space-defining edges.
- (iv) Compatible architectural detailing.
- (v) Facades generally composed to include a base, middle, and top. The base should be of a scale that creates an appropriate proportional relationship between the historic buildings and the height of adjacent new buildings.
- (vi) A top edge of each building defined through an appropriate form of articulation.

An appropriate architectural expression in this context avoids:

- (i) The delineation of individual dwelling units in the manner of “townhouse” development (i.e. facade planes, materials and details differentiated between adjacent units that are vertically oriented and visually distinct).
- (i) An architecture employing the concept of “intentional opposition” - a strategy of conscious opposition to the context and the determination to change its character through conspicuous contrast, prioritizing differentiation at the expense of compatibility.

Overall Design Context for New Construction:

The architectural style is consistent throughout each of the CONSERVATIONS AREAS. That style represents a defining period in Arlington County’s development and enhances the Columbia Pike corridor community by creating a strong “sense of place.” The buildings are generally modest in scale with horizontally-oriented facades forming edges that define the planned open spaces that characterize them. The buildings’ Colonial Revival style reflects the architectural fashion of the day, yet is an aesthetic that many historians believe is relevant in American architecture of all periods, including today.

2. Building Wall Materials

a. Design Context

Brick masonry is the predominant building material found in the CONSERVATION AREAS.

b. Requirements & Configurations

- (i) Brick masonry shall be employed as the predominant material and used to define exterior wall surfaces. Changes in materials shall not differentiate PRIMARY ELEVATIONS from other elevations.
- (ii) Painted masonry may be used to distinguish building forms when the majority of the building is naturally finished masonry material.
- (iii) Alternate materials such as cast stone, wood or metal may be used for details such as belt courses, running trim and other architectural detailing. However, the use of siding composed of wood, stucco (including spray-on, built-up mesh or exterior insulation and finish systems – EIFS), metal siding or panels is prohibited.
- (iv) The predominant building materials shall be used on all faces of the building form.



Example of inappropriate facade expression



Example of appropriate facade expression

Photos 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.

3. Roof Forms and Materials

a. Design Context

The character of roof forms is a defining feature of buildings in the CONSERVATION AREAS. Simple roof forms are the predominant roof types found in the CONSERVATION AREAS. Roof forms should be simple, functional and correspond with roof types in the broader neighborhood, including immediately adjacent forms, materials and detailing.

b. Requirements & Configurations

- (i) SMALL APARTMENT BUILDINGS with heights up to 4 STORIES shall have pitched roofs. URBAN MIXED USE and URBAN RESIDENTIAL taller than 4 STORIES may have pitched or flat roofs, with flat roofs behind a parapet.
 - (ii) Pitched roofs shall be sloped with their ridgeline parallel to the PRIMARY ELEVATION. Roof pitch shall be between 6:12 and 8:12, with steeper slopes appropriate at porches and entrance canopies.
 - (iii) Flat roofs shall be concealed behind masonry parapet walls.
 - (iv) Gable ends shall be used at the predominant termination for pitched roofs.
 - (v) Gable ends and roof eaves shall have minimal overhangs.
 - (vi) Gable end roof forms and / or cupolas may be used to mark important roof axes or identify primary building entrance points may be used.
 - (vii) Pitched roof materials shall be slate, synthetic slate or dimensional asphalt shingles.
- c. The following are prohibited:
- (i) Shed, hipped, mansard, domed or vaulted roof forms.
 - (ii) Window heads that extend above the primary roof eave line and / or dormers.
 - (iii) Roofing systems and materials that do not exist in the Conservation Area on [date of adoption]. .

4. Windows and Doors

a. Design Context

Windows and doors represent some of the most important character-defining features of the CONSERVATION AREAS. Their size, placement, and grouping of windows creates a symmetrical pattern. Doors are centrally located and are typically the predominant and most decorative architectural feature on the building.

b. Requirements & Configurations:

- (i) Individual window units shall be rectangular in design and vertical in orientation, maintaining a height to width ratio of 1.5:1 and 1.8:1. Circular or odd-shaped windows and units with unusual geometries not found in the CONSERVATION AREAS are prohibited.
- (ii) Windows on building facades shall be primarily composed of individual window units. However, windows can be paired or joined in groupings of no more than three units. A separation of at least 6 inches shall be maintained between each window unit (including trim) in a grouping.
- (iii) Window and door openings shall comprise no more than 20 to 30 percent of the building façade.
- (iv) Windows on each facade shall be of a consistent size and organized such that they generally align horizontally and vertically.
- (v) Each building have no more than one main building entrance on the PRIMARY ELEVATION.
- (vi) For the construction of additions to existing buildings in CONSERVATION AREAS, the material, function and pane configuration of new windows shall match the composition of windows in the adjacent building walls.

