

Article 4. Public (P) Districts

§4.1. PUBLIC (P) DISTRICTS USE TABLES

PUBLIC (P) DISTRICTS PRINCIPAL USE TABLE				
Specific Use Types	S-3A	S-D	P-S	Use Standards
KEY: P=allowed by-right; U=requires use permit approval; S=requires site plan approval; Blank cell=not permitted				

Columbia Pike Special Revitalization District Form Based Code Development as specified in §11.1	C P			

Article 5. Residential (R) Districts

§5.1. RESIDENTIAL (R) DISTRICTS USE TABLES

RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE									
Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted									

Columbia Pike Neighborhoods Special Revitalization District Form Based Code Development as specified in §11.2					P U	P U	P U	P U	

Article 6. Residential Apartment (RA) Districts

§6.1. RESIDENTIAL APARTMENT (RA) DISTRICTS USE TABLES

RESIDENTIAL APARTMENT (RA) DISTRICTS PRINCIPAL USE TABLE

Specific Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					

Columbia Pike Neighborhoods Special Revitalization District Form Based Code Development as specified in §11.2	P U	P U	P U	P U	
Columbia Pike Special Revitalization District Form Based Code Development as specified in §11.1	P U	P U	P U	P U	

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§6.2. 6.2. RA 14-26, APARTMENT DWELLING DISTRICT

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~~6.2.3 Columbia Pike Special Revitalization District~~

~~Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP-FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.~~

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§6.3. 6.3. RA 8-18, APARTMENT DWELLING DISTRICT

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~~6.3.4 Columbia Pike Special Revitalization District~~

~~Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP-FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.~~

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§5.1. ARTICLE 6.4. RA 7-16, APARTMENT DWELLING DISTRICT

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~~6.4.3 Columbia Pike Special Revitalization District~~

~~Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP-FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.~~

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§6.4. 6.5. RA 6-15, APARTMENT DWELLING DISTRICT

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~~6.5.5 Columbia Pike Special Revitalization District~~

~~Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP-FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.~~

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Article 7. Commercial/ Mixed Use (C) Districts

§7.1. COMMERCIAL/MIXED USE (C) DISTRICTS USE TABLES

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COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS *	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2 *	C-TH *	C-3 *	C-R *	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																				

Columbia Pike Neighborhoods Special Revitalization District Form Based Code Development as specified in §11.2																				
Columbia Pike Special Revitalization District Form Based Code Development as specified in §11.1																				

§7.7. C-1, LOCAL COMMERCIAL DISTRICT

~~7.7.3 Columbia Pike Special Revitalization Districts~~

~~Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP-FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.~~

§7.13. C-O, COMMERCIAL OFFICE BUILDING, HOTEL AND MULTIPLE-FAMILY DWELLING DISTRICT

~~7.13.3 Columbia Pike Special Revitalization Districts~~

~~Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP-FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.~~

Article 11. Overlay and Special Purpose 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. ~~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-FPC district), as designated on the General Land Use Plan, shall be eligible to develop in accordance with the CP-FBC district requirements.~~ 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. 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-FPC 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 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).

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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 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.

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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).