

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
NOTICE OF PROPOSED RULEMAKING
CASE NO. 82-5

The Zoning Commission of the District of Columbia, pursuant to the authority set forth in the Zoning Act, (D.C. Code, Section 5-413, et. seq.), hereby gives notice of its intention to amend the Zoning Regulations of the District of Columbia. The proposed amendments affect those provisions of the Zoning Regulations dealing with off-street parking and loading. Final action to adopt these amendments will be taken in not less than thirty days from the date of publication of this notice. The specific amendments to the Regulations are as follows:

1. Add the following new definitions to Section 1202:

Parking space, bicycle: A space for the temporary storage of a bicycle in the form of a rack, locker, or storage area of appropriate design and dimension, used exclusively for the storage of a bicycle.

Service/delivery loading space: An off-street space provided for motor vehicles which are twenty feet in length or less, and which are making deliveries and/or providing a maintenance service. Such a space shall not be considered a parking space or a loading berth.

2. Limit the use of parking lots in Residential Districts by deleting existing Sub-paragraph 3101.483 and adding new Sub-paragraphs 3101.483, 3101.484 and 3101.485 as follows:

3101.483 No dangerous or otherwise objectionable traffic conditions shall result from the establishment of the use, and the present character and future development of the neighborhood will not be affected adversely;

3101.484 The parking lot is reasonably necessary and convenient to other uses in the vicinity, so that the likely result will be a reduction in overspill parking on neighborhood streets;

3101.485 A majority of the parking spaces will serve residential uses or short-term parking needs of retail, service and public facility uses in the vicinity; and,

Renumber existing Sub-paragraph 3101.484 to 3101.486.

3. Delete existing Paragraphs 3104.44, permitting a parking lot, and 3104.45, permitting accessory parking, in R-4 and less restrictive districts. Parking lots and accessory parking are permitted in those districts by Paragraphs 3101.48 and 3101.49, respectively, which are incorporated by reference from the R-1 District. Renumber existing Paragraphs 3104.46 and 3104.47 to 3104.44 and 3104.45, respectively.

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4. Remove the separate parking and loading requirements of the Waterfront District by deleting all of existing Section 4405. Renumber existing Sections 4406 and 4407 to 4405 and 4406, respectively, as appropriate.
5. Remove as unnecessary the special exception to allow parking in a CR District to exceed the maximum established by deleting existing Paragraph 4502.32. Renumber existing Paragraphs 4502.33 through 4502.313 to 4502.32 through 4502.312, respectively.
6. Change the reference for determining parking for a bowling alley in a CR District in existing Sub-paragraph 4502.343 by changing "4506.1" to "7202.1."
7. Remove the separate parking and loading requirements of the CR District by deleting all of existing Section 4505. Renumber existing Section 4506 to 4505, as appropriate.
8. Establish parking requirements for all uses in all districts by deleting existing Article 72 and replacing it with a new Article 72, as follows:

ARTICLE 72

OFF-STREET PARKING REQUIREMENTS

SECTION 7201 -- AUTHORITY TO REQUIRE PARKING FACILITIES

7201.1 All buildings or structures erected on or after the effective date of these regulations shall be provided with parking spaces to the extent specified in Section 7202, except as permitted by Section 7203.

7201.11 No application for a building permit for a building or structure to be erected on or after the effective date of these regulations shall be approved unless there is included with the plans for such building or structure a parking plan showing the location, dimensions, and grades of all parking spaces and approaches thereto in accordance with the provisions of this Article.

7201.12 No certificate of occupancy shall be issued for the use of a building or structure erected on or after the effective date of these regulations unless the required parking spaces shall have been provided in accordance with the parking plan provided for in the approved building permit.

7201.2 Except as provided in Paragraph 7201.21, when the use of a building or structure is changed to another use which requires more parking spaces than required for the use existing immediately prior to such change or, if the building or structure is vacant, the use which existed immediately prior to such vacancy, parking spaces shall be provided for the

additional requirement in the amount necessary to conform to Section 7202.

7201.21 No additional parking spaces shall be required for a historic landmark or a building or structure located in a historic district which is certified by the State Historic Preservation Officer as contributing to the character of that historic district.

