

Form Based Code

Draft FBC Amendments

Form Based Code
Advisory Working Group Meeting
7.16.14



ARLINGTON
VIRGINIA

Department of Community Planning,
Housing and Development (CPHD)

1. FBC: Allowable Uses

2. N-FBC: Carver Homes
 - Project Overview

New Uses:

A. Expand uses

- Original study designed to evaluate child care & church uses on ground stories –
- Updated study - expanded to evaluate additional uses and upper stories
- Specific criteria or allowances for some new uses

Existing Uses:

B. Modify uses: change criteria or allowances for ex. uses

C. Eliminate uses

D. Status quo/No Changes

Associated Studies:

A. Retail Action Plan update

- Timing: final review / adoption Early Fall
- <http://www.arlingtonvirginiausa.com/major-initiatives/retail-policies/>

B. ACZO Use Classification Process (Phase IIB)

- Timing: analysis & review Summer/Fall 2014
adoption late 2014/early 2015
- <http://projects.arlingtonva.us/zoning-ordinance-update/>

Allowable Uses - Applicability

- Private Mixed Use Projects
- BES:
 1. Main Street BES
 2. Avenue BES – to a lesser degree
 3. Local & Live/Work BES – to a lesser degree
 4. Neighborhood BES – not applicable

Main Street – Use Specifications pg. 4.3

Ground Story – Retail, Lobby, Access for upper story uses

Upper Stories – retail uses not permitted, except restaurant and those less than 900 sf or extension of ground; business/professional offices

Avenue – Use Specifications pg. 4.5

Ground Story – Residential; small prof. office, lobby, bldg. manager office; retail in C districts

Upper Stories – non-retail uses; business/professional offices

Local – Use Specifications pg. 4.7

Ground Story – Residential; home office uses
Live/Work – small prof. office, lobby, bldg. manager office, ancillary retail grocery, cafe

Upper Stories – residential; home office uses
Live/Work: may include prof. office

~~Neighborhood – Use Specifications pg. 4.9~~

~~Ground Story / Upper Stories – Residential; home office uses~~

- In private mixed-use projects:
 1. Should new uses be permitted?
 2. Where?
 - Columbia Pike, Glebe Road, Walter Reed Dr – other main arterials (i.e., Four Mile Run Dr)
 - Side Streets
 - Upper stories only
 - Main, Avenue, Local BES
 3. Does the use necessitate design flexibility?
- Is the use publicly-owned/operated? If so, can it qualify for design modifications by CB approval?

Use Permit approval will be noted where applicable

- Create a vital Main Street, through a lively mix of uses with:
 - shopfronts,
 - sidewalks cafes,
 - other commercial uses at street level
 - canopy shade trees
 - upper story residences and/or offices

- 2003 FBC includes traditional Main Street retail, restaurants, and service uses for ground stories

