

FBC-11

Note: Text to be added is shown with an underline and text to be deleted is shown with ~~strikethrough~~.

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II. Definitions

The following terms are defined for the purpose of the **Columbia Pike Special Revitalization District Form Based Code**, Section 20 of the Arlington County Zoning Ordinance. Terms not defined here may be defined elsewhere in the Zoning Ordinance. In such case, the definition contained in the Zoning Ordinance will be used. Certain terms in the **Form Based Code** are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in SMALL CAPITAL LETTERS, it is being used as defined herein.

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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.

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GROUND FLOOR, GROUND STORY

The first level of ~~MAIN STREET and LIVE/WORK SITE~~ a buildings 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.)~~

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LIVE/WORK

A structure that is specifically built (or altered) to accommodate retail or office commercial uses on the GROUND FLOOR and residential uses on the upper floors. Both the lower and upper levels may be occupied by the same user; however, it is not a requirement for this designation.

LOCAL STREET BUILDING

~~Buildings as defined in the BUILDING ENVELOPE STANDARD for LOCAL STREET SITES. One of a series of attached similar 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.~~

LOT

A designated parcel, tract or area of land having its principal frontage upon a STREET or a place permitted under the subdivisions ordinance and established by plat or subdivision or as otherwise permitted by law to be used, developed or built upon as a unit. (Ord. No. 90-14, 6-28-90)

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PORCH

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

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STOOP

An entry platform on the RBL side of a building. STOOPS may be roofed, but they shall not be enclosed.

STORY, STORY HEIGHT

That space within a building, and above adjacent RBL elevation, that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. STORY HEIGHT parameters are as specified by the appropriate BUILDING ENVELOPE STANDARD.

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STREET WALL

A masonry wall set back (or forward) not more than 8 inches from the RBL or adjacent building façade and built to the height specified in the BUILDING ENVELOPE STANDARDS. A vehicle entry gate (opaque, maximum 18 feet wide) and a pedestrian entry gate (maximum 6 feet wide) are both allowed as limited substitutions within any required STREET WALL length.

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.

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III. The Regulating Plans

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.

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The REGULATING PLAN is the principal tool for implementing the **Columbia Pike Special Revitalization District Form Based Code** and identifies the basic physical characteristics of each building site and the BUILDING ENVELOPE STANDARD (BES) assigned to it.

B. Rules for the Regulating Plan and New Development Plans

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4. PARKING

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

- 102 1. A minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8
 103 parking space per residential unit shall be provided as SHARED PARKING. There are no maximum
 104 limits on SHARED PARKING.
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- 106 2. A minimum of one space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be
 107 provided as SHARED PARKING; there are no set maximum limits on SHARED PARKING. New on-
 108 street parking spaces created in conjunction with the development, which did not previously
 109 exist, may be counted toward the minimum requirement for SHARED PARKING. Any limitations
 110 on the SHARED PARKING (time limits or hours of the day) shall be subject to approval by the
 111 Zoning Administrator which shall be given upon a finding that at least 12 15 hours of public
 112 parking are provided in any 24-hour period and that at least 8 of those hours are provided during
 113 either business or nighttime hours depending on whether the Zoning Administrator determines
 114 that the primary public use will be for commercial or residential uses.
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- 116 3. A maximum of one space per 1,000 square feet of non-residential GFA or two spaces per
 117 residential dwelling unit may be made available for RESERVED PARKING.
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- 119 4. RESERVED PARKING above the maximum may be provided upon payment to the County. The
 120 County Manager shall establish the amount of payment annually based on the approximate cost
 121 to build structured parking.
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124 **IV. Building Envelope Standards**

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126 **B. BUILDING ENVELOPE STANDARDS: MAIN STREET SITES**

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128 **Siting Specifications**
 129 **STREET Façade**

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- 131 2. The STREET facade shall be composed as a simple plane (limited jogs less than 24 inches are
 132 considered a simple plane within this requirement) interrupted only by ~~perches~~ PORCHES,
 133 STOOPS, BAY WINDOWS, shop fronts and BALCONIES.
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136 **C. BUILDING ENVELOPE STANDARDS: AVENUE SITES**

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138 **Siting Specifications**
 139 **STREET Façade**

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- 141 2. That portion of a facade that is required to be built to the RBL shall be composed as a simple
 142 plane (limited jogs less than 18 inches are considered a simple plane within this requirement)
 143 interrupted only by ~~perches~~ PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.
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146 **D. BUILDING ENVELOPE STANDARDS: LOCAL SITES**

157 **Height Specifications**

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159 **Building Height**

- 160 1. Principal building height is measured in STORIES.
161 2. Buildings shall be between 2 and 3 STORIES in height. Additionally, an attic STORY may be built.
162 An attic or half STORY is any top STORY which achieves its minimum clear height between 8 and
163 12 feet behind the RBL. An attic or half-STORY may have DORMER windows which face the
164 street.

