



COLUMBIA PIKE – SPECIAL NEIGHBORHOODS REVITALIZATION DISTRICT FORM-BASED CODE ARLINGTON COUNTY, VIRGINIA

REVISED DRAFT
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How to Use this Code

I want to know what is allowed in my neighborhood:

1. Review the Columbia Pike Neighborhoods Area Plan and determine if your neighborhood is located within the “Columbia Pike Neighborhoods Special Revitalization District” as shown on the General Land Use Plan (GLUP). If not, this Code is not applicable.
2. Look at the adopted REGULATING PLAN for the appropriate subarea in *Part 3. Regulating Plans*. Find the neighborhood in question. Note the color of the fronting STREET-SPACE—this determines the applicable BUILDING ENVELOPE STANDARD (see the key located on the REGULATING PLAN). Note whether or not any neighborhood properties have been designated as a special circumstance (Conservation Area, Adjacent to Conservation Area, or Bonus Area) for the purposes of this Code.
3. Find all of the applicable BUILDING ENVELOPE STANDARD in *Part 4. Building Envelope Standards*. (Note the General Standards in Section 402, which apply to all Neighborhood Special Revitalization District FBC properties.) The BUILDING ENVELOPE STANDARD will tell you the parameters for development on each site in terms of height, siting, elements, and use.
4. Additional regulations regarding streets and other public spaces are found in *Part 5. Street-Space & Open Space Standards*.

I want to modify a building or develop a new building:

1. Determine if property in question is located within the “Columbia Pike Neighborhoods Special Revitalization District” as shown on the General Land Use Plan (GLUP). If not, this Code is not applicable.
2. Determine whether your intended changes would trigger a level of code compliance by looking at *Part 2. Administration* on non-conformities.
3. Look at the adopted REGULATING PLAN shown for the appropriate subarea in *Part 3. Regulating Plans*. Find the property in question. Note the REQUIRED BUILDING LINE and the PARKING SETBACK LINE. Note the color of the fronting STREET-SPACE—this determines the applicable BUILDING ENVELOPE STANDARD (see the key located on the REGULATING PLAN). Note whether or not the property has been designated as a special circumstance (Conservation Area, Adjacent to Conservation Area, or Bonus Area) for the purposes of this Code.
4. Find the appropriate BUILDING ENVELOPE STANDARD in *Part 4. Building Envelope Standards*. (Note the *General Standards* in Section 402, which apply to all Neighborhood Special Revitalization District FBC properties.) The BUILDING ENVELOPE STANDARD will tell you the parameters for development on the site in terms of height, siting, elements, and use.
5. Additional regulations regarding streets and other public spaces surrounding the property are found in
 - a. *Part 5. Street-Space & Open Space Standards*: the general parameters and/or specifications for the STREET-SPACE including vehicular traffic lane widths, curb radii, sidewalk and street tree planting area dimensions, on-street parking configurations, and public and private open space standards.
 - b. *Part 6. Architectural Standards* and *Part 7. Conservation Area Standards*: materials, configurations and techniques for the architectural elements of the building. (If the property in question has been designated on the REGULATING PLAN as a Conservation Area or Adjacent to Conservation Area for the purposes of this Code, refer to both *Part 6 and 7*.)
 - c. *Part 7. Parking and Loading Standards*.
6. See *Part 2. Administration: Application & Review Process* for information on the application and development review process.

I want to change the use/function in an existing building:

1. Find the property on the appropriate subarea REGULATING PLAN and determine the applicable BUILDING ENVELOPE STANDARD.
2. Determine whether the use is allowed by looking at the *Permitted Use Table* in *Part 8. Building Use Standards*. If the use is listed with a cross-reference in the right-hand column, refer to those standards.

I have a use, building or site that is nonconforming:

1. Existing uses, buildings and sites that met the rules when they were constructed, but do not comply with this development code are considered nonconforming.
2. See *Part 2. Administration* for further details

I want to change the regulating plan regarding my property:

See *Part 2. Administration* for Amendments to the Form Based Code.

I want to subdivide my property:

1. Property can only be subdivided in accordance with the procedures in *Chapter 23 of the Arlington County Code*.
2. Any such subdivision shall also meet the standards of this Code.