7201.3 When the intensity of use of a building or structure existing before the effective date of these regulations is increased by an addition or additions of employees, dwelling units, gross floor area, seating capacity, or other unit of measurement specified in Section 7202, parking spaces shall be provided for such addition or additions, provided:

7201.31 Parking spaces shall not be required for the addition or additions unless such addition or additions increase the intensity of use of such building or structure by more than twenty-five percent of the aggregate;

7201.32 Parking spaces for such addition or additions need not exceed the amount of parking spaces which would be required for the entire structure as proposed if constructed new; and,

7201.33 The determination of the increase of intensity of use shall be based on the total increase in intensity of use such structure undergoes on or after the effective date of these regulations whether such total increase occurs at one time or in successive stages.

7201.4 In the case of a building or structure which was constructed when no parking spaces were required for that building or structure, if parking spaces have been provided on the same lot as the building or structure, the number of parking spaces cannot be decreased below the minimum number of parking spaces required by these Regulations.

SECTION 7202 -- SCHEDULE OF REQUIREMENTS FOR PARKING SPACES

7202.1 On and after the effective date of these regulations all buildings or structures shall be provided with parking spaces as specified in the following table:

<u>Uses</u>	<u>Amount of Parking Space Required</u>
RESIDENTIAL USES	
<u>One-family dwelling:</u>	
All <u>Districts</u>	One for each <u>dwelling unit</u> .
<u>Flat:</u>	
R-5-A.....	One for each <u>dwelling unit</u>
All other <u>Districts</u>	One for each two <u>dwelling units</u>
<u>Apartment house or multiple dwelling:</u>	
R-5-A, C-1.....	One for each <u>dwelling unit</u>
R-5-B, C-2-A, C-3-A.....	One for each two <u>dwelling units</u>
R-4, R-5-C, C-2-B, W, CR..	One for each three <u>dwelling units</u>
R-5-D, SP, C-2-C, C-3-B, C-3-C, C-4, C-5(PAD).....	One for each four <u>dwelling units</u>
<u>Publicly assisted housing, reserved for the elderly and/or handicapped:</u>	
All <u>Districts</u>	One for each six <u>dwelling units</u>
<u>Community based residential facility:</u>	
All <u>Districts</u> other than C-3, C-4, C-5(PAD):	
1 to 8 persons housed...	1
9 to 15 persons housed..	2
16 or more persons housed.....	As determined by the BZA
C-3, C-4, C-5 <u>Districts</u> ...	One for each ten persons housed
<u>Rooming or boarding house:</u>	
All <u>Districts</u>	One plus one for each five <u>rooming units</u>

<u>Uses</u>	<u>Amount of Parking Space Required</u>
Dormitory, sorority or fraternity house not approved as part of a campus plan:	
All <u>Districts</u>	One for each five beds
<u>SCHOOLS</u>	
<u>Child Development Center:</u>	
All <u>Districts</u>	One for each four teachers and other employees
Elementary and Junior High School:	
All <u>Districts</u>	Two for each three teachers and other employees
High school and accessory uses:	
All <u>Districts</u>	Two for each three teachers and other employees, plus either one for each twenty classroom seats or one for each ten seats in the largest, auditorium, gymnasium or area usable for public assembly, whichever is greater.
College or other institution of higher learning, business trade, or other school and accessory uses located on the campus:	
C-4, C-5 (PAD).....	No requirement
All other <u>Districts</u>	For each <u>building</u> two for each three teachers; plus either one for each ten classroom seats or one for each twelve stadium seats or one for each ten auditorium seats, whichever is greater, except as provided in Sub-section 7203.1
<u>INSTITUTIONS</u>	
Hospital:	
C-4, C-5 (PAD).....	No requirement

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<u>Uses</u>	<u>Amount of Parking Space Required</u>
All other <u>Districts</u>	One for each bed
PLACES OF PUBLIC ASSEMBLAGE EXCEPT HOTELS	
Churches:	
C-3-C, C-4, C-5 (PAD).....	No requirement
All other <u>Districts</u>	One for each ten seats of occupancy capacity in the main sanctuary, provided that where such seats are not fixed, each seven square feet usable for seating or each 18 inches of bench if benches are provided shall be considered one seat.
Arena, armory, assembly hall, auditorium, community center, concert hall, convention hall, dance hall, funeral parlor, ice or roller skating rink, public hall, stadium, or theatre:	
C-4, C-5 (PAD).....	No requirement
All other <u>Districts</u>	One for each ten seats of occupancy capacity for the first 10,000 seats, plus one for each 20 seats above the first 10,000, provided that where such seats are not fixed, each seven square feet usable for seating shall be considered one seat
<u>Recreational building or use:</u>	
All <u>Districts</u>	One for each 2,000 square feet devoted to the <u>building</u> or use
Boat club or marina	
All <u>Districts</u>	One for each four berths or slips
COMMERCIAL BUILDINGS	
<u>Hotel or Inn:</u>	
R-5-B, R-5-C.....	One for each two sleeping rooms or suites

