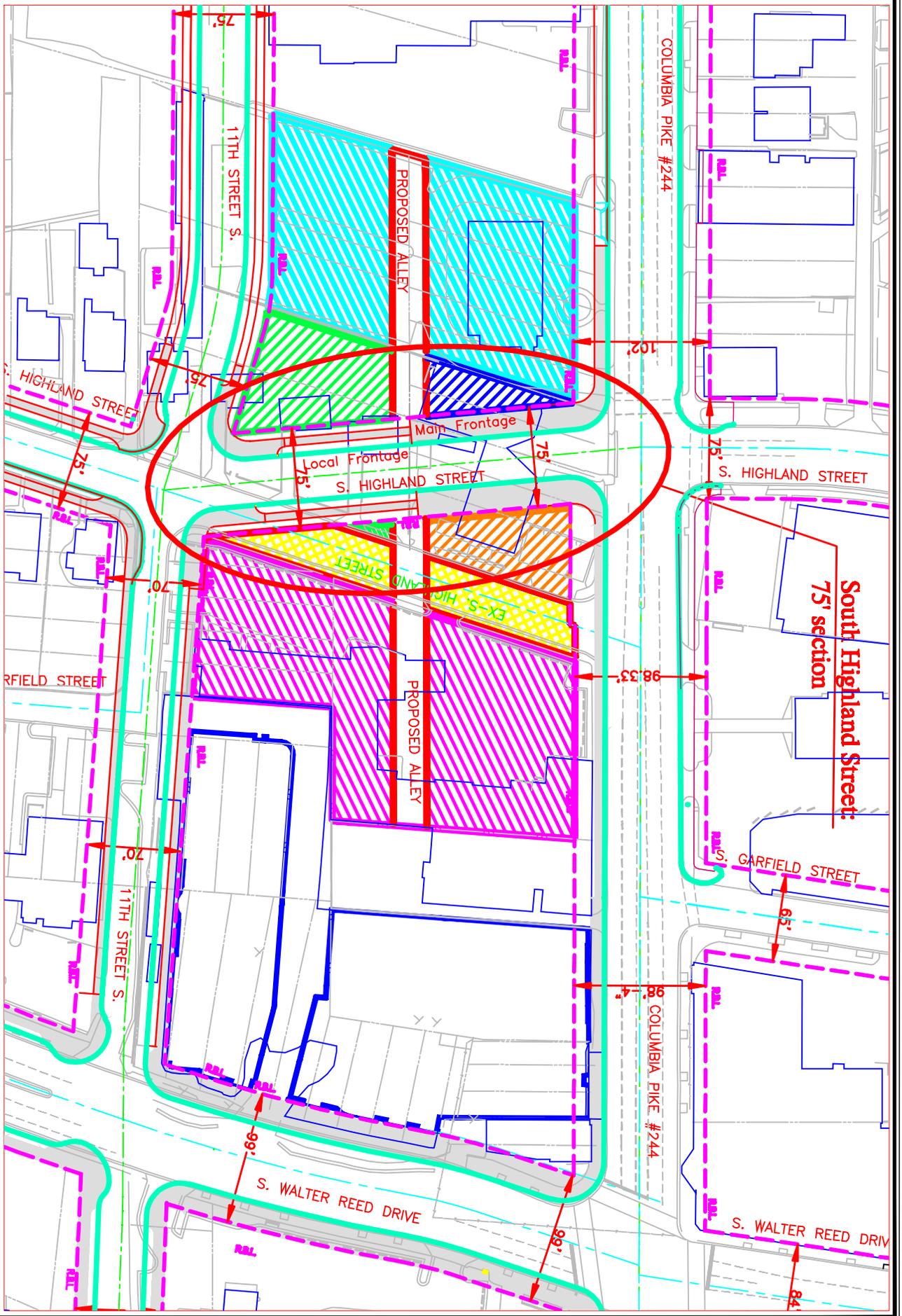
