

## Proposed FBC Amendments/Interpretations

Map Amendment  \_\_\_\_\_

Text Amendment \_\_\_\_\_

**Topic:** N-FBC: Alley Locations

### **Issues:**

1. Unlike FBC, N-FBC does not specifically state that alley locations may be adjusted

### **Purpose (Why is a change to the FBC needed?) (Examples: Constructability; Change in vision; Precedent; Avoid future results of unintended circumstances):**

To provide flexibility in final location and alignment of alleys for those alleys shown on the adopted Regulating Plans. (Not all alleys are shown on Regulating Plans).

### **Discussion:**

A main premise of the form based codes is to place buildings close to and oriented towards the public realm: streets, sidewalks, and public squares. Service functions and parking access are designed to occur at the back of buildings from alleys, away or less visible from public view. This is a common characteristic of most urban environments. Alleys shown on the FBC and N-FBC Regulating Plans are based on these urban design principles. However, the locations shown are general, commonly along property lines and predictive of where the rear sides of buildings may occur, and not driven by engineering analysis. It is intended that more detailed site and engineering work, at the time development applications are prepared, inform the final alley location and design to address potential site constraints (i.e. topography) and to suit the building placement, layout and program. Public street design and location is the highest priority from a hierarchical perspective as these provide organization to the corridor and provide circulation for the entire public. Therefore, these locations are intended to be precise. In contrast, alley design and location can be more flexible as these routes primarily serve a smaller area or only the local development, and their main function is for service and building access rather than for through traffic.

Alleys shown on the Regulating Plan in the commercial centers FBC may be adjusted administratively to account for specific site and building proposals, and do not require County Board approval of a modification for minor adjustments. If the proposed alley location is significantly different than what is specified in the FBC, then a modification is required. The proposed amendment to allow for adjustments to alley locations in the N-FBC would provide a consistent regulation in both the FBC and the N-FBC:

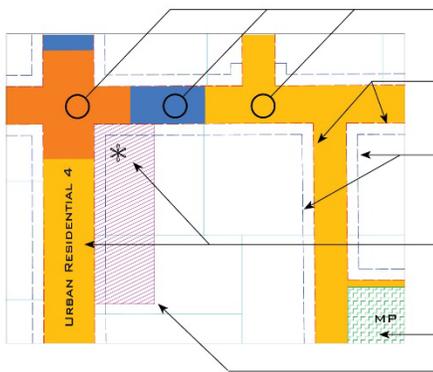
- Add "(Locations may be adjusted)" by the symbol for alleys on the Regulating Plan Key legend.

**FBC References (section/page #):**

**N-FBC**

Section 302, Regulating Plan Key, BES Designations and Regulatory Elements, Alley; see pages 3.6, 3.8, 3.10

**A. Regulating Plan Key**



- Building Envelope Standard Designation**  
This indicates the relevant BUILDING ENVELOPE STANDARD (BES).
- Required Building Line (RBL)**  
This line indicates the RBL. The building shall be built-to the RBL.
- Parking Setback Line**  
Vehicle parking (above ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.
- Special BES Condition**  
Specific limitation or allowance regarding allowable height and or BES frontage standard. (Stories/Ultimate Building Height)
- Plaza, Mini-Park, or Neighborhood Park**
- Potential Bonus Height Area**  
See Part 2. Administration for details.

BES Designations and Regulatory Elements	
	Urban Mixed Use
	Urban Storefront (See Urban Mixed Use BES)
	Urban Residential
	Townhouse/Small Apartment
	Detached
	District Boundary Line
	Required Building Line (RBL)
	Lot Building Line (LBL)
	Parking Setback Line
	Alternative Street
	Alley
	Civic Structure
	Pedestrian Pathway/Bikeway
	Public Open Space
	Preserved Natural Areas

3.6 Columbia Pike Neighborhoods Special Revitalization District Form Based Code

Special Circumstances	
<b>Bonus Areas</b>	
	Height Max 6 Stories Building Height 92 ft Bonus Height Max up to 2 Add'l Stories Ultimate Building Height 116 ft
	Height Max 6 Stories Building Height 92 ft Bonus Height Max up to 6 Add'l Stories Ultimate Building Height 164 ft
	Height Max 8 Stories Building Height 120 ft Bonus Height Max up to 2 Add'l Stories Ultimate Building Height 144 ft
	Height Max 8 Stories Building Height 120 ft Bonus Height Max up to 6 Add'l Stories Ultimate Building Height 192 ft
	Conservation Area
	Adjacent to Conservation Area
	<b>Additional Special Circumstances Notes:</b> See map for additional notes for specific areas.

Adopted November 16, 2013  
With Amendments Through December 14, 2013