<u>Uses</u>	<u>Amount of Parking Space Required</u>
R-5-D.....	One for each four sleeping rooms or suites
C-1, C-2, C-3-A, W.....	One for each two rooms usable for sleeping plus one for each 150 square feet of floor area in either the largest <u>function room</u> or the largest <u>exhibit space</u> , whichever is larger
SP, C-3-B, C-3-C, CR.....	One for each four rooms usable for sleeping plus one for each 300 square feet of floor area in either the largest <u>function room</u> or the largest <u>exhibit space</u> , whichever is larger
C-4, C-5 (PAD).....	One for each eight rooms usable for sleeping
C-M, M.....	One for each room usable for sleeping plus one for each 150 square feet of floor area in either the largest <u>function room</u> or the largest <u>exhibit space</u> , whichever is larger.

Chancery:

R-5-C.....	One for each 1,200 square feet of <u>gross floor area</u> devoted to <u>chancery use</u> , or as determined by the Board of Zoning Adjustment
R-5-D.....	One for each 1,800 square feet of <u>gross floor area</u> devoted to <u>chancery use</u> , or as determined by the Board of Zoning Adjustment
D.....	One for each 800 square feet of <u>gross floor area</u> devoted to <u>chancery use</u> , or as determined by the Board of Zoning Adjustment
SP, W, CR, C, C-M, M.....	Same as required for general office

Office - General:

C-1, C-2-A, C-3-A.....	In excess of 2,000 square feet, one for each additional
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<u>Uses</u>	<u>Amount of Parking Space Required</u>
	600 square feet of <u>gross floor area</u> and <u>cellar floor area</u>
W, C-2-B, C-2-C, C-3-B, C-3-C, SP, CR.....	In excess of 2,000 square feet, one for each additional 1,800 square feet of <u>gross floor area</u>
C-4	
For a building or structure built on a lot having an area of 10,000 square feet or less.....	No requirement
For a building or structure built on a lot having an area of more than 10,000 square feet.	In excess of 2,000 square feet, one for each additional 1,800 square feet of <u>gross floor area</u>
C-5 (PAD)	No requirement
C-M, M.....	In excess of 2,000 square feet, one for each additional 800 square feet of <u>gross floor area</u> and <u>cellar floor area</u> devoted to such use
<u>Clinic:</u>	
R-4, R-5.....	One space for each 300 square feet of <u>gross floor area</u> or <u>cellar floor area</u>
Office - Medical and dental, clinic, veterinary doctor or veterinary hospital:	
C-4.....	Same as required for general office
C-5 (PAD)	No requirement
C-1, C-2-A, C-3-A:	
If the space devoted to medical or dental use is less than 25% of the <u>gross floor area</u> and	

<u>Uses</u>	<u>Amount of Parking Space Required</u>
cellar floor area of the entire structure.....	Same as required for general office for <u>district</u> in which located
If the space devoted to medical or dental use is 25% or more of the <u>gross floor area</u> and <u>cellar floor area</u> of the entire <u>structure</u> , for that <u>portion of the structure</u> devoted to medical and dental offices.....	Twice the number of spaces required for general office for <u>district</u> in which located
<u>All other Districts:</u>	
If the space devoted to medical or dental use is less than 25% of the <u>gross floor area</u> of the entire <u>structure</u>	Same as required for general office for <u>district</u> in which located
If the space devoted to medical or dental use is 25% or more of the <u>gross floor area</u> of the entire <u>structure</u> , for that <u>portion of the structure</u> devoted to medical and dental offices.....	Twice the number of spaces required for general office for <u>district</u> in which located
<u>Retail or service establishment except gasoline service station and repair garage:</u>	
C-1, C-2-A, C-3-A, C-M-1, M.....	In excess of 3,000 square feet, one for each additional 300 square feet of <u>gross floor area</u> and <u>cellar floor area</u>
W, CR, C-2-B, C-2-C, C-3-B, C-3-C, C-M-2, C-M-3.....	In excess of 3,000 square feet, one for each additional 750 square feet of <u>gross floor area</u>