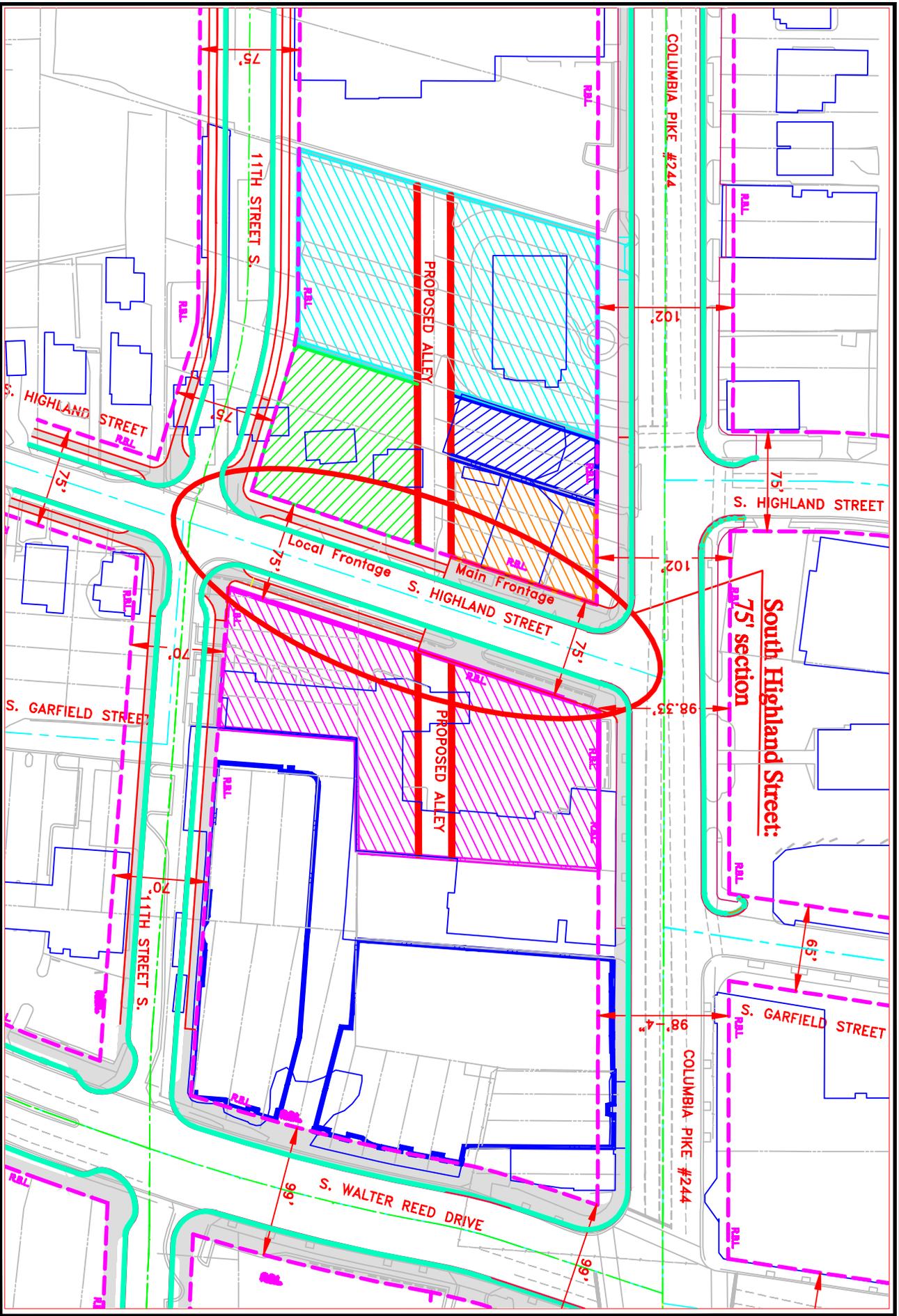


