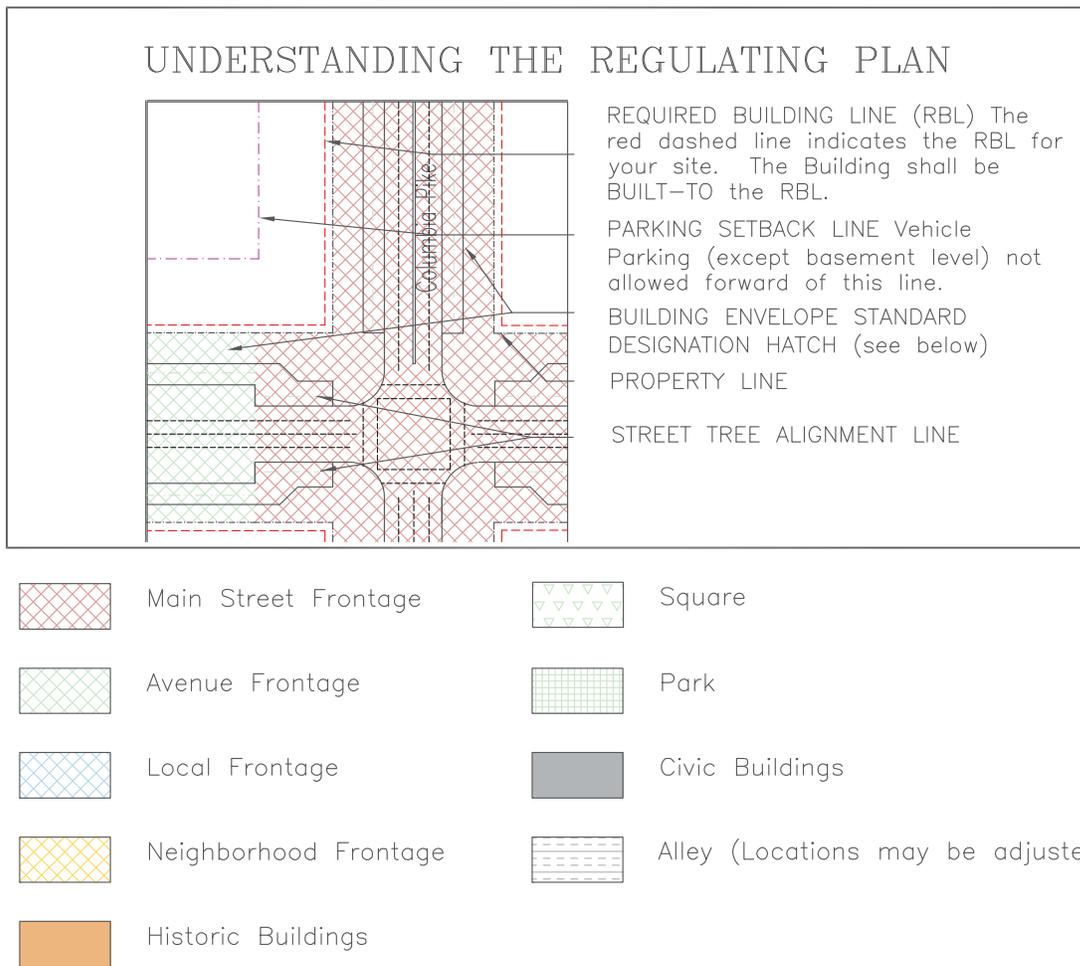


III. The Regulating Plans

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.



Building Sites are Coded by Their Street Frontage

The key above explains the elements of the REGULATING PLAN and serves as a reference when examining the REGULATING PLAN.