<u>Uses</u>	<u>Amount of Parking Space Required</u>
C-4.....	In excess of 30,000 square feet, one for each additional 3,300 square feet of <u>gross floor area</u>
C-5 (PAD).....	No requirement.
<u>Repair garage:</u>	
All <u>Districts</u>	Four plus one for each 200 square feet of <u>gross floor area</u>
<u>Gasoline service station:</u>	
All <u>Districts</u>	One for each 300 square feet of <u>gross floor area</u>
MANUFACTURING, INDUSTRIAL OR WHOLESALE ESTABLISHMENT:	
All <u>Districts</u>	One for each 1,000 square feet of <u>gross floor area</u>
<u>WAREHOUSE:</u>	
All <u>Districts</u>	One for each 3,000 square feet of <u>gross floor area</u>
ALL OTHER USES:	
All <u>Districts</u>	One for each 600 square feet of <u>gross floor area</u> and <u>cellar floor area</u>

7202.2 Nothing contained in this section shall be construed to prohibit the establishment of accessory parking spaces in an amount which exceeds that required by Sub-section 7201.1, provided that each case complies with all other applicable provisions of this Article and Article 74.

7202.3 Nothing contained in this section shall be construed to prohibit the establishment of parking spaces accessory to buildings or structures for which no required parking spaces are specified in Sub-section 7202.1, provided that each case complies with all other applicable provisions of this Article and Article 74.

SECTION 7203 -- EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS

7203.1 For a college or university use, if a campus plan has been approved by the Board of Zoning Adjustment for the college or university, parking shall be provided as set forth in the approved campus plan.

7203.2 In a C-4 District, the parking requirements applicable to a Disposition Lot as defined in the Downtown Urban Renewal Plan shall be as specified in that Plan.

7203.3 The Board of Zoning Adjustment is hereby authorized to reduce the amount of parking spaces required for nonresidential uses by Sub-section 7202.1 provided that:

7203.31 The amount of required parking spaces shall not be reduced by more than twenty-five percent.

7203.32 The Board shall give consideration to:

7203.321 The nature and location of the structure;

7203.322 The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;

7203.323 The amount of traffic congestion existing or which the building or structure can reasonably be expected to create in the neighborhood;

7203.324 The quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood which can reasonably be expected to be available when the building or structure is in use; and,

7203.325 The proximity to public transportation, particularly Metrorail stations, and the availability of public transportation service in the area, or a ride-sharing program approved by the District of Columbia Department of Public Works.

7203.33 If the applicant relies on a ride-sharing program, the Board shall establish appropriate conditions to ensure that the program continues as long as the use continues; and

7203.34 Before taking final action on an application, the Board shall refer the application to the District of Columbia Department of Public Works for review and report.

7203.4 Within the Downtown Urban Renewal Area, parking spaces required for all uses need not be provided if adopted public law or municipal regulation prohibits a curb cut on the street on which the lot faces and there is no other alternative access to the lot through a street or alley.

7203.5 Within the Downtown Urban Renewal Area, the Board of Zoning Adjustment is hereby authorized to reduce or eliminate the amount of parking spaces required for all uses and to approve parking plans for buildings or structures to provide all the required parking spaces in an off-site collective parking facility provided that:

7203.51 Other adopted public law, policy or municipal regulation requires or recommends that the street not be broken with a curb cut and there is no other alternative access to the lot through a street or alley;

7203.52 The Board shall give consideration to:

7203.521 The nature, and location of the structure;

7203.522 The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;

7203.523 The amount of traffic congestion existing or which the building or structure can reasonably be expected to create in the neighborhood; and,

7203.524 The quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood which can reasonably be expected to be available when the building or structure is in use; and,

7203.525 The proximity to public transportation, particularly Metrorail stations, and the quality of public transportation service in the area, or a ride-sharing program approved by the District of Columbia Department of Public Works;

7203.53 If the applicant relies on a ride-sharing program, the Board shall establish appropriate conditions to ensure that the program continues as long as the use continues; and

7203.54 Before taking final action on an application, the Board shall refer the application to the District of Columbia Departments of Public Works and Housing and Community Development for review and report.