Other Considerations

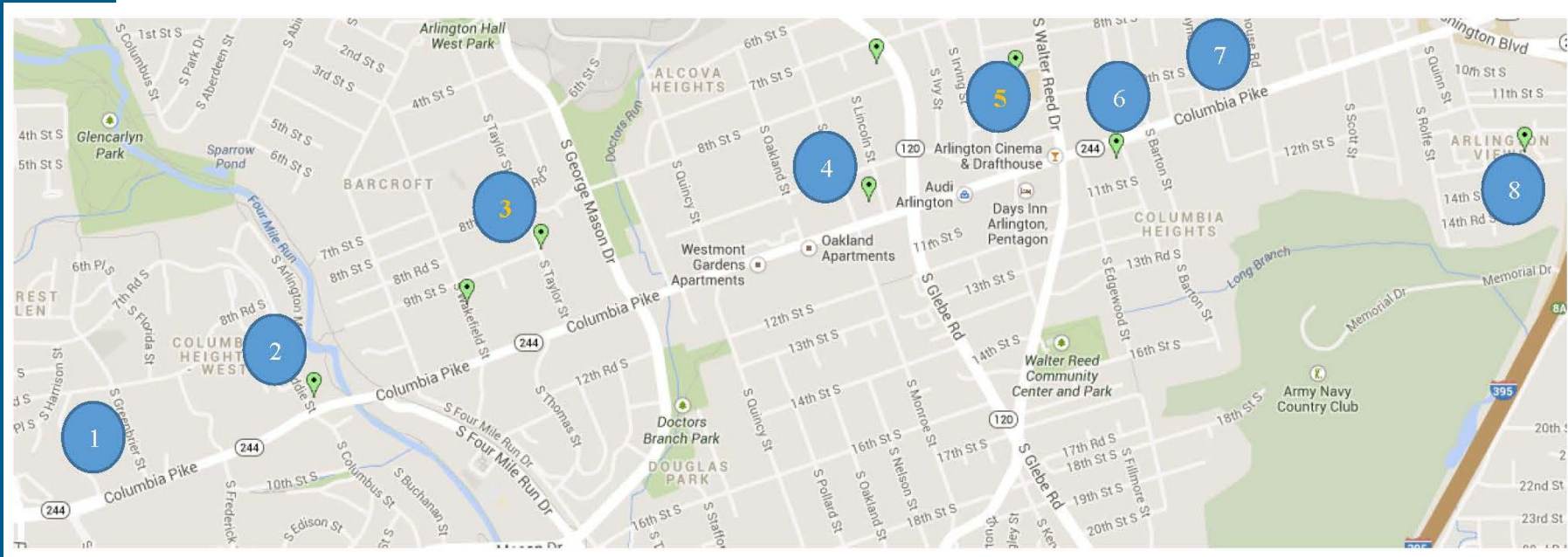
- does the use contribute to Pike community?
- level of street activation generated by use;
- frequency of customers/patrons;
- hours of operation;
- scale and format of use;
- privacy;
- parking demand;
- drop off/pick up;
- frequency or concentration of use within a block;
- achieving other County goals: facilitating desired uses County-wide

- Requests for new child care centers may be more prevalent in future; Anticipate that demand is increasing:
 - Increase in housing supply
 - Consistent birth rate trends
 - Constant Wait Lists

- Centers have challenges in finding new suitable locations
 - Rental rates are typically higher than centers can afford
 - Required open space
 - Questions/concerns about building design

- May be beneficial to provide more centers in close proximity to affordable housing
 - CAFs tend to attract families; revitalization may result in more families within single-family housing

Child Care Uses



8 existing centers: #1 (Harvey Hall); #2 (NoVA Family Services @ AMCC); #4 (Funshine Preschool); #6 (Metta Montessori); #7 (Trinity School of Early Learning) #8 (Northeast Stars Montessori/Mt. Olive Baptist Church)

- Capacity: approx. 290 children

No data: #3 (Our Savior Lutheran Preschool); #5 (APT Infant Care @ Career Center)

- **Child Care uses –**

- Regulated by Chap 52 of County Code; Use Permit req'd
 - ground story space required for infant care
 - privacy, safety, control issues: may require secondary locations and/or design flexibility to suit functional/ operational needs
- Parking & Drop Off:
 - would occur within parking garages, consistent with other child care centers approved in mixed-use buildings
- Parking Ratios:
 - FBC Parking for Non-Residential Uses: 1 shared space/1,000 square feet
 - [ACZO] Employee parking – 1 space/employee – may use spaces allocated to ground story bay
- Open Space: on-site or off-site

- **School Uses – elementary, middle, high schools (public/private)**
 - Similar considerations as noted for child care
 - Regulated by Chap 52 County Code
 - Use Permit Approval required
 - Allow use; although, staff does not expect Schools would frequently occur in mixed-use projects
 - Likely that use would be proposed with project development, rather than post-construction occupancy
 - Parking Ratios:
 - [ACZO] Employee parking – 1 space/employee; additional spaces for assembly areas