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

1. BLOCKS/ALLEYS

- A. All LOTS shall share a frontage line with a STREET.
- B. All LOTS and/or all contiguous LOTS shall be considered to be part of a BLOCK for this purpose. No BLOCK face shall have a length greater than 400 feet without an ALLEY, common access easement or PEDESTRIAN PATHWAY providing through-access to another STREET, ALLEY or common access easement, STREETS, or conservation restricted land. Individual LOTS with less than 75 feet of frontage are exempt from the requirement to interrupt the BLOCK face; those with over 250 feet of frontage shall meet the requirement within their LOT.
- C. ALLEYS shall provide access to the rear of all LOTS. ALLEY construction is required as part of the redevelopment project within the rear setback, unless an ALLEY already exists.
- D. Where an ALLEY does not exist and is not constructed at the time of redevelopment of any property, the developer is required to dedicate the ALLEY right of way within the rear setback to the County, and until the County builds the ALLEY, maintain the area within the rear setback by, at a minimum:
 - 1. Sodding and providing routine landscape maintenance to the area.
 - 2. Keeping the area clear of debris, stored materials, and vehicles.
- E. Curb Cuts shall be limited to no more than one per 200 feet of STREET FRONTAGE on MAIN STREET and AVENUE SITES.

2. BUILDINGS

- A. The hierarchy of BUILDING ENVELOPE STANDARDS (BES), in descending order is: MAIN STREET SITES, AVENUE SITES, LOCAL SITES, NEIGHBORHOOD SITES.
- B. The maximum building floor-plate (footprint) is 30,000 square feet; beyond that limit a special exception is necessary. Large grocery stores may have a maximum GROUND FLOOR floorplate of 50,000 square feet.
 - 1. For each BLOCK, building(s) along the RBL shall present a complete and discrete vertical façade composition (e.g., a new façade design) at a maximum average STREET FRONTAGE length of 60 feet. Each façade composition shall include a functioning, primary STREET entry. (This may be satisfied through the use of shops for large floor-plate buildings.) Individual in-fill projects on LOTS with frontage of less than 100 feet are exempted from this requirement.

C. Consistent BUILDING ENVELOPE STANDARD (BES) sites shall front one another across STREETS. When separated by a SQUARE, CIVIC GREEN or park, building types from adjacent levels (one level difference) may face one another, unless otherwise indicated on the REGULATING PLAN. For example, LOCAL SITES may face NEIGHBORHOOD SITES and/or AVENUE SITES across a CIVIC GREEN—but may not face MAIN STREET SITES, unless otherwise indicated on the REGULATING PLAN.

D. When separated by an ALLEY, common access easement, COMMON LOT LINE and/or when fronting different STREETS (e.g., a corner LOT and its adjacent LOT), BUILDING ENVELOPE STANDARD types from any category may sit adjacent or share a COMMON LOT LINE, provided that they do not face across a STREET, unless otherwise indicated on the REGULATING PLAN.

E. When the BUILDING ENVELOPE STANDARD designation changes along the STREET FRONTAGE or at the BLOCK CORNER within a development proposal, the applicant has the option of applying either BUILDING ENVELOPE STANDARD (BES) for a maximum additional distance of 50 along that STREET FRONTAGE or around that BLOCK CORNER. ¹⁰

F. Publicly-owned CIVIC BUILDINGS and publicly owned PUBLIC ART are not subject to the BUILDING ENVELOPE STANDARD prescriptions of this **Code**. The County Board may modify all other provisions of this Code for publicly-owned CIVIC BUILDINGS, publicly-owned PUBLIC ART, and CIVIC BUILDINGS located on County property which house a significant amount of public CIVIC USES if it finds that the subject development has undergone a public review process and that, after the proposed modification(s), the subject development will better accomplish the purposes and intent of Section 20, and its corresponding Appendix A “CP-FBC,” Columbia Pike – Form Based Code, of the Arlington County Zoning Ordinance than would the development without those modifications and that the proposed uses will not:

1. Adversely impact the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Be in conflict with the purposes or vision of the Columbia Pike Corridor as described in the Columbia Pike Initiative Plan Update (2005), as amended, or other master plans of the County. ^{5B}

3. STREETScape

A. STREET TREES shall be planted at the time of development and spaced 25 to 30 feet on center. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements.

10 - Columbia Pike Form Based Code Amendment adopted on May 25, 2010

5B - Columbia Pike Form Based Code Amendment adopted on April 19, 2008

B. STREET LIGHTS shall be installed on both sides of STREETS along the STREET TREE ALIGNMENT LINE and unless otherwise designated on the REGULATING PLAN, at no more than 60 foot intervals measured parallel to the STREET. At the time of development, the developer is only responsible for the installation of STREET LIGHTS on the side(s) of the STREET being developed.

