

Attachments

- A. Article 11.2. "CPN-FBC" - Columbia Pike Neighborhoods Form Based Code District
- B. Administrative Regulations (in progress)
- C. Neighborhoods Form Based Code Amendments

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

§11.2.CPN-FBC, Columbia Pike neighborhoods Form Based Code District

11.2.1. Purpose

- A. The Columbia Pike Neighborhoods Form Based Code is intended to implement the purpose and goals of the Columbia Pike Neighborhoods Area Plan as described in Chapter 1 of that plan:
 - 1. Foster a healthy, diverse community with a high quality of life;
 - 2. Stabilize and strengthen residential neighborhoods and mixed-use commercial centers;
 - 3. Promote creation and preservation of affordable housing and expand housing options;
 - 4. Create a pedestrian-friendly and multi-modal corridor;
 - 5. Preserve neighborhood character, historic buildings and tree canopy;
 - 6. Enhance urban design and architecture; and
 - 7. Incorporate sustainable building design.

- B. The Columbia Pike Neighborhoods Form Based Code implements a primary element of the Columbia Pike Neighborhoods Area Plan vision to create transit and pedestrian-oriented development, which is dependent on three factors: density, diversity of uses, and design. This Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood character.

11.2.2. Applicability

- A. Properties zoned according to the R-6, R-5, R2-7, R15-30T, RA14-26, RA8-18, RA7-16, RA6-15, C1 or C-O districts and that are located in the Columbia Pike Neighborhoods Special Revitalization District, as designated on the General Land Use Plan, shall be eligible to develop in accordance with the Columbia Pike Neighborhoods Form Based Code district requirements. After such development all uses permitted in Appendix B of the Zoning Ordinance shall be permitted on the property, subject to all regulations in Appendix B.

- B. The Columbia Pike Neighborhoods Special Revitalization District Form Based Code is an optional zoning tool and property owners retain the zoning rights under the existing zoning. A property owner who seeks to use the additional density and benefits available under this code shall be subject to requirements to provide additional features, design elements, uses, services, and/or amenities called for by this code, as part of the owner's development. Use of the Form Based Code is selected through the filing of an application for development under the Form Based Code.

11.2.3. Form Based Code

All development pursuant to this §11.2 shall be governed by the requirements of the Neighborhoods Form Based Code as adopted by the Arlington County Board (Appendix B of the Zoning Ordinance).

B. Administrative Regulations (in progress)

C. Neighborhoods Form Based Code Amendments

Text proposed to be added is shown with underline and text proposed to be removed is shown with ~~strikethrough~~; text proposed to be deleted from one location and moved to another location is shown with ~~double-strikethrough~~ and double-underline, respectively.

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

D. Transfer of Development Rights *

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

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

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

**N-FBC-2a: Neighborhoods Form Based Code Part 2: Administration;
203. Special Exception Use Permit FBC Applications**

Amendment adopted on November 15, 2014:

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

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

**N-FBC-2b: Neighborhoods Form Based Code Part 8: Parking Standards;
802. General Standards**

Amendment adopted on November 15, 2014:

B. Bicycle Parking:

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

**N-FBC-3: Neighborhoods Form Based Code Part 9: Building Use Standards;
901. Building Use Table**

Amendment adopted on February 21, 2015:

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

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

<u>USE CATEGORY</u>	<u>SPECIFIC USE TYPES</u>	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
RESIDENTIAL			
<u>Household Living</u> (see §12.2.3.A)	One 1-family <u>detached</u>	P	
	Two 2-family <u>detached</u>	P	
	Townhouse	P	§12.3.2
	Multi <u>ple</u> -family	P	
<u>Group Living</u> (see §12.2.3.B)	Boardinghouses and rooming houses	U	
	Private clubs, lodges, fraternities, sororities and D dormitories	U	§12.3.35.4
	Private clubs, lodges, ff fraternities <u>and,</u> sororities and dormitories	U	§12.5.43.5
	<u>Group homes</u> institutional homes and institutions of an educational or philanthropic nature; except those of a correctional nature	U	§12.3.65
	Private-Membership clubs and, lodges, fraternities, sororities and dormitories	U	§12.5.154
<u>Overnight</u> k <u>Accommodations</u> (see §12.2.5.D)	Bed and breakfasts	U	§12.5.3
<u>Offices</u> (see §12.2.5.C)	Offices or clinics, medical or dental, principal, of physicians, surgeons or dentists in existing apartment houses or residences converted to such use or in new buildings designed for such use	U	§12.5.1722
<u>Accessory Uses</u>	Accessory unit	P-A	
	Accessory unit, English Basement	P-A	
	Family day care homes for six to nine children	U-A	
	Family day care homes for up to five children	P-A	
	Home occupations	P-A	§12.9.118.7