165
166 **GROUND STORY Height**

- 167 1. The ~~first~~ GROUND STORY finished floor elevation of ~~any each~~ residential ~~unit~~ LOCAL STREET
168 BUILDING shall be between 0 and 5 inches or 36 and 60 inches above the fronting sidewalk.
169 ~~Where~~ The finished floor elevation for LIVE-WORK development shall be between 0 inches and
170 18 inches above the fronting sidewalk, ~~and have at least 12 feet clear height for at least 1/3 of its~~
171 ~~area contiguous to RBL frontage.~~
172 2. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR is 14 feet.
173 3. The ~~first~~ GROUND STORY shall have at least 9 feet ~~4 inches~~ in clear height for at least 80 percent
174 of its area. The GROUND STORY of LIVE-WORK development shall have at least 12 feet clear
175 height for a depth of at least 1/3 of its floor area contiguous to each frontage adjacent to an
176 RBL.
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178 **Upper STORIES Height**

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

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182 **Mezzanines**

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

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185 **STREET WALL and fence height**

- 186 1. Any unbuilt RBL shall have a STREET WALL built along it and any unbuilt COMMON LOT LINE
187 shall have a PRIVACY FENCE along it, 7 feet in height.

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189 **Other**

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

193
194 **Siting Specifications**

195 **STREET Facade**

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

202
203 **BUILDABLE AREA**

204 Buildings shall occupy only the area of the LOT specified on the REGULATING PLAN as BUILDABLE
205 AREA. No part of any building excepting overhanging EAVES and BES permitted BALCONIES, BAY
206 WINDOWS, STOOPS, and shop fronts shall encroach into the STREET beyond the RBL. No part of any
207 building (excepting overhanging EAVES, BALCONIES, STOOPS, and small and unroofed garden
208 structures) shall occupy the remaining LOT area. The minimum OPEN CONTIGUOUS LOT AREA shall
209 comprise at least 15 percent of the total BUILDABLE AREA and can be located anywhere within the
210 BUILDABLE AREA of the site.

212 **Side LOT Line**

213 There are no required side LOT line setbacks unless shared with an existing single family house
214 where an 8-foot setback is required.

215
216 **Garage and Parking Entrances**

- 217 1. Any garage and/or vehicle (autos, trailers, boats, etc.) parking areas - except where parking is
- 218 located in an ancillary structure, enclosed in a rear-loading town-house garage, or in a below
- 219 grade garage – on private property shall not be located within 25 feet from any RBL (except for
- 220 basement garages) and screened from the STREET by a STREET WALL.
- 221 2. Parking access shall be from an ALLEY where present. Designated GARAGE ENTRIES and ALLEYS
- 222 shall be the sole means of automobile access to a site unless otherwise approved by the
- 223 ADMINISTRATIVE REVIEW TEAM.
- 224 3. Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way)
- 225 the RBL.
- 226 4. These requirements are not applicable to on-STREET parallel parking.

227
228 **ALLEYS**

229 On sites with no ALLEY access, there shall be a 12 foot setback from the rear LOT line.

230
231 **Corner LOTS**

232 Corner LOTS shall be treated as having STREET FRONTAGE on both the front and side STREETS (or
233 RBLs).

234
235 **LOT/Dwelling Unit Width**

236 The LOT/dwelling unit width shall be between 16 feet and 32 feet. No more than 1/3 of the LOCAL
237 STREET BUILDINGS units in any phase within a development proposal shall be less than 18 feet
238 wide. A maximum of 7 units LOCAL STREET BUILDINGS or 150 feet (whichever is greater) shall be
239 contiguous as a single building attached group of LOCAL STREET BUILDINGS. There shall be a 10
240 foot gap (gated) between multiple buildings groups of LOCAL STREET BUILDINGS.