5. Details

a. Design Context

Buildings in the CONSERVATION AREAS were designed in the Colonial Revival style and are simple in their form and organization. Their modest architecture is understated and largely void of architectural details. Design emphasis is generally limited to building entrance points that are characterized by decorative wood surrounds featuring Doric pilasters, pediments, fan arches and / or similarly expressive treatments. Collectively they represent a community of like buildings consistent in their simple and modest expression.

b. Requirements & Configurations:

- (i) Details shall reflect, but are not required, to replicate those found in the CONSERVATION AREA.
- (ii) Buildings shall avoid the concentration of a disproportionate number of permitted details so as to not distract from the architecture.
- (iii) Decorative details shall be constructed of traditional materials.

c. Permitted details shall include:

- (i) Decorative metal cupolas or roof vents.
- (ii) Wood shutters
- (iii) Cast stone window sills
- (iv) Decorative entrance door surrounds
- (v) Wood friezes and fascias
- (vi) Belt courses, sill courses and / or cornices
- (vii) Brick quoining
- (viii) Modest entrance porch coverings
- (ix) Half-moon louvered gable vents
- (x) Simple masonry chimneys
- (xi) Metal gutters and downspouts

6. Additions

a. Design Context

New additions should be designed in a manner to maintain the character of the existing building, using simple architecture reflecting the standards above for new construction, with limited architectural embellishments or decorative features.

b. Requirements & Configurations:

- (i) Additions shall be subordinate to the existing building in scale and character and shall be constructed with materials that are similar to those used on the existing building.
- (ii) Additions shall be appropriate to the style of the original building and consistent in typology, composition, scale, proportion, ornament, material, and craftsmanship with the existing building.
- (iii) Additions shall be distinguishable from the existing building.
- (iv) Landscape features shall be preserved except to the extent to accommodate new additions.

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Part 8. Parking Standards

801. Purposes

- A. Ensure that minimum parking needs are met for a transit-oriented, bicycle- and walking-friendly corridor and that excessive parking is not built.
- B. Encourage redevelopment that provides committed affordable housing and preservation of historic buildings by providing flexibility for parking for phased or partial infill developments that promote alternative modes of travel through transportation demand management measures.
- C. Enable people to park once at a convenient location and to access a variety of commercial enterprises in pedestrian-friendly environments by encouraging SHARED PARKING. Reduce diffused, inefficient, single-purpose RESERVED PARKING.
- D. Avoid surface parking located between the curb and RBLs.
- E. Avoid adverse parking impacts on neighborhoods adjacent to the Neighborhoods Special Revitalization District.
- F. Maximize on-street parking to provide public and visitor spaces in residential areas and to support retail and civic activities in commercial areas.
- G. Increase visibility and accessibility of parking.
- H. Promote early prototype projects using flexible and creative incentives.

802. General Standards

- 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.
 - 4. 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.
 - 5. 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.

6. There are no maximum limits on SHARED PARKING.
7. 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).
8. 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.
9. 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.
10. 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.
11. SHARED PARKING shall be designated by appropriate signage and markings as required by County policy.
12. Parking requirements may be met either on-site or within the parking zone in which the development is located.
13. 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.

4. 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.
5. 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.
6. 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 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.
7. 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.

803. Parking Incentives for Affordable Housing

See *Section 903* for Additional Incentives for Affordable Housing.

804. Parking Standards for Phased Infill Development

DEVELOPMENT PROJECTS that include existing buildings approved administratively prior to November 16, 2013, to be retained as an interim condition as part of a phased DEVELOPMENT PROJECT, shall meet the parking requirements below:

1. Parking for existing dwelling units shall be provided such that in any single phase of development, the number of parking spaces shall not be decreased below the lesser of a or b, unless modified by the County Board as set forth in 205.B.1.g:
 - a. The number of spaces required to provide 1.125 space per unit for the associated existing dwellings that would remain during interim conditions; or
 - b. The number of spaces per dwelling legally existing on the site at the time of the application, associated with the dwellings that would remain during interim conditions.
2. New on-street parking spaces created may count towards SHARED PARKING

3. The required number of parking spaces for existing dwelling units may be temporarily provided at an off-site location during an interim phase, or during construction, so long as the off-site parking spaces are contractually available for the residential use in form acceptable to the Zoning Administrator.
4. SHARED and visitor parking spaces provided within the DEVELOPMENT PROJECT shall be available to all dwelling units within the DEVELOPMENT PROJECT, including to dwelling units in existing buildings.
5. At the end of phased development when all approved new development is complete, the number of parking spaces in the DEVELOPMENT PROJECT will meet the requirements of 802.A or 803/903.A.1.

Part 9. Building Use Standards

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.

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 this Neighborhoods Form Based Code, which always apply to the listed use.