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

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

<u>USE CATEGORY</u>	<u>SPECIFIC USE TYPES</u>	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
	Private postal service limited to a gross floor area of 1,200 sq. ft.	P	§12.5.19
	All other personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE)		§12.5.21
<u>Light industrial</u> (see §12.2.6.A)	Sign making painting shop, if conducted wholly within a completely enclosed building	P	§12.6.9
	Upholstery shop, if conducted wholly within a completely enclosed building	U	§12.5.27 6.7
	Carpet and rug cleaning plants establishments, excluding dyeing	U	
<u>Telecommunications Facilities</u> (see §12.2.6.C)	All Telecommunications towers and facilities equipment, unscreened	U	
UPPER STORY COMMERCE			
<u>Colleges</u> (see §12.2.4.A)	Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes	P	12.6.6
<u>Offices</u> (see §12.2.5.C)	Offices or clinics, medical or dental	P	§12.5.22
	Offices	P	
	Offices of medical doctors, physicians, dentists or psychologists in existing institutional structures converted to such use	U	12.5.22
	Offices, business and professional	P	
	Business College operated as a commercial enterprise	P	
<u>Retail, Personal Service</u> (see §12.2.5.F.2(b))	Massage parlor and the like	U	
	All personal service retail uses (see UPPER STORY AND GROUND STORY COMMERCE)		§12.5.21
<u>Light Industrial Service</u> (see §12.2.6.A)	Medical or dental clinics and laboratories	P	
	Garage, private parking garage for exclusive use of occupants	P	
UPPER STORY AND GROUND STORY COMMERCE			
<u>Religious Institutions</u> (see §12.2.4.H)	Wedding chapel	P	
<u>Overnight Accommodations</u> (see §12.2.5.D)	Hotel	P	§12.5.117.10.4.A; 7.13.4.A; 7.11.4.A; 7.12.4.A
	All other overnight accommodation uses		

<u>USE CATEGORY</u>	<u>SPECIFIC USE TYPES</u>	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
<u>Parking, Commercial</u> (see §12.2.5.E)	Public parking area or public parking garage when located and developed as required in the Form Based Code	P	
<u>Recreation, Indoor</u> (see §12.2.5.B)	Indoor and outdoor Skating rink	P	
	Indoor and outdoor Tennis, racquet or handball courts	U	
	Indoor Swimming pool	P	
<u>Recreation, Outdoor</u> (see §12.2.5.B)	Indoor and outdoor Skating rink	P	
	Indoor and outdoor Tennis, racquet or handball courts	U	
<u>Retail, Sales</u> (see §12.2.5.F.2(a))	Interior decorating stores	P	
<u>Retail, Personal Service</u> (see §12.2.5.F.2(a))	All retail, personal service uses Health clubs	P	§12.5.21
	Dance studio	P	
	Music conservatory or music instruction	P	
<u>Retail, Repair</u> (see §12.2.5.F.2(c))	All repair retail uses Locksmith	P	
	Repair shop (small appliance, television, radio)	P	
	Shoe repair	P	
	Tailor or dressmaker	P	
<u>Accessory Uses</u>	Swimming pools, private	P-A	§12.9.168.9
RETAIL			
<u>Food and Drinking Establishments</u> (see §12.2.5.A)	Restaurants, limited Bakery	P	§12.5.24
	Food delivery services	U	
	Restaurant, fast food	U	
	Restaurants, <u>general</u>	P	§12.5.23
<u>Recreation, Indoor</u> (see §12.2.5.B)	Billiard or pool halls	U	
	Bowling alleys	U	
<u>Retail, Sales</u> (see §12.2.5.F.2(a))	Grocery, convenience grocery, fruit or vegetable stores	P	§12.5.109 §12.5.22
	Grocery, fruit or vegetable store without restriction or maximum gross floor area	P	12.5.10
	Kiosks	U	§12.5.12
	Nursery, flower or plant stores	P	§12.5.16 §12.5.22
	Open-air markets	U	§12.5.1823
	Florist or gift shops	P	§12.5.87 §12.5.22
	All other retail sales uses Art or antique shop	P	§12.5.22
	Art store, including art work, art supplies and framing materials	P	
	Automobile accessories and supplies, excluding installation	P	
	Bakery	P	