C. At the time of development, the developer is required to install sidewalks. Sidewalks shall not be constructed entirely of plain poured concrete. However, a six-foot wide "clear zone" of smooth concrete sidewalk shall be constructed and maintained free of obstruction for pedestrians at all times. A variety of paving materials, textures, and colors are allowed outside of the clear zone. All paving materials shall be compliant with ADA accessibility guidelines and material selection should be sensitive to the needs of mobility impaired persons. In addition, a "shy zone" of at least 2 feet in width shall be included adjacent to the building face. Consistency of paving design is required within a project and within a BLOCK.

4. PARKING

A. Parking goals:

- Enable people to park once at a convenient location and to access a variety of commercial enterprises in pedestrian-friendly environments by encouraging SHARED PARKING.
- Reduce diffused, inefficient, single-purpose RESERVED PARKING.
- Avoid adverse parking impacts on neighborhoods adjacent to redevelopment areas.
- Maximize on-street parking.
- Increase visibility and accessibility of parking.
- Provide flexibility for redevelopment of small sites and for the preservation of historic buildings.
- Promote early prototype projects using flexible and creative incentives.

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. ^{11B}

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

1. A minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8 parking space per residential unit shall be provided as SHARED PARKING. There are no maximum limits on SHARED PARKING.
2. A minimum of one space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as SHARED PARKING; there are no set maximum limits on SHARED PARKING. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for SHARED PARKING. Any limitations on the SHARED

PARKING (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.

3. A maximum of one space per 1,000 square feet of non-residential GFA or two spaces per residential dwelling unit may be made available for RESERVED PARKING.
4. RESERVED PARKING above the maximum may be provided upon payment to the County. The County Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.

D. Achieving parking requirements:

1. Parking requirements may be met either on-site or within the parking zone in which the development is located.
2. In lieu of minimum parking requirements, the County may accept a one-time payment per each space of SHARED PARKING. The County Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.
3. Incentives from the Tax Increment Public Infrastructure Fund (TIPIF) may be used, in accordance with approved TIPIF policy, for eligible projects to meet SHARED PARKING requirements.

E. Bicycle Parking:

1. For office uses, the developer shall provide 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA.
2. For residential uses, the developer shall provide 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units.
3. For retail uses, the developer must provide 1 employee bicycle parking space per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 square feet of GFA.
4. For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms.
5. All tenant and employee bicycle parking facilities are to be highly visible to intended users and shall be protected from rain and snow within a structure, meeting Class 1 secure standards as contained in the Arlington County Master Transportation Plan's Bicycle Element (July 2008) and as may be subsequently amended. Where tenant and employee bicycle parking cannot

be accommodated within structured parking located on site, the design of the independent bicycle parking facility, also to be located on site, shall be screened from view of pedestrians along a STREET and constructed using the same materials or materials appearing to be the same as those used on the primary building(s). The bicycle parking facilities shall not encroach on any area in the public right of way intended for use by pedestrians, nor shall they encroach on any required fire egress.

6. On-street bicycle parking spaces (as defined in Section V. B. Minimum Standards) may be counted toward the minimum customer/visitor bicycle parking requirement. ^{8B}

F. SHARED PARKING shall be designated by appropriate signage and markings as required by County policy.

5. RETAIL

Generally, retail is required on the GROUND STORY of MAIN STREET SITES and, to a lesser degree, on LOCAL SITES. The inclusion of retail enlivens the STREET and creates a purpose for being there.

Unless otherwise noted, retail is an inclusive phrase that encompasses consumer comparison goods (general merchandise, apparel, furnishings and other types of similar merchandise—commonly referred to as GAFO categories in the retail industry—convenience goods, food/delis, gifts, drugstore items, personal care, cards/stationery), personal business services, professional offices, restaurants, grocery stores, and hotel, theater, and other uses that provide visual interest and create active street life. Other uses, which in the judgment of the Zoning Administrator are of the same general character as those listed below and will not be detrimental to the district in which it is to be located, may be allowed.

