

FORM BASED CODE AMENDMENT ORDINANCE

ZOA-FBC-12

AN ORDINANCE TO AMEND, REENACT AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE, SECTION 20. (APPENDIX A), “CP-FBC” COLUMBIA PIKE FORM BASED CODE DISTRICTS, SECTION IV. BUILDING ENVELOPE STANDARDS, SUBSECTIONS B. MAIN STREET SITES, C. AVENUE SITES, AND D. LOCAL SITES, TO MODIFY BUILDING HEIGHT PERMITTED IN TRANSITIONAL AREAS BETWEEN TWO DIFFERENT FORM BASED CODE BUILDING ENVELOPE STANDARDS AND BETWEEN FORM BASED CODE DEVELOPMENTS AND EXISTING SINGLE-FAMILY DWELLINGS TO 1) PERMIT NO MORE THAN 4 STORIES ON ANY PART OF A MAIN STREET OR AVENUE SITE WITHIN 40 FEET OF A LOCAL SITE, UNLESS THAT PORTION IS NO MORE THAN 70 FEET FROM AN RBL, IN WHICH CASE NO MORE THAN 6 OR 5 STORIES, RESPECTIVELY; 2) PERMIT UP TO 6 OR 5 STORIES, RESPECTIVELY, BETWEEN A MAIN STREET OR AVENUE SITE AND A LOCAL LIVE/WORK* SITE; 3) PERMIT NO MORE THAN 3 STORIES ON ANY PART OF A MAIN STREET OR AVENUE SITE WITHIN 40 FEET OF A NEIGHBORHOOD SITE; AND 4) PERMIT NO MORE THAN 3 STORIES AND A MAXIMUM HEIGHT OF 32 FEET ON ANY PART OF A MAIN STREET, AVENUE OR LOCAL SITE WITHIN 40 FEET OF AN EXISTING SINGLE-FAMILY LOT; AND TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; TO ENCOURAGE ECONOMIC DEVELOPMENT; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE, AND GOOD ZONING PRACTICE.

Be it ordained that the Arlington County Zoning Ordinance provisions in Section 20. (Appendix A), “CP-FBC” Columbia Pike Form Based Code Districts, Section IV. Building Envelope Standards, subsections B. Main Street Sites, C. Avenue Sites, and D. Local Sites, is hereby amended, reenacted and recodified as follows, in order to modify building height permitted in transitional areas between two different Form Based Code Building Envelope Standards and between Form Based Code developments and existing single-family dwellings to 1) permit no more than 4 stories on any part of a Main Street or Avenue site within 40 feet of a local site, unless that portion is no more than 70 feet from an RBL, in which case no more than 6 or 5 stories, respectively; 2) permit up to 6 or 5 stories, respectively, between a Main Street or Avenue site and a Local Live/Work* site; 3) permit no more than 3 stories on any part of a Main Street or Avenue site within 40 feet of a Neighborhood site; and 4) permit no more than 3 stories and a maximum height of 32 feet on any part of a Main Street, Avenue or Local site within 40 feet of an existing single-family lot; and to facilitate the creation of a convenient, attractive and harmonious community; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice:

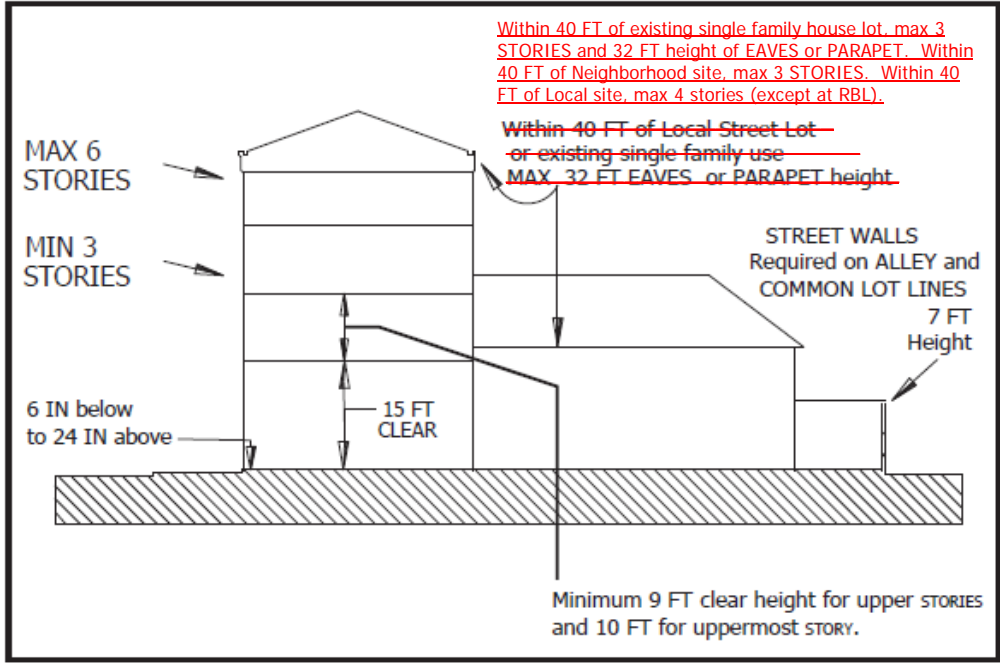
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1 **Columbia Pike Form Based Code Proposed Zoning Ordinance Amendment**
 2 **32' Height Limit**