USE CATEGORY	SPECIFIC USE TYPES	PERMITTED (P) or USE PERMIT (U)	AZCO (§) 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	
	Independent living facilities	U	§ 12.3.12
Group Living (see § 12.2.3.B)	Assisted living facilities	U	§ 12.3.12
	Boardinghouses 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

USE CATEGORY	SPECIFIC USE TYPES	PERMITTED (P) or USE PERMIT (U)	AZCO (§) AND N-FBC (SECTION) USE STANDARDS
	Nursing homes	U	§ 12.3.12
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	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	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	
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

USE CATEGORY	SPECIFIC USE TYPES	PERMITTED (P) or USE PERMIT (U)	AZCO (§) AND N-FBC (SECTION) USE STANDARDS
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	§ 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 establishment uses (see RETAIL)		
Retail, personal service (see § 12.2.5.F.2(b))	Animal care facilities, veterinary clinics, 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	
Telecommunications Facilities (see § 12.2.6.C)	All telecommunications towers and facilities	U	
UPPER STORY COMMERCE			
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
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	
	College operated as a commercial enterprise	P	
	Audio-visual production and broadcast studio	P	
	College operated as a commercial enterprise	P	
	Research and development, flex	P	
	Urban agriculture	P	§12.5.33
	Urban colleges and universities	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)	Swimming pool, commercial	P	
	All other indoor recreation	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	All other agriculture uses		
Accessory Uses	Swimming pools, private	P - A	§ 12.9.16
RETAIL			
Food Establishments (see § 12.2.5.B)	Artisan beverage	P	§ 12.5.32
	Food delivery services	P	
	Restaurant	P	

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	§ 12.5.14
	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

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, 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

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:
 - 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 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.
3. 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
4. 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

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.

2. If AFFORDABLE HOUSING UNITS are proposed within existing buildings, the percent requirement arrived at through application of 902.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.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 execution of the required documents, except as follows:

1. DEVELOPMENT PROJECTS west of George Mason Drive: An applicant may provide up to 33 percent of the required 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 percent to 80 percent of the AMI for every one (1) unit required at 60 percent of the AMI.
2. DEVELOPMENT PROJECTS east of George Mason Drive: An applicant may provide up to 33 percent of the required 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.C.1.a and 902.C.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.

Part 10. Definitions

1001. Defined Terms

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*.

Accessory Unit. A building or dwelling unit located at the rear of the BUILDABLE AREA or in an ENGLISH BASEMENT, that is incidental to the primary structure or principal dwelling unit on a BES site.

Adjacent to Conservation Area. An area designated on the REGULATING PLAN as a Special Circumstance regulated by the standards in PART 7, so designated due to their proximity to CONSERVATION AREAS, where new development ADJACENT TO CONSERVATION AREAS is planned to be compatible with the historic garden apartment model found in the adjacent CONSERVATION AREAS.

Administrative Review Team. A County staff team designated by the County Manager and led by the Columbia Pike Coordinator that has been designated to review Form-Based Code applications.

Affordable Housing/Affordable Housing Units. Dwelling units meeting the standards in Part 902.

Alley. The public right-of-way or easement within a BLOCK, for vehicles and/or pedestrians, that is not STREET-SPACE, and that provides access to the rear or side of properties, vehicle parking (e.g., garages), utility meters, recycling containers, and garbage bins.

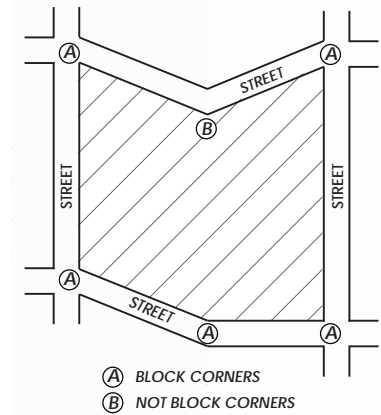
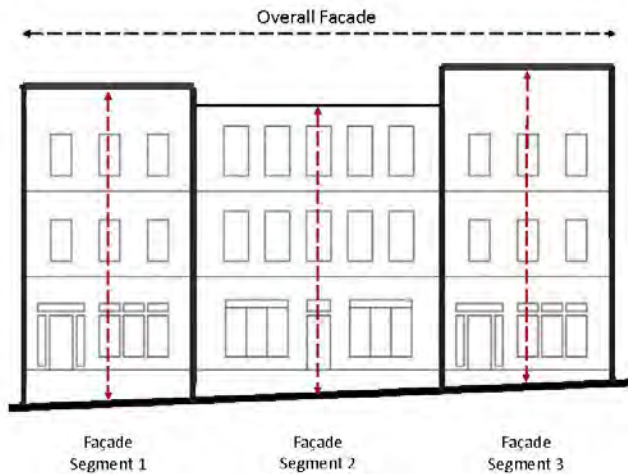
Alternative Street. The public access easement area whose width is designated on the REGULATING PLAN by a REQUIRED BUILDING LINE (RBL) or LOT BUILDING LIMIT (LBL) which may be built for all modes of traffic, or may carry bicycle and pedestrian traffic only (possibly excepting emergency vehicles).

Attic Story. Occupiable space situated entirely within a pitched roof and above the uppermost story. They are permitted for all BES sites and do not count against the maximum STORY limit or ULTIMATE BUILDING HEIGHT of their BES.

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)



a. Illustrative Intent

Illustration a

Awning. A cantilevered, projected or suspended from a building to cover the sidewalk portion of the STREET-SPACE; or a roof-like covering, usually of canvas, 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.

Balcony. An exterior platform attached to the upper floors of the building FACADE.

Bay Window. A U-shaped (or similarly shaped) enclosure including a window, extending the interior space of the building outward from the FACADE.