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243 **Elements Specifications**

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245 **STOOPS**

- 246 1. Each LOT/unit LOCAL STREET BUILDING shall include a either no more than one STOOP of not
- 247 more than 5 feet deep and 6 feet wide (plus steps) which is required to be built forward of the
- 248 (RBL); or a no more than one front porch PORCH, between 8 feet and 10 feet deep with a width
- 249 not less than 50 percent of the RBL, - [strike-thru dash] with the building facade placed an addi-
- 250 tional 2 feet back from the STREET/RBL. Provided, however, that when the finished floor
- 251 elevation of the GROUND STORY is between 0 to 5 inches above the grade of the fronting
- 252 sidewalk, a STOOP is not required, and at least 2 feet of the shy zone (the area adjacent to the
- 253 building face, at least 2 feet in width) shall be distinguished from the sidewalk by a change in
- 254 material, color, finish or landscaping when a PORCH is not provided.
- 255 2. No more than two entries per STOOP, PORCH or shy zone treatment as described above in
- 256 STOOPS (1.) shall be permitted and the STOOP, PORCH or shy zone treatment as described
- 257 above in STOOPS (1.) may provide access to a VESTIBULE. In addition, any LOCAL STREET
- 258 BUILDING may include an entry on the RBL side of the building into an ENGLISH BASEMENT. No
- 259 entries are permitted below the GROUND STORY on the RBL side of LOCAL STREET BUILDINGS
- 260 with a GROUND STORY finished floor elevation of 0 to 5 inches above the fronting sidewalk.

261
262 **Fences/GARDEN WALLS**

263 A fence or GARDEN WALL, 30-40 inches in height, is permitted along the STREET FRONTAGE and
264 along the COMMON LOT LINES of the front yard. Opaque ornamental fencing (not including chain
265 link or any other roll type of fencing), between 6 and 7 feet in height may be placed along
266 any unbuilt rear and COMMON LOT LINES.

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268 **FENESTRATION**
269 FENESTRATION shall be between 30 percent and 70 percent of all RBL building facades (when
270 measured as a percentage of the area of each facade and STORY between 3 and 8 feet above the
271 finished floor). Blank lengths of wall along any RBL facade of more than 20 linear feet are prohibited.

272
273 **Use Specifications**

274 **GROUND STORY**

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

278
279 **Upper STORIES**

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

283
284 **LOCAL STREET BUILDINGS**

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

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289 **ACCESSORY UNITS**

- 290 1. Either ~~one English basement~~ ENGLISH BASEMENT unit or one ACCESSORY UNIT is permitted,
291 except that an ENGLISH BASEMENT is not permitted where the GROUND STORY finished floor
292 elevation is less than 36 inches above the fronting sidewalk. Conversion of primary structure
293 single-family units for multiple family uses is prohibited.
294 2. Parking and ACCESSORY UNIT (maximum 650 sf) uses are permitted in the building area at the
295 rear of the LOT.

296
297 **Garage/Parking**

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

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301 **The following requirements apply only to LIVE-WORK Designated Sites**

- 302 1. There is no requirement for a ~~front porch~~ STOOP, PORCH or shy zone treatment as described
303 above in STOOPS (1.) requirement.
304 2. There is no front yard fence requirement.
305 3. The GROUND STORY finished floor elevation shall be between 0 and 18 inches above the
306 adjacent sidewalk elevation and the GROUND STORY shall have a clear height of between 12 and
307 19 feet.

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311 **E. BUILDING ENVELOPE STANDARDS: NEIGHBORHOOD SITES**

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313 **Height Specifications**

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315 **Building Height**

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

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320 **GROUND FLOOR and Second STORY Height**

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

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

333 Mezzanines greater than 2/3 of the floor area footprint shall be counted as full STORIES.
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335 **Siting Specifications**

336 **STREET Facade**

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339 2. That portion of a facade that is required to be built to the RBL shall be composed as a simple
340 plane (limited jogs less than 18 inches are considered a simple plane within this requirement)
341 interrupted only by ~~porches~~ PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.
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344 **Use Specifications**

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349 2. Either One English basement ENGLISH BASEMENT unit or one ACCESSORY UNIT is permitted.
350 Conversion of primary structure single-family units for multiple family uses is prohibited.