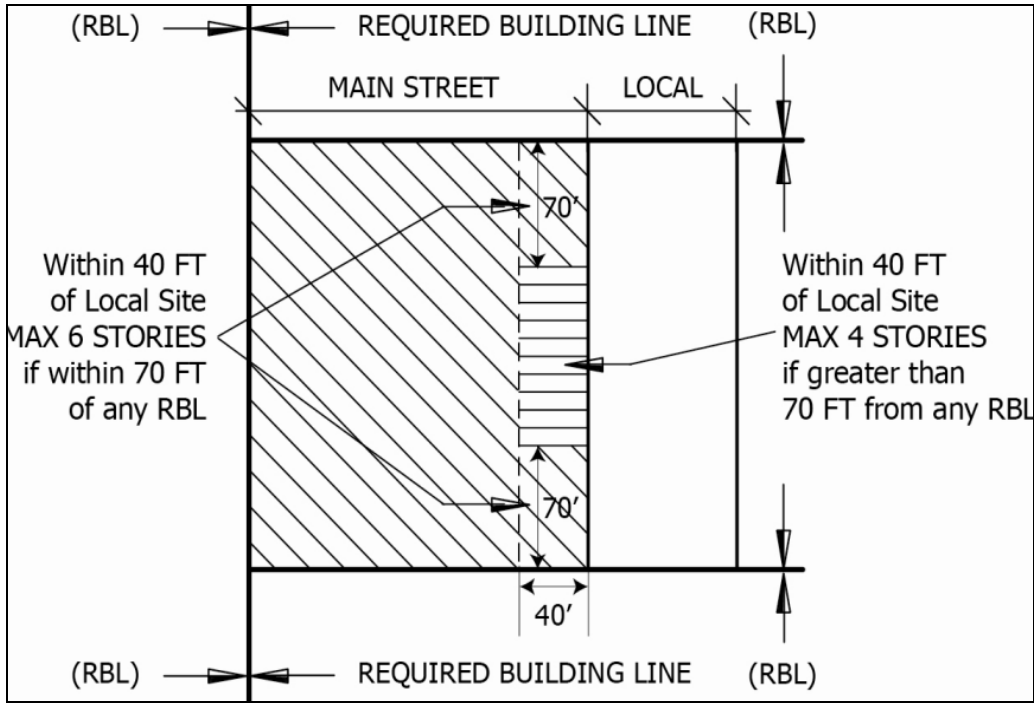
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 4 **IV. Building Envelope Standards**

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 7 **B. BUILDING ENVELOPE STANDARDS: MAIN STREET SITES**
 8 **Height Specifications**



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13 **Building Height**

- 14 1. Principal building height is measured in STORIES. These parameters preserve appropriate STREET-
15 space and allow for greater variety in building height.
16 2. Each building shall be between 3 and 6 STORIES in height, except where otherwise noted here or in
17 the REGULATING PLAN.