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

Block. An increment of land that may include lots, ALLEYS, BES SITES and tracts, that is circumscribed and not traversed by STREET-SPACES (pedestrian pathways excepted).

Block Corner. The outside corner of a BLOCK at the intersection of any two STREET-SPACES (the RBLs). Inside corners, where the resulting angle formed by the BLOCK FACE is less than 190 degrees (concave) are not considered BLOCK CORNERS for the purposes of this Code. (See illustration a.)

Block Face. The REQUIRED BUILDING LINE frontage between BLOCK CORNERS.

Bonus Area. An area designated on the REGULATING PLAN as eligible for bonus height if certain specified conditions are met.

Bracket. An architectural element and structural member which projects from a wall and may support weight.

Buildable Area. The area of a BES SITE that building(s) may occupy, including the area behind the REQUIRED BUILDING LINE as designated by the BUILDING ENVELOPE STANDARD.

Building Corner. The outside corner of a block at the intersection of any two street-spaces (the RBLs) and when the inside angle of the RBLs is less than 180 degrees (concave).

Building Envelope Standards (BES). The part of this Code that establishes basic parameters regulating building form.

Building Wall Materials. Primary materials cover more than 25 percent of the building FACADE excluding FENESTRATION.

Canopy. A bracketed or suspended cover projecting from the building over the sidewalk portion of the STREET-SPACE, or a roof-like covering placed over the sidewalk, windows, or doors, to provide protection from sun and rain and, unlike an awning, it is a permanent, durable, structural portion of the building as opposed to a light covering of canvas, metal or other similar material.

Cap. The protective top layer of a masonry wall, such as a garden wall or parapet, exposed to weather from above.

Civic Buildings. Buildings that house civic uses and are on sites designated for those uses on the REGULATING PLAN.

Civic Use. Those uses set forth as CIVIC USES in *Part 9 Building Use Standards*. Public ownership is neither sufficient nor necessary for CIVIC USE.

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-SPACE that is prescribed to be clear of obstructions, paved with smooth concrete, and that allows public passage.

Clearly Visible from the Street-Space. Many requirements of this Code apply only where the subject is “CLEARLY VISIBLE FROM THE STREET-SPACE.” A building element more than 40 feet from a REQUIRED BUILDING LINE or STREET-SPACE is not CLEARLY VISIBLE FROM THE STREET-SPACE (such as elements facing a COMMON LOT LINE). Also, Common or party walls are not CLEARLY VISIBLE FROM THE STREET-SPACE. This does not exempt vehicle parking lots or parking structures from any BUILDING ENVELOPE STANDARD requirements.

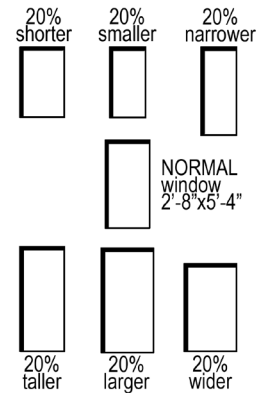
Commerce. Those uses set forth in *Part 9. Building Use Standards*.

Common Lot Lines. Lot lines shared by adjacent private lots.

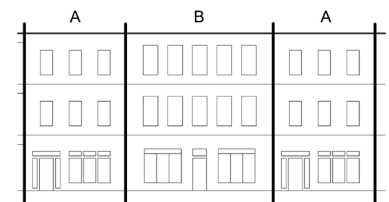
Complete and Discrete Vertical Facade Composition. A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in all of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a ‘human scale’ for the STREET-SPACE:

- Different fenestration type (window shape, proportion, and/or grouping);
- 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 10 percent or more; and
- Change in the height of the cornice or roof line.

Conservation Area. An area designated on the REGULATING PLAN as a Special Circumstance regulated by the standards in *Part 7*, within which existing buildings are classic examples of historic garden apartment housing that served as a national prototype for planned multi-family residential communities in the United States, and that were built in the traditional Colonial Revival style. The CONSERVATION AREAS are characterized by a series of 2 or 3 story buildings, each containing multiple dwelling units, with a central entrance, no lobby and no elevator, constructed with permanent materials (such as brick and slate), and arranged together in an open setting defined by interior landscaped courts and perimeter parking.



b. Illustrative Intent



c. Illustrative Intent

Corner Lot. A lot in which one side lot line is adjacent to a street or STREET-SPACE and where special frontage standards, building placement, fencing and landscape requirements may apply.

Development Project. A property that is the subject of County approval for development.

Detached Building. The building form and functions resulting from/as determined by the Detached Frontage BUILDING ENVELOPE STANDARD.

Dooryard. The area within the STREET-SPACE between the REQUIRED BUILDING LINE and the CLEAR WALKWAY area of the sidewalk. The DOORYARD area is designated in the *Street Type Specifications*.

Dormer. A projecting architectural feature with a vertical window built out from a pitched roof.

English Basement. 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-SPACE entry. ENGLISH BASEMENTS do not count against the STORY limit, but their elevation above grade is included in the ULTIMATE BUILDING HEIGHT measurement.