<u>USE CATEGORY</u>	<u>SPECIFIC USE TYPES</u>	PERMITTED (P) or USE PERMIT (U); ACCESSORY USE (A)	USE STANDARD
	Book or stationary stores	P	
	Clothing or wearing apparel shops	P	
	Delicatessen	P	
	Department, furniture or household appliance store	P	
	Drugstores	P	<u>§12.5.5.</u> <u>§12.5.22</u>
	Dry goods or notion stores	P	
	Hardware, paint or appliance stores	P	
	Hobby or handcraft store	P	
	Home furnishings stores	P	
	Ice cream or confectionery store	P	
	Jewelry store	P	
	Meat or fish market	P	
	Newsstand	P	
	Optical stores	P	
	Pet shops, bird stores or taxidermists	P	
	Secondhand store, if conducted wholly within a completely enclosed building	P	
	Shoe store	P	
	Sporting goods store	P	
	Variety store	P	
	Video tape, DVD or record store	P	
<u>Retail, Personal Service</u> <u>(see §12.2.5.F.2(b))</u>	All personal service retail uses	P	<u>§12.5.19</u>
	Barbershop or beauty parlor		
	Blueprinting or photostating	P	
	Film exchange	P	
	Palmistry	P	
	Pawnshop	P	
	Photo copy services	P	
<u>Accessory Uses</u>	Live entertainment Nightclubs and restaurants providing live entertainments, including dance halls	U	<u>§12.9.12</u>
	Outdoor café associated with a restaurant on public right-of-way or easement for public use	U	<u>§12.5.1424</u>

**N-FBC-4: Neighborhoods Form Based Code Part 4: Building Envelope Standards;
204.D. Transfer of Development Rights**

Amendment adopted on November 14, 2015:

D. Transfer of Development Rights

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

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

**N-FBC-5a: Neighborhoods Form Based Code Part 4: Building Envelope Standards;
402. General Standards**

Amendment adopted on December 15, 2015:

B. Façade Composition

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

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

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

K. Civic Buildings

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

N-FBC-5b: Neighborhoods Form Based Code Part 4: Building Envelope Standards; 605. General Architectural Standards

Amendment adopted on December 15, 2015:

A. Requirements & Configurations

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

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

**N-FBC-5c: Neighborhoods Form Based Code Part 4: Building Envelope Standards;
901. Building Use Table**

Amendment adopted on December 15, 2015:

901. Building Use Table

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

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

A. Use Categories and Specific Use Types

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

B. Permitted or Use Permit

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

C. ACZO and N-FBC Use Standards

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

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

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

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

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

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

**N-FBC-6: Neighborhoods Form Based Code Part 6: Architectural Standards;
611. Signs**

Amendment adopted on June 18, 2016:

611. Signs

A. Intent and Guiding Illustrations for Signs

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

B. Allowed Signs

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

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

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

C. Sign Standards

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

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

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

- d. ~~The company name or logo~~ Commercial messages on a blade type shop sign may occupy no more than one-half of the square footage within the blade sign. ~~Creative art, graphics or materials are encouraged in the area of the blade type shop sign not containing the company name or logo.~~
- e. Blade signs for GROUND and second STORY tenants shall be located below the second STORY.

4. Graphics signs:

- a. A graphics sign is a sign designed to be read only from a distance of less than 3 feet away, such as, but not limited to restaurant menus or building directories.
- b. A graphics signs may be displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry.
- c. Graphics signs shall not be exposed to the elements.