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19 **Other**

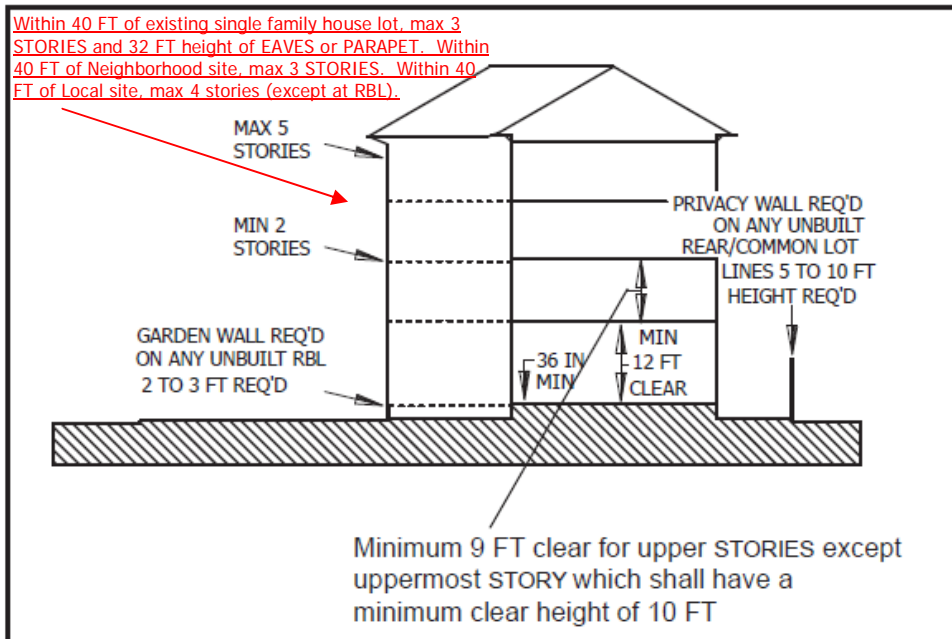
20 ~~Where a MAIN STREET site is within 40 feet of a LOCAL site, NEIGHBORHOOD site or a single-family~~
21 ~~home, the maximum height for that portion is 32 feet to the EAVES or PARAPET.~~

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24 Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the
25 Regulating Plan, where any portion of a Main Street site is within 40 feet of:

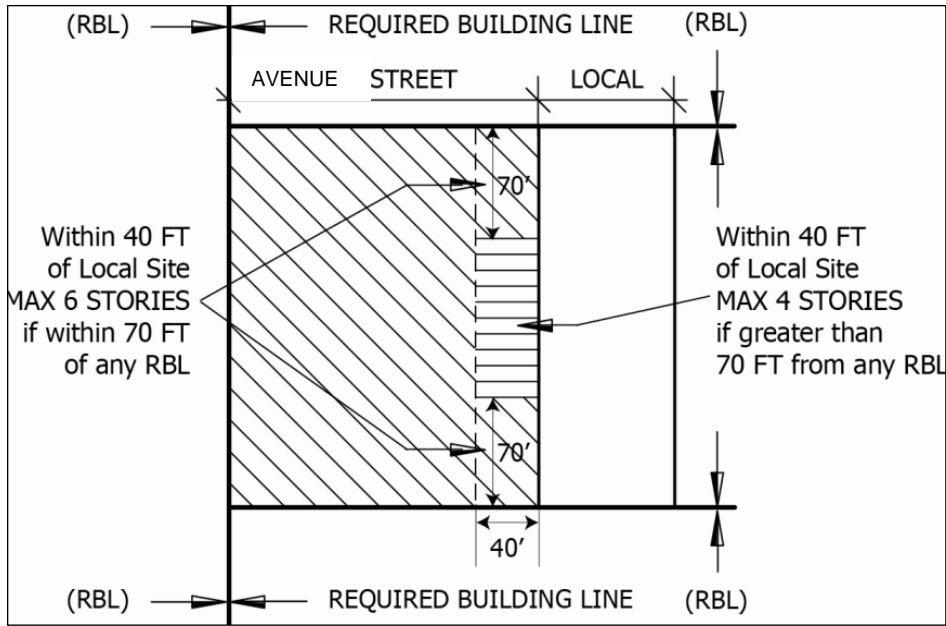
- 26 1. A Local or Live/Work site (excluding Live/Work* sites), the maximum height for that portion is no
27 more than 4 STORIES, unless that portion is also no more than 70 feet from an RBL, in which
28 case the maximum height is no more than 6 STORIES.
29 2. A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.
30 3. An existing single-family lot, the maximum height for that portion is 32 feet to the EAVES or
31 PARAPET, and no more than 3 STORIES.