English Basement Accessory Unit. An ENGLISH BASEMENT that is used as an ACCESSORY UNIT.

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-SPACE 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.

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.

Fenestration. 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 FACADE.

Front Yard. A private open space required by the Detached BUILDING ENVELOPE STANDARDS extending across the entire frontage width of the BES SITE between the FACADE and the CLEAR WALKWAY area of the sidewalk. This area is contiguous with the STREET-SPACE, and includes any FRONT PORCH.

Front Yard Fence. The fence or wall located along and surrounding the FRONT YARD or a DOORYARD.

Garage Entry. An opening in the building FAÇADE and/or STREET WALL, located behind a curb cut, where vehicles may enter into the BLOCK interior for general parking and business servicing.

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

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 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.

Header. A visible horizontal member (or assembly of members) spanning the top of a wall opening, such as for a door or window.

Lot Building Limit (LBL). A line delineating the outer edge of the BUILDABLE AREA, generally to the rear of a lot away from the REQUIRED BUILDING LINE, and delineating the outer edges of an alternative street.

Masonry. A building wall material which may consist of brick, stone, concrete block, or cast stone, and which is bound together by mortar. This does not include pre-fabricated panels of masonry or masonry veneers.

Mechanical Equipment. Equipment include 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.

Mezzanine. A partial STORY between the GROUND STORY and the SECOND STORY that is set back from the RBL at least 30 feet and is no more than one third of the floor areas of the GROUND STORY.

Mini-Park. A public open space as regulated by this Code. A formally configured small public lawn or park that is primarily unpaved.

Neighborhood Park. A public open space as regulated by this Code. NEIGHBORHOOD PARKS are generally larger and have less paved surface area than MINI-PARKS or PLAZAS.

Net New Units. The difference between the number of units permitted to be built on a property under this Code and the greater of either: a) the number of units permitted by the underlying zoning or b) the number of units existing on the property on [date of adoption].

Ornamentation Materials. Materials used to provide architectural accent on the FACADE and cover less than 25 percent of the FACADE excluding FENESTRATION.

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

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.

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

Pedestrian Pathway. A paved public access easement providing pedestrian and/or bicycle passage through a block running from a STREET-SPACE.

Plaza. A public open space designated on the REGULATING PLAN that is not designed for active recreation structures such as ball fields and courts and has a maximum of 70 percent paved surface area.

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), 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.

Primary Elevations. In CONSERVATION AREAS, the elevation of the building (which includes the wall of that elevation and the roof attached to that wall) that contains the main building entrance.

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

Private Open Area. An area within the BUILDABLE AREA, accessible only to occupants of the particular DEVELOPMENT PROJECT, building or BES SITE, and primarily open to the sky.

Public Space. An open space designated on the regulating plan, accessible to all, including PLAZAS, MINI-PARKS, and NEIGHBORHOODS PARKS.

Regulating Plan. The plan that designates the STREET-SPACE frontage types and public spaces and includes the coding key for the BUILDING ENVELOPE STANDARDS.

Required Building Line (RBL). A line or plane indicated on the REGULATING PLAN, which extends vertically and generally parallel to the street, at which the FACADE is to be placed.

Residential. Those uses set forth in *Part 9. Building Use Standards*.

Retail. Those uses set forth in *Part 9. Building Use Standards*.

Second Story. The next story above the GROUND STORY.

Shy Zone. The portion of the DOORYARD, at least two feet in width, adjacent to the building face.

Sidewing. The portion of a building, extending from the main portion of the building that fronts along the RBL, along a COMMON LOT LINE toward the ALLEY or rear of the BES SITE.

Small Apartment Building. An individual building, in multifamily residential use, that conforms to the Townhouse/Small Apartment BUILDING ENVELOPE STANDARD.

Shopfront. That portion of the GROUND STORY FAÇADE FENESTRATION intended for marketing or merchandising of COMMERCE uses.

Sill. A horizontal member (or assembly of members) at the base of a window opening.

Solar Shades. Solar Shade shall have the same meaning as CANOPY.

Stoop. An entry platform on the FACADE of a building that may be roofed but is not enclosed.

Story. That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling above.

Story Height. The distance between one floor level and the floor level next above, or if there is no floor above, the ceiling above.

Streetlight. A luminaire that meets the standards of *Part 505.D*.

Street-Space. All space forward of and between REQUIRED BUILDING LINES, including but not limited to streets, PLAZAS, PEDESTRIAN PATHWAYS, MINI-PARKS, NEIGHBORHOOD PARKS, sidewalks, and transit service operator passenger platforms, but not GARAGE ENTRIES or ALLEYS.

Street-Space Frontage. That portion of the building that is coincident with the REQUIRED BUILDING LINE as required by this Code.

Street Tree. A tree required per this code of the species and size set forth in *Part 5. Street-Space and Public Open Space Standards*.

Street Tree Alignment Line. A line shown on the REGULATING PLAN for placement of street trees.

Street Wall. A masonry wall that defines the STREET-SPACE in the absence of a building.