**ORDINANCE TO AMEND, REENACT, AND RECODIFY SECTION 20. “CP-FBC” COLUMBIA PIKE FORM BASED CODE DISTRICTS [APPENDIX A.] OF THE ARLINGTON COUNTY ZONING ORDINANCE, TO MODIFY SECTION III (C) – REGULATING PLANS FOR PROPERTIES LOCATED IN THE TOWN CENTER TO SHOW A REVISED ALIGNMENT OF THE REQUIRED BUILDING LINES ALONG SOUTH HIGHLAND STREET, BETWEEN COLUMBIA PIKE AND 11<sup>TH</sup> STREET SOUTH.**

*BE IT ORDAINED BY The County Board of Arlington that Section 20, “CP-FBC” Columbia Pike Form Based Code District [Appendix A.] of the Zoning Ordinance is amended, reenacted, and recodified as set forth below, to preserve and promote mixed-use retail and other commercial activity within commercial districts; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice; as well as to facilitate the creation of a convenient, attractive and harmonious community; to protect against destruction of or encroachment upon historic areas; and to encourage economic development activities that provide desirable employment and enlarge the tax base.*

Attachment 1: Columbia Pike Regulating Plan  
 Section 20. "CP-FBC" Columbia Pike Form Based Code  
 ADOPTED FORM - BASE CODE ALIGNMENT