7203.6 The number of parking spaces required under Sub-section 7202.1 for a nonresidential building or structure located within a radius of 800 feet of a Metrorail station entrance may be reduced by up to twenty-five percent, provided that:

7203.61 The building or structure is located in a nonresidential district and is at least 800 feet from any R-1, R-2, R-3, or R-4 Districts; and

7203.62 The Metrorail station is currently in operation or is one for which construction contract has been awarded.

7203.7 The number of parking spaces required under Sub-section 7202.1 for a nonresidential building or structure located within the Central Employment Area may be reduced or eliminated provided that:

7203.71 The building or structure has a direct connection to a Metrorail station currently in operation or for which a construction contract has been awarded.

7203.72 For a Disposition Lot so identified in the Downtown Urban Renewal Plan, parking may not be reduced below the limit specified in that Plan.

7203.8 The Board of Zoning Adjustment is hereby authorized to reduce or eliminate the amount of required parking spaces for nonresidential buildings or structures located outside the Central Employment Area provided that:

7203.81 The building or structure is provided with a direct connection to a Metrorail station currently in operation or for which a construction contract has been awarded;

7203.82 The parking spaces normally required are not necessary to serve the use located in the building or structure. In determining whether the parking spaces are necessary, the Board shall give consideration to:

7203.821 The nature and location of the building or structure and the nature and location of the connection to Metrorail.

7203.822 The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;

7203.823 The amount of traffic congestion existing or which the building or structure can reasonably be expected to create in the neighborhood;

7203.824 The quantity of existing public, commercial, or private parking, other than on-street parking, on the property or in the neighborhood which can reasonably be expected to be available when the building or structure is in use; and,

7203.825 The availability of public transportation service in the area, or a ride-sharing program approved by the District of Columbia Department of Public Works.

7203.83 If the applicant relies on a ride-sharing program, the Board shall establish appropriate conditions to ensure that the program continues as long as the use continues; and

7203.84 Before taking final action on an application under this Sub-section, the Board shall refer the application to the District of Columbia Department of Public Works for review and report.

7203.9 For the purposes of Sub-sections 7203.3, 7203.6, 7203.7 and 7203.8, a non-residential building or structure includes any building or structure where eighty percent or more of the gross floor area is devoted to a use other than a dwelling, flat, multiple dwelling, rooming or boarding house, community based residential facility or hospital.

SECTION 7204 -- SIZE OF PARKING SPACES

7204.1 Except as provided below, a required automobile parking space shall be a minimum of nine feet in width and nineteen feet in length, exclusive of access drives, aisles, ramps, columns, office and/or work areas and shall be striped according to the requirements of Paragraph 7207.34. Parking shall also meet the requirements of the District of Columbia Architectural Barriers Act of 1980 (D.C. Law 3-76, effective July 1, 1980).

7204.2 Any accessory parking area or accessory garage containing twenty-five or more required parking spaces, may designate up to forty percent of the parking spaces for compact cars. A compact car parking space shall be a minimum of eight feet in width and sixteen feet in length. The spaces must be visibly marked as "compact car" or "small car" parking spaces and shall be placed in groups of at least five contiguous spaces.

7204.3 Except as provided below, all parking spaces shall have a minimum vertical clearance of six feet, six inches.

7204.31 Where 100 or more parking spaces are provided, whether such spaces are required or not and whether such spaces are a principal use or an accessory use, at least five percent of the parking spaces, shall have a minimum vertical clearance of seven feet, two inches.

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7204.32 All entrances, exits, access aisles, ramps, and driveways providing access to parking spaces shall also have the minimum vertical clearances as prescribed in Sub-section 7204.3 and Paragraph 7204.31, respectively.

7204.33 All parking spaces requiring the seven foot, two inch vertical clearance shall be clearly marked for "Van Parking Only."

7204.4 In a commercial building or structure, where at least seventy-five parking spaces are required according to the schedule of parking requirements under Sub-section 7202.2, which is located in a C-3-C, C-4, C-5(PAD), SP, W or CR District and where parking spaces are provided within a parking garage, parking may be provided as follows:

7204.41 A minimum of 285 square feet of parking area shall be considered one required parking space.

7204.42 Parking space dimensional, size, design and striping requirements stipulated under Sub-sections 7204.1, 7204.2 and 7207.5, and Paragraphs 7207.51 and 7207.34 shall be waived, provided such parking is managed during a specified 12-hour peak period to be determined by the Department of Public Works by employed attendants who park the vehicles using the parking facility. A permanent sign shall be posted at each entrance in full view of the public which states: "Attendant parking is required by the District of Columbia Zoning Regulations." The sign shall also state the hours during which attendant parking is required. Such sign shall have a white background, with black lettering which is no less than two inches in height.

