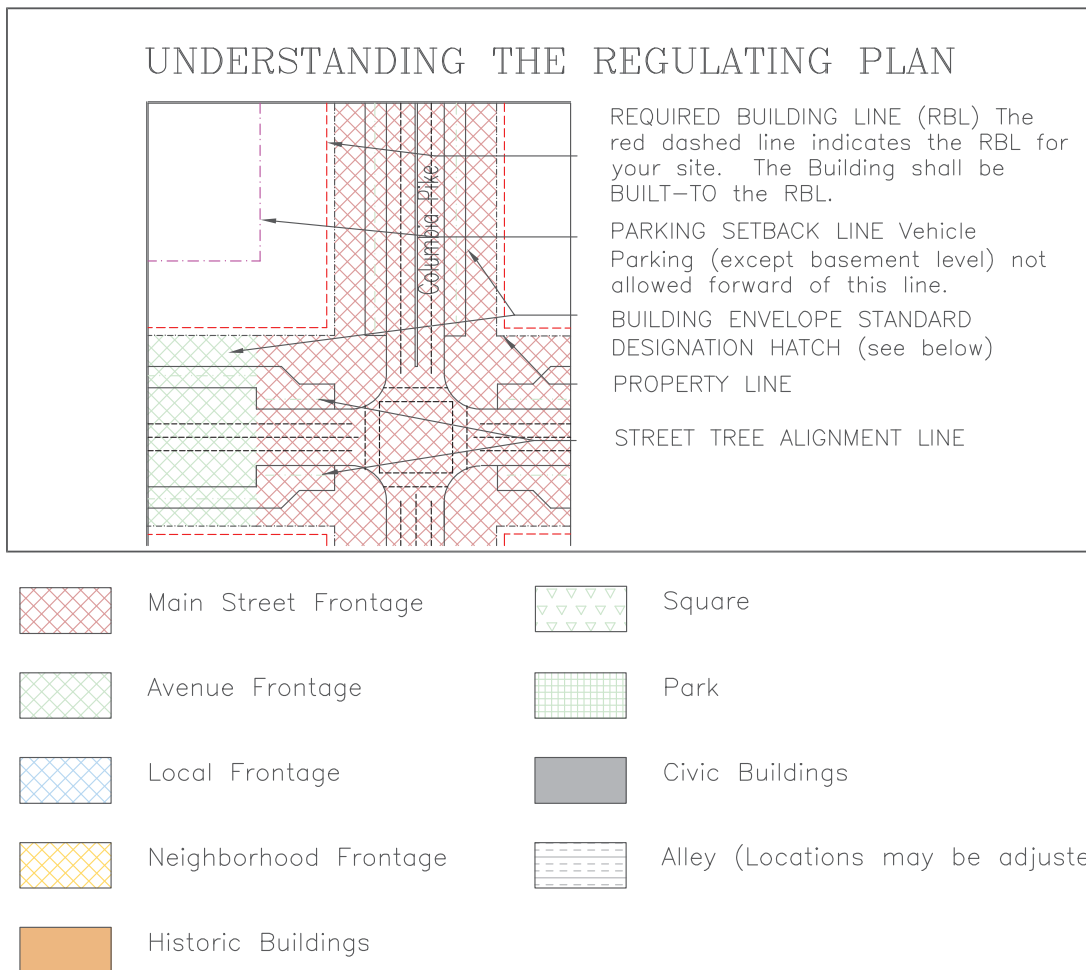


# III. The Regulating Plans

## 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. <sup>10</sup>

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 Article 11.1, 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. <sup>5B</sup>

### 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.

B. STREET LIGHTS poles shall be centered along the STREET TREE ALIGNMENT LINE where feasible and not in conflict with existing utilities. Where such location is not feasible due to existing or other required, underground or above ground structures in the right of way, STREET LIGHTS poles shall be located two (2) feet to four (4) feet behind the back of curb within the furniture zone (as defined below). STREET LIGHTS shall not be located within the

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

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

clear zone or the shy zone (as defined below). 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. <sup>16B</sup>

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 "clear zone" of no less than 6 feet in width 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 and a furniture zone of up to 6 feet in width shall be included behind the back of curb. Consistency of paving design is required within a project and within a BLOCK. <sup>16B</sup>

#### 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. <sup>11B</sup>

C. All other sites not expressly covered by Section III.B.4.B. shall meet ~~have~~ the following requirements: <sup>18A</sup>

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. For other all uses except hotel uses, 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