- **Higher Education:**

- Uses are not regulated by Chapter 52;
- Adults; mobile
- Treat use like Office use:
 - Locate classrooms to interior spaces or upper stories; Lobbies in ground story
- College/University
 - Use Permit required
 - Parking ratio: by CB approval
- Business/Trade School
 - No Use Permit required
 - Parking ratio: same as Office use (FBC Non-residential uses: 1 shared space/1,000 sf)

- **Community Centers**
 - Smaller community centers/uses could be treated similar to retail, such as game/entertainment uses
 - May not require any special design flexibility as part of mixed use development
 - Use Permit required

- **Library/Museum/Art Gallery or Studio**
 - Uses could be treated similar to retail
 - Frequent patrons/customers
 - Books, art, etc. on display
 - Interior floor plate could accommodate offices/meeting spaces/assembly spaces
 - Parking:
 - Would occur within parking garages
 - FBC Parking for Non-Residential Uses: 1 shared space/1,000 square feet

- **Fire/Police Stations**

- **Churches/Mosques/Synagogues/Temples**
 - Typically includes large assembly areas; would be in conflict with desired “shopfront” pattern if this space were to occur along the street frontage
 - Smaller venues/meeting spaces may be included, which could meet fenestration and entrance spacing
 - Hours of operation may be limited; could limit reduce street activation
 - Churches exist along Columbia Pike today; continuing their use in mixed use projects could be beneficial
 - Lobby, or other activating uses, only on CP frontage
 - Parking ratio:
 - ACZO: 1 space/5 sanctuary seats

Expand Uses

Use	Col Pike/ Glebe/ WR Dr frontage ¹	Side Street Frontage ¹	Upper Stories	Design Flex for ground stories in mixed use projects?	Use Permit required?	BES ?
Child Care centers	No	Yes	Yes	Yes, w/ limitation to design elements that can be retrofitted when use is discontinued (transparency, entrance spacing)	Yes	Main St Avenue Live/Work?
Nursery schools & preschools	No	Yes	Yes		Yes	Main St Avenue Live/Work?
Schools: Elem, Middle, High	Lobby only; up to X LF of frontage	Yes	Yes		Yes	Main St
Colleges/Universities (i.e. public; not-for- profit)	Lobby only	Lobby only	Yes	No	Yes	Main St
Business or trade school (i.e. for-profit)	Lobby only	Lobby only	Yes	No	No	Main St

¹ Location pertains to frontage only; uses would not be restricted farther into the ground story floor plate away from the RBL.

Expand Uses

Use	Col Pike/ Glebe/ WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories in mixed use projects?	Use Permit required?	BES ?
Community Center	Yes	Yes	Yes	No	Yes	Main St Avenue
Fire/Police station	Yes	Yes	Yes	No	Yes	Main St Avenue
Library, museum and art galleries or studios	Yes	Yes	Yes	No	Yes	Main St Avenue
Churches, mosques, synagogues & temples	Lobby or activating use only	Yes	Yes	No	No	Main St Avenue Local

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- Should design flexibility be provided for publicly-owned/operated CIVIC USES?
 - Flexibility is currently provided in both FBC or N-FBC for CIVIC USES in CIVIC BUILDINGS, but not for private buildings
 - Flexibility may be approved after a community review process*

*Re-evaluate “exemption” text (N-FBC):

- allow exemption for publicly-owned CIVIC BUILDINGS only, or
- allow modifications by CB approval only

which uses?

- Community Center
- Library
- Museum
- Art Gallery/Studio
- Schools (Elem/Middle/High)
- Police Station
- Fire Station

- When should a building be designated as a CIVIC BUILDING?
 - If the majority of the building is occupied with CIVIC USES
 - Exception: if Fire Station is provided (no size min.)
 - Otherwise, single bays/stories and/or small increments of public uses (i.e. less than the majority of the building), the building and use should follow the FBC standards