7204.43 All parking areas and spaces provided under this sub-section shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.

7204.44 Where aisles are provided, such aisles shall meet the design requirements stipulated in Paragraph 7207.5.

7204.45 All other requirements for parking, including but not limited to minimum height clearances and landscaping requirements, shall remain applicable.

7204.46 In the event parking by attendants as required in Paragraph 7204.42 is discontinued, parking shall then be provided as otherwise required in these regulations. The applicant for a parking facility under this sub-section shall submit a parking plan which demonstrates how parking will be provided in the event such attendant parking is discontinued.

7204.47 No individual area shall be considered a part of the required parking area where the minimum lesser dimension is less than seven feet or where the minimum greater dimension is less than fourteen feet in rectangular area, exclusive of column obstructions.

7204.48 For the purposes of this sub-section, a commercial building or structure shall include any building or structure where eighty percent or more of the gross floor area is devoted to a use other than a dwelling, flat, multiple dwelling, rooming or boarding house, community based residential facility and hospital.

SECTION 7205 -- LOCATION OF PARKING SPACES

7205.1 Except as provided in Chapters 3, 4, 5, and 6 and Sub-sections 7203.5, 7205.3 and 7206.8 of this Article, all parking spaces shall be located on the same lot with the buildings or structures they are intended to serve.

7205.2 Parking spaces shall be located in one of the following ways:

7205.21 Within a permitted garage or carport, subject to the special provisions of Article 74; or,

7205.22 On an open area of the lot as follows:

7205.221 Within a rear yard; or,

7205.222 Within a side yard; or,

7205.223 Except in an SP District, elsewhere on the lot if accessory to a commercial or industrial use.

7205.23 For a church, up to fifty percent of the number of parking spaces may be located elsewhere. Such spaces shall be located within 400 feet of the church in a public or private parking lot or garage where the required number of spaces are made available for the use of the church through a binding agreement with the owners of such parking facility. However, at least three parking spaces must be provided on the lot where the church is located.

7205.3 Except as provided in Sub-section 7206.8, if approved by the Board of Zoning Adjustment, open parking spaces accessory to any building or structure may be located anywhere on the lot upon which the building or structure is located, or elsewhere, except in the case of a one-family dwelling, provided:

7205.31 It is not practical to locate such spaces in accordance with Sub-section 7205.2 because of:

7205.311 Unusual topography, grades, shape, size, or dimensions of the lot;

7205.312 The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets; or,

7205.313 Traffic hazards caused by unusual street grades; or

7205.314 The location of required parking spaces elsewhere on the same lot or on another lot would result in more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impact on neighboring properties;

7205.32 When the accessory parking spaces are to be located elsewhere than on the lot upon which the building or structure they are intended to serve is located, such parking on adjacent lots or lots separated only by an alley from the lot upon which the building or structure is located, shall be preferred;

7205.33 Such parking spaces are so located as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structure which they are designed to serve; and

7205.34 The Board may impose conditions on any accessory or non-accessory parking spaces as to screening, coping, set backs, fences, the location of entrances and exits, or any other requirement it shall deem necessary to protect adjacent or nearby property. It may also impose such other conditions as it shall deem necessary to assure the continued provision and maintenance of such spaces.

SECTION 7206 -- ACCESS, MAINTENANCE, AND OPERATION

7206.1 The parking spaces required by this Article shall be provided and maintained so long as the structure exists which the parking spaces are designed to serve.

7206.2 Required parking spaces shall not be reduced in total extent after their provision except upon approval of the Board of Zoning Adjustment and then only after proof that the parking spaces provided are no longer needed by reason of a reduction of employees, seats, gross floor area, dwelling units, or any other standard applicable to the use set forth in the regulations, provided the Board of Zoning Adjustment may impose any condition it shall deem necessary to assure the addition of parking spaces in case of a subsequent increase in employees, seats, gross floor area, dwelling units, or any other unit of measurement.