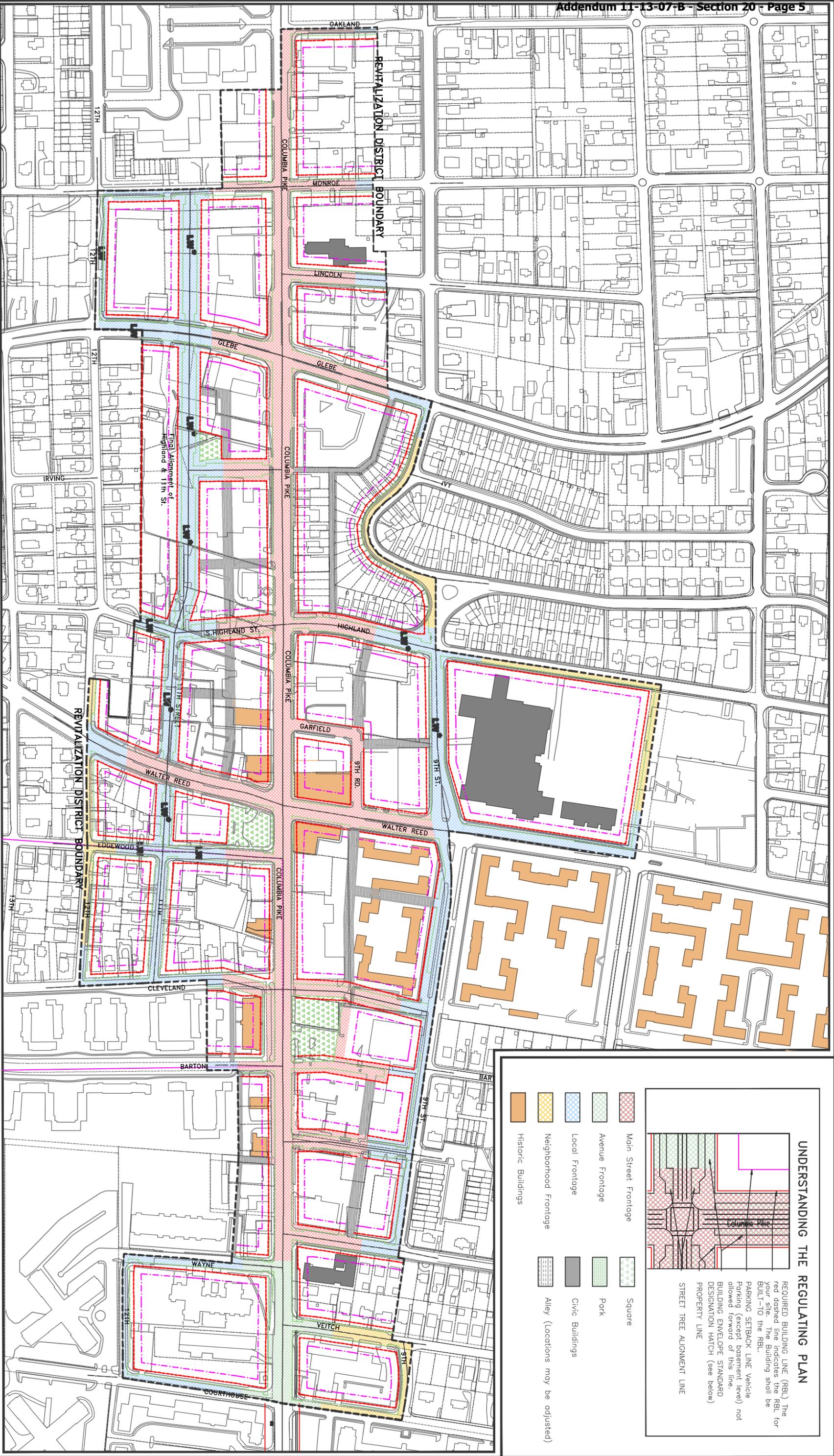




**Attachment 2 : Columbia Pike Regulating Plan**  
**Section 20. "CP-FBC" Columbia Pike Form Based Code**  
**EXISTING - ALIGNMENT**







### UNDERSTANDING THE REGULATING PLAN

REQUIRED BUILDING LINE (RBL) The red dashed line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

PARKING SETBACK LINE Vehicle Parking (except basement level) not allowed forward of this line.

BUILDING ENVELOPE STANDARD DESIGNATION HATCH (see below)

PROPERTY LINE

STREET TREE ALIGNMENT LINE

- |  |                       |  |                                   |
|--|-----------------------|--|-----------------------------------|
|  | Main Street Frontage  |  | Square                            |
|  | Avenue Frontage       |  | Park                              |
|  | Local Frontage        |  | Civic Buildings                   |
|  | Neighborhood Frontage |  | Alley (Locations may be adjusted) |
|  | Historic Buildings    |  |                                   |

# Columbia Pike

Stafford County, Virginia

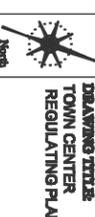


NOTES:  
 LW \* : 4 STORIES PLUS ATTIC STORY LIVE-WORK WITH RETAIL PERMITTED ON GROUND FLOOR AT NORTH OF 11TH STREET, EAST SIDE OF HIGHLAND STREET, AND SOUTH OF 9TH STREET, WHERE INDICATED.

## Attachment 4 : Adopted Columbia Pike Town Center Regulating Plan

### Section 20. "CP-FBC" Columbia Pike Form Based Code

Department of Community Planning, Economic and Development  
 Stafford County, Virginia