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Part 1. General Provisions

101. Title

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

102. Applicability

- A. The Code is in effect for that part of Arlington County, Virginia, designated as “Columbia Pike Neighborhoods Special Revitalization District” on the General Land Use Plan (GLUP).
- B. The Code is an optional zoning tool and property owners retain the zoning rights under the existing zoning. Use of the Form Based Code is selected through the filing of an application for development under the Form Based Code.

103. Purposes

- A. This 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

104. Other Applicable Regulations

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

105. Minimum Requirements

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

106. Severability

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

107. Components of the Code

The Code is comprised of the following sections.

A. Administration

Part 2. Administration covers the application and review process for development plan approval.

B. Regulating Plans

The REGULATING PLAN provides specific information on the development parameters for each parcel and shows how each lot or DEVELOPMENT PROJECT relates to the STREET-SPACE and the surrounding neighborhood. The REGULATING PLAN may identify additional regulations and/or special circumstances for specific locations. The Columbia Pike Neighborhood Special Revitalization District is divided into four subareas, each of which is covered by an individual REGULATING PLAN.

C. Building Envelope Standards

The BUILDING ENVELOPE STANDARDS (BES), establish basic parameters governing building form, including the envelop for building placement (in three dimensions) and certain permitted/required building elements as they frame the STREET-SPACE or public realm. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which things may be done and specific things that must be done to ensure that the buildings relate to each other and form a functioning and consistent block structure. The applicable standard(s) for a DEVELOPMENT PROJECT is determined by the BES frontage type designated on the REGULATING PLAN.

D. Street-Space and Other Public Space Standards

The purpose of the Street-Space and Public Space Standards is to ensure coherent STREET-SPACE and to assist developers and owners with understanding the relationship between the public realm and their own DEVELOPMENT PROJECT or building. These standards set the parameters for the placement of street trees, sidewalks, and other amenities or furnishings within the STREET-SPACE as well as the basic configurations for other public spaces, including streets and sidewalks.

E. Architectural Standards

The Architectural Standards are used to achieve a coherent and high-quality building design. The Architectural Standards govern a building's exterior elements and set the parameters for allowable materials, configurations, and techniques

F. Conservation Area Standards

The Conservation Area Standards provide additional rules for properties designated on the REGULATING PLAN as FBC Conservation Areas and Areas Adjacent to Conservation Areas.

G. Parking and Loading Standards

Parking and Loading Standards establish the specific vehicular and bicycle parking ratios required throughout the Columbia Pike Neighborhoods Special Revitalization District. Some standards in the Arlington County Zoning may govern where standards are not included in this Code.

H. Building Use Standards

Building Use Standards establish the uses allowed and/or required in the Columbia Pike Neighborhoods Special Revitalization District Form Based Code. Affordable housing requirements are also set forth in the Building Use Standards.

I. Definitions

Certain terms in this Code are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is in ALL CAPITALS format, consult *Part 10. Definitions* for its specific and limited meaning within this Code. Words used in the Form Based Code, but not defined by the Form Based Code, but that are defined in the Arlington County Zoning Ordinance, shall have the meanings set forth therein.

Part 2. Administration

201. Applicability

Development proposals within the “Columbia Pike Special Neighborhoods Revitalization District” as shown on the General Land Use Plan (GLUP) and zoned with “RA” Districts are permitted to use this Code. If use of this Code is requested, development proposals shall be compliant with all provisions of this Code, unless otherwise modified by the County Board in accordance with Section 203 and 208.

202. By-Right FBC Applications

The Zoning Administrator is authorized to review and approve applications for projects that are fully compliant with this Code, except for those that are otherwise required in Section 203.

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 circumstances:

- A. Request approval of modifications (as set forth in Section 208), Bonus Stories, or Transfer of Development Rights;
- B. Are proposals for properties or areas “Adjacent to FBC Conservation Areas” as indicated on the REGULATING PLAN and review by the Historic Affairs and Landmark Review Board (HALRB) is required; or
- C. When properties or projects are proposed for partial infill development and modifications of existing “RA” or “R” zoning regulations are requested in accordance with Section 208.C.

204. FBC Administrative Review Team Duties & Procedures

1. The Administrative Review Team is responsible for reviewing both By-Right and Special Exception Use Permit FBC applications for compliance with this Code. The Administrative Review Team administers the Administrative Regulations 4.1.2x [details to be provided at a later date] which describes the review processes and submission requirements in further detail. The Administrative Review Team forwards its finding of compliance to the Zoning Administrator for By-Right applications or the County Board, for Special Exception Use Permit applications.
2. The Zoning Administrator may designate the Columbia Pike Initiative Coordinator of the Columbia Pike Administrative Review Team to represent the Zoning Administrator in any function assigned by this Code. The Zoning Administrator, however, shall remain responsible for any final action taken under this Code, unless otherwise specifically approved by the County Board under a Special Exception Use Permit.

205. Application Requirements & Review Processes

A. Submission Requirements

Applicants shall submit the following information:

1. Documentation, including plans, application forms and fees to the County as set forth in Administrative Regulations 4.1.2x.
2. Development proposals that include renovation of existing buildings shall submit the necessary plans and documentation indicating the location and condition of existing buildings and proposed improvements.
3. All applications shall include a LEED scorecard, or equivalent scorecard for another green building standard system, consistent with Section 36.J.1 of the Arlington County Zoning Ordinance.
4. All applications shall include a Housing Plan comprised of the following information:
 - a. Number of total housing units provided under the development proposal;

- b. Number of total housing units existing on the property;
- c. Number of total units permitted with the underlying zoning;
- d. Number of net new units and the proportional percentage total units to existing units;
- e. Number of low or moderate income housing units provided to meet requirements set forth in Section 803.A;
- f. Income levels of targeted families / households for low or moderate income housing units;
- g. The proposed rents and guarantee of limits on future rent increases or sales prices and the proposed affordability thereof for low and moderate income housing units;
- h. Marketing plan for low and moderate income housing units;
- i. Location of low and moderate income housing units;
- j. Sizes of low and moderate income housing units;
- k. Bedroom counts of low and moderate income housing units;
- l. Amenities provided for low and moderate income housing units; and
- m. Any other information needed to demonstrate compliance with Section 803.

B. Preliminary FBC Applications

1. Preliminary Applications, meeting the requirements of Section 205.A, 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 for those items which may be requested for modification, an applicant may submit a Final Application submission as set forth further in 205.B.
 - a. When an applicant requests a modification to the REGULATING PLAN, including the placement or alignment of a new street that differs from regulations set forth in 301.C.1 or the addition of a new street not shown on the REGULATING PLAN, a meeting with the Use Permit Review Committee of the Planning Commission shall occur to review the proposed modification during the preliminary application phase.

C. Final FBC Applications

1. By-Right FBC Applications:
 - a. Form Based Code proposals will be reviewed administratively for conformance with the Code within thirty (30) days of a Final Application Submission and upon completion of such review, applicants will be notified as to whether the submission is in compliance with the Form Based Code, in writing, by the Zoning Administrator.
 - b. Applicants are required to provide a copy of the submission to the Columbia Pike Revitalization Organization (CPRO) and all affected civic associations—for those associations whose boundary abut or are adjacent to the subject site—at the time of submission.
 - c. Once a proposal is approved by the Zoning Administrator, the applicant may apply for construction permits, as provided for in Article 15.2.1 and 15.2.2 of the Zoning Ordinance, but only for actions consistent with the approved proposal. Proposals that are determined by the Zoning Administrator to deviate from either the approved proposal or the Form Based Code requirements may not proceed with development, but may submit a revised proposal for review, or may seek approval of a Use Permit, as provided for in Article 15.5 of the Zoning Ordinance and Section 205.B.2.
2. Special Exception Use Permit FBC Applications:
 - a. At the time of or prior to filing a Special Exception Use Permit application and any related material, applicants shall provide a copy of the submission to the CPRO and all affected and abutting property

owners, including properties across the street from the subject property prior to the hearing as required by the Code of Virginia.

- b. Form Based Code applications shall be filed by the Final Deadline set by the Zoning Administrator, and no less than fifty-five (55 days) before the public hearing, which shall be the first regular meeting of the County Board each month. The County Board may, on its own motion, establish a different date for the public hearing.

206. Effect of Approval [TBD]

A. Modification of Approved Development Plan

B. Approval Expiration

C. Appeal

207. Administrative Adjustments

A. Purpose

The purpose of this section is to provide an administrative mechanism for allowing minor adjustments to limited and specific requirements of the Columbia Pike Neighborhoods Special Revitalization District Form Based Code, with the intent of providing relief where the application of a standard creates practical difficulties in allowing construction of the development project to proceed. These adjustments are intended to provide relief for minor construction and survey errors. They are not intended to provide designed modifications from the Neighborhoods FBC during the project approval process like those governed by Section 208. The Zoning Administrator may approve Administrative Adjustments in accordance with those items listed in B. below. An applicant must submit an Administrative Change application, with fees, for Administrative Adjustment to the Zoning Administrator.

B. Administrative Adjustment Standards

The Zoning Administrator is authorized to approve Administrative Adjustments in strict conformance with the following standards only:

1. Height
 - a. Minimum and maximum height: up to five percent (5%) for any cumulative increase or decrease in ULTIMATE BUILDING HEIGHT.
 - b. STREET WALL/fence requirements: up to ten percent (10%).
 - c. Finished Floor Elevation: up to five percent (5%).
2. Siting
 - a. REQUIRED BUILDING LINE: move forward up to six (6) inches.
 - b. REQUIRED BUILDING LINE minimum percentage built-to: reduction of up to five percent (5%) of required length.
 - c. PARKING SETBACK LINE: move forward up to six (6) feet.
 - d. Mezzanine floor area: up to ten percent (10%) additional area.
 - e. STREET WALL requirements: up to ten percent (10%) of the height/FENESTRATION/access gate requirements.
 - f. Entrances (maximum average spacing): up to ten percent (10%) increase in spacing.
3. Elements
 - a. FENESTRATION (minimum and maximum percent): up to five percent (5%).

- b. Elements (minimum and maximum projections): up to five percent (5%).
4. Streets, Blocks and Alleys
- a. Street and alley center lines may be moved up to 25 feet in either direction, so long as: (i) the street connectivity is maintained (no cul-de-sacs); (ii) no street intersection occurs within 100 feet of another street intersection; and (iii) the BLOCK configuration meets the standards defined in Section 301.C.2.

208. Modifications

A. Proposals that do not conform to the Columbia Pike Neighborhoods Special Revitalization District Form Based Code:

The County Board may modify the provisions of the Form Based Code as set forth in 208.B upon a finding that, after the proposed modification, the subject development will better accomplish the purposes and intent of this Code and the goals of the Columbia Pike Neighborhoods Area Plan than would the development without those modifications and that the proposed uses will not 1) adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use; 2) be detrimental to the public welfare or injurious to the property or improvements in the neighborhood; 3) be in conflict with the purposes of the master plans of the County.

B. Allowable Modifications

Pursuant to a Use Permit application, the County Board may modify only the following requirements of the Form Based Code:

1. Height of first floor relative to fronting sidewalk elevation
2. RBLs for the location of new streets where shown on the REGULATING PLAN, or amend the REGULATING PLAN to add a new street with associated RBLs;
3. Breaks between buildings;
4. STREET-SPACE standards; and
5. Design issues related to the inclusion of or compatibility with existing buildings in FBC Conservation Areas or retention of mature trees.

C. Additional Modifications

By Use Permit approval, the County Board may approve additions to or enlargement of building (s) on a property, or portion thereof, proposed to be retained, and modification of regulations on setback, yard, coverage, parking, and density as set forth in 208.C.1 through 208.C.4 for those existing buildings when another portion of the property is proposed for new construction using this Code, when it finds that:

- a) the proposal includes a DEVELOPMENT PROJECT that is compliant with this Code; and,
 - b) the entire subject development, with the proposed modification(s), will better accomplish the purposes and intent of this Code and the goals of the *Columbia Pike Neighborhoods Area Plan* than would the development without those modifications and that the proposed uses will not 1) adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use; 2) be detrimental to the public welfare or injurious to the property or improvements in the neighborhood; 3) be in conflict with the purposes of the master plans of the County.
1. Use & Density: The County Board may approve enlargements to existing buildings. Residential use, or accessory use, shall be retained. If the applicant is retaining existing buildings and meeting the affordable housing requirements of Section 803 within those buildings, the applicant shall comply with the renovation standards set forth in the *Part 7. Conservation Area Standards*. Under no circumstances shall the County

Board approve a use permit to allow additional density in the existing buildings beyond the number of units already legally existing on the site or that allowed in the zoning district.

2. Area: The County Board may approve modifications to site area, density, side and rear yards, open space requirements for multiple buildings, and coverage requirements to allow for infill development of a Columbia Pike Neighborhoods Special Revitalization District Form Based Code DEVELOPMENT PROJECT that is compliant with this Code and the Subdivision Ordinance. However, any building within the DEVELOPMENT PROJECT shall be no closer than 30 feet to existing buildings.
3. Subdividing, Resubdividing, Parcels of Land: The County Board may approve modification of the lot width and lot area requirements.
4. Parking, Standing or Loading Areas: No parking spaces may be relinquished or reduced in any manner below the requirements of the Arlington County Zoning Ordinance, unless otherwise allowed by this Code as part of Section 804.A.1. The County Board may permit parking spaces required to meet residential uses within existing buildings to be located within the Columbia Pike Neighborhoods Special Revitalization District Form Based Code DEVELOPMENT PROJECT.

209. Special Circumstances

A. Bonus Stories

The County Board may approve up to two to six (2 - 6) additional stories, for buildings within areas designated as Bonus Areas on the REGULATING PLAN, when it finds that:

1. The proposal is compliant with the regulations of this Code; and
2. One of the following is provided:
 - a. Committed low to moderate income housing units beyond the minimum required in Section 803, as set forth in 209.A.3; or
 - b. Public open space shown on the REGULATING PLAN of at least one acre in size, dedicated to the County, and provision of funding for the master planning of such open space, as set forth in 209.A.4.
3. Committed Low to Moderate Income Housing: Provision of low to moderate income housing units used to achieve bonus stories shall occur through one or a more of the following, subject to such conditions as the Board may approve:
 - a. Incorporation of density transferred from a FBC Conservation Area as shown on the REGULATING PLAN for the purposes of preserving affordable housing. In considering the approval of transferred density from a Conservation Area, an applicant shall demonstrate that a specified number of units within the Conservation Area will be rehabilitated and preserved as committed affordable housing as set forth in Section 209.B;
 - b. Incorporation of on-site low and moderate income housing units; and/or
 - c. Provision of low and moderate income housing units at an off-site location within the "Columbia Pike Neighborhoods Special Revitalization District" as shown on the General Land Use Plan.
4. Open space: Provision of open space used to achieve bonus stories, shall be either:
 - a. That shown on the REGULATING PLAN for the subject site, or
 - b. Through density transfer from an area proposed for new public open space shown elsewhere on the REGULATING PLAN.

B. FBC Conservation Areas

In Conservation Areas as shown on the REGULATING PLAN, the County Board may, subject to review by the HALRB similar to 209.C.1, and subject to use permit approval, allow:

1. Additions to existing buildings or new construction, so long as:
 - a. Existing primary buildings are not removed, and building renovations or new construction is completed consistent with the standards set forth in the *Part 7. Conservation Area Standards*, and an applicant requests one of the following:
 - (i) The low and moderate income housing units for a development application on a property “Adjacent to Conservation Area”, as shown on the REGULATING PLAN and required in Section 903, will be provided within existing buildings in Conservation Areas, or
 - (ii) Transfer of unused by-right density to another site or other bonus density subject to such conditions as the Board may approve, to be transferred from a Conservation Area to another property.
 - b. Reduction/elimination of impervious pavement that is not otherwise required by the underlying zoning requirements for circulation and parking;
 - c. Creation of new open spaces as shown on the REGULATING PLAN;
 - d. Addition of new streets, or street improvements, where shown on the REGULATING PLAN;
 - e. Addition of sidewalks, and pathways internal to the block, to provide improved pedestrian circulation and connectivity; and,
 - f. Other improvements determined by the County Board to be consistent with the general policies of the *Columbia Pike Neighborhoods Area Plan*.
2. Site improvements including, but not limited to those set forth in 209.B.2.a – 209.B.2.e when the provision of 209.B.1 is requested:
 - a. Reduction/elimination of impervious pavement that is not otherwise required by the underlying zoning requirements for circulation and parking;
 - b. Creation of new open spaces as shown on the REGULATING PLAN;
 - c. Addition of new streets, or street improvements, where shown on the REGULATING PLAN;
 - d. Addition of sidewalks, and pathways internal to the block, to provide improved pedestrian circulation and connectivity; and,
 - e. Other improvements determined by the County Board to be consistent with the general policies of the *Columbia Pike Neighborhoods Area Plan*.
3. Modification of existing regulations as described in Section 208.C to comply with 209.B.1.

C. Development Adjacent to FBC Conservation Areas

Applications for new construction within areas labeled as “Adjacent to Conservation Areas” on the REGULATING PLAN shall comply with the provisions of this Code, excepting Sections 602-605 and 607-615, and shall be consistent with the standards set forth in *Part 7. Conservation Area Standards* and policies in the *Columbia Pike Neighborhoods Area Plan*.

1. As part of the preliminary application phase, an applicant shall submit its development proposal to the Historical Affairs and Landmark Review Board (HALRB) at least two (2) times for review and comment. The HALRB, and/or its Design Review Committee (DRC), shall review the proposed architectural design to assess whether the proposal:
 - a. Meets the intent of the Conservation Area Standards of this Code, and
 - b. Is compatible with the existing architecture within the Conservation Area.

Upon completion of its preliminary review, the HALRB will provide to the applicant a written summary finding that details its comments to date and states how the project meets the applicable FBC standards.

2. The applicant shall return to the HALRB for at least one additional meeting of the HALRB for final review and comment on the architectural design in advance of the County Board public hearing.
3. HALRB shall prepare a written recommendation for consideration by the County Board. The County Board, taking into consideration the HALRB recommendation, shall determine whether the development proposal is consistent with the Code and if it meets the intent of the *Columbia Pike Neighborhoods Area Plan*.

Part 3. Regulating Plans

301. Rules for Regulating Plans

A. Purpose

1. A REGULATING PLAN provides the standards for the disposition of each property, lot, BES SITE, or DEVELOPMENT PROJECT and how each relates to its adjacent properties and STREET-SPACE.
2. The REGULATING PLAN makes the development standards place-specific, by designating the STREET-SPACE FRONTAGE types and delineating the public spaces. In addition, a REGULATING PLAN identifies: the boundaries for the Columbia Pike Neighborhoods Special Revitalization District Form Based Code; existing and planned new streets; the REQUIRED BUILDING LINE and PARKING SETBACK LINE; and the street-type specifications.
3. A REGULATING PLAN may identify additional regulations and special circumstances for specific locations, as well as exceptions to the BES or other standards.

B. General Standards

1. DEVELOPMENT PROJECTS in the Form Based Code shall integrate and build the STREET-SPACE design and land development indicated on the REGULATING PLAN.
2. Connectivity of the street grid, specifically intersection alignments, is regulated by this Code. Street locations shown on the REGULATING PLAN have been pre-determined and shall be constructed as part of development projects in the locations shown. In some circumstances where steep topography exists and new streets are envisioned, the location shown on the REGULATING PLAN may be adjusted to address site constraints. (See "Alternative Streets" in *Section D.1.b.* below.) Reconfigurations or adjustments to the street alignments may be allowed subject to the process and procedures enumerated in *Part 2. Administration* and the design standards in *Section C. Streets, Blocks and ALLEYS* and *D. Regulating Plan Changes* (below).
3. At the time of development, the developer is required to build streets within the DEVELOPMENT PROJECT where new streets, or portions of streets, are shown on the REGULATING PLAN. In the event that a DEVELOPMENT PROJECT may occur in phases, the developer is required to build those streets that abut buildings to be constructed during the same phase, and any other streets that may be required to provide access to/from existing streets from/to new buildings. A phasing plan will be required as part of the submission requirements.

C. Streets, Blocks, Alleys and Other Public Spaces

1. Streets

- a. Where new streets are shown on the REGULATING PLAN with a solid fill, they are critical to the working of the Neighborhoods Special Revitalization District and shall be considered mandatory.
- b. Where planned new streets are shown on the REGULATING PLAN, the center line may be moved up to 25 feet in either direction, as long as:
 - (i) the street is within a property and connectivity is maintained (dead-end streets are not permitted), or new off-set connections are not created;
 - (ii) no street intersection occurs within 100 feet of another street intersection;
 - (iii) the BLOCK configuration meets the standards defined in section 2. *Blocks*, below; and
 - (iv) the REQUIRED BUILDING LINES corresponding to the planned street also shift and provide the same overall dimension as the original alignment.
- c. Where new streets are shown as an alternative street with a hatched fill on the REGULATING PLAN, the alignment may be adjusted pursuant to the provisions of C.1.b, except that the centerline may be moved up to 50 feet in either direction, or the alternative street may be adjusted to carry pedestrian and bicycle traffic only when significant site constraints such as steep slopes in excess of 8%.
- d. Planned new streets shall be dedicated in fee to the County or dedicated for public use and access via a dedicated easement.
- e. Additional streets may be added to the REGULATING PLAN by a property owner during review process to create a smaller block pattern; however, no streets may be deleted without being replaced.
- f. Each BES SITE shall share at least one frontage line with a STREET-SPACE.

2. Blocks

- a. BLOCKS shall be measured at the REQUIRED BUILDING LINE (or along public right-of-ways, other public, conservation and private lands where an RBL is not present). All DEVELOPMENT PROJECTS shall be considered to be part of a BLOCK for this purpose.
- b. No BLOCK FACE shall have a length greater than 350 feet without an ALLEY or PEDESTRIAN PATHWAY providing through-access to another STREET-SPACE, ALLEY, or LOT BUILDING LIMIT. Individual DEVELOPMENT PROJECTS with less than 100 feet of STREET-SPACE FRONTAGE are exempt from the requirement to interrupt the BLOCK face; those DEVELOPMENT PROJECTS with over 200 feet of STREET FRONTAGE shall meet the requirement within their

DEVELOPMENT PROJECTS, unless already satisfied within that BLOCK face.

- c. Unless otherwise specified on the REGULATING PLAN, no curb cut is permitted within 75 feet of another curb cut, intersection, or driveway along the same STREET-SPACE FRONTAGE. Driveways accessed from ALLEYS are exempt from this requirement.
- d. If a street location is adjusted according to the process established in *Section C.1.b.* above, the perimeter of the newly created BLOCKS shall not exceed 1,300 feet on average within any DEVELOPMENT PROJECT or Neighborhoods Special Revitalization District subarea.

3. Alleys

- a. ALLEYS must provide access to the rear of all BES SITES, except where a BES SITE is on a perimeter common to non-developable or conservation lands or where a BES SITE has streets on three sides and the absence of an ALLEY would not deprive an adjacent neighbor of rear access.
- b. For new ALLEYS or portions thereof, public access, public utility, and drainage shall be dedicated via an easement or in a form suitable to the County/County Manager.
- c. ALLEYS may be incorporated into parking lots as standard drive aisles. Access from ALLEYS to all adjacent properties shall be maintained. Access between adjacent parking lots across property lines is required.
- d. Where an ALLEY does not exist and is not feasible to construct the ALLEY or a portion thereof at the time of redevelopment of any property, the applicant is required to dedicate the ALLEY right-of-way to the County (for future construction) and maintain the area within the rear setback by, at a minimum:
 - (i) Providing routine landscape maintenance to the area.
 - (ii) Keeping the area clear of debris, stored materials, and stored or parked vehicles.

4. Public Spaces

Where new PUBLIC SPACES are indicated on the REGULATING PLAN, the developer is required to provide the identified type of PUBLIC SPACE and/or dedicate the land in fee to the County, in the designated location, meeting the requirements in *Part 5. Street-Space and Open Space Standards.*

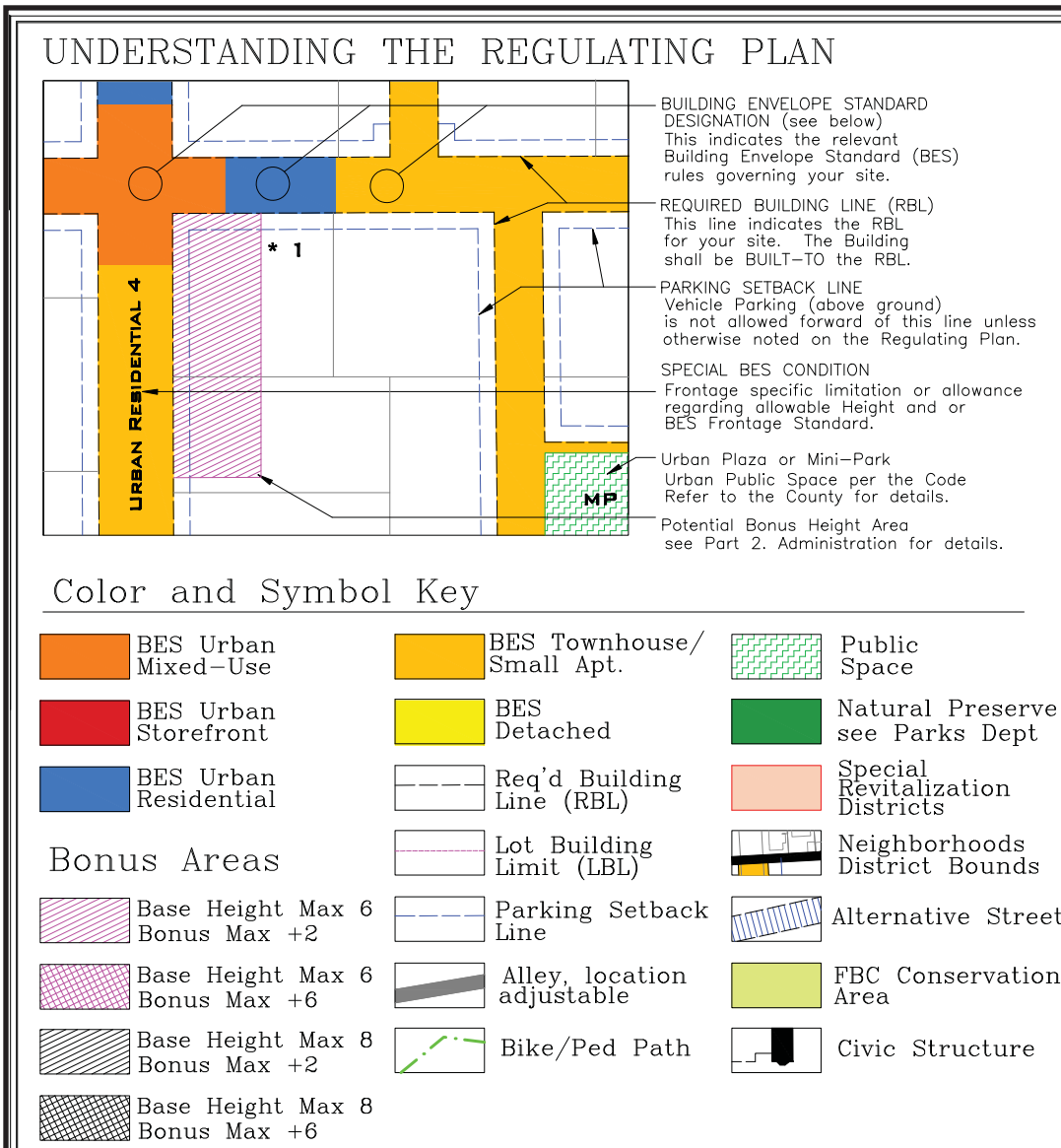
D. Regulating Plan Changes

Any amendment or change to the REGULATING PLAN, beyond those specified above, will be an amendment of this Code. See *Part 2. Administration.*

302. The Regulating Plans

The following pages include small scale REGULATING PLANS for the District subareas. REGULATING PLANS are available as AutoCAD files from the County to indicate the place-specific details with more precision. Contact the Columbia Pike Initiative Coordinator for more details.

A. Regulating Plan Key



* Special Circumstances:

Carver Homes Site: A maximum of 60 TOWNHOUSES, of which 1/3 (20) may accommodate ENGLISH BASEMENT ACCESSORY UNITS or ACCESSORY UNITS, for a maximum density of 80 units.