

VIII. Attachments

- A. Zoning Article 11.1. "CP-FBC" - Columbia Pike Form Based Code Districts
- B. Form Based Code Determinations
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- D. Form Based Code Amendments (Text and Regulating Plans)

Article 11. Overlay and Form Based Code Districts

§11.1. CP-FBC, Columbia Pike Form Based Code District

§11.1.1. Purpose

The purpose of the CP-FBC, Columbia Pike Form Based Code District (Form Based Code) is to provide an alternative means of development that promotes mixed-use development where the variety in retail, service, residential and office uses is intended to serve a broad-based community. The CP-FBC district provides for an expanded range of uses, greater density and more flexibility than the other service commercial and apartment districts while promoting mixed-use development which conforms to principles of good urban form. Specific requirements have been adopted to encourage and regulate mixed-use development in accord with the Form Based Code, including height, and building and site design elements which help ensure the provision of the desirable components of good public spaces.

§11.1.2. 11.1.2. Applicability

Properties zoned according to the S-3A, RA8-18, RA14-26, RA7-16, RA6-15, C-1, C-2, C-3, C-O or C-O-1.0 districts and that are located in the Columbia Pike Special Revitalization District (CP-FBC district), as designated on the General Land Use Plan, shall be eligible to develop in accordance with the CP-FBC district requirements. After such development all uses permitted in §11.1.4 shall be permitted on the property, subject to all regulations in §11.1.

§11.1.3. Form Based Code

All development pursuant to this §11.1 shall be governed by the requirements of the Form Based Code as adopted by the Arlington County Board (Appendix A of the Zoning Ordinance).

§11.1.4. Uses

A. Key to types of uses

The use tables are subject to the explanation set forth below.

1. Permitted uses

A "P" indicates that a use is permitted by-right and may be approved administratively, provided that redevelopment of the subject property or properties involves an increase in total developed space of at least 50 percent; and the proposed redevelopment conforms to the Form Based Code as adopted by the County Board of Arlington County (see §11.1.3). Properties within the Columbia Pike Special Revitalization District, which have not been redeveloped using the Form Based Code, shall be governed by all use limitations in the underlying zoning district.

(a) On sites of greater than 40,000 square feet in area, such uses are not permitted unless a special exception use permit has been approved as set forth in §11.1.8, Administration, below.

(b) [Reserved]

2. Use permit approval required

A "U" indicates a special exception use that may be established subject to obtaining a

use permit as provided in §15.4, use permits, for each such use, and provided that the property has been redeveloped pursuant to the Form Based Code. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit.

3. Uses not permitted

A blank cell in the use table indicates that a use is not allowed in the respective district. See also §12.2.1.

4. Use standards

The “use standard” column on the use table (last column on the right) is a cross-reference to any specific use standard listed in Article 12, which apply to more than one district. Where use standards apply exclusively to a specific district(s), such standards are listed in the respective district(s) regulations.

5. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

B. Use classification

The first column of the use table lists some of the specific uses allowed in the respective districts. Uses not listed may be allowed pursuant to the similar use determination procedure of §12.2.1.

§11.1.5. Columbia Pike Form Based Code district principal use table

The following use table summarizes the principal use regulations of the CP-FBC district.

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
Household Living (See §12.2.3.A)	One-family detached	P	
	Multiple-family	P	
	Townhouses	P	
Group Living (See §12.2.3.B)	Boarding houses and rooming houses	U	§12.3.1
	Group homes	U	§12.3.6
	Dormitories	U	§12.3.3
	Fraternity and sorority houses;	U	§12.3.5
Public, Civic and Institutional Use Categories (§12.2.4)			
Colleges (§12.2.4.A)	Colleges and universities	U	§12.3.6
Community Service (See §12.2.4.B)	Community centers	P	
	Libraries	U	
	Museums and art galleries or studios	U	
	Publicly-operated recreation buildings, playgrounds, parks, and athletic fields	U	
	Recreation centers	U	§12.4.6
Day Care (See §12.2.4.C)	All day care uses	U	§12.4.1

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
Governmental Facilities (See §12.2.4.D)	Detention and correctional facilities	U	
	Fire and police stations	P	
Hospital (See §12.2.4.E)	Hospitals	P U	
	Cemeteries	U	
Parks and Open Space (See §12.2.4.F)	Country clubs and golf courses	U	
	Parks, playgrounds and playfields	U	
	Airports and aircraft landing fields	U	
Passenger Terminals and Services (See §12.2.4.G)	Bus, trolley, air, boat and rail passenger terminals	P	
	Churches, mosques, synagogues, and temples	P	
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	§12.4.1
Social Service Institutions (See §12.2.4.J)	All social service institutions	U	
Utilities, major (See §12.2.4.K)	All major utilities	P	
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	
	All minor utilities	P	
Retail, Service and Commercial Use Categories (See §12.2.5)			
Food Establishments (See §12.2.5.B)	Catering establishment, small scale	P	
	Food delivery service	U	
	Restaurant, general	P	§12.5.22
	Restaurant, limited	P	§12.5.23
Entertainment (See §12.2.5.A)	Theater or auditorium	P	
	Membership clubs and lodges	U	§12.5.13
	All other indoor entertainment	U	§12.5.7
Office (See §12.2.5.C)	Audio-visual production studio	U	
	College operated as a commercial enterprise	P	
	Financial services	P	
	Offices, business and professional	P	
	Office, federal, state and local.	U	
	Offices or clinics, medical or dental	P U	§12.5.16
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	§12.5.3
	Hotel or motel	P	
Parking, Commercial (See §12.2.5.E)	All commercial parking uses		
Recreation, Indoor (See §12.2.5.F.2(a))	Bowling alleys	U	
	Swimming pool	P	
	Skating rink	P	
	All other indoor recreation	U	§12.5.19

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
Recreation, Outdoor (See §12.2.5.F.2(b))	Miniature golf course	U	
	Skating rink	P	
	Swimming pool	U	
Retail Sales (See §12.2.5.G.2(a)f)	Florist or gift shops	P	§12.5.8
	Grocery, fruit or vegetable stores	P	§12.5.10
	Nursery, flower or plant store	P	§12.5.15
	Open-air markets	U	§12.5.17.
	All other retail sales uses	P	
Retail, Personal Service (See §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals	P	§12.5.2
	Dry-cleaning, laundry and laundromat	P	§12.5.6
	Mortuaries and funeral homes	U	§12.5.14
	Private postal service	P	§12.5.18
	All other personal service retail uses	P	§12.5.20
Retail, Repair-oriented (See §12.2.5.G.2(c))	Upholstery shops	P	§12.5.26
	All retail repair uses	P	
Self-service Storage (See §12.2.5.H)	All self-service storage uses	U	§12.5.25
Vehicle Sales and Service (See §12.2.5.I)	Vehicle body shop	U	§12.5.27
	Vehicle sales, rental or leasing facilities	P	§12.5.28.C
	Vehicle service establishment	U	§12.5.28
Industrial Use Categories (See §12.2.6)			
Light Industrial Service (See §12.2.6.A)	Carpet cleaning plants	U	
	Medical or dental laboratories	P	
	Printing, lithographing or publishing	P	
	Sign making shops	P	§12.6.9
	Recycling centers	U	
	Repair shop (small appliance, television, radio)	P	
Manufacturing and Production (See §12.2.4.B)	Plumbing or sheet metal shops	P	§12.6.6
	All other manufacturing and production uses		
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses		
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses		
Waste-related Service (See §12.2.6.E)	All waste-related service uses		
Wholesale Trade (See §12.2.6.F)	All wholesale trade uses		
Other use categories (See §12.2.7)			
Agriculture (See §12.2.7.A)	All agricultural uses	P	§12.7.1

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
Resource Extraction (See §12.2.7.B)	All resource extraction uses		
Tele-communications Facilities (§12.2.6.C)	All telecommunications facilities	U	
Unclassified (See §12.2.7.D)	All unclassified uses		

§11.1.6. Columbia Pike Form Based Code districts accessory use table

Accessory uses in Columbia Pike Form Based Code districts shall include the following uses, activities and structures.

COLUMBIA PIKE FORM BASED CODE DISTRICTS ACCESSORY USE TABLE		
Use Types	CP-FBC	Use Standards
Commercial vehicle parking	P	§12.9.4
Crematoriums	U	§12.9.6
Drive-through facilities	U	§12.9.7
Family day care homes (six to nine children)	U	§12.9.9
Family day care homes (up to five children)	P	§12.9.9
Home occupations	P	§12.9.11
Live entertainment and/or dancing	U	
Mortuaries and funeral homes	U	§12.9.13
Swimming pools, private	P	§12.9.16
Outdoor café associated with a restaurant on private property	P	§12.9.14
Outdoor café associated with a restaurant on public right-of-way or easement for public use	U	§12.9.14
Recreational vehicle or trailer parking	P	§12.9.15
Vehicle maintenance and minor repairs, routine	P	§12.9.17
Vehicle, unlicensed and/or uninspected.	P	§12.9.18

§11.1.7. Use limitations

- A. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail at these establishments.
- B. Steam exhausts for cleaning and laundering establishments shall be fully contained within the building that contains the cleaning and laundering establishment.

§11.1.8. Administration

A. Eligible sites

Only sites located within the Columbia Pike Special Revitalization District, as amended, are eligible to use the Form Based Code.

B. Review process

1. Properties of 40,000 square feet in area or less that are located within the Columbia Pike Special Revitalization District: Form Based Code proposals will be reviewed administratively for conformance with the Code within 30 days of submission of a complete proposal. Upon completion of such review, applicants will be notified as to whether their submission is in compliance with the Form Based Code. Applicants are required to provide a copy of the submission to the Columbia Pike Revitalization Organization and all affected civic associations at the time of submission.
2. Once a proposal is determined to be in conformance with the Form Based Code, the applicant may apply for construction permits, as provided for in §15.2, but only for actions consistent with a proposal that has been determined to be in compliance with the provisions of the Form Based Code.
3. Proposals that are determined to deviate from the Form Based Code requirements may not proceed with development, but may submit a revised proposal for review, or may seek approval of a use permit, as provided for in §15.4 and §11.1.8.C.
4. Properties larger than 40,000 square feet in area, and proposals that do not conform with the Form Based Code may be approved only by special exception use permit, as provided for in §15.4.
5. At the time of or prior to filing a special exception use permit application and any related material, applicants must provide a copy of the submission to the Columbia Pike Revitalization Organization and all affected civic associations. Applicants must provide written notice to all affected and abutting property owners, as well as those across the street from the subject site prior to the hearing as required by the Code of Virginia.
6. Applications for Form Based Code development approval shall comply with applicable portions of §15.5. Form Based Code use permit applications shall be filed no less than 55 days before the public hearings, which shall be the first regular meeting of the County Board each month. The County Board, on its own motion, may establish a different date for the public hearing.

C. Standards for review of use permits

1. Proposals that do not conform to the Form Based Code

(a) The County Board may modify the provisions of the Form Based Code upon a finding that, after the proposed modification, the subject development will better accomplish the purposes and intent of O than would the development without those modifications and that the proposed uses will not:

- (1) Affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;

FORM BASED CODE DETERMINATIONS

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

Under Article 11.1 (Appendix A) of the Arlington County Zoning Ordinance Building Envelope Standards (Section IV., B., C., D. and E.) the ground floor of a Main Street site may include a mezzanine if the following criteria are met:

- The mezzanine uses correspond with permitted “retail” uses as defined in Section 20 of the Zoning Ordinance.
- The floor area of the mezzanine level is no greater than two-thirds of the floor area of the floor below.
- The maximum floor-to-floor story height for the ground floor is 24 feet.
- The distance between the top of the building slab marking the ground floor to the bottom of the building slab marking the floor of the mezzanine level shall be at least 15 feet for that portion of the ground floor within the one-third of the floor area contiguous with the RBL frontage.
- The mezzanine shall be physically connected to the first floor below, by being accessible either:
 - a. from within individual units of the first floor below, or
 - b. from a lobby on the first floor by visible and separate means, such as stairs or an escalator, with the mezzanine open to and/or visible from the lobby through the use of transparent and/or semi-transparent glass.

Form Based Code Determination No. 2 – Discrete Vertical Façade Composition (3/17/06)

The standard in Article 11.1 (Appendix A) of the Arlington County Zoning Ordinance [Section III. B.(2.) B.(1.)] that a building shall present a “discrete vertical façade composition” at a maximum average street frontage length shall be met if the proposal contains clearly different ground story façade composition elements (such as framing materials and window proportions), and at least three (3) of the following upper story criteria:

- Clearly different window shape or proportion (ratio of width to height),
- Clearly different façade composition (i.e. bay rhythm – “ABA” – “ABBA” – “BAAB” – “ABCBA”),
- Clearly different exterior wall materials,
- Clear change in fenestration percentage (minimum difference 12%), and
- Clear change in elevation of roofline, cornice line, or eaves.