DATE: September 2007  
 PAGES: 1

# Columbia Pike

Arlington County, Virginia



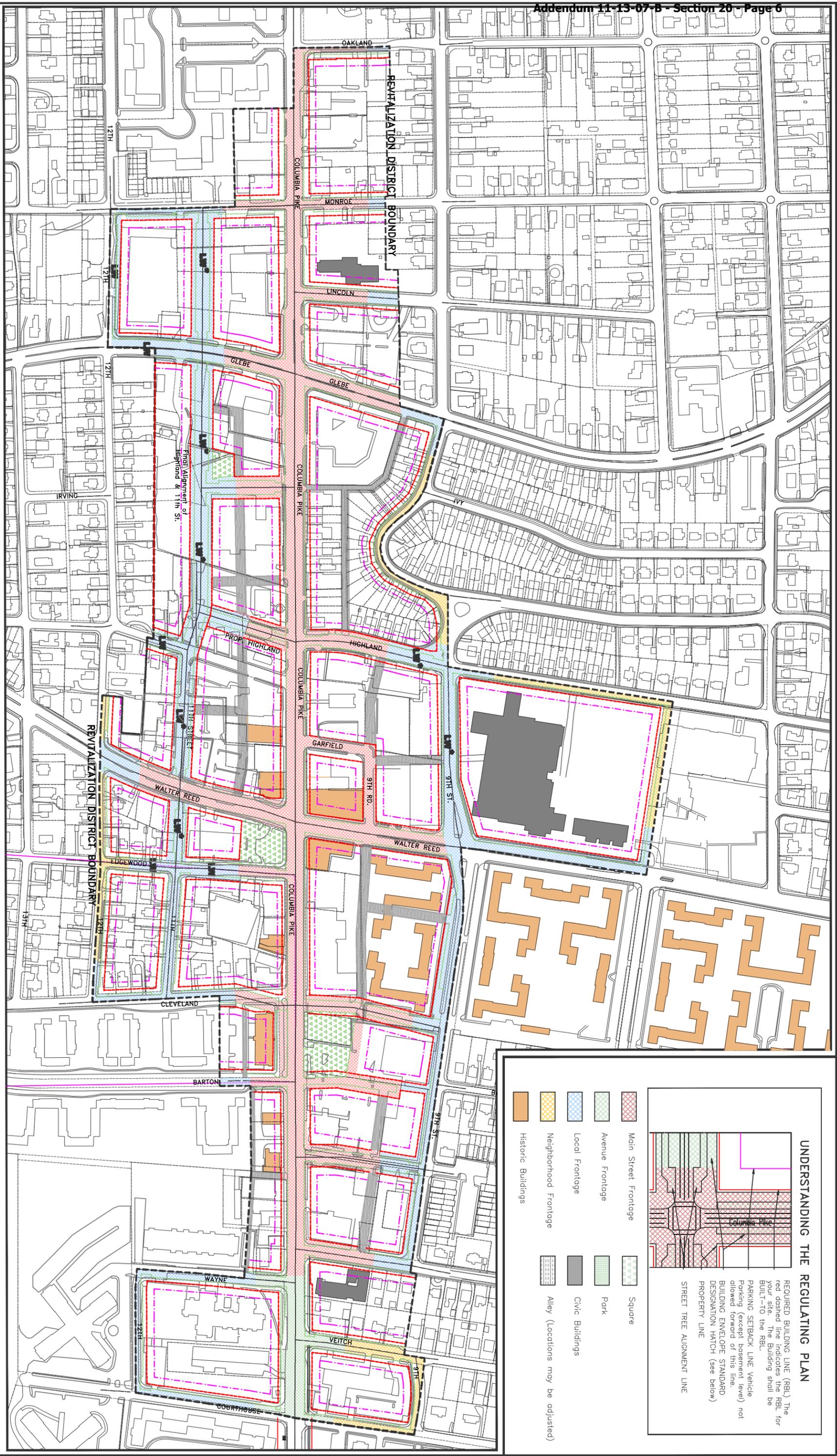
**NOTES:**  
 LW \* 1-4 STORIES PLUS ATTIC STORY LIVE-WORK WITH RETAIL PERMITTED ON GROUND FLOOR AT NORTH OF 11TH STREET, EAST SIDE OF HIGHLAND STREET, AND SOUTH OF 9TH STREET, WHERE INDICATED.

**Attachment 5 : Proposed Columbia Pike Town Center Regulating Plan**  
 Section 20. "CP-FBC" Columbia Pike Form Based Code

Department of Community Planning, Economic and Development  
 Arlington County, Virginia

**DRAWING TITLE:**  
 TOWN CENTER REGULATING PLAN

**DATE:** September 2007  
**PAGE:** 3



### UNDERSTANDING THE REGULATING PLAN

REQUIRED BUILDING LINE (RBL) The red dashed line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.  
 PARKING SETBACK LINE Vehicle Parking (except basement level) not allowed forward of this line.  
 BUILDING ENVELOPE STANDARD DESIGNATION HATCH (see below)  
 PROPERTY LINE  
 STREET TREE ALIGNMENT LINE

	Main Street Frontage		Square
	Avenue Frontage		Park
	Local Frontage		Civic Buildings
	Neighborhood Frontage		Alley (Locations may be adjusted)
	Historic Buildings		