7206.3 All open parking spaces, including access aisles, drive-ways, and ramp areas shall be paved and maintained with bituminous, concrete or brick materials, or a combination of these materials or other materials approved by the District of Columbia Department of Public Works as structurally equivalent or better, which form an all-weather impervious surface, and which is at least four inches in thickness.

7206.31 Landscaping with trees and shrubs shall be provided for all open parking spaces provided on a lot where there are more than ten open parking spaces provided collectively as accessory to any building or structure. Such landscaping shall cover a minimum of five percent of the area devoted to parking. Such landscaping shall be maintained in a healthy growing condition.

7206.32 Such open parking spaces shall be screened from all contiguous residential property located in an R-1, R-2, R-3, R-4, R-5-A or SP Districts by a solid brick or stone wall at least twelve inches thick and forty-two inches high or by hedges and/or growing trees which are thickly planted and maintained and are at least forty-two inches in height when planted.

7206.33 Any lighting used to illuminate such open parking spaces shall be so arranged that all direct rays of such lighting are confined to the surface of the paved area devoted to parking.

7206.34 All required parking spaces shall be clearly striped and lined according to the dimensions specified in Section 7204. Durable materials shall be used which are all-weather impervious. Striping shall be maintained for as long as the parking spaces requiring such striping are in existence.

7206.4 Each required parking space shall be accessible at all times directly from streets or alleys or from streets or alleys through means of ingress and egress from graded and unobstructed private driveways or aisles which are paved with materials which form an all-weather impervious surface.

7206.5 Except as provided in Sub-section 7204.4 and below, when required parking spaces are so arranged that an aisle is required for accessibility or maneuvering space between rows of two or more parking spaces, or between a row of two or more parking spaces and the perimeter of the area devoted to parking spaces, such aisle shall have a clear width of not less than twenty feet for ninety degree angle parking, and not less than seventeen feet for angle parking which is sixty degrees or less as measured from the centerline of the aisle.

7206.51 Aisle widths as prescribed in Sub-section 7206.5 serving compact car spaces exclusively shall have a clear width of not less than twenty feet for ninety degree angle

parking and not less than sixteen feet for angle parking which is sixty degrees or less as measured from the center-line of the aisle.

7206.6 The public rights-of-way as well as private walkways and driveways shall be protected from vehicular encroachment from all parking spaces by wheel bumper guards, curbs, guard rails, or screening between the property line and the perimeter of the parking area.

7206.7 A driveway which provides access to required parking spaces shall meet the following standards:

7206.71 It shall have a maximum grade of not more than twelve percent with a vertical transition at the property line.

7206.72 A driveway serving a one-family dwelling or flat or which otherwise serves only one parking space shall be not less than seven feet in width.

7206.73 A driveway serving any use other than a one-family dwelling or flat, or which serves more than one parking space shall be:

7206.731 Not less than twenty-five feet from a street intersection as measured from the intersection of the curb line extended;

7206.732 Not less than twelve feet in width if designed for one-way circulation or fourteen feet if designed for two-way circulation; and

7206.733 Not more than twenty-five feet in width.

7206.74 A driveway which provides access directly from a street to a row dwelling shall be a minimum of twenty-eight feet from all adjacent driveways which provide access directly from a street to a row dwelling, as measured from the nearest edge of each such driveway opening.

7206.8 Driveways and parking for row dwellings shall be governed by the following special provisions:

7206.81 In the case of two or more row dwellings which are constructed concurrently on adjacent lots, and have direct access only from the street, each two row dwellings shall provide access to the required off-street parking spaces through adjacent driveways that share one driveway opening. The width of each driveway shall not exceed seven feet on each lot.

7206.82 In the case of a row dwelling located on a lot where there are as many as three row dwellings located on that lot or contiguous lots, where access to the required parking

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space is only available directly from a street and no alternative access is available through existing or proposed alleys or private driveways, and where the driveway dimensional requirements stipulated in Paragraph 7206.74 cannot be met, the required parking spaces need not be provided.

7206.83 The Board of Zoning Adjustment may allow the parking spaces required for one or more row dwellings to be located on a separate lot provided that:

7206.831 There is no alternative access to on-site parking spaces through existing or proposed paved alleys or private driveways that meet the Design Standards of the District of Columbia Department of Public Works.

7206.832 Such parking spaces are so located as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structure which they are designed to serve; and

7206.833 The Board determines that such separate parking does not impose any adverse impact on the surrounding neighborhood.

7206.834 Any application for such separate parking shall be submitted to the District of Columbia Department of Public Works for review and report.

7206.835 The Board may impose conditions as to screening, coping, setbacks, fences, the location of entrances or exits or any other requirement it shall deem necessary to protect adjacent or nearby property. It may also impose such other conditions as it shall deem necessary to assure the continued provision and maintenance of such spaces.

7206.9 Detailed plans must be submitted to the District of Columbia Department of Public Works for approval of all curb cuts and driveway openings, to ensure that compliance with these regulations does not conflict with the responsibility of the Department of Public Works to protect safety in the public space.

SECTION 7207 -- RULES OF INTERPRETATION

7207.1 For the purpose of this Article, the following rules of interpretation apply.

7207.11 Where individual seats are not provided, each eighteen inches of benches or other similar seating shall be considered as one seat.

7207.12 The number of teachers or employees shall be computed on the basis of the greatest number of persons to be employed

at any one period during the day or night, including persons having both full-time and part-time employment.

7207.13 In computing the number of parking spaces required, that portion of the gross floor area or cellar area devoted to parking spaces, loading berths, loading platforms, service/delivery loading spaces and vehicular access to parking spaces, may be excluded.

7207.14 In the case of mixed uses, the parking spaces required shall be the sum of the requirements for the various individual uses computed separately in accordance with Section 7202. Parking spaces for one use shall not be considered as providing the required parking spaces for any other use.

7207.15 Whenever calculations based on the schedule set forth in Article 72 result in a fractional space, any fraction under one-half shall be disregarded, and any fraction of one-half or over shall require one parking space.

7207.16 No parking spaces are required for buildings or structures with a gross floor area and cellar floor area less than the minimum sizes specified in the schedule established by Section 7202. However, for buildings or structures containing more than one commercial use where the first 3,000 square feet of gross floor area and cellar floor area do not require parking, this exemption shall apply to the combined gross floor area and cellar floor area contained in the building or structure, and shall be pro-rated between the separate uses.

7207.17 In the case of parking reductions allowed under Section 7203 and Paragraph 7206.83, no more than one parking reduction shall be permitted under these sections. A reduction granted under one section shall be considered a reduction for all such sections.

7207.18 Except where otherwise indicated, whenever the word "all" is followed by the words "parking spaces" in the same sentence, the parking requirements as specified shall apply to all parking spaces whether or not such spaces are required by these regulations. Such requirements shall also apply to both accessory parking spaces and parking spaces which are constructed as a principal use unless otherwise specified.

SECTION 7208 -- BICYCLE PARKING SPACES

7208.1 Bicycle parking spaces shall be provided for office, retail and service uses, except for retail and service uses in the C-3-C, C-4, and C-5(PAD) Districts. The number of bicycle parking spaces provided shall be at least equal to five percent of the number of automobile parking spaces required under Sub-section 7202.1. Such bicycle facilities shall have conve-

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nient access from the building or structure and street; or other bicycle right-of-way, be clean, secure and well lit and shall be located within a building or structure, either on the ground floor, basement, or first cellar level.

7208.2 All bicycle parking spaces required under Sub-section 7208.1 shall be a minimum of two feet in width and six feet in length. An aisle five feet in width shall be provided between rows of bicycle parking spaces and between a row of bicycle parking spaces and the perimeter of the area devoted to bicycle parking. If a room or common locker not divided into individual spaces is used to meet these requirements, twelve square feet of floor area shall be considered the equivalent of one bicycle parking space. Where manufactured metal lockers and/or racks are provided, each locker or stall devoted to bicycle parking shall be counted as one bicycle parking space.

7208.3 For office uses in the C-4 and C-5(PAD) Districts, bicycle parking spaces shall be provided as if the building or structure were located in a C-3-C District.

7208.4 Signs shall be posted stating where bicycle parking spaces are located in each building or structure where bicycle parking spaces are required. Such signs shall be located in a prominent place at each entrance to the building or structure.

7208.5 For a building or structure existing on the effective date of these regulations, one percent of the amount of required parking spaces may be converted to bicycle parking spaces of appropriate size.

9. Establish loading requirements for all uses in all districts by deleting existing Article 73 and replacing it with a new Article 73, as follows:

ARTICLE 73

OFF-STREET LOADING REQUIREMENTS

SECTION 7301 -- AUTