

## G. Private Open Area

1. At least 1 tree per 800 square feet of any at-grade required PRIVATE OPEN AREA shall be planted in the rear BES SITE area and located no closer than five feet to any COMMON LOT LINE. Urban Mixed-Use frontages and sites that are reusing existing structures with no ground level PRIVATE OPEN AREA are exempt from this requirement.
2. Trees must be at least 3 ½ inches in diameter at 4 feet above grade and eight feet in overall height (at time of planting). Species must be selected from a list approved by the County's urban forester. Trees listed on the Arlington County's Invasive Species list are prohibited from PRIVATE OPEN AREAS.

## H. Garage and Parking

1. Curb cuts and driveways shall be located at least 75 feet away from any BLOCK CORNER or parking GARAGE ENTRY on the same BLOCK face. This requirement is not applicable along ALLEYS.
2. No DEVELOPMENT PROJECT may create any new curb cuts on Columbia Pike, unless designated on the REGULATING PLAN.

## I. Elements

1. FENESTRATION is measured within the CLEAR HEIGHT, as a percentage of the FAÇADE for each STORY. FENESTRATION shall be distributed such that no 30 foot section of a FAÇADE measured horizontally violates the individual BES percentage parameters.
2. No window may face a COMMON LOT LINE within 20 feet unless:
  - a. That view is screened within the BES SITE, between the window and the COMMON LOT LINE (e.g. by a PRIVACY FENCE or GARDEN WALL), or
  - b. The window sill is at least 6 feet above its finished floor level.
3. Neither BALCONIES nor STOOPS may project to within 5 feet of a COMMON LOT LINE.
4. BALCONIES shall be enclosed by balustrades (railings) and neither BALCONIES nor STOOPS shall be otherwise enclosed, above a height of 42 inches from their floor, except with insect screening and/or columns/posts supporting a roof or connecting with a BALCONY above. BALCONIES may be a single floor platform or multiple platforms stacked at the upper STORY levels. In order to be counted towards the required PRIVATE OPEN AREA, a BALCONY shall have a minimum occupiable area of 40 square feet, with no dimension less than 5 feet.
5. ATTIC STORIES are permitted within all BES frontages. On the RBL/ FAÇADE side of the roof-pitch, ATTIC STORIES may only have windows via DORMERS and/or windows in gable-ends. (BLOCK interior elevations are not restricted.)

6. At least one functioning entry door shall be provided along each GROUND STORY FAÇADE. In no location may a GROUND STORY FACADE include a section greater than 75 feet without a functioning entry door, unless otherwise specified in the BES.
7. Privacy fences may be constructed along that portion of a COMMON LOT LINE behind the RBL and/or along an ALLEY.
8. BAY WINDOWS shall have an interior clear width of between four and eight feet at the main wall. BAY WINDOWS shall project no more than 42 inches beyond the RBL.
9. DORMERS are permitted and do not constitute a STORY (for height measurement purposes) so long as: DORMERS do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60 percent of the REQUIRED BUILDING LINE FAÇADE length.

## J. Building Functions

Broad categories of allowable uses for GROUND STORIES and upper STORIES are identified in each BES. Additional standards are provided in *Part. 8 Building Use Standards*.

## K. Civic Buildings

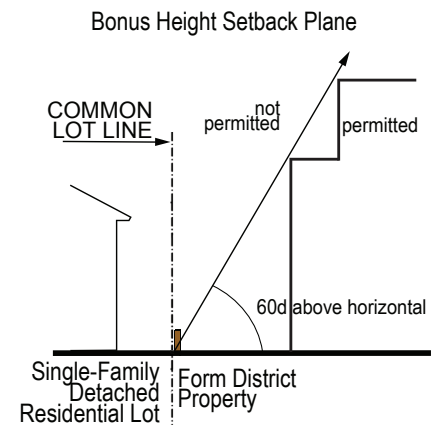
CIVIC BUILDINGS that are designated on the REGULATING PLAN, or for future buildings, they are exempt from the BES provisions and *Part 6. Architectural Standards* except those related to single-family detached dwelling districts. All other regulations, including *D. Neighborhood Manners*, shall apply to CIVIC BUILDINGS.

## L. Urban Storefront Frontages

Urban Mixed-Use BES shall be applicable to frontages designated Urban Storefront on the REGULATING PLAN, except that their GROUND STORY configuration shall be for RETAIL—that of a SHOPFRONT—as defined in the Urban Storefront Specifications within that BES. Some use differences may also apply. (See *Part 9. Building Use Standards*).

## M. Bonus Height

1. Where a property has been identified on the REGULATING PLAN as a Bonus Area, it is eligible for additional height through bonus STORIES whereby the maximum STORY limit and ULTIMATE BUILDING HEIGHT identified in the relevant BES may be exceeded in exchange for affordable housing or PUBLIC SPACE. (See *Part 2. Administration*).
2. When approved for bonus STORIES, that bonus STORY FAÇADE above the BES-prescribed maximum STORY limit shall be set back at least 5 feet from the RBL.
3. Individual bonus STORIES have a maximum STORY HEIGHT of 12 feet.
4. Where a property that is eligible for bonus STORIES shares a COMMON LOT LINE with a lot in an “R”-district or with an “RA”-district occupied by a one-family detached dwelling, in addition to the applicable regulations in *D. Neighborhood Manners* above, no part of the



402.K.4.

building shall exceed the height of a 60 degree plane, measured from grade at the COMMON LOT LINE. (See *diagram 402.K.4.*)

### **403. Green Building Standards**

- A. All Urban Mixed Use and Urban Residential frontage type development shall meet LEED (Leadership in Energy and Environmental Design) Silver Certification standards.
- B. All Small Apartment, Townhouse, and Detached Residential frontage type development shall meet LEED Certified, Earthcraft certification (with the Energy Star certification compliance path), or equivalent green building certification.
- C. All proposals that include renovation of existing units in either FBC Conservation Areas as shown on the REGULATING PLAN, or in other existing buildings proposed to remain, shall meet Earthcraft certification.