PRELIMINARY

- **Movies, Indoor Theaters**
 - Use is currently permitted; use exists today
 - Form is typically large and may conflict with CDVFC, door spacing and fenestration
 - Lobby space only on frontage
- **Medical Offices**
 - Use is currently permitted; use exists today
 - Anticipate frequent customers
 - Privacy issues for patient/exam rooms
 - Lobby uses only on Col Pike street frontage
- **Day Space**
 - Same as Medical Offices above

- **Vehicle Dealership**

- Use is currently permitted w/ Use Stds; use exists today
- Typically large format
- ACZO Article 11.1: limits form to maximum 300 LF along street frontage; Main and Avenue BES only

- **Vehicle Service**

- Use is currently permitted; use exists today
- Typically large format service
- ACZO Article 11.1: limits use to space within enclosed building; may have conflicts with fenestration and entrance spacing
- Consider Side street frontage only?

MODIFY USES

Use	Col Pike/ Glebe/WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories?	Use Permit required?
Movie or other theaters	Lobby only	Yes	Yes	No	No
Office, medical	Lobby only; no exam/ patient rooms	Yes	Yes	No	No
Day spa	Lobby only; no exam/ patient rooms	Yes	Yes	No	No
Vehicle dealership	Displays do not exceed 300 LF along Main/ Avenue frontage; Not allowed on Local or Neighborhood		No	No	No
Vehicle service	No	Wholly w/in a building; or screened by 7' masonry wall between adjoining residential lots	No	No	Yes

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- **Carpet cleaning, Printing, Sign Making, Upholstery**
 - Uses are currently permitted; some by Use Permit
 - Considered as light industrial uses
 - Low street activation; limited displays/shopfront; may have limited hours of operation
 - Consider Side street locations only

- **Mortuary/Funeral Home**
 - Use is currently permitted
 - Typically large format service; assembly spaces
 - Consider Side street locations only? Consider Lobby use only on Col Pike frontage

- **Drive-Through Windows**
 - Not permitted from Main St frontages

MODIFY USES

Use	Col Pike/ Glebe/WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories?	Use Permit required?
Carpet Cleaning	No	Yes	Yes	No	Yes
Printing, lithography, or publishing	No	Yes	Yes	No	No
Sign Making Shops	No	Yes	Yes	No	No
Upholstery Shops	No	Yes	Yes	No	Yes
Drive-through window	No; may not be from Main Street frontage	Yes; no more than 2 lanes; may not be from Main Street frontage	No	No	Yes
Mortuaries or funeral homes	No	Yes	Yes	No	Yes

- **Audio Visual Production Studio & Food Delivery Services ?????:**
 - Low or lack of street activation; regular customers?

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- **Miniature Golf Course**

- Use does not currently exist
- Typical form is inconsistent with FBC (outside; larger scale)
- INDOOR Mini-Golf could be provided as part of Restaurant, or Games/Entertainment uses

- **Self Storage**

- Use does not create street activation; high pedestrian volume; no displays, visible customers
- Form is typically large, and may conflict with CDVFC, door spacing, fenestration requirements
- Upper stories may also have similar conflicts with fenestration requirements

ELIMINATE USES

Use	Columbia Pike frontage ¹	Secondary Street Frontage ¹	Upper Story	Design Flex for ground stories?	Design Flex for public civic uses?	Use Permit required?
Miniature Golf Course	---	---	---	---	---	Yes
Self-Storage	---	---	---	---	---	Yes

NO CHANGES

Use	Col Pike / Glebe/ WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories?	Use Permit required?
Art and antique shops	Yes	Yes	Yes	No	No
Auto supply store	Yes	Yes	Yes	No	No
Bakeries	Yes	Yes	Yes	No	No
Book or stationary stores	Yes	Yes	Yes	No	No
Clothing or wearing apparel shops	Yes	Yes	Yes	No	No
Drug stores	Yes	Yes	Yes	No	No
Dry goods or notion stores	Yes	Yes	Yes	No	No
Film processing (photo service)	Yes	Yes	Yes	No	No
Florist or gift shop	Yes	Yes	Yes	No	No
Grocery stores, convenience	Yes	Yes	Yes	No	No
Grocery stores	Yes	Yes	Yes	No	No