- **Primary Retail Uses:** Generally, uses that provide entertainment or leisure activities, promote high walk-in customer counts, or are shopping destinations.
- **Secondary Retail Uses:** Generally, uses that provide personal or business services.

| Primary Retail | |
|---|---|
| Art or antique shop, including art work, art supplies and framing materials | Meat or fish market |
| | Newsstand |
| Bakery | Nursery, flower, or plant store |
| Book, stationery, or card store | Optical store (operating as a commercial enterprise with incidental eye exam) |
| Clothing shop | |
| Coffee shop | Pet Shop |
| Delicatessen | Restaurant |
| Department, furniture, home furnishings, or household appliance store | Secondhand or consignment shop |
| | Shoe store |
| Drugstore | Specialty food store (fish market, breads, pastries, wine, etc.) |
| Dry goods or notion store | Sporting goods store |
| DVD/Video tape or record store | Variety store |

8B - Columbia Pike Form Based Code Amendment adopted on January 23, 2010

| | | |
|--|---|--|
| Day Spa | <p>*The following uses are permitted with Special Exception Use Permit</p> <p>If any of the aforementioned uses provide classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit. ⁷</p> | |
| Electronics store | | |
| Florist or gift shop | | |
| Grocery, fruit, or vegetable store | | |
| Hardware, paint, or appliance store | | |
| Hobby or handcraft store | | |
| Ice cream or confectionery store | | |
| Indoor theatres | | Amusements |
| Interior decorating store (with incidental interior service) | | Bowling alley |
| | | Nightclubs and restaurants with live entertainment/dancing |
| Jewelry store | | Restaurant with drive-through window |
| Leather goods/luggage | | Self-storage facilities |

Secondary Retail

| | | |
|---|---|--|
| Animal hospital or veterinary clinic within a fully enclosed structure | Pawnshop | |
| | Photo studio | |
| Automobile rental (retail functions only—no auto servicing) or automobile accessories and supplies (excluding installation) | Printing, lithographing, or publishing | |
| | Private postal service | |
| | Shoe or small appliance repair shop | |
| Bank or other financial institution (including check cashing) | Sign painting shop | |
| | Tailor or dressmaker | |
| Barbershop or beauty salon | Tax service | |
| Blueprinting, photostatting, or photo copy service | <p>*The following uses are permitted with Special Exception Use Permit</p> <p>If any of the aforementioned uses provide classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit. ⁷</p> | |
| Business college operated as a commercial enterprise | | |
| Catering establishment | | |
| Clothes cleaning or laundry establishment | | |
| Dance studio | | |
| Employment agencies | | |
| Film processing or film exchange | | |
| Health club | | Audio-visual production studio |
| Insurance sales | | Carpet and rug cleaning (excluding dyeing) |
| Locksmith | | Food delivery service |
| Medical or dental offices, clinics or laboratories | | Miniature golf course |
| Music conservatory or music instruction | | Mortuary or funeral home |
| Office (such as real estate broker, travel agency, medical, etc.) | | Upholstery shop |
| | Vehicle service establishment ^{9A} | |
| Palmistry | | |

7 - Columbia Pike Form Based Code Amendment adopted on July 11, 2009

9A - Columbia Pike Form Based Code Amendment adopted on April 27, 2010

6. HISTORIC PRESERVATION

Certain HISTORIC STRUCTURES and HISTORIC FACADES are viewed as integral to the current and future identity of Columbia Pike. These historic resources are to be preserved (see HISTORIC PRESERVATION, Section II. Definitions) through the use of local incentives, as well as Federal and/or State Historic Tax Credits.

HISTORIC STRUCTURES

Sites containing HISTORIC STRUCTURES may be redeveloped under the **Code** subject to any special provisions that apply to the site in the REGULATING PLAN and administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB). When located on any site that is redeveloped pursuant to this **Code**, HISTORIC STRUCTURES shall be preserved (see HISTORIC PRESERVATION, Section II. Definitions) in their entirety and shall not be subject to the BUILDING ENVELOPE STANDARD prescriptions of this **Code**.