5. Building sign:

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

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

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

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

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

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

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

201. Applicability

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

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

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

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

203. Special Exception Use Permit FBC Applications

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

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

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

206. Application Requirements & Review Processes

B. Preliminary FBC Applications

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

C. Final FBC Applications

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

c. Once an application is approved by the Zoning Administrator, the applicant may apply for construction permits consistent with the approved application. Applications that the Zoning Administrator determines do not comply with the requirements of this Code may be resubmitted for review as a revised application, or may request approval of a use permit, as set forth in AZCO ~~Article § 15.45 of the Arlington County Zoning Ordinance and Section 206.C.2.~~

2. Special Exception Use Permit FBC Applications:

~~a. Applications shall perform property owner notifications as required by the Code of Virginia.~~

a. At the time of, or prior to filing, applicants shall provide ~~a copy~~ copies of the application to the Columbia Pike Revitalization Organization (CPRO) and to the civic association(s) in which the subject property is located and to any immediately adjacent civic associations, as specified in FBC Administrative Regulations 4.1.2.

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

c. The County Board shall approve the Development Project if it finds that the DEVELOPMENT PROJECT meets the standards of this Code as modified by the County Board in accordance with this Code, and meets the standards set forth in ~~Article AZCO § 15.45.3 of the Arlington County Zoning Ordinance.~~

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

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

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

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

E. Subdivision and Building Permits

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

F. Major and Minor FBC Use Permit Amendments

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

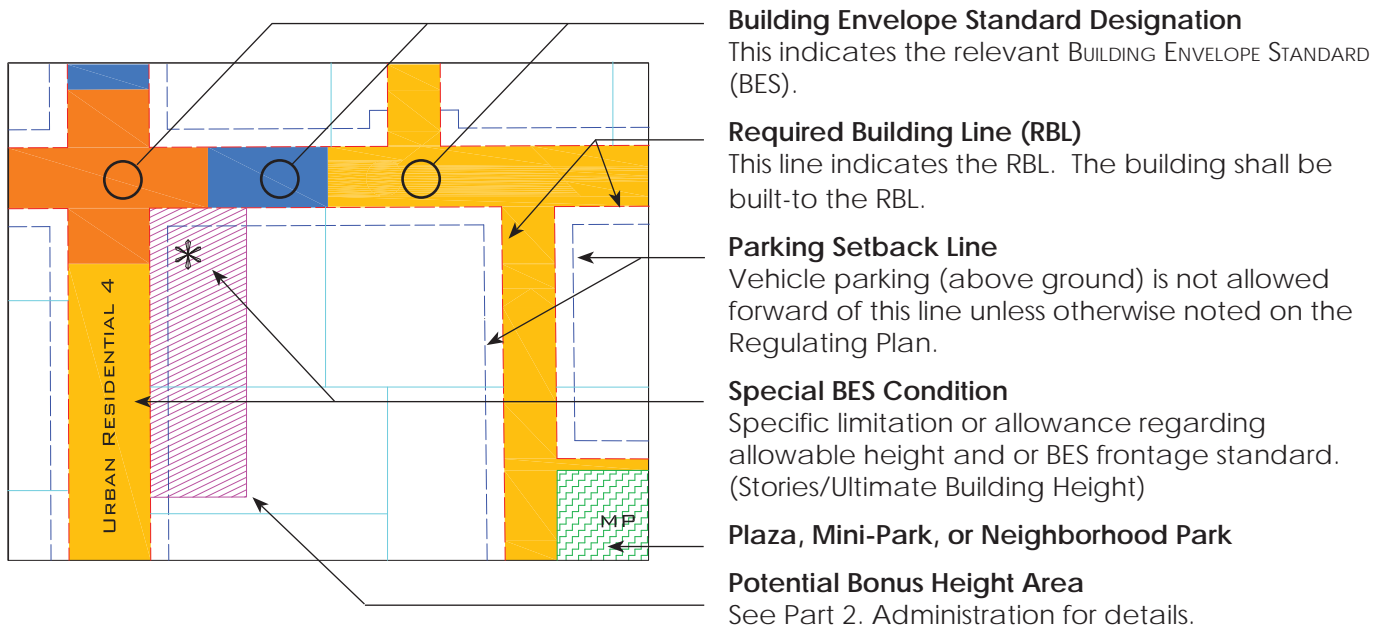
G. FBC Administrative Changes

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
















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

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





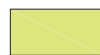


A. Regulating Plan Key



BES Designations and Regulatory Elements

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

Special Circumstances

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

N-FBC-7c: Neighborhoods Form Based Code Part 5: Street-Space Standards

505. Sidewalk and Landscape Standards
Amendment adopted on October 18, 2016:

D. Street-Space Lighting

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