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NO CHANGES

Use	Col Pike / Glebe/ WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories?	Use Permit required?
Hardware, paint or appliance stores	Yes	Yes	Yes	No	No
Hobby or handcraft stores	Yes	Yes	Yes	No	No
Home furnishings stores	Yes	Yes	Yes	No	No
Ice cream stores	Yes	Yes	Yes	No	No
Interior decorating stores	Yes	Yes	Yes	No	No
Jewelry stores	Yes	Yes	Yes	No	No
Meat or fish markets, and delicatessens	Yes	Yes	Yes	No	No
Newsstands	Yes	Yes	Yes	No	No
Nursery, flower or plant stores	Yes	Yes	Yes	No	No

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NO CHANGES

Use	Col Pike / Glebe/ WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories?	Use Permit required?
Optical stores	Yes	Yes	Yes	No	No
Pawnshops	Yes	Yes	Yes	No	No
Pet shops	Yes	Yes	Yes	No	No
Secondhand stores	Yes	Yes	Yes	No	No
Shoe store	Yes	Yes	Yes	No	No
Sporting goods store	Yes	Yes	Yes	No	No
Variety store	Yes	Yes	Yes	No	No
Video tape or record store	Yes	Yes	Yes	No	No

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NO CHANGES

Use	Col Pike / Glebe/ WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories?	Use Permit required?
Animal care facilities, veterinary clinics, animal hospitals	Yes	Yes	Yes	No	No
Banks	Yes	Yes	Yes	No	No
Barbershop or beauty parlor	Yes	Yes	Yes	No	No
Dance studio	Yes	Yes	Yes	No	No
Dry-cleaning & laundry establishment	Yes	Yes	Yes	No	No
Health clubs	Yes	Yes	Yes	No	No
Laundromat	Yes	Yes	Yes	No	No
Locksmith	Yes	Yes	Yes	No	No
Palmistry	Yes	Yes	Yes	No	No
Photo copy services	Yes	Yes	Yes	No	No

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NO CHANGES

Use	Col Pike / Glebe/ WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories?	Use Permit required?
Photography studio	Yes	Yes	Yes	No	No
Postal service, private	Yes	Yes	Yes	No	No
Tailors and milliners	Yes	Yes	Yes	No	No
Shoe repair	Yes	Yes	Yes	No	No
All other retail sales and service, repair-oriented, uses	Yes	Yes	Yes	No	No
Audio-visual production studio	Yes	Yes	Yes	No	Yes
Music conservatory or music instruction	Yes	Yes	Yes	No	No
Office, business and professional	Yes	Yes	Yes	No	No
Photo copy services	Yes	Yes	Yes	No	No

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NO CHANGES

Use	Col Pike / Glebe/ WR Dr frontage ¹	Side Street Frontage ¹	Upper Story	Design Flex for ground stories?	Use Permit required?
Catering establishment, small scale	Yes	Yes	Yes	No	No
Coffee shops	Yes	Yes	Yes	No	No
Food delivery services	Yes	Yes	Yes	No	Yes
Restaurants, fast food	Yes	Yes	Yes	No	No
Restaurants, general	Yes	Yes	Yes	No	No
Restaurants, limited	Yes	Yes	Yes	No	No
Bowling alley	Yes	Yes	Yes	No	Yes
Game arcades	Yes	Yes	Yes	No	Yes
Nightclubs	Yes	Yes	Yes	No	Yes

- **Audio Visual Production Studio & Food Delivery Services:**
 - Low or lack of street activation; regular customers?

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(N-FBC) Carver Homes Site

- Project overview

- Next FBC AWG meeting:
 - Date: September 17
 - Location: **TBD**
 - Time: 7 – 9 PM

- July 15 ZOCO update:
 - Columbia Grove Regulating Plan
 - Hotel Parking Ratios
 - Bicycle Parking Ratios; Clear Heights (Q&A only)