11B - Columbia Pike Form Based Code Amendment adopted on May 25, 2010

16B - Columbia Pike Form Based Code Amendment adopted on January 26, 2013

18A - Columbia Pike Form Based Code Amendments adopted on November 15, 2014

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. <sup>20B</sup>

3. For hotel uses, a minimum of 0.5 space per hotel guest room shall be provided as RESERVED PARKING; there are no set maximum limits on SHARED PARKING. In addition, any hotel that includes 7,500 square feet or more of conference room or banquet facility GFA, shall provide additional parking at a rate of 1 space per 1,000 square feet of all conference room/banquet facility GFA.
4. A maximum of one space per 1,000 square feet of non-residential GFA (excluding hotel uses), two spaces per residential dwelling unit, and a maximum of 0.7 space per hotel guest room may be made available for RESERVED PARKING, not counting the additional parking required by subsection 3, above, for hotels that include 7,500 square feet or more of conference rooms or banquet facilities.
5. 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. Bicycle Parking shall be provided for all uses in accordance with the following standards, provided, where application of the requirements would result in a fractional space, any such fraction shall be counted as one space: <sup>20B</sup>

Use	Tenant/Employee	Customer/Visitor/Student
Office	1 per 7,500 GFA	1 per 20,000 GFA
Residential	1 per 3 units	1 per 50 units
Hotel	1 per 10 guest rooms	1 per 5,000 GFA
High School and Colleges	1 per 10 employees	1 per 10 students
Middle School	1 per 10 employees	1 per 15 students
Elementary School	1 per 10 employees	1 per 20 students
Governmental Facilities, Hospitals, and Daycare Uses	1 per 25,000 GFA	1 per 10,000 GFA
All Other Civic Uses	1 per 25,000 GFA	1 per 5,000 GFA
Retail Uses	1 per 25,000 GFA	1 per 5,000 GFA (first 50,000 GFA); 1 per each additional 12,500 GFA

2. 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.
3. On-street bicycle parking spaces (as defined in Section V. B. Minimum Standards) may be counted toward the minimum customer/visitor bicycle parking requirement. <sup>8B</sup>

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

## 5. Ground Story Uses <sup>20B</sup>

### A. General Principles and Intent

Retail, service and commercial, or PUBLIC, CIVIC AND INSTITUTIONAL USES are required on the GROUND STORY of MAIN STREET Buildings, required to a lesser degree on the GROUND STORY of Local Street Buildings, and are allowed on the GROUND STORY of AVENUE Buildings. The intent of the requirement for uses on the GROUND STORY, combined with storefront design requirements, is to achieve a high level of pedestrian activity adjacent to the public sidewalk, interesting design, and transparency into the building.

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

20B - Columbia Pike Form Based Code Amendments adopted on December 12, 2015

## B. Allowable GROUND STORY Uses

GROUND STORY uses allowed along Columbia Pike, include uses in the retail, service and commercial, PUBLIC, CIVIC AND INSTITUTIONAL, industrial and accessory use categories, as provided in Table 3.1. Other uses that can similarly provide visual interest and create an active street life may be allowed, if in ~~which~~ in the judgement of the Zoning Administrator, they are of the same general character as those listed in Table 3.1 and will not be detrimental to the Columbia Pike Special Revitalization District.

## C. GROUND STORY Use Table

### 1. Use Categories and Specific Use Types

All of the use categories listed in the first column of the table below are described in ACZO §12.2. The second column lists the specific use types included within the respective use categories.

### 2. Permitted or Use Permit

- a. A "P" indicates that a use is permitted by-right and may be approved administratively, provided that redevelopment conforms to the Form Based Code as adopted by the County Board (see ACZO §11.1.3).
- b. A "U" indicates a special exception use that may be established subject to obtaining a use permit as provided in ACZO §15.4, use permits, for each such use, and provided that the property has been redeveloped pursuant to the Form Based Code. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by a use permit.
- c. A blank cell (one without a "P" or "U") in the use table indicates that a use is not allowed in the respective district. Uses not specifically listed may be allowed pursuant to the similar use determination procedure of ACZO §12.2.2.

### 3. Restricted on Principal Arterials per III.B.5.D

- a. A "Yes" indicates that a use is subject to additional limitations when located on a Principal Arterial, as provided in III.B.5.D below.
- b. A blank cell indicates that no additional limitations apply regardless of where the use is located.

### 4. ACZO Use Standards

Where applicable, the "ACZO Use Standards" column references specific use standards listed in ACZO §12, which always apply to the listed use.