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34 **C. BUILDING ENVELOPE STANDARDS: AVENUE SITES**
35 **Height Specifications**



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Building Height

1. Principal building height is measured in STORIES.
2. Buildings shall be between 2 and 5 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

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Other

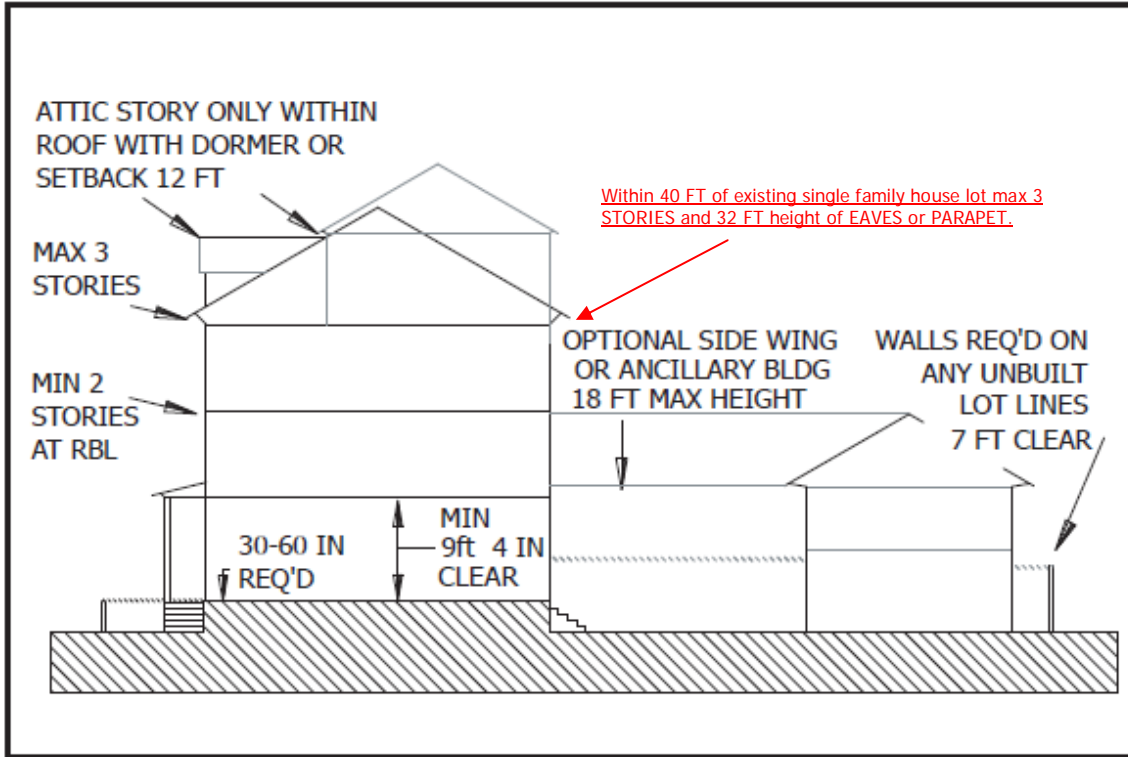
Where any part of an AVENUE site is within 40 feet of a LOCAL STREET (or lesser) site or an existing single-family use dwelling, the maximum height for that portion is 32 feet to the EAVES or PARAPET.

Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of an AVENUE site is within 40 feet of:

1. A Local or Live/Work site (excluding Live/Work* sites), the maximum height for that portion is no more than 4 STORIES, unless that portion is also no more than 70 feet from an RBL, in which case the maximum height is no more than 5 STORIES
2. A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.
3. An existing single-family lot, the maximum height for that portion is 32 feet as measured to the EAVES or PARAPET, and no more than 3 STORIES

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**D. BUILDING ENVELOPE STANDARDS: LOCAL SITES
Height Specifications**



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Building Height

1. Principal building height is measured in STORIES.
2. Buildings shall be between 2 and 3 STORIES in height. Additionally, an attic STORY may be built. An attic or half STORY is any top STORY which achieves its minimum clear height between 8 and 12 feet behind the RBL. An attic or half-STORY may have DORMER windows which face the street.

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Other

~~Where a part of a LOCAL site is within 40 feet of a NEIGHBORHOOD site existing single family use dwelling, the maximum height for any structure on that portion of the site is 32 feet to the EAVES or PARAPET.~~

Notwithstanding the provisions in Section III.A.6.1, where any portion of a Local site is within 40 feet of an existing single-family house lot, the maximum height for that portion is 32 feet and no more than 3 stories to the EAVES or PARAPET