Form Based Code Determination No. 3 – Open Contiguous Lot Area Requirements (03/02/11)

Under Article 11.1 (Appendix A) Columbia Pike - Form Based Code Districts of the Arlington County Zoning Ordinance, Section IV. (D.), The Regulating Plans, Local Sites and Neighborhood Sites, the property owner may comply with the Siting Specifications for the OPEN CONTIGUOUS LOT AREA* if either occurs:

- The 15% OCLA* requirement on Local sites (and 30% OCLA* requirement on Neighborhood sites) is calculated on and provided within the BUILDABLE AREA of each LOT*, when treating each individual lot as a “site”; or
- The 15% OCLA* requirement on Local sites (and 30% OCLA* requirement on Neighborhood sites) is calculated on the total Local or Neighborhood site’s BUILDABLE AREA* and is aggregated into one common space within said BUILDABLE AREA*.

* Indicates terms defined in the Columbia Pike Form Based Code.

FORM BASED CODE AMENDMENTS (REGULATING PLANS)

**1. Form Based Code Regulating Plans (Town Center and Village Center)
Amendment adopted on February 7, 2004**

Modification of the Form Based Code Regulating Plan for properties located on both sides of Columbia Pike within the "Town Center" and "Village Center," modification of the Form Based Code Streetscape Standards and adoption of the Columbia Pike Form Based Code for the Neighborhood Center and Western Gateway areas of Columbia Pike.

**2. Form Based Code Regulating Plans (Town Center and Village Center)
Amendment adopted on May 20, 2006**

Modification of Town Center Regulating Plan to show Required Building Lines that provide appropriate street space from face-of-building to face-of-building.

**3. Form Based Code Regulating Plans (Town Center and Village Center)
Amendment adopted on November 14, 2006**

Modification of Town Center Regulating Plan to adjust the width of the street space shown in the Regulating Plan for South Glebe Road and South Walter Reed Drive.

**4. Form Based Code Regulating Plans (Town Center and Village Center)
Amendment adopted on November 13, 2007**

Modification of Town Center Regulating Plan to show a revised alignment of the Required Building Lines along South Highland Street, between Columbia Pike and 11th Street South.

**5. Form Based Code Regulating Plans (Neighborhood Center)
Amendment adopted on December 15, 2007**

Modification of Neighborhood Center Regulating Plan to redraw the "Columbia Pike Special Revitalization District" boundary to include Arlington Mill Drive and the northern portion of the Arlington Mill property and to designate a portion of the Dinwiddie Street frontage as an Avenue Site.

**6. Form Based Code Regulating Plans (Neighborhood Center)
Amendment adopted on January 26, 2008**

Modification of Neighborhood Center Regulating Plan to adjust the distance between the Dinwiddie Street Required Building Lines from 91feet to 80 feet south of 9th Street South and 65 north of 9th Street South.

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

Modification of Town Center Regulating Plan to add a new north/south street between planned 11th and 12th Streets on the Rosenthal Dealership site, bounded by S. Glebe Road to the east and S. Monroe Street to the west. The new street frontage would be designated as Local Building Envelope Standard while including a typical 65-foot cross-section. *This amendment is also identified as FBC 13 in Attachment E of this document to match approved staff report*

**8. Form Based Code Regulating Plans (Town Center)
Amendment adopted on April 12, 2014**

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

**9. Form Based Code Regulating Plans (Western Gateway)
Amendment adopted on March 12, 2016**

Modification of Western Gateway Regulating Plan to adjust the Required Building Lines between South Greenbrier Street and South Jefferson Street to reflect the transportation improvements proposed as part of the Columbia Pike Multi-Modal Street Improvements and to reflect the existing street condition and building placement of the 55 Hundred FBC project.

FORM BASED CODE AMENDMENTS (TEXT AND BUILDING ENVELOPE STANDARDS)

1a. Form Based Code Building Envelope Standards (Main Street Sites) Amendment adopted on September 17, 2005:

Modify the Building Envelope Standards in Section IV. B. and C. of the Form Based Code to incorporate a new minimum floor-to-ceiling height requirement for all upper stories;

1b. Form Based Code Section II. Definitions Amendment adopted on September 17, 2005

OPEN CONTIGUOUS LOT AREA

The contiguous area within the BUILDABLE AREA, that is accessible to all occupants of the particular building or site, open to the sky, not built-upon, and neither parked nor driven upon. For MAIN STREET sites, OPEN CONTIGUOUS LOT AREA may be located on top of the first STORY, but in no case can it be above the top of the second STORY. For AVENUE, LOCAL, and NEIGHBORHOOD sites, OPEN CONTIGUOUS LOT AREA shall be at grade (unenclosed decks shall not be construed to violate this provision). Areas within the OPEN CONTIGUOUS LOT AREA shall not be used for storage, trash collection, or placement of mechanical equipment.

2. Form Based Code Section II. Definitions Amendment adopted on November 16, 2005

DORMERS

Small, roofed architectural features located within the main roof of a hipped or gabled roof ancillary structures with windows providing light and air to occupiable space within the roof. DORMERS are permitted and do not constitute a STORY so long as they do shall not break the primary EAVES line.; DORMERS shall not result in the creation of additional occupiable space above what is otherwise permitted by limits in the BUILDING ENVELOPE STANDARDS. DORMERS shall be are individually less than 15 feet wide, and shall, are collectively, occupy no not more than sixty (60 percent) of the unit's REQUIRED BUILDING LINE facade.

3. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 6. Historic Preservation Amendment adopted on December 10, 2005:

Optional exceptions:

1. Up to Two additional STORIES, with appropriate design and tapering, subject to HALRB review and approval, are permitted on the remainder of the site, provided overall building height is within the maximum (in feet) for the site.

For example, on a MAIN STREET SITE, the maximum height is 6 STORIES, the equivalent to 94 feet under the **Form Based Code**. (Maximum floor heights are 24 ft., 14 ft., 14 ft., 14 ft., 14 ft., 14 ft.) Thus up to an additional two STORIES are permitted, but overall building height cannot exceed 94 feet.

**4. Form Based Code Building Envelope Standards (Main Street and Avenue Sites)
Amendment adopted on February 25, 2006**

Modification of the Form Based Code to revise the Building Envelope Standards in section IV. B., C., D. and E. of the Form Based Code to delete the references to "podiums" and make minor editorial changes to eliminate inconsistencies and provide greater clarity.

**5a. Form Based Code Section II. Definitions
Amendment adopted on April 19, 2008**

CIVIC BUILDINGS

Those buildings that house CIVIC USES located on the sites designated on the REGULATING PLAN. CIVIC BUILDINGS and PUBLIC ART are situated at prominent locations within the Columbia Pike Special Revitalization District. ~~Publicly owned CIVIC BUILDINGS and publicly owned PUBLIC ART are not subject to the BUILDING ENVELOPE STANDARD PRESCRIPTIONS OF THIS CODE.~~

**5b. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 2. Buildings
Amendment adopted on April 19, 2008:**

F. Publicly owned CIVIC BUILDINGS and publicly owned PUBLIC ART are not subject to the BUILDING ENVELOPE STANDARD prescriptions of this Code. The County Board may modify all other provisions of this Code for publicly-owned CIVIC BUILDINGS, publicly owned PUBLIC ART, and CIVIC BUILDINGS located on County property which house a significant amount of public CIVIC USES if it finds that the subject development has undergone a public review process and that, after the proposed modification (s), the subject development will better accomplish the purposes and intent of Section 20, and its corresponding Appendix A "CP-FBC," Columbia Pike – Form Based Code, of the Arlington County Zoning Ordinance than would the development without those modifications and that the proposed uses will not:

1. Adversely impact the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Be in conflict with the purposes or vision of the Columbia Pike Corridor as described in the Columbia Pike Initiative Plan Update (2005), as amended, or other master plans of the County.

**6. Form Based Code Section VI. Architectural Standards, F. Signage
Amendment adopted on April 25, 2009:**

(Note: In addition to the following language, signs were also added to the list of Form Based Code requirements that can be modified by the County Board under Section VIII, Attachment A: Section 20.E.3 "CP-FBC" - Columbia Pike Form Based Code Districts)

STANDARDS FOR SIGNAGE (WHERE CLEARLY VISIBLE FROM THE STREET)

Signs that are permitted in Section 34.A.1, 34.A.4, 34.D.4, 34.E, 34.F.1, 34.F.5 and 34.J of the Zoning Ordinance are permitted on property developed under the Form Based Code.

General:

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

AWNING signs, 1 masonry or bronze plaque per building bearing an owner's or building's name and STREET address signs. In addition, 1 blade sign, 1 graphics sign and up to a total of 3 wall or window signs per tenant. One additional wall or window sign and 1 additional blade sign are permitted for tenants occupying retail or office spaces with more than one STREET FRONTAGE.

Signage Standards:

- Wall signs (placed against a wall) are permitted only within the area above the GROUND STORY windows and below the second STORY windows between the second story floor line and the first floor ceiling, within a horizontal band not to exceed 2 feet in height. In no case shall this band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk.
- Letters on wall signs shall not exceed 18 inches in height or width and 6 3 inches in relief. Wall signs shall not come closer than 2 feet to an adjacent COMMON LOT LINE or the boundary of the area permitted to be used by the retail or office tenant and shall not exceed 20 feet in length.
- Company logos or names may be placed within the horizontal band or placed or painted Window Signs are permitted to be placed or painted within GROUND FLOOR or second STORY office and retail windows and . Company logos or names shall not be larger than the entire window sign shall fit within a rectangle of 8 square feet.
- A One masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/PARAPET wall or under the eaves, and above the upper STORY windows. Any such plaque shall be no larger than a rectangle of 8 square feet.
- STREET address signs may be placed at STREET entry doors using 6 to 8 inch tall, non-cursive type lettering. Such letters shall be located between 6 feet and 10 feet above grade.
- Blade type shop signs are encouraged, and shall be permitted for retail and office tenants. They shall be not more than (not more than 24 inches vertical by 3 feet horizontal) 6 square feet and shall be located so that there is a minimum of 10 9 feet clear height above the sidewalk and below the blade type sign.) are encouraged Blade signs and may be hung from an overhang or AWNING. Blade signs shall not be internally illuminated and the company name or logo may occupy no more than one-half of the square footage within the blade sign. Creative art, graphics or materials are encouraged in the area of the blade sign not containing the company name or logo. Only one Blade sign shall be permitted in addition to the permitted square footage of signage affixed to the facade of the building. per tenant per STREET FRONTAGE and only for tenants occupying the GROUND FLOOR or second STORY.
- One graphics sign (a graphics sign is a sign designed to be read only from a distance of less than 3 feet away), such as, but not limited to restaurant menus or building directories, may be displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry. Graphics signs shall not be exposed to the elements.
- Prohibited Signs: The following signs are prohibited unless otherwise permitted by the County Board by Special Exception: Billboards, canopy signs, marquees, any kind of animation, signs

located above a height of 35 feet except of masonry or bronze plaques as permitted above, roof, freestanding signs, and painted window signs other than described above, and signs painted on the exterior walls of buildings are prohibited. Under no circumstances shall No flashing, traveling, animated, or intermittent lighting be on the exterior of any building whether such lighting is of temporary or long-term duration, and under no circumstances shall the County Board permit: Portable or wheeled signs and advertising devices located outside any building, are not allowed, pursuant to County regulations. billboards, any kind of animation or signs specified in Section 34.C. of the Zoning Ordinance.

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

AWNINGS/Overhangs:

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

- Minimum 10 feet clear height above sidewalk, minimum 6 feet depth out from the building façade (maximum to curb or tree-planting strip/furniture zone, whichever is closer).
- Canvas cloth or equivalent (no shiny or reflective materials), metal or glass.
- No internal illumination through the AWNING/Overhang.
- Lettering and/or logo on AWNING limited to 5 inches tall on vertically hanging fabric at curb side of AWNING.
- No one-quarter cylinder configurations.

**7. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 5. Retail
Amendment adopted on July 11, 2009:**

(Note: In addition to this citation, the following language was also added to Section VIII, Attachment A: Sections 20.A and 20.B "CP-FBC" - Columbia Pike Form Based Code Districts)

***The following uses are permitted with Special Exception Use Permit**

If any of the aforementioned uses provide classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit.

**8a. Form Based Code Section II. Definitions
Amendment adopted on January 23, 2010:**

STREET TREE ALIGNMENT LINE

A line along which Street Trees are to be planted. The Street Tree Alignment Line is parallel with the Street or Square right of way and, unless otherwise specified in the appropriate Regulating Plan, is 4 feet from the back of the curb centered within the tree pit. (Existing trees are not required to be relocated by this requirement).

**8b. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 4. Parking
Amendment adopted on January 23, 2010:**

E. Bicycle Parking:

1. For office development uses, the developer ~~must~~ shall provide 1 employee bicycle parking space rack or bicycle locker (2-bike capacity) per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space rack (2-bike capacity) per 20,000 square feet of GFA.
2. For residential development uses, the developer ~~must~~ shall provide 1 tenant bicycle parking space rack or bicycle locker (2-bike capacity) per 3 units and 1 visitor bicycle parking space rack (2-bike capacity) per 50 units.
3. For retail development uses, the developer ~~must~~ shall provide 1 employee bicycle parking space rack or bicycle locker (2-bike capacity) per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space rack (2-bike capacity) per 12,500 25,000 square feet of GFA.
4. For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms.
5. All tenant and employee bicycle parking facilities are to be highly visible to intended users and shall be protected from rain and snow within a secure structure, meeting Class 1 secure storage standards as contained in the Arlington County Master Transportation Plan's Bicycle Element (July 2008) and as may be subsequently amended. Where tenant and employee bicycle parking cannot be accommodated within structured parking located on site, the design of the independent bicycle parking facility, also to be located on site, shall be screened from view of pedestrians along a STREET and constructed using the same materials or materials appearing to be the same as those used on the primary building(s). The bicycle parking facilities shall not encroach on any area in the public right of way intended for use by pedestrians, nor shall they encroach on any required fire egress.
6. On-street bicycle parking spaces (as defined in Section V. B. Minimum Standards VI. G. Lighting and Mechanical Equipment) may be counted toward the minimum customer/visitor bicycle parking requirement.