**Table 3.1: Form Based Code Ground Story Use Table**

Use Category	Specific Use Types	Permitted (P) or Use Permit (U)	Restricted on Principal Arterials per III.B.5.D	ACZO Use Standards
<b>Key: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted</b>				
<b>Retail, Service and Commercial Use Categories</b>				
Entertainment (see §12.2.5.A)	Theatres	P		
	All other entertainment uses	U		
Food Establishments (see §12.2.5.B)	Restaurant, general	P		§12.5.22
	Restaurant, limited	P		§12.5.23
	Catering establishment, small scale	P U on Principal Arterials	Yes	
	Food delivery service	U	Yes	
Recreation (see §12.2.5.F)	Miniature golf courses	U		
	All other indoor recreation uses	U		
Office (see §12.2.5.C)	Audio-visual production studio	U		
	College operated as a commercial enterprise	U	Yes	
	Financial Services	P		
	Office or clinic, medical or dental	P U on Principal Arterials	Yes	§12.5.16
	Offices, business and professional			
	All other office uses			
Retail, Sales (see §12.2.5.G.2(a))	Drugstore	P		§12.5.5. §12.5.22
	Grocery store	P		§12.5.10 §12.5.22
	All other retail sales uses	P		§12.5.21
Retail, Personal-Service (see §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals	P U on Principal Arterials	Yes	§12.5.2
	Mortuary or funeral home	U		§12.5.14
	Pawnshop	P		
	All other personal service retail uses	P		§12.5.20
Retail, Repair (see §12.2.5.G.2(C))	All retail repair uses	P		
Self-service storage uses (see §12.2.5.G)	Self-service storage facilities	U	Yes	§12.5.25
	All other self-service storage uses			
Vehicle Sales and Service (see §12.2.5.H)	Vehicle service establishment	U		§12.5.28
	Vehicle sales, rental, or leasing facilities	U	Yes	§12.5.29
	Other vehicle sales and service uses			



Use Category	Specific Use Types	Permitted (P) or Use Permit (U)	Restricted on Principal Arterials per III.B.5.D	ACZO Use Standards
<b>Key: P = allowed by-right; U = requires use permit approval; Blank cell = not permitted</b>				
<b>Public, Civic and Institutional Use Categories</b>				
PUBLIC, CIVIC AND INSTITUTIONAL uses below are eligible for certain design relief as provided in VI.E.2.c, as part of the use permit approval for such use. For those uses otherwise allowed by-right (P), such design relief may also be approved subject to use permit approval for such use.				
Colleges (see §12.2.4.A)	Colleges/Universities (public; not-for-profit)	U	Yes	
Community Service (see §12.2.4.B)	Community Centers	U		
	Libraries	U		
	Museums and Art Galleries or Studios	U		
	Recreation Centers	U		
Religious Institutions (see §12.2.5.H)	Churches, mosques, synagogues and temples	P		
Governmental Facilities (see §12.2.5.I)	Fire and police stations	U		
Hospital	Hospitals	U		
Schools (see §12.2.5.I)	Schools, Elementary, Middle, or High	U		§12.4.7
Day Care (see §12.2.4.C)	All day care uses	U	Yes	
<b>Industrial Use Categories</b>				
Light Industrial Service (see §12.2.6.A)	Carpet and rug cleaning (excluding dyeing)	U	Yes	
	Medical or dental laboratories	P U on Principal Arterials	Yes	
	Sign painting shop	P U on Principal Arterials	Yes	§12.6.9
	Printing, lithographing, or publishing	P U on Principal Arterials	Yes	
	Upholstery shop	U	Yes	§12.5.26
	All other light industrial uses			
<b>Accessory Uses</b>				
Live entertainment		U		§12.9.12
Drive-through facilities (restaurants only)		U		§12.9.7

#### D. GROUND STORY use limitations for Principal Arterials

Uses that include a Restricted (Yes) designation in Table 3.1 that are proposed along Principal Arterials designated in the Arlington County Master Transportation Plan (Columbia Pike, S. Walter Reed Drive, S. Glebe Road, S. George Mason Drive, and S. Four Mile Run Drive) shall be allowed only subject to use permit approval, as follows:

1. Where a use requiring a use permit (U) is proposed along a Principal Arterial, in addition to provisions in ACZO §15.4, the use shall be allowed if the County Board finds that the proposed use achieves a high level of pedestrian activity adjacent to the public sidewalk, interesting design, and transparency into the building.
2. Some uses, otherwise permitted by-right (P), will require a use permit if the use is proposed along a Principal Arterial and will be subject to the findings of III.B.5.D.1 above. Such uses are indicated in Table 3.1 with the designation "U on Principal Arterials" in the "Permitted or Use Permit" column. <sup>20B</sup>

## 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 <sup>17a</sup>

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:

- 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 9<sup>th</sup> Street may be redeveloped, on the condition that preservation (see HISTORIC PRESERVATION, Section II. Definitions) is implemented for the portion north of 9<sup>th</sup> Street.)

### HISTORIC FACADES <sup>17A</sup>

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**.

17A - Columbia Pike Form Based Code Amendments adopted on April 12, 2014

20B - Columbia Pike Form Based Code Amendments adopted on December 12, 2015

The following properties contain HISTORIC FACADES:

- 2338-2344 and 2408 Columbia Pike, commercial buildings
- 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.) Thus up to an additional two STORIES are permitted, but overall building height cannot exceed 94 feet. <sup>3</sup>

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.

3 - Columbia Pike Form Based Code Amendment adopted on December 10, 2005

## **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.