Stucco. An exterior finish for masonry or frame walls, usually composed of cement, sand, and hydrated lime mixed with water and laid on wet by hand.

Townhouse. An individual multi-story attached building with a direct STREET-SPACE entry and internal vertical circulation that conforms to the Townhouse/Small Apartment BUILDING ENVELOPE STANDARDS.

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 FACADE.

Urban Mixed-Use Building. An individual building with RESIDENTIAL, COMMERCE, CIVIC and/or RETAIL uses that conforms to the Urban Mixed-Use BUILDING ENVELOPE STANDARD.

Urban Storefront Building. An individual building with RETAIL on the GROUND STORY and RETAIL, RESIDENTIAL, COMMERCE and/or CIVIC USES that conforms to the Urban Storefront Specifications of the Urban Mixed-Use BUILDING ENVELOPE STANDARD.

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.

Zero-Step Entry/Exit. An entrance that is flush at the threshold without steps.

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Attachments

- A. 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.

B. 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.
- 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.

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 ~~striketrough~~; text proposed to be deleted from one location and moved to another location is shown with ~~double-striketrough~~ 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)	One 1-family <u>detached</u>	P	
	Two 2-family <u>detached</u>	P	
	Townhouse	P	§12.3.2
	Multi ple -family	P	
<u>Group Living</u> (see §12.2.3.B)	Boardinghouses and rooming houses	U	
	Private clubs, lodges, fraternities, sororities and D dormitories	U	§12.3. 35.4
	Private clubs, lodges, ff aternities <u>and</u> , sororities and dormitories	U	§12.5. 43.5
	<u>Group homes</u> institutional homes and institutions of an educational or philanthropic nature; except those of a correctional nature	U	§12.3. 65
	Private-Membership clubs <u>and</u> , lodges, fraternities, sororities and dormitories	U	§12.5. 154
<u>Overnight</u> k <u>Accommodations</u> (see §12.2.5.D)	Bed and breakfasts	U	§12.5.3
<u>Offices</u> (see §12.2.5.C)	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	§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 <u>or studios</u>	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 <u>or police</u> stations	U	
<u>Passenger Terminals and Services</u> (see §12.2.4.G)	Railroad, trolley, bus, air or boat passenger stations Transit centers	U	<u>§12.4.5</u>
<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		<u>§12.4.7</u>
<u>Entertainment, Indoor</u> (see §12.2.5.B)	Indoor theater or auditorium	P	
<u>Office</u> (see §12.2.5.C)	Government, Offices, F 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
Passenger Terminals and Services (see §12.2.4.G)	Railroad, trolley, bus, air or boat passenger stations; 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
Utilities, minor (see §12.2.4.K)	All major utilities; 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
	All minor utilities; 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
Food and Drinking Establishments (see §12.2.5.A)	Catering establishment, <u>small scale</u>	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 or veterinary clinic within a fully enclosed structure	P	§12.5.2
	Banks or other financial institutions	P	
	Dry cleaning, drop off stations ers laundry and Laundromat	P	§12.5.6
	Dry cleaners laundry and Laundromats	P	§12.5.136
	Mailing service, including bulk mailing	P	
	Printing, <u>publishing and</u> lithographing or publishing	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	<u>§12.5.19</u>
	<u>All other personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE)</u>		<u>§12.5.21</u>
<u>Light industrial</u> (see §12.2.6.A)	Sign making <u>painting shop, if conducted wholly within a completely enclosed building</u>	P	<u>§12.6.9</u>
	Upholstery shop, if conducted wholly within a completely enclosed building	U	§12.5.27 <u>6.7</u>
	<u>Carpet and rug cleaning</u> plants establishments, excluding dyeing	U	
<u>Telecommunications Facilities</u> (see §12.2.6.C)	All t <u>Telecommunications towers and facilities equipment, unscreened</u>	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)	<u>Offices or clinics, medical or dental</u>	P	<u>§12.5.22</u>
	Offices	P	
	Offices of medical doctors, physicians, dentists or psychologists in existing institutional structures converted to such use	U	12.5.22
	<u>Offices, business and professional</u>	P	
	Business e <u>College operated as a commercial enterprise</u>	P	
<u>Retail, Personal Service</u> (see §12.2.5.F.2(b))	Massage parlor and the like	U	
	<u>All personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE)</u>		<u>§12.5.21</u>
<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)	<u>Hotel</u>	P	<u>§12.5.11</u> <u>7.10.4.A;</u> <u>7.13.4.A;</u> <u>7.11.4.A; 7.12.4.A</u>
	<u>All other overnight accommodation uses</u>		

<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))	<u>All retail, personal service uses</u> Health clubs	P	<u>§12.5.21</u>
	Dance studio	P	
	Music conservatory or music instruction	P	
<u>Retail, Repair</u> (see §12.2.5.F.2(c))	<u>All repair retail uses</u> 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	<u>§12.9.168-9</u>
RETAIL			
<u>Food and Drinking Establishments</u> (see §12.2.5.A)	<u>Restaurants, limited</u> Bakery	P	<u>§12.5.24</u>
	Food delivery services	U	
	Restaurant, fast food	U	
	<u>Restaurants, general</u>	P	<u>§12.5.23</u>
<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 <u>§12.5.22</u>
	Grocery, fruit or vegetable store without restriction or maximum gross floor area	P	12.5.10
	Kiosks	U	<u>§12.5.12</u>
	Nursery, flower or plant stores	P	<u>§12.5.16</u> <u>§12.5.22</u>
	Open-air markets	U	<u>§12.5.1823</u>
	Florist or gift shops	P	<u>§12.5.87</u> <u>§12.5.22</u>
	<u>All other retail sales uses</u> Art or antique shop	P	<u>§12.5.22</u>
	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 §12.2.5.F.2(b))	<u>All personal service retail uses</u>	P	<u>§12.5.19</u>
	Barbershop or beauty parlor	P	
	Blueprinting or photostating	P	
	Film exchange	P	
	Palmistry	P	
	Pawnshop	P	
	Photo copy services	P	
	Photography studio	P	
<u>Accessory Uses</u>	Live entertainment Nightclubs and restaurants providing live entertainments, including dance halls	U	<u>§12.9.12</u>
	Outdoor café associated with a restaurant on public right-of-way or easement for public use	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)	AZCO (§) 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	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	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	
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 <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u>
Utilities, minor (see § 12.2.4.K)	All major utilities	U	§ 12.4.9 <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u>
	All minor utilities	P	§ 12.4.10 <u>Section 605.A.3.a</u> <u>Section 402.B.2.a</u>
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:
- Wall signs for COMMERCE, SHOPFRONT and OFFICE spaces shall meet the following standards:
 - 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.
 - 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. 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.
 - Wall signs for TOWNHOUSES shall meet the following standards:
 - Wall signs shall not exceed 6 square feet.
 - Wall signs are permitted on the FACADE of the GROUND STORY, or may be installed on a GARDEN WALL or STREET WALL.
 - Letters on wall signs shall exceed neither 8 inches in height or width nor 2 inches in relief.
 - 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:
- 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.
 - 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.de.*

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.

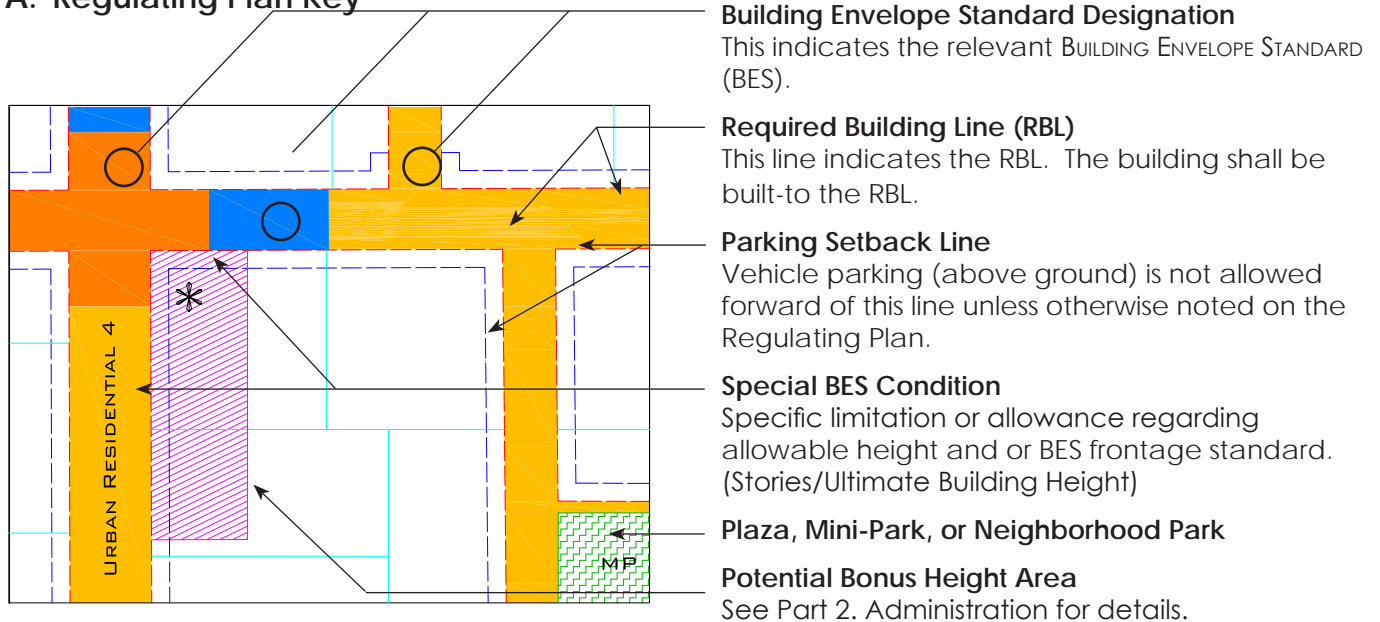
G. FBC Administrative Changes

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 (<u>Locations may be adjusted</u>)
	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.

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

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. e: 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 FAÇADE (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 windos	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 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)
13.9.1.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)

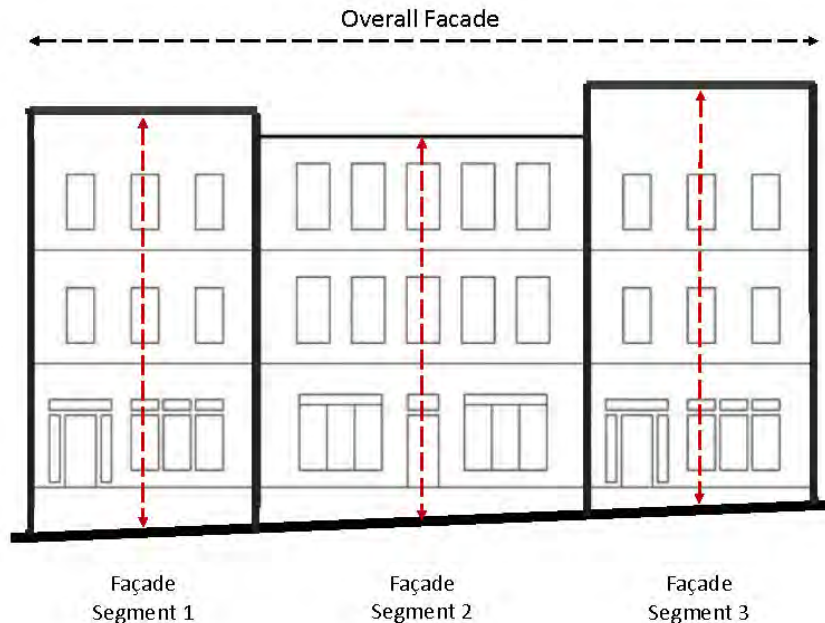


Illustration a

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

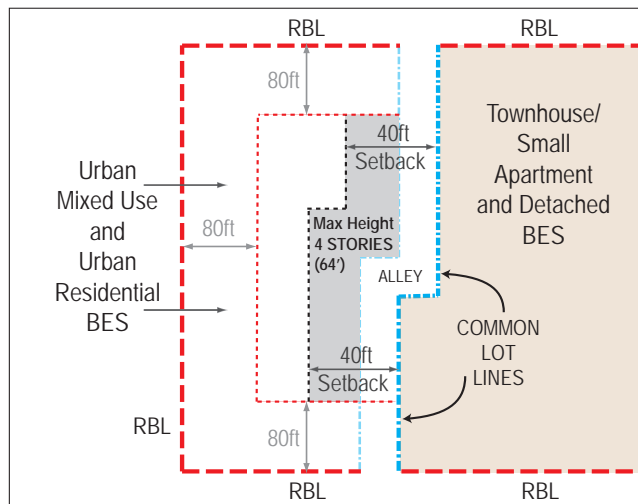
1. For URBAN MIXED USE and URBAN RESIDENTIAL frontages, the following apply to the BES SITE:

- 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

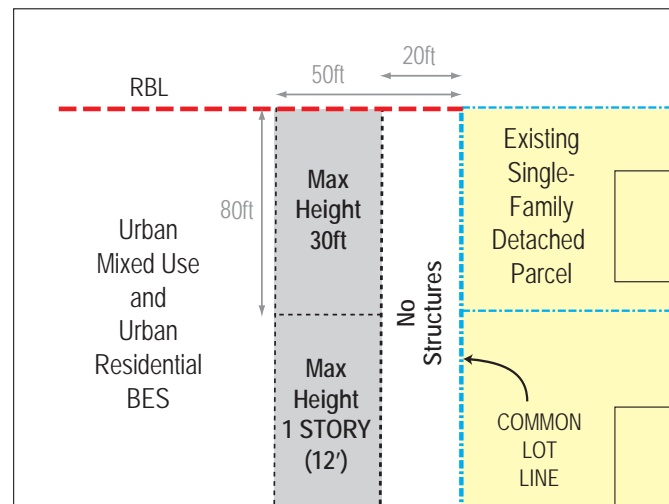
ULTIMATE BUILDING HEIGHT of 64 feet. (See diagram 402.D.1.a.)

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.

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 <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	
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>	<u>P</u>	
	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
	<u>Micro-fulfillment centers</u>	<u>P</u>	<u>§ 12.5.14</u>
	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	§ 12.5.14 <u>30</u>
	All other retail sales uses	P	§ 12.5.22
	Drugstores	P	§ 12.5.5 § 12.5.22
	<u>Urban agriculture</u>	<u>P</u>	<u>§ 12.5.33</u>
Retail, Personal Service (see § 12.2.5.F.2(b))	<u>Artisan workshop</u>	<u>P</u>	<u>§ 12.5.31</u>
	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).

* * *

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
€D. Neighborhoods Form Based Code Amendments (Regulating Plan)	ATT. 36

* * *

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

<u>Energy Optimization (Choose 1):</u>
<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>
<u>Additional Prerequisites (Achieve All):</u>
<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.
- 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.