**8c. Form Based Code Section V. Streetscape Standards, B. Minimum Standards
Amendment adopted on January 23, 2010:**

THE STREETScape

- Each STREET shall have canopy shade trees (STREET TREES). Wherever the REGULATING PLAN does not show specific STREET TREES placement, STREET TREES shall be planted along the STREET TREES ALIGNMENT LINE at an average spacing not greater than 25 to 30 feet on center (measured per BLOCK face). Required tree planting area widths are specified on the typical street cross sections in the Master Transportation Plan – Part I. However, open soil surface area shall be not less than 60 square feet (~~with a minimum of 5 feet in any direction~~) per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area's minimum dimension shall be ~~not less than 5 feet~~ or as indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting Strip Size. At planting, trees shall be at least 4 to 4.5 inches in diameter (4 feet above grade) and at least 12 feet in overall height. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List. Consult the ADMINISTRATIVE REVIEW TEAM for the designated tree species for a particular STREET.

ON-STREET PARKING

- On-street parking nubs shall be incorporated into the sidewalk in a pattern consistent with the Master Transportation Plan.
- The parking space/tree planting pattern may be interrupted by existing or proposed new driveways, STREETS, ALLEYS, and transit stops/stations.
- Parking spaces shall be constructed in a manner that allows proper drainage (toward a valley gutter at the curb line)
- Parking spaces shall be constructed according to County standards to ensure accessibility for street cleaning vehicles.

STREET FURNITURE

- Benches - Benches will shall have backs and arm rests.
 - The current standard bench purchased with County funds for Columbia Pike is standard bBenches for in the Columbia Pike corridor shall be is the Victor Stanley "Steelsites Streetsites" model # R-B 28 or equivalent.
 - Benches located in the furniture zone and oriented perpendicular to the street shall be 4 feet in length.
 - Bench ratios provided below shall be used to calculate only the total number of required benches and may not necessarily determine the bench locations.
 - Where present, the amount of frontage dedicated to transit stops, as determined by the Department of Environmental Service (or its successor agency), transit may be subtracted from the overall building frontage when calculating the total number of of required benches.
 - For each Main Street or AVENUE site project, one (1) bench will shall be provided for every 30-50 feet of STREET FRONTAGE on a project.
 - For each Local site that is built to a LIVE/WORK standard, one bench shall be provided for every 100 feet of street frontage. Local sites that are not built to a LIVE/WORK standard and Neighborhood sites are exempt from the bench requirement.
- Waste Bins - The standard waste bin for the Columbia Pike corridor is the Victor Stanley "Bethesda Series" model # S-42 or equivalent. At a minimum, one (1) waste bin will shall be provided at each BLOCK CORNER or BUILDING CORNER.
- Bike Racks – Bike racks for the Columbia Pike corridor shall be an inverted "U" in galvanized steel with a baked-on black paint finish.
 - Bike racks (2-bike capacity) shall be installed on both sides of the Street, along the Street Tree Alignment Line or within the furniture zone at no more than 60' intervals (not to interfere with the placement of Street Trees or Street Lights), measured parallel to the Street. At the time of the development, the developer is only responsible for the installation of bicycle racks on the side(s) of the Street being developed.
 - Where feasible and not in conflict with other streetscape elements, at least 50% of visitor/guest bike racks shall be located within 50 feet of the primary residential/office building entrance and shall be located in groups of two or more. In all other locations, bike racks shall be distributed within a project either as a single rack or in groups of two.
- Placement and model/type of all street furniture and fixtures, if different than the current standard, will be reviewed by the ADMINISTRATIVE REVIEW TEAM.

GENERAL NOTES

- All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- Invasive exotic species found anywhere on the LOT shall be removed.
- Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any STREET. (Water pumps not visible are not included in this prohibition.)
- STREET LIGHTING shall be placed along the STREET TREE ALIGNMENT LINE or within the furniture zone as shown in the Master Transportation Plan.

C. Squares and Civic Greens

MATERIALS AND CONFIGURATIONS

- Wherever the REGULATING PLAN or the Master Transportation Plan does not show specific STREET TREE placement, STREET TREES shall be planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 25 to 30 feet on center.

~~STREET FURNITURE~~

- ~~Benches~~ Benches will have backs and arm rests.
- ~~The current standard bench purchased with County funds for Columbia Pike is the Victor Stanley "Steelsites" model # R-B-28 or equivalent.~~
- ~~For each project, one (1) bench will be provided for every 30 feet of STREET FRONTAGE on a project.~~
- ~~Waste Bins~~ The standard waste bin for the Columbia Pike corridor is the Victor Stanley "Bethesda Series" model # S-42 or equivalent. At a minimum, one (1) waste bin will be provided at each BLOCK CORNER or BUILDING CORNER.
- ~~Bike Racks~~ The standard bike rack for the Columbia Pike corridor is an inverted "U" ingalvanized steel with a baked on black paint finish.
- ~~Placement and model/type of all street furniture and fixtures, if different than the current standard, will be reviewed by the ADMINISTRATIVE REVIEW TEAM.~~

D. Columbia Pike Special Revitalization District Street Tree List

The following list contains all species approved for use in the Columbia Pike Special Revitalization District. It contains native and acceptable adapted species. Other species may be used for planting within a LOT. Invasive exotic species may not be used anywhere on LOTS or other areas within the Columbia Pike Special Revitalization District. Species in **bold type** are specified (first preference) for placement along the STREET TREE ALIGNMENT LINE, as specified in the REGULATING PLAN. Species marked with an asterisk shall be used in limited areas such as larger open landscaped areas, rather than for street tree use. At the recommendation of the ADMINISTRATIVE REVIEW TEAM in coordination with the County's urban forester, modifications to this list may be made at a future date.

**Columbia Pike Special Revitalization District
STREET TREE LIST**

- | | | |
|--------------------------|--------------------------------|--|
| <input type="checkbox"/> | Acer nigrum | Black Maple |
| <input type="checkbox"/> | Acer rubrum | Red Maple (Town and Village Centers) |
| <input type="checkbox"/> | Carya ovata | Shagbark Hickory |
| <input type="checkbox"/> | Celtis laevigata | Sugar Hackberry * |
| <input type="checkbox"/> | Fraxinus americana | White Ash |
| <input type="checkbox"/> | Ginko Biloba | Ginko (male only) |
| <input type="checkbox"/> | Gleditsia triacanthos inermis | Thornless Honey Locust * |
| <input type="checkbox"/> | Gymnocladus dioicus | Kentucky Coffeetree 'Stately Manor' or 'Espresso' (male only) |
| <input type="checkbox"/> | Liquidambar styraciflua | Sweetgum * |
| <input type="checkbox"/> | Nyssa sylvatica | Tupelo Black Gum * |
| <input type="checkbox"/> | Ostrya virginiana | Hophornbeam |
| <input type="checkbox"/> | Platanus x acerifolia | London Planetree (Neighborhood Center) |
| <input type="checkbox"/> | Platanus occidentalis | Sycamore |
| <input type="checkbox"/> | Quercus phellos | Willow Oak (Western Gateway) |
| <input type="checkbox"/> | Quercus rubra | Red Oak * |
| <input type="checkbox"/> | Quercus velutina | Black Oak |
| <input type="checkbox"/> | Taxodium disticum | Bald Cypress |
| <input type="checkbox"/> | Tilia americana | American Basswood (American Linden)* |
| <input type="checkbox"/> | Tilia tomentosa | Silver Linden |
| <input type="checkbox"/> | Ulmus americana | American Elm (Valley Forge) |
| <input type="checkbox"/> | Ulmus parvifolia | Lacebark Elm |
| <input type="checkbox"/> | Zelkova serrata | Japanese Zelkova |

* * *

8d. Form Based Code Section VI. Architectural Standards, G. Lighting and Mechanical Equipment | Amendment adopted on January 23, 2010:

**STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT
(WHERE CLEARLY VISIBLE FROM THE STREET)**

* * *

~~On-Street Bicycle Parking:~~

~~Bicycle racks (2-bike capacity) shall be installed on both sides of the STREET, along the STREET TREE ALIGNMENT LINE or within the furniture zone at no more than 60-foot intervals (not to interfere with the placement of STREET TREES or STREET LIGHTS) measured parallel to the STREET. At the time of development, the developer is only responsible for the installation of bicycle racks on the side(s) of the STREET being developed.~~

**9a. Form Based Code Section III. Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 5. Retail
Amendment adopted on April 27, 2010:**

* * *

Secondary Retail

* The following uses are permitted with Special Exception Use Permit

Audio-visual production studio	Mortuary or funeral home
Automotive service station	Tire shop
Carpet and rug cleaning (excluding dying)	Upholstery shop
Food delivery service	Vehicle service establishment
Miniature golf course	

**9b. Form Based Code Section VIII. Attachments, A. Zoning Section 20. "CP-FBC" - Columbia Pike Form Based Code Districts
Amendment adopted on April 27, 2010:**

A. Uses Permitted

~~3154.~~ Motor vehicle dealership, sales or rental lot, provided that the use complies with the standards identified in Section 26.C.4, and provided that indoor and/or outdoor display area(s) do not exceed 300 linear feet along Main Street or Avenue frontage. ~~Motor vehicle dealerships, sales or rental lots~~ are specifically prohibited on Neighborhood and Avenue Sites.

B. Special Exceptions

~~413.~~ Automotive painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing or overhauling and the like Vehicle body shop, so long as such activities are conducted entirely within an enclosed structure building.⁹

~~314.~~ Automobile service station, Vehicle service establishment, provided that any incidental vehicle repairs such as tube and tire repairing, battery charging and storage or merchandise and supplies shall be conducted wholly within a building, and that any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, seven (7) feet in height, is erected and maintained between such uses and any adjoining "R" District.

~~15.~~ Tire shop.

**10. Form Based Code Section III. The Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 2. Buildings
Amendment adopted on May 25, 2010:**

* * *

E. When the BUILDING ENVELOPE STANDARD designation changes along ~~the a property frontage STREET FRONTAGE or at the BLOCK CORNER within a development proposal~~, the ~~property owner applicant~~ has the option of applying either BUILDING ENVELOPE STANDARD (BES) for a maximum additional distance of 50 feet ~~in either direction along that frontage STREET FRONTAGE or around that BLOCK CORNER~~.

* * *

**11a. Form Based Code Section II. Definitions
Amendment adopted on May 25, 2010:**

* * *

ENGLISH BASEMENT

A dwelling unit, with kitchen and bath, which is below the GROUND FLOOR of a building, partially below and partially above the grade of the fronting sidewalk, has its own separate entrance from the rest of the building and which may have internal access to the GROUND FLOOR dwelling unit.

* * *

GROUND FLOOR, GROUND STORY

The first level of ~~MAIN STREET and LIVE/WORK SITE~~ a building where at least 80 percent of the finished floor elevation is within ~~the finished floor elevation parameters established in the designated BES 18 inches of the adjacent fronting sidewalk level~~. The next STORY above the GROUND STORY is the second floor. ~~(When a residential use occupies the GROUND FLOOR it shall be 30 to 60 inches above the fronting sidewalk elevation, as indicated in the BUILDING ENVELOPE STANDARDS.)~~

* * *

LOCAL STREET BUILDING

~~Buildings as defined in the BUILDING ENVELOPE STANDARD for LOCAL STREET SITES. One of a series of attached similiar buildings, as defined in the BUILDING ENVELOPE STANDARDS for LOCAL STREET sites, separated by common party walls without openings extending from basement to roof. Each building may contain one or more dwelling units.~~

* * *

PORCH

A covered platform on the RBL side of a building. A PORCH shall not be enclosed.

* * *

VESTIBULE

An open or enclosed passage or hall, of not more than 30 square feet, between an exterior opening or door and the interior of a building.

* * *

**11b. Form Based Code Section III. The Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 4. Parking
Amendment adopted on May 25, 2010:**

B. Sites under 20,000 square feet in land area have no minimum parking requirements, except that on LOCAL sites of less than 20,000 square feet in land area and with more than two dwelling units per LOCAL STREET BUILDING, parking shall be provided for each dwelling unit, as required in Section III.B.4.C.

C. ~~Sites over 20,000 square feet in land area and~~ All other sites not expressly covered by Section III.B.4.B. shall meet ~~have~~ the following requirements:

1. A minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8 parking space per residential unit shall be provided as SHARED PARKING. There are no maximum limits on SHARED PARKING.
2. A minimum of one space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as SHARED PARKING; there are no set maximum limits on SHARED PARKING. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for SHARED PARKING. Any limitations on the SHARED PARKING (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.
3. A maximum of one space per 1,000 square feet of non-residential GFA or two spaces per residential dwelling unit may be made available for RESERVED PARKING.
4. RESERVED PARKING above the maximum may be provided upon payment to the County. The County Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.

**11c. Form Based Code Section IV. Building Envelope Standards B. Main Street Sites Amendment
adopted on May 25, 2010:**

2. Siting Specifications

STREET Facade

1. The STREET facade shall be built-to not less than 75 percent of the overall RBL. However, the GROUND FLOOR portions of the STREET facade within 7 feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.

2. The STREET facade shall be composed as a simple plane (limited jogs less than 24 inches are considered a simple plane within this requirement) interrupted only by ~~porches~~-PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

**11d. Form Based Code Section IV. Building Envelope Standards C. Avenue Sites
Amendment adopted on May 25, 2010:**

2. Siting Specifications

STREET Facade

1. The STREET facade shall be built-to the RBL not less than 10 percent of the overall RBL.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only by porches PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

**11e. Form Based Code Section IV. Building Envelope Standards D. Local Sites
Amendment adopted on May 25, 2010:**

1. Height Specifications

GROUND STORY Height

1. The ~~first~~ GROUND STORY finished floor elevation of any each residential unit LOCAL STREET BUILDING shall be between 0 and 5 inches or 36 and 60 inches above the fronting sidewalk. ~~Where The finished floor elevation for LIVE-WORK development shall be between 0 inches and 18 inches above the fronting sidewalk; and have at least 12 feet clear height for at least 1/3 of its area contiguous to RBL frontage.~~
2. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR is 14 feet.
3. The ~~first~~ GROUND STORY shall have at least 9 feet 4 inches in clear height for at least 80 percent of its area. The GROUND STORY of LIVE-WORK development shall have at least 12 feet clear height for a depth of at least 1/3 of its floor area contiguous to each frontage adjacent to an RBL.

Upper STORIES Height

1. All STORIES shall have at least 9 feet 4 inches in clear height for at least 80 percent of their area.
2. The maximum floor to floor STORY HEIGHT limit for upper STORIES is 12 feet.

2. Siting Specifications

STREET Facade

1. The STREET facade shall be built-to not less than 75 percent of the overall RBL. However, at the GROUND FLOOR, portions of the STREET facade within 7 feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only by porches PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

Lot/Dwelling Unit Width

The LOT/dwelling unit width shall be between 16 feet and 32 feet. No more than 1/3 of the LOCAL STREET BUILDINGS units in any phase within a development proposal shall be less than 18 feet wide. A maximum of 7 units LOCAL STREET BUILDINGS or 150 feet (whichever is greater) shall be contiguous as a single building

attached group of LOCAL STREET BUILDINGS. There shall be a 10 foot gap (gated) between multiple buildings groups of LOCAL STREET BUILDINGS.

3. Elements Specifications

STOOPS

1. Each LOT/unit LOCAL STREET BUILDING shall include a either no more than one STOOP of not more than 5 feet deep and 6 feet wide (plus steps) which is required to be built forward of the (RBL); or a no more than one front porch PORCH, between 8 feet and 10 feet deep with a width not less than 50 percent of the RBL –with the building facade placed an additional 2 feet back from the STREET/RBL. Provided, however, that when the finished floor elevation of the GROUND STORY is between 0 to 5 inches above the grade of the fronting sidewalk, a STOOP is not required, and at least 2 feet of the shy zone (the area adjacent to the building face, at least 2 feet in width) shall be distinguished from the sidewalk by a change in material, color, finish or landscaping when a PORCH is not provided.

2. No more than two entries per STOOP, PORCH or shy zone treatment as described above in STOOPS (1.) shall be permitted and the STOOP, PORCH or shy zone treatment as described above in STOOPS (1.) may provide access to a VESTIBULE. In addition, any LOCAL STREET BUILDING may include an entry on the RBL side of the building into an ENGLISH BASEMENT. No entries are permitted below the GROUND STORY on the RBL side of LOCAL STREET BUILDINGS with a GROUND STORY finished floor elevation of 0 to 5 inches above the fronting sidewalk.

4. Use Specifications

GROUND STORY

A GROUND FLOOR may have residential and home office uses. Where a site is designated LIVE-WORK, the GROUND FLOOR may additionally have small professional office, building lobby, building manager’s office, ancillary retail grocery, and cafe uses (each less than 1,200 sf).

Upper STORIES

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

LOCAL STREET BUILDINGS

A LOCAL STREET BUILDING may include up to two dwelling units and an ENGLISH BASEMENT, provided that no stairway or corridor, except a VESTIBULE, shall serve as common access for multiple dwelling units.

ACCESSORY UNITS

1. Either One English basement ENGLISH BASEMENT unit or one ACCESSORY UNIT is permitted, except that an ENGLISH BASEMENT is not permitted where the GROUND STORY finished floor elevation is less than 36 inches above the fronting sidewalk. Conversion of primary structure single family units for multiple family uses is prohibited.

2. Parking and ACCESSORY UNIT (maximum 650 sf) uses are permitted in the building area at the rear of the LOT.

Garage/Parking

The garage/parking for vehicles (autos, trailers, boats, etc.) shall be located at least 25 feet away from any RBL (excepting basement garages).

The following requirements apply only to LIVE-WORK Designated Sites

1. There is no requirement for a front porch STOOP, PORCH or shy zone treatment as described above in STOOPS (1.) requirement.

2. There is no front yard fence requirement.

3. The GROUND STORY finished floor elevation shall be between 0 and 18 inches above the adjacent sidewalk elevation and the GROUND STORY shall have a clear height of between 12 and 19 feet.

**11f. Form Based Code Section IV. Building Envelope Standards E. Neighborhood Sites
Amendment adopted on May 25, 2010:**

1. Height Specifications

Building Height

1. Principal building height is measured in STORIES.
2. The building shall be no more than 3 STORIES in height.
3. No accessory building shall be more than 18 feet to its EAVES.

GROUND FLOOR and Second STORY Height

1. The first GROUND FLOOR finished elevation shall be between 30 and 69 inches above the average RBL elevation.
2. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR STORY is 14 feet.
3. The GROUND FLOOR STORY and second STORIES shall have at least 9 feet 4-inches in clear height for at least 80 percent of the area of the particular STORY.

Upper STORIES Height

1. The maximum floor-to-floor STORY HEIGHT for upper STORIES is 10 feet.
2. Each STORY above the second STORY shall have at least 8 feet 8 inches in clear height for at least 80 percent of its area.

Mezzanines

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

2. Siting Specifications

STREET Facade

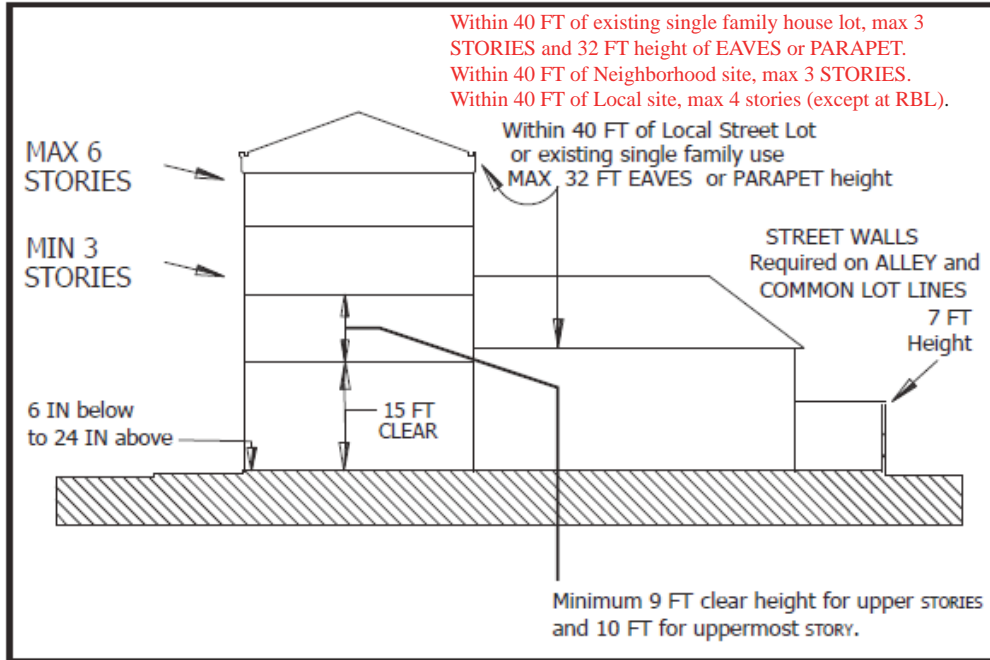
1. The STREET facade shall be built-to the RBL not less than 33 percent of the overall RBL.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only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

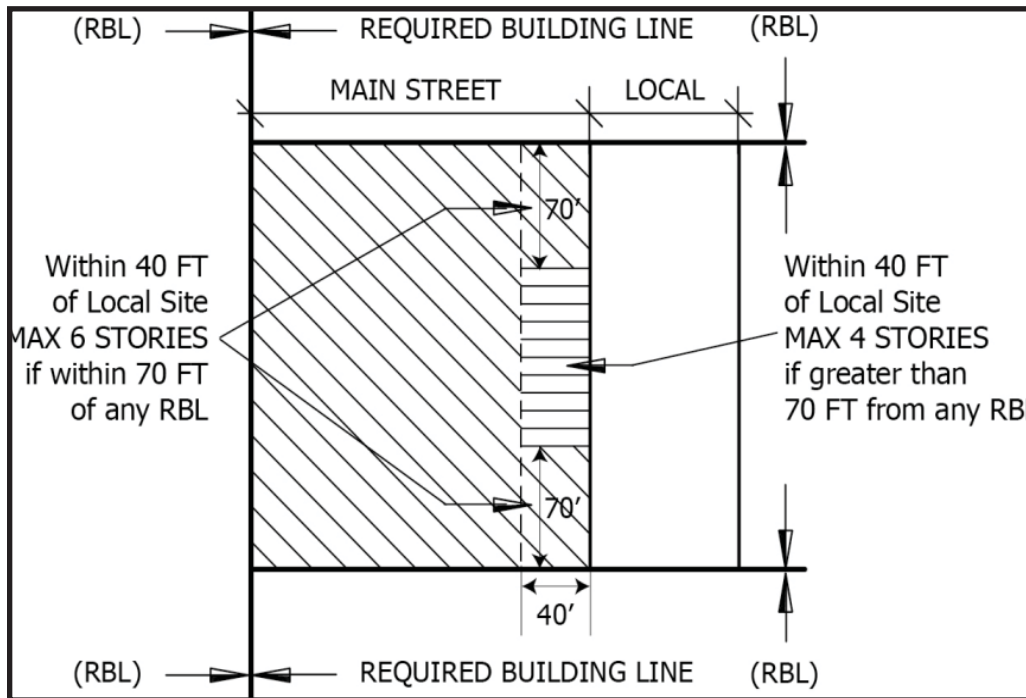
4. Use Specifications

1. Within the primary building, permitted uses include: Home occupations as defined in the Zoning Ordinance (by-right with these exceptions: maximum 2 nonresident employees within the primary structure and/or maximum 1 nonresident employee within 1 accessory structure, for each LOT).
2. ~~Either One English-basement~~ ENGLISH BASEMENT unit or one ACCESSORY UNIT is permitted. Conversion of primary structure single-family units for multiple family uses is prohibited.
3. Parking and ACCESSORY UNIT (maximum 650 square feet) uses are permitted in the building area at the rear of the LOT.

12a. Form Based Code Section IV. Building Envelope Standards B. Main Street Sites Amendment adopted on April 16, 2011:

1. Height Specifications





Building Height

1. Principal building height is measured in STORIES. These parameters preserve appropriate STREET-space and allow for greater variety in building height.
2. Each building shall be between 3 and 6 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

* * *

Other

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

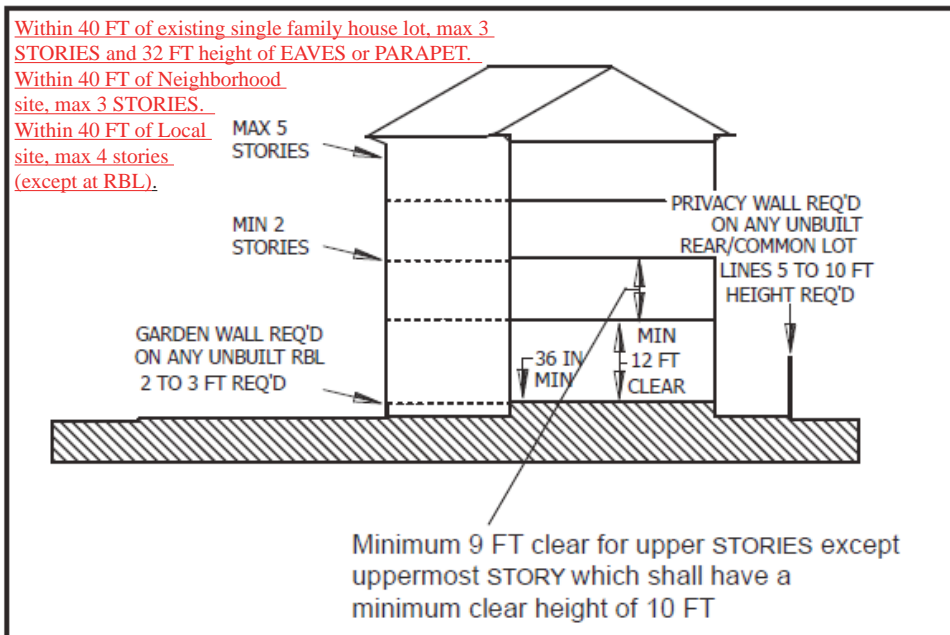
Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of a Main Street site is within 40 feet of:

1. A Local or Live/Work site (excluding Live/Work* sites), the maximum height for that portion is no more than 4 STORIES, unless that portion is also no more than 70 feet from an RBL, in which case the maximum height is no more than 6 STORIES.
2. A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.
3. An existing single-family lot, the maximum height for that portion is 32 feet to the EAVES or PARAPET, and no more than 3 STORIES.

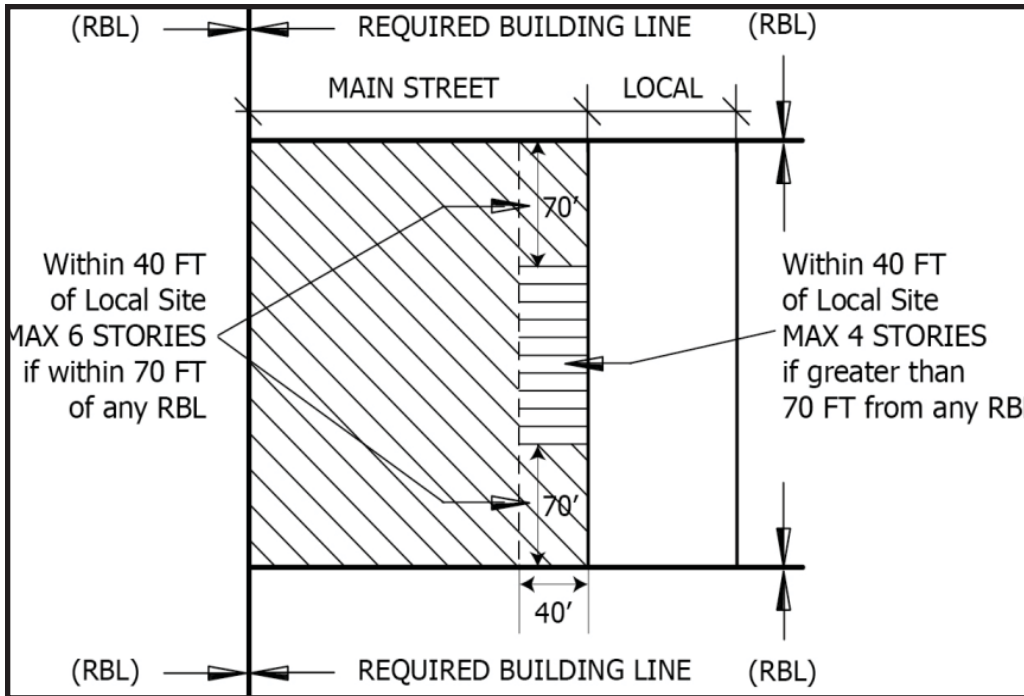
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12b. Form Based Code Section IV. Building Envelope Standards C. Avenue Sites Amendment adopted on April 16, 2011:

1. Height Specifications



* * *



Building Height

1. Principal building height is measured in STORIES.
2. Buildings shall be between 2 and 5 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

* * *

Other

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

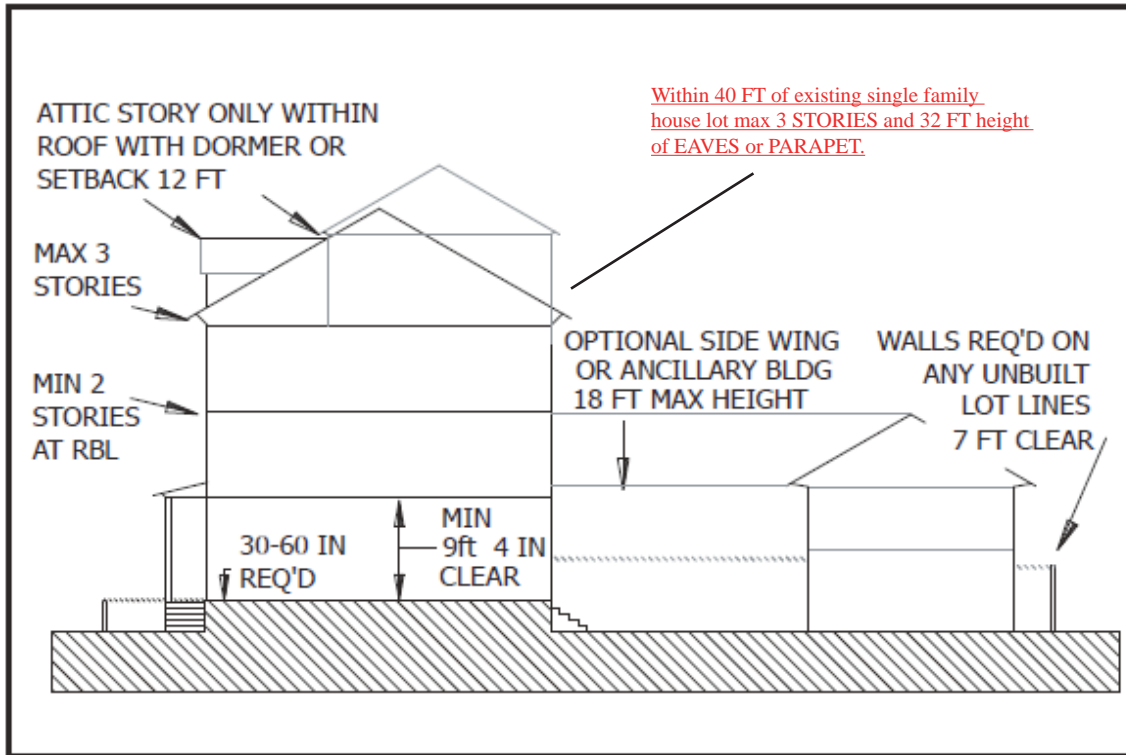
Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of an AVENUE site is within 40 feet of:

1. A Local or Live/Work site (excluding Live/Work* sites), the maximum height for that portion is no more than 4 STORIES, unless that portion is also no more than 70 feet from an RBL, in which case the maximum height is no more than 5 STORIES
2. A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.
3. An existing single-family lot, the maximum height for that portion is 32 feet as measured to the EAVES or PARAPET, and no more than 3 STORIES

* * *

12c. Form Based Code Section IV. Building Envelope Standards D. Local Sites Amendment adopted on April 16, 2011:

1. Height Specifications



Building Height

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

* * *

Other

Where a part of a LOCAL site is within 40 feet of a NEIGHBORHOOD site existing single family use dwelling, the maximum height for any structure on that portion of the site is 32 feet to the EAVES or PARAPET.

Notwithstanding the provisions in Section III.A.6.1, where any portion of a Local site is within 40 feet of an existing single-family house lot, the maximum height for that portion is 32 feet and no more than 3 stories to the EAVES or PARAPET

* * *

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

Please refer to the FBC Amendment No. 7 to the Regulating Plan within Attachment D of this document.

* * *

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

* * *

B. Special Exceptions.

* * *

10. Nightclubs and restaurants providing live entertainment, including dance halls.
11. Open-air markets are permitted subject to obtaining a use permit. The use shall be regulated by all conditions placed on the use permit by the County Board at the time of approval including but not limited to conditions governing customer and vendor parking , landscaping, maintenance, impact on neighboring residential areas, management of trash, management of noise, times and days of the week of operation, including the number of vendors that would be permitted under the use permit. In addition, any open-air market shall meet the following requirements:
- a. No open-air market shall be located within one thousand (1,000) feet of another open-air market. However, the County Board may modify this requirement as part of the use permit review process, if it finds that the location of the open-air market will not have a substantial adverse impact on surrounding neighborhoods;
 - b. No open-air market shall be located within one hundred (100) feet of the boundary of any "R" zoning district. However, the County Board may modify this requirement as part of the use permit review process, if it finds that the location of the open-air market will not have a substantial adverse impact on surrounding neighborhoods; and
 - c. An application for a use permit for an open-air market shall include a parking plan that is drawn to scale, showing the number and location of customer and vendor parking spaces. Customer and vendor parking identified as available for market use shall be sufficient to not have a substantial adverse impact on the surrounding neighborhoods.
112. Outdoor swimming pool.
123. Public storage facilities.
134. Vehicle body shop, so long as such activities are conducted entirely within a building. ^{9B}
145. Vehicle service establishment, provided that any vehicle repairs and storage or merchandise and supplies shall be conducted wholly within a building, and that any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, seven (7) feet in height, is erected and maintained between such uses and any adjoining "R" District. ^{9B}
156. Any other use otherwise permitted in this district with a drive-through window, provided that the drive-through operation has no more than two lanes. Drive-through access may not be from Main Street frontage.

* * *

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

* * *

E. Administration

* * *

b. Pursuant to a use permit application, the County Board may modify only the following requirements of the Form Based Code: Provided, however, that after such modifications, the County Board is still able to make the finding called for in subsection 3.a. above.

- (1) Height of first floor relative to fronting sidewalk elevation;
- (2) RBLs for the location of new alleys or streets, for historic buildings and for existing parking garages;
- (3) Breaks between buildings;
- (4) STREETScape details;
- (5) Design issues related to the inclusion of existing or historic buildings or mature trees;
- (6) ~~Signs.~~

* * *

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

* * *

B. Special Exception/Use Permit Option

* * *

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

* * *

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

* * *

2. STANDARDS FOR SIGNAGE (WHERE CLEARLY VISIBLE FROM THE STREET)

~~Signs that are permitted in Section 34.A.1, 34.A.4, 34.D.4, 34.E, 34.F.1, 34.F.5 and 34.J of the Zoning Ordinance are permitted on property developed under the Form Based Code.~~

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

- A. Building signs: 1 sign per building which may be a masonry or bronze plaque, or alternatively, a wall or blade type building sign;
- B. Signs for retail and office spaces; AWNING signs; 1 sign per building which may be a masonry or bronze plaque, or alternatively, a wall or blade type building sign; per building bearing an owner's or building's name and STREET address signs. In addition, 1 blade sign; 1 graphic sign; and up to a total of 3 wall or window signs per tenant. One additional wall or window sign and 1 additional blade sign are permitted for tenants occupying retail or office spaces with more than one STREET FRONTAGE.
- C. Signs for SHARED PARKING within a structure: 1 wall sign meeting the standards below; and blade signs meeting the standards for incidental signs are set forth in 34.7.H.

Signage Standards:

- Wall signs for retail and office spaces (placed against a wall) are permitted either only within the area above the GROUND STORY windows and below the second STORY windows, or on the vertical front of or on top of a CANOPY. All wall signs shall be placed within a horizontal band not to exceed 2 feet in height. This band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk, unless placed on the front of or on top of a CANOPY. If placed on top of a CANOPY, the 2-foot band shall not extend more than 2 feet beyond the top of the CANOPY. Wall signs shall not come closer than 2 feet to an adjacent COMMON LOT LINE or the boundary of the area permitted to be used by the retail or office tenant.
- Wall signs for SHARED PARKING within a structure shall be placed in a horizontal band not to exceed 2 feet in height. This band shall be located immediately above the entrance to be SHARED PARKING structure and shall not be higher than 4 feet from the top of the entrance opening.
- Letters on all wall signs shall not exceed 18 inches in height or width and 3 inches in relief. Wall signs shall not come closer than 2 feet to an adjacent COMMON LOT LINE or the boundary of the area permitted to be used by the retail or office tenant and shall not exceed 20 feet in length.
- Window Signs are permitted to be placed or painted within GROUND FLOOR or second STORY of office and retail windows and the entire window sign shall fit within a rectangle of 8 square feet. Window signs shall be allowed automatic changeable copy elements as set forth in 34.12.
- One masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/PARAPET wall or under the eaves, and above the upper STORY windows. Any such plaque shall be no larger than a rectangle of 8 square feet.
- STREET address signs may be placed at STREET entry doors using 6 to 8 inch tall, non-cursive type

lettering. Such letters shall be located between 6 feet and 10 feet above grade.

- Blade type shop signs are encouraged, and shall be permitted for retail and office tenants. Except for blade type building signs permitted as an alternative to the masonry or bronze plaque below, they shall be not more than 6 square feet and shall be located so that there is a minimum of 9 feet clear height above the sidewalk and below the blade type sign. Blade signs may be hung from an overhang or AWNING. Blade signs shall not be internally illuminated and the company name or logo may occupy no more than one-half of the square footage within the blade sign. Creative art, graphics or materials are encouraged in the area of the blade sign not containing the company name or logo. Only one blade sign shall be permitted per tenant per STREET FRONTAGE and only for tenants occupying the GROUND FLOOR or second STORY
- One graphics sign (a graphics sign is a sign designed to be read only from a distance of less than 3 feet away), such as, but not limited to restaurant menus or building directories, may be displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry. Graphics signs shall not be exposed to the elements.
- One masonry or bronze plaque, or alternatively, on a MAIN STREET or AVENUE building, one wall or blade type building sign may be placed on a building as shown in the following table. Such wall or blade sign shall not cross from one vertical discrete facade composition to another.

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

- ~~■ Prohibited Signs: The following signs are prohibited unless otherwise permitted by the County Board by Special Exception: canopy signs, marquees, signs located above a height of 35 feet except of masonry or bronze plaques as permitted above, freestanding signs, painted window signs other than described above, and signs painted on the exterior walls of buildings. Under no circumstances shall flashing, traveling, animated, or intermittent lighting be on the exterior of any building whether such lighting is of temporary or long-term duration, and under no circumstances shall the County Board permit portable or wheeled signs and advertising devices located outside any building, billboards, any kind of animation or signs specified in Section 34.C. of the Zoning Ordinance.~~

- Signs shall be further limited and regulated by the following provisions in Section 34 of the Zoning Ordinance, which shall be incorporated as if fully set forth herein: 34.2, 34.3.A.1(a), 34.3.A.1(b) (1) and (2), 34.3.A.2, 34.3.B, 34.4, 34.7.F, 34.7.H, 34.7.K, 34.7.M, 34.9.A.8, 34.9.B, 34.11, 34.12, 34.13, 34.15, 34.16, 34.17, 31A.E.10. 37.F.
- External lighting directed towards signage that is not internally illuminated is permitted. The energy efficiency of lighting should be considered. ⁶

AWNINGS/Overhangs:

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

- Minimum 10 feet clear height above sidewalk, minimum 6 feet depth out from the building façade (maximum to curb or tree-planting strip/furniture zone, whichever is closer).
- Canvas cloth or equivalent (no shiny or reflective materials), metal or glass.
- No internal illumination through the AWNING/Overhang.
- Except for wall signs permitted to be attached to CANOPIES, Lettering and/or logo on AWNING and CANOPIES shall be limited to 5 inches tall on the vertically hanging fabric/face at the curb side of the AWNING or CANOPY.
- No one-quarter cylinder configurations. ⁶

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

* * *

AWNING

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

* * *

CANOPY

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

* * *

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

* * *

STREET LIGHT

A luminaire installed on either side ~~both sides~~ of the STREETS, along the STREET TREE ALIGNMENT LINE, ~~unless otherwise designated on the REGULATING PLAN, at intervals of no more than 60 feet, measured parallel to the STREET. STREET LIGHTS be between 9 and 16 feet above ground in height. Lighting standards for STREETS and ALLEYS should be developed to meet the minimum standards of the Illumination Engineering Society (with the design criteria giving equal weight to the lighting of the pedestrian areas and the automobile areas):~~

* * *

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

B. Rules for the Regulating Plan and New Development Plans

3. STREETScape

B. ~~STREET LIGHTS shall be installed on both sides of STREETS~~ poles shall be centered along the STREET TREE ALIGNMENT LINE where feasible and not in conflict with existing utilities. Where such location is not feasible due to existing or other required, underground or above ground structures in the right of way, STREET LIGHT poles shall be located two (2) feet to four (4) feet behind the back of curb within the furniture zone (as defined below). ~~and unless otherwise designated on the REGULATING PLAN, at no more than 60 foot intervals measured parallel to the STREET. STREET LIGHTS shall not be located within the clear zone or the shy zone (as defined below).~~ At the time of development, the developer is only responsible for the installation of STREET LIGHTS on the side(s) of the STREET being developed.

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

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

B. Minimum Standards

1. THE STREETScape

- Each Street shall have canopy shade trees (STREET TREES). Wherever the REGULATING PLAN does not show specific STREET TREE placement, STREET TREES shall be planted along the STREET TREES ALIGNMENT LINE at an average spacing ~~between not greater than~~ 25 to 30 feet on center (measured per BLOCK face). Required tree planting area widths are specified on the typical street cross sections in the Master Transportation Plan – Part I. However, open soil surface area shall be not less than 60 square feet per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area's minimum dimension shall be 5 feet or as indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting Strip Size. At planting, trees shall be at least ~~4 to~~ 4.53.5 inches in diameter (measured 4 feet above grade) ~~and at least 12 feet in overall height~~. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List. Consult the ADMINISTRATIVE REVIEW TEAM for the designated tree species for a particular STREET.
- Any unpaved ground area fronting the LOTS (to the curb) shall be planted with groundcover or flowering vegetation.
- STREET TREES shall be "limbed up" so as to not interfere with pedestrian or auto/truck travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the STREET).
- Low metal fencing or railing that is attractive and durable shall be installed around STREET TREE pit areas to prevent pedestrian damage to planting materials. Consistency of fencing design is required within a project and within a BLOCK face. (Tree fencing shall not be required in locations where the clear sidewalk area is less than 6 feet in width.)

2. BACKS

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

7. GENERAL NOTES

- All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- Invasive exotic species found anywhere on the Lot shall be removed
- Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any Street. (Water pumps not visible are not included in this prohibition.)
- ~~Street Lighting shall be placed along the Street Tree Alignment Line or within the furniture zone as shown in the Master Transportation Plan.~~

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

G. Lighting and Mechanical Equipment,

2. STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT

(Where Clearly Visible From The Street)

Lighting.

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

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

B. Rules for the Regulating Plans and New Development Plans

6. Historic Preservation

HISTORIC STRUCTURES

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

The following properties are HISTORIC STRUCTURES:

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

HISTORIC FACADES

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

The following properties contain HISTORIC FACADES:

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

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

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

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

B. Rules for the Regulating Plans and New Development Plans

4. Parking

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

2. For all other uses except hotel uses, Aa minimum of one space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as SHARED PARKING; there are no set maximum limits on SHARED PARKING. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for SHARED PARKING. Any limitations on the SHARED PARKING (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public

parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.

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

E. Bicycle Parking:

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

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

B. Building Envelope Standards: Main Street Sites

B.1. Upper STORIES Height

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

C. Building Envelope Standards: Avenue Sites

C.1. Upper STORIES Height

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

D. Building Envelope Standards: Local Sites

D.1. Ground STORY Height

3. The Ground Story shall have at least 98 feet 10 inch in clear height for at least 80 percent of its area. The

Ground Story of Live/Work development shall have at least 12 feet clear height for a depth of at least 1/3 of its floor area contiguous to each frontage adjacent to an RBL.

D.1. Upper STORIES Height

1. All Stories shall have at least an 98 feet 10 inch in clear height for at least 80 percent of their area.
2. The maximum floor to floor Story Height limit for upper Stories is 12 feet.

E. Building Envelope Standards: Neighborhood Sites

E.1. Ground Floor and Second Story Height

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

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

B. Special Exception/Use Permit Option

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

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

**19. Form Based Code Section III. Regulating Plans
Amendment adopted on February 21, 2015 (ZOA-15-01):**

B. Rules for the Regulating Plan and New Development Plans

5. Retail

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

Columbia Pike Special Revitalization District - Form Based Code

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

<u>Use Category</u>	<u>Specific Use Types</u>	<u>Permitted (P) or Use Permit (U)</u>	<u>Primary (1) or Secondary (2)</u>	<u>Use Standards</u>
	Office (such as real estate broker, travel agency, medical, etc.)	P	2	
<u>Retail, Repair</u> (see §12.2.5.F.2(C))	All retail repair uses	P	2	
	Tailor or dressmaker	P	2	
	Locksmith	P	2	
	Shoe or small appliance repair shop	P	2	
<u>Self-service storage uses</u> (see §12.2.5.G)	Self-service storage facilities	U	1	§12.5.26
	All other self-service storage uses			
<u>Vehicle Sales and Service</u> (see §12.2.5.H)	Vehicle service establishment	U	2	§12.5.29
	Other other vehicle sales and service uses			
Industrial Use Categories				
<u>Light Industrial Service</u> (see §12.2.6.A)	Carpet and rug cleaning (excluding dyeing)	U	2	
	Medical or dental offices, clinics or laboratories	P	2	
	Sign painting shop	P	2	§12.6.9
	Printing, lithographing, or publishing	P	2	
	Upholstery shop	U	2	§12.5.27
	All other light industrial uses			
Accessory Uses				
<u>Live entertainment</u>	Nightclubs and restaurants with live entertainment/dancing	U	1	§12.9.12
<u>Drive-through facilities (restaurants only)</u>	Restaurant with drive-through window	U	1	§12.9.7
<p>*The following uses are permitted with Special Exception Use Permit If any of the aforementioned uses provide classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit.</p>				
<p>*The following uses are permitted with Special Exception Use Permit If any of the aforementioned uses provide classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit.</p>				

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

~~CIVIC USE PUBLIC, CIVIC AND INSTITUTIONAL USES~~

~~Community uses including: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other uses as determined by the Zoning Administrator. Those uses as provided in ACZO §12.2.4.~~

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

B. Rules for the Regulating Plan and New Development Plans

4. Parking

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

1. A minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8 parking space per residential unit shall be provided as SHARED PARKING. There are no maximum limits on SHARED PARKING.
2. For all other uses except hotel uses, a minimum of one space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as SHARED PARKING; there are no set maximum limits on SHARED PARKING. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for SHARED PARKING. Any limitations on the SHARED PARKING (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.

E. Bicycle Parking:

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

4. For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms, or portion thereof, and 1 visitor space per 50 guest rooms, or portion thereof. ^{18A}

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

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

52. All tenant and employee bicycle parking facilities are to be highly visible to intended users and shall be protected from rain and snow within a structure, meeting Class 1 secure standards as contained in the Arlington County Master Transportation Plan’s Bicycle Element (July 2008) and as may be subsequently amended. Where tenant and employee bicycle parking cannot be accommodated within structured parking located on site, the design of the independent bicycle parking facility, also to be located on site, shall be screened from view of pedestrians along a STREET and constructed using the same materials or materials appearing to be the same as those used on the primary building(s). The bicycle parking facilities shall not encroach on any area in the public right of way intended for use by pedestrians, nor shall they encroach on any required fire egress.

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

5. ~~Retail~~ Ground Story Uses

A. General Principles and Intent

Generally, ~~Retail, service and commercial, or PUBLIC, CIVIC AND INSTITUTIONAL USES~~ are is required on the GROUND STORY of MAIN STREET SITES Buildings and, required to a lesser degree on the GROUND STORY of Local SITES Street Buildings, and are allowed on the GROUND STORY of AVENUE Buildings. The intent of the

requirement for uses on the GROUND STORY, combined with storefront design requirements, is to achieve a high level of pedestrian activity adjacent to the public sidewalk, interesting design, and transparency into the building. The inclusion of retail enlivens the Street and creates a purpose for being there.

B. Allowable GROUND STORY Uses

GROUND STORY uses allowed along Columbia Pike, include uses in the retail, service and commercial, PUBLIC, CIVIC AND INSTITUTIONAL, industrial and accessory use categories, as provided in Table 3.1. Unless otherwise noted, retail is an inclusive phrase that encompasses consumer comparison goods (general merchandise, apparel, furnishings and other types of similar merchandise — commonly referred to as GAFO categories in the retail industry — convenience goods, food/delis, gifts, drugstore items, personal care, cards/stationary), personal business services, professional offices, restaurants, grocery stores, and hotel, theatre, and other uses that provide visual interest and create active street life. Other uses that can similarly provide visual interest and create an active street life may be allowed, if in which in the judgement of the Zoning Administrator, they are of the same general character as those listed in Table 3.1 and will not be detrimental to the Columbia Pike Special Revitalization dDistrict in which it is to be located, may be allowed:

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

C. GROUND STORY Use Table

1. Use Categories and Specific Use Types

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

2. Permitted or Use Permit

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

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

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

4. ACZO Use Standards

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

Table 3.1: Form Based Code Ground Story Use Table

Use Category	Specific Use Types	Permitted (P) or Use Permit (U)	Primary-(1) or Secondary (2)	Restricted on Principal Arterials per III.B.5.D	ACZO Use Standards
Primary-Retail <u>Key: P=allowed by-right; U=requires use permit approval; Blank cell = not permitted</u>					
Retail, Service and Commercial Use Categories					
Entertainment (see §12.2.5.A)	Theatres	P	±		
	All other entertainment uses	U	±		
Food and-Drinking Establishments (see §12.2.5.B)	Restaurant, general	P	±		§12.5.22
	Restaurant, limited	P	±		§12.5.23
	Catering establishment, small scale	P U on Principal Arterials	2	Yes	
	Food delivery service	U	2	Yes	
Recreation (see §12.2.5.F)	Miniature golf courses	U	2		
	All other indoor recreation uses	U	±		
Office (see §12.2.5.C)	Audio-visual production studio	U	2		
	College operated as a commercial enterprise	U	±	Yes	
	<u>Financial services</u>	P			
	Office or clinic, medical or dental	P U on Principal Arterials	2	Yes	§12.5.16
	<u>Offices, business and professional</u>				
	<u>All other office uses</u>				
Retail, Sales (see §12.2.5.G.2(a))	Drugstore	P	±		§12.5.5 §12.5.22
	Grocery store	P	±		§12.5.10 §12.5.22
	All other retail sales uses	P	±		§12.5.21

Use Category	Specific Use Types	Permitted (P) or Use Permit (U)	Primary (1) or Secondary (2)	Restricted on Principal Arterials per III.B.5.D	ACZO Use Standards
Retail, Personal-Service (see §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals	P <u>U on Principal Arterials</u>	2	Yes	§12.5.2
	Mortuary or funeral home	U	2		§12.5.14
	Pawnshop	P	2		
	All other personal service retail uses	P	2		§12.5.20
Retail, Repair (see §12.2.5.G.2(C))	All retail repair uses	P	2		
Self-service storage uses (see §12.2.5.G)	Self-service storage facilities	U	1	Yes	§12.5.25
	All other self-service storage uses				
Vehicle Sales and Service (see §12.2.5.H)	Vehicle service establishment	U	2		§12.5.28
	Vehicle sales, rental, or leasing facilities	<u>U</u>		Yes	§12.5.29
	Other other vehicle sales and service uses				
Public, Civic and Institutional Use Categories					
PUBLIC, CIVIC AND INSTITUTIONAL uses below are eligible for certain design relief as provided in VI.E.2.c, as part of the use permit approval for such use. For those uses otherwise allowed by-right (P), such design relief may also be approved subject to use permit approval for such use.					
Colleges (see §12.2.4.A)	Colleges/Universities (public; not-for-profit)	<u>U</u>		Yes	
Community Service (see §12.2.4.B)	Community Centers	<u>U</u>			
	Libraries	<u>U</u>			
	Museums and Art Galleries or Studios	<u>U</u>			
	Recreation Centers	<u>U</u>			
Religious Institutions (see §12.2.5.H)	Churches, mosques, synagogues and temples	P			
Governmental Facilities (see §12.2.4.D)	Fire and police stations	<u>U</u>			
Hospital	Hospitals	<u>U</u>			
Schools (see §12.2.5.I)	Schools, Elementary, Middle, or High	<u>U</u>			§12.4.7
Day Care (see §12.2.4.C)	All day care uses	<u>U</u>		Yes	
Industrial Use Categories					

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

D. Ground Story use limitations for Principal Arterials

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

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

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

B. Building Envelope Standards: Main Street Sites

4. Use Specifications

Ground Story

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

Upper Stories

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

C. Building Envelope Standards: Avenue Sites

4. Use Specifications

Ground Story

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

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

E. Windows and Doors

2. Standards for Windows and Doors

a. Materials: The following materials are permitted

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

c. Shopfront (Ground Floor) Windows and Doors:

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

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

F. SIGNAGE

1. INTENT AND GUIDING ILLUSTRATIONS FOR SIGNAGE

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

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

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

- aA. Each bBuilding signs may have one building sign: 1 sign per building which may be a masonry or bronze plaque, or alternatively, a wall or blade type building sign.
- bB. Each retail or office tenant on the Ground Floor or Second Story may have the following sSigns for retail and office spaces:
 - 1. Unlimited AWNING signs and STREET address signs: In addition,
 - 2. 1One blade type shop sign per STREET frontage
 - 3. 1One graphic sign; and

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

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

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

3. Signage Standards:

a. Wall signs

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

b. Window Signs

1. Window signs are permitted to be placed or painted within GROUND FLOOR or second STORY office and retail windows and the entire window sign shall fit within a rectangle of ~~eight~~8 square feet.
2. Window signs shall be allowed automatic changeable copy elements as set forth in ACZO 13.12.
 - ~~STREET address signs may be placed at STREET entry doors using 6 to 8 inch tall, non-cursive type lettering. Such letters shall be located between 6 feet and 10 feet above grade~~

c. Blade type shop signs

1. Blade type shop signs ~~are encouraged, and shall be permitted for retail and office tenants. Except for blade type building signs permitted as an alternative to the masonry or bronze plaque below, they shall be not more than~~ six~~6~~ square feet.
2. Blade type shop signs ~~and~~ shall be located so that there is a minimum of ~~nine~~9 feet clear height above the sidewalk and below the blade type sign. Blade signs may be hung from an overhang or AWNING.
3. Blade type shop signs shall not be internally illuminated and ~~the company name or logo~~ commercial messages may occupy no more than one-half of the square footage within the blade sign. Creative

~~art, graphics or materials are encouraged in the area of the blade sign not containing the company name or logo. Only one blade sign shall be permitted per tenant per STREET FRONTAGE and only for tenants occupying the GROUND FLOOR or second STORY~~

d. Graphics Signs

1. ~~One Ggraphics signs~~ (a graphics sign is a sign designed to be read only from a distance of less than ~~three3~~ feet away), such as, but not limited to restaurant menus or building directories, ~~may be displayed shall be located~~ in a permanently mounted display box of not more than ~~three3~~ square feet on the surface of the building adjacent to the entry.
2. Graphics signs shall not be exposed to the elements.

e. Building sign

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

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

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

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

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

SECTION	TITLE
<u>13.2</u>	<u>APPLICABILITY</u>
<u>13.3.1.A.1; 13.3.1.A.2(A) AND (B); 13.3.1.B</u>	<u>SPECIAL EXCEPTIONS</u>
<u>13.3.2</u>	<u>NO VARIANCES</u>
<u>13.4</u>	<u>SIGNS PROHIBITED IN ALL DISTRICTS</u>
<u>13.7.6</u>	<u>FLAGS (FOR ANY BES SITES)</u>
<u>13.7.8</u>	<u>INCIDENTAL SIGNS (FOR ANY BES SITE)</u>
<u>13.7.11</u>	<u>SIDEWALK SIGNS (FOR ANY ESTABLISHMENT DEVELOPED UNDER THIS CODE)</u>
<u>13.7.13</u>	<u>TRAFFIC CONTROL SIGNS (FOR ANY BES SITE)</u>
<u>13.9.1.H</u>	<u>NEIGHBORHOOD SIGNS</u>
<u>13.9.2</u>	<u>BANNER SIGN SYSTEMS</u>
<u>13.11</u>	<u>STANDARDS FOR LIGHTED SIGNS</u>
<u>13.12</u>	<u>FLASHING, MOVING AND CHANGEABLE COPY SIGNS</u>
<u>13.15</u>	<u>TEMPORARY SIGNS FOR CONSTRUCTION AND SALE/LEASING</u>
<u>13.16</u>	<u>GENERAL PROVISIONS</u>
<u>13.17</u>	<u>NONCONFORMING SIGNS</u>
<u>15.7.8</u>	<u>SIGNS REQUIRING A COA</u>
<u>15.8</u>	<u>SIGN PERMITS</u>
<u>17.4</u>	<u>CRIMINAL PENALTIES</u>

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

I. Components of the Code

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

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

While the ~~**Columbia Pike Special Revitalization District Form Based Code**~~ provides a citizen-endorsed urban design for the improvement of all properties in designated areas, configurations shown for the Bus Rapid Transit/Light Rail Transit (BRT/LRT) systems are shown only for illustrative purposes and no

commitment has yet been made by Arlington County and/or a transit service operator.

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

Wherever there appears to be a conflict between the ~~**Columbia Pike Special Revitalization District Form Based Code**~~, Article 11.1 of the Arlington County Zoning Ordinance, and other sections of the Zoning Ordinance (as applied to a particular development), the requirements specifically set forth in the ~~**Form Based Code**~~ shall prevail. For development standards not covered by the ~~**Form Based Code**~~, the other applicable sections in the Arlington County Zoning Ordinance shall be used as the requirement. Similarly, all development must comply with all relative Federal, State or local regulations and ordinances including, but not limited to, the Chesapeake Bay Ordinance and other environmental regulations.

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

Definitions

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

The Regulating Plan

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

The Building Envelope Standards

The BUILDING ENVELOPE STANDARDS establish basic parameters governing building form, including the envelope for building placement (in three dimensions) and certain permitted/required building elements, such as storefronts, BALCONIES, and STREET WALLS. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which things may be done and specific things that must be done. The applicable standard for a building is determined by its STREET FRONTAGE contained in the REGULATING PLAN. This produces a coherent STREET and allows the building greater latitude behind its STREET facade.

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

The Streetscape and Architectural Standards

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

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

I. General Provisions

A. Title

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

B. Applicability

1. Properties that are zoned S-3A, RA14-26, RA8-18, RA7-16, RA6-15, C-1, C-2, C-3, C-O, or CP-FBC districts and are located in the Columbia Pike Special Revitalization District, as designated on the General Land Use Plan (GLUP), shall be eligible to develop in accordance with the Columbia Pike Special Revitalization District Form Based Code requirements. After such development all uses permitted in Appendix A of the Zoning Ordinance shall be permitted on the property, subject to all regulations in Appendix A.
2. Properties that are zoned R-6 and R-5 and located in the Columbia Pike Special Revitalization District, as designated on the General Land Use Plan (GLUP), shall be eligible to develop in accordance with the Columbia Pike Special Revitalization District Form Based Code requirements only after the County Board approves a rezoning to the CP-FBC district.
3. The Columbia Pike Special Revitalization District Form Based Code is an optional zoning tool and property owners retain the zoning rights under the existing zoning. Use of the Form Based Code is selected through the filing of an application for development under the Form Based Code. If this Code is used, development proposals shall comply with all provisions of this Code.

C. Purposes

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

1. Foster a vital main street for its adjacent neighborhoods through a lively mix of uses—with shop-fronts, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper STORY residences and offices;
2. Create transit, pedestrian-, and bicycle-oriented development, which is dependent on three factors: density, diversity of uses, and design; and
3. Place greatest emphasis on design, or physical form, because of its importance in defining neighborhood character.

D. Other Applicable Regulations

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

E. Minimum Requirements

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

F. Severability

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

G. Components of the Code

The Code is comprised of the following sections:

1. Administration: Section II. Administration covers the application and review processes for development plan approval, permits, amendments, and administrative changes.
2. Regulating Plans: The REGULATING PLAN provides specific information on the development parameters for each parcel and shows how each LOT or DEVELOPMENT PROJECT relates to public spaces (STREETS, CIVIC GREENS, PEDESTRIAN PATHWAYS, etc.) and the surrounding neighborhood. The REGULATING PLAN may identify additional regulations and/or special provisions for specific locations. The Columbia Pike Special Revitalization District is divided into four subareas, each of which is covered by an individual REGULATING PLAN. The REGULATING PLAN also includes general regulations pertaining to the arrangement of blocks and alleys, buildings, streetscape, parking, ground story uses, and historic preservation.
3. Building Envelope Standards: The BUILDING ENVELOPE STANDARDS (BES), establish basic parameters governing building form, including the envelope for building placement (in three dimensions) and certain permitted/required building elements as they frame the STREET or public realm. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which things may be done and specific things that must be done to ensure that the buildings relate to each other and form a functioning and consistent block structure. The applicable standard(s) for a development project is determined by the BES frontage type designated on the REGULATING PLAN.
4. Streetscape Standards: The purpose of the Streetscape Standards is to ensure coherent STREETS and to assist developers and owners with understanding the relationship between the public realm and their own DEVELOPMENT PROJECT or building. These standards set the parameters for the placement of street trees, sidewalks, and other amenities or furnishings within the STREET as well as the basic configurations for other public spaces, including streets and sidewalks.
5. Architectural Standards: The Architectural Standards are used to achieve a coherent and high-quality building design that is complementary to the best local traditions. The Architectural Standards govern a building's exterior elements and set the parameters for allowable materials, configurations, and techniques.

6. Definitions: Certain terms in this Code are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is in ALL CAPITALS format, consult Section VII. Definitions for its specific and limited meaning within this Code. Words used in the Code, but not defined by the Code, but that are defined in the Arlington County Zoning Ordinance, shall have the meanings set forth therein

* * *

23b. Form Based Code Section II. Definitions

Amendment adopted on October 18, 2016:

A. By-Right FBC Applications

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

B. Special Exception Use Permit Applications

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

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

C. Special Circumstances

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

1. Modifications of the parking requirements set forth in Section III.B.4 for that portion of the project that includes the HISTORIC STRUCTURES and HISTORIC FACADES;
2. Modification of the following:
 - a. Utility undergrounding as provided in Section III.B.7; and
 - b. Provision of street furniture as provided in Section III.B.7 and Section V.
3. Up to two bonus stories with appropriate design and tapering, on the remainder of the site, provided that the overall building height is within the maximum (in feet) for the site.

For example, on a MAIN STREET SITE, the maximum height is 6 STORIES, the equivalent to 94 feet under the Form Based Code. (Maximum floor heights are 24 ft., 14 ft., 14 ft., 14 ft., 14 ft., 14 ft.) Thus, up to an additional two STORIES are permitted, but overall building height cannot exceed 94 feet.

D. Modifications

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

E. Applicant Requirements and Review Processes

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

ing requested through use permit approval:

- i. The Administrative Review Team will forward the application to the Form Based Code Advisory Working Group (AWG) and schedule a review meeting with the AWG.
 - ii. Prior to the AWG meeting, applicants shall provide copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association (s) in which the subject property is located, and to any immediately adjacent civic associations, as specified in FBC Administrative Regulations 4.1.2.
 - iii. When an application includes a request for a modification(s) to the REGULATING PLAN requirements, including a different placement or alignment of a new building, street or alley from what is depicted on the REGULATING PLAN, a joint meeting of a committee of the Planning Commission and the Form Based Code Advisory Working Group shall occur to review the proposed modification during the preliminary application phase in order to provide comment as to whether the proposed modification is consistent with the purposes and intent of this Code and the goals of the Columbia Pike Initiative Plan.
 - iv. The AWG will review the proposal and advise the Administrative Review Team as to whether it finds the preliminary application to be in compliance with this Code.
- c. The Final Application may be filed at the earlier of either: a) completion of requirements in Sections II.E.2.b.i-iv; or b) completion of requirements in Section II.E.2.b.i-iii provided that the review meeting with the AWG, specified in II.E.2.b.iv, has been scheduled for a date no more than 15 days after the final application submission.

3. Final FBC Applications:

a. By-Right Applications:

- i. Final By-Right FBC Applications shall be submitted to the Zoning Administrator for approval.
- ii. Final By-Right FBC Applications will be reviewed administratively for conformance with this Code within thirty (30) days of a Final Application Submission. Upon completion of such review, applicants will be notified in writing by the Zoning Administrator as to whether the submission is in compliance with the Form Based Code.
- iii. At the time of, or prior to filing, applicants shall provide copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association (s) in which the subject property is located, and to any immediately adjacent civic associations, as specified in FBC Administrative Regulations 4.1.2.
- iv. Once an application is approved by the Zoning Administrator, the applicant may apply for construction permits consistent with the approved application. Applications that the Zoning Administrator determines do not comply with the requirements of this Code may be resubmitted for review as a revised application, or as a request for approval of a use permit, as set forth in ACZO §15.4 and Section II.E.3.b.

b. Special Exception Use Permit Applications

- i. Unless the Zoning Administrator determines that it is in the public interest to accept a later application, a Form Based Code Use Permit application shall be filed by the final deadline for special exception applications set by the Zoning Administrator, and no less than fifty-five (55 days) before the public hearing.

- ii. At the time of, or prior to filing, applicants shall provide copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association(s) in which the subject property is located, and to any immediately adjacent civic associations, as specified in FBC Administrative Regulations 4.1.2.
- iii. The County Board shall approve the DEVELOPMENT PROJECT if it finds that the DEVELOPMENT PROJECT meets the standards of this Code as modified by the County Board in accordance with this Code, and meets the standards set forth in ACZO §15.4.3.
- iv. In approving a FBC use permit, the County Board may designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements of this Code and that such DEVELOPMENT PROJECT will continue to do so.

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

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

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

5. Preservation of HISTORIC STRUCTURES and HISTORIC FACADES

HISTORIC STRUCTURES and HISTORIC FACADES shall be preserved by either:

- a. A preservation easement on the structure or façade and recorded for the benefit of Arlington County or the Northern Virginia Conservation Trust; or,
- b. The site can be designated as a local historic district by the Arlington County Board.

6. Subdivision and Building Permits

- a. The applicant shall not pursue development permits until such time that either a Letter of Approval by the Zoning Administrator or a Use Permit approval by the County Board has been obtained.
- b. All development shall be consistent with the approved FBC DEVELOPMENT PROJECT.

c. Administratively-approved FBC applications, approved after September 24, 2016, will expire in 3 years from the date of the Zoning Administrator's Letter of Approval unless a Footing to Grade permit has been issued; however, the Zoning Administrator may extend the approval up to 3 years for a total of up to 6 years if he/she finds that the applicant has been actively working in good faith to pursue the Footing to Grade permit.

7. Major and Minor FBC Use Permit Amendments

a. Major FBC Use Permit Amendments: Any modification of the approved use permit which meets one or more of the following criteria is considered a major amendment and will require approval by the County Board:

I. Change to the principal use of the building in more than five percent of the total floor area of the building;

II. Change to the overall building height by more than 12 feet;

III. Change to the gross floor area of the ground story by more than 20 percent of the area of the ground story; or

IV. Any change which the Zoning Administrator determines is similar in significance to the above stated changes, including but not limited to, changes to materials, design, or appearance of the building from the original approval.

b. Minor FBC Use Permit Amendments: Any modification of the approved use permit that meets either of the following criteria is considered a minor amendment and will require approval by the County Board:

i. Any modification of the approved DEVELOPMENT PROJECT which is not considered a major amendment and which cannot be approved administratively;

ii. The subdivision of land involved in an approved DEVELOPMENT PROJECT, except that, if the following criteria are met, such subdivision may be approved as an administrative change by the Zoning Administrator:

(1) Uses and building form is consistent with the zoning and approved use permit;

(2) Parking is consistent with the zoning and the approved use permit;

(3) Public improvements are consistent with the zoning and approved use permit; and

(4) Clear evidence exists that all conditions of the approved use permit have been met or are bonded in a manner acceptable to the County Manager.

c. Processes for Major/Minor Amendments

I. When a major or minor use permit amendment is filed, the Zoning Administrator shall notify the applicant, as required in FBC Administrative Regulation 4.1.2, of the scheduled date of the County Board public hearing, which date will be up to 180 days after filing. Public hearings shall be the first regularly scheduled County Board meeting of each month, except the County Board may establish, on its own motion, another County Board meeting for the hearing.

II. When either a major or minor use permit amendment is filed, the Administrative Review Team and the FBC AWG shall review the preliminary application consistent with Section II.E.2.a-b.

III. After the Zoning Administrator has determined that the applicant has met the requirements of Section II.E.2.b, the application may be considered at a public hearing by the County Board on no less than 55 days after the AWG review meeting.

IV. The County Board shall approve an amendment only if it finds, after a duly advertised hearing, that the DEVELOPMENT PROJECT will not 1) adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use; nor 2) be detrimental to the public welfare or injurious to the property or improvements in the neighborhood; nor 3) be in conflict with the purposes of the master plans of the County.

V. In approving a major or minor FBC use permit amendment, the County Board may designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements of this Code and that such DEVELOPMENT PROJECT will continue to do so.

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

I. Facade elevations, fenestration, and/or clear heights or story heights to address changes to the interior layout of the building;

II. Ground story finished floor elevations to address conflicts with site topography; or

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

F. FBC Administrative Review Team Duties & Procedures

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

1. The Administrative Review Team shall review both By-Right and Special Exception Use Permit FBC applications for compliance with this Code. The Administrative Review Team shall administer the Administrative Regulations 4.1.2 which describe the review processes and submission requirements in further detail. The Administrative Review Team shall forward its recommendations regarding compliance or noncompliance to the Zoning Administrator for By-Right applications or the County Board, for Special Exception Use Permit applications.

2. In addition, the Administrative Review Team may be called upon as set forth in this Code or as requested by the Zoning Administrator to provide recommendations on interpretation of this Code. However, the Zoning Administrator is responsible for any final action taken under this Code on By-Right applications.

VII. Administration

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

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

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

~~A. By-Right Option~~

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

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

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

The Use Permit process will give the opportunity for appropriate deviations from the ~~**Code**~~ that are consistent with the County's goals and plans to revitalize Columbia Pike as detailed in the Columbia Pike Initiative that was recently adopted by the County Board. Examples of these deviations may include problems related to topography or ~~STREET~~ grade, the location of ~~ALLEYS~~ and ~~STREETS~~, breaks and passages between buildings, ~~STREETSCAPE~~ details, design issues related to the inclusion of existing buildings, mature trees as part of

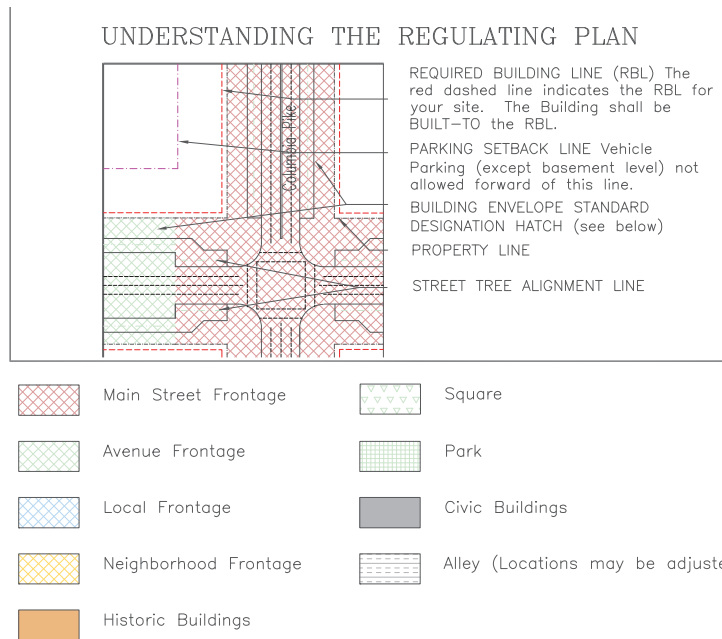
~~a development proposal, and parking ratios for hotels and/or associated conference/banquet facilities. Where properties of less than 40,000 square feet have such difficulties, they too, could seek a use permit to gain approval of their development with needed variations.~~ ^{15B, 18G}

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

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

A. Understanding the Regulating Plan

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



Building Sites are Coded by Their Street-Frontage BES Frontage Type

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

4. PARKING

A. Parking goals:

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

1. Development Projects Sites under 20,000 square feet in land area ~~have no minimum parking requirements~~, except that on LOCAL sites of less than 20,000 square feet in land area and with more than two dwelling units per LOCAL STREET BUILDING, parking shall be provided for each dwelling unit, as required in Section III.B.4.C ^{11B}

2. The portion of any DEVELOPMENT PROJECT that includes HISTORIC STRUCTURES or HISTORIC FACADES.

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

1. A minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8 parking space per residential unit shall be provided as SHARED PARKING. There are no maximum limits on SHARED PARKING.
2. For all other uses except hotel uses, a minimum of one space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as SHARED PARKING; there are no set maximum limits on SHARED PARKING. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for SHARED PARKING. Any limitations on the SHARED PARKING (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses. ^{20B}
3. For hotel uses, a minimum of 0.5 space per hotel guest room shall be provided as RESERVED PARKING; there are no set maximum limits on SHARED PARKING. In addition, any hotel that includes 7,500 square feet or more of conference room or banquet facility GFA, shall provide additional parking at a rate of 1 space per 1,000 square feet of all conference room/banquet facility GFA.
4. A maximum of one space per 1,000 square feet of non-residential GFA (excluding hotel uses), two spaces per residential dwelling unit, and a maximum of 0.7 space per hotel guest room may be made available for RESERVED PARKING, not counting the additional parking required by subsection 3, above, for hotels that include 7,500 square feet or more of conference rooms or banquet facilities.
5. RESERVED PARKING above the maximum may be provided upon payment to the County. The County Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.

6. HISTORIC PRESERVATION

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

HISTORIC STRUCTURES ^{17a}

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

The following properties are HISTORIC STRUCTURES:

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

HISTORIC FACADES ^{17A}

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

The following properties contain HISTORIC FACADES:

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

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

- — HISTORIC STRUCTURES and HISTORIC FAÇADE buildings have no minimum parking requirements (redevelopment is not required to obtain this exemption);
- — Redevelopment projects incorporating HISTORIC STRUCTURES and HISTORIC FACADES are exempt from the County's parking requirements for that portion of the project that includes the historic property.

- ~~Siting and element requirements of the BUILDING ENVELOPE STANDARDS can be modified for that portion of any redevelopment project that includes a HISTORIC STRUCTURE or HISTORIC FACADE that is preserved.~~

Optional exceptions:

1. ~~Up to two additional STORIES, with appropriate design and tapering, subject to HALRB review and approval, are permitted on the remainder of the site, provided overall building height is within the maximum (in feet) for the site.~~

~~For example, on a MAIN STREET SITE, the maximum height is 6 STORIES, the equivalent to 94 feet under the **Form Based Code**. (Maximum floor heights are 24 ft., 14 ft., 14 ft., 14 ft., 14 ft., 14 ft.) Thus up to an additional two STORIES are permitted, but overall building height cannot exceed 94 feet.³~~

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

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

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

A. Introduction

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

AB. General Guiding Principles

1. Buildings are aligned and close to the STREET.
Buildings form the space of the STREET.
2. The STREET is a coherent space, with consistent building forms on both sides of the STREET.
This agreement of buildings facing across the STREET contributes to a clear public space and community identity.

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

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

A. Introduction

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

AB. General Principles and Intent

1. TRADITION

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

2. EQUIVALENT OR BETTER

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

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

3. ENERGY EFFICIENCY AND ENVIRONMENTAL CONSERVATION

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

4. WHERE CLEARLY VISIBLE FROM THE STREET

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

G. Lighting and Mechanical Equipment

2. STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT

(WHERE CLEARLY VISIBLE FROM THE STREET)

Lighting:

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

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23f. Form Based Code Section VII. Definitions

Amendment adopted on October 18, 2016:

VII. Definitions

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

HISTORIC PRESERVATION

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

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