The following properties are HISTORIC STRUCTURES:

- 2338-2344 and 2408 Columbia Pike, commercial buildings
- 2500-2530 Columbia Pike, Arlington Village Shopping Center
- 2624 Columbia Pike, Arlington Animal Hospital
- 2628 Columbia Pike, Birds N' Things
- 2900 Columbia Pike, Old Dominion Bank/Blanca's Restaurant
- 2903 Columbia Pike, Arlington Theater
- 3014 Columbia Pike, Charles Building
- 805 South Walter Reed Drive, Fillmore Gardens Apartments (The portion of the property south of 9th Street may be redeveloped, on the condition that preservation (see HISTORIC PRESERVATION, Section II. Definitions) is implemented for the portion north of 9th Street.)

HISTORIC FACADES

Sites incorporating HISTORIC FACADES may be redeveloped under the **Code** subject to any special provisions that apply to the site in the REGULATING PLAN or in this section and administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB). When located on any site that is redeveloped pursuant to this **Code**, HISTORIC FACADES shall be preserved (see HISTORIC PRESERVATION, Section II. Definitions) and shall not be subject to the BUILDING ENVELOPE STANDARD prescriptions of this **Code**.

The following properties contain HISTORIC FACADES:

- 2801-2811 Columbia Pike and 927 South Walter Reed, Elkins Building
- 900 block of South Walter Reed Drive, commercial buildings
- 2906-2922 Columbia Pike, Arlington Hardware

In order to better incorporate HISTORIC STRUCTURES and HISTORIC FACADES into redevelopment scenarios, the following are allowable modifications to the **Form Based Code** requirements.

- HISTORIC STRUCTURES and HISTORIC FAÇADE buildings have no minimum parking requirements (redevelopment is not required to obtain this exemption).
- Redevelopment projects incorporating HISTORIC STRUCTURES and HISTORIC FACADES are exempt from the County's parking requirements for that portion of the project that includes the historic property.
- Siting and element requirements of the BUILDING ENVELOPE STANDARDS can be modified for that portion of any redevelopment project that includes a HISTORIC STRUCTURE or HISTORIC FACADE that is preserved.

Optional exceptions:

1. Up to two additional STORIES, with appropriate design and tapering, subject to HALRB review and approval, are permitted on the remainder of the site, provided overall building height is within the maximum (in feet) for the site.

For example, on a MAIN STREET SITE, the maximum height is 6 STORIES, the equivalent to 94 feet under the **Form Based Code**. (Maximum floor heights are 24 ft., 14 ft., 14 ft., 14 ft., 14 ft., 14 ft.) Thus up to an additional two STORIES are permitted, but overall building height cannot exceed 94 feet. ³

2. Developers are exempted from constructing certain STREETScape improvements, including:
 - Utility undergrounding
 - Provision of street furniture
 - Provision of PUBLIC ART
 - Provision of CIVIC GREENS and SQUARES

Developers are required to obtain a Certificate of Appropriateness from the Historical Affairs and Landmarks Review Board (HALRB) for projects involving the identified HISTORIC STRUCTURES and HISTORIC FACADES listed above prior to application submission. Such Certificates of Appropriateness shall be governed by the processes, standards, and rights of appeal as set forth in Section 31A of the Zoning Ordinance.

7. PUBLIC IMPROVEMENTS

Within the Columbia Pike Special Revitalization District, the developer/property owner is required to construct and maintain all STREETScape improvements according to the Streetscape Standards in Section V. as part of the redevelopment project.

Examples of STREETScape improvements required as part of redevelopment include:

- Installing sidewalks, to include curbs and gutters, as indicated by the REGULATING PLAN and in the *Columbia Pike Street Space Planning Task Force Report*.
- Undergrounding utilities, where not already done.
- Installing street furniture: benches, trash receptacles, bicycle racks, etc..
- Installing STREET TREES and STREET LIGHTS as prescribed herein.
- Constructing other public spaces, such as GREENS and SQUARES or ALLEYS, where indicated on the REGULATING PLAN.
- Dedicating public access easements.
- Providing PUBLIC ART, as indicated in the *Public Art Master Plan*.

C. Regulating Plans

The following pages contain the REGULATING PLANS for the Columbia Pike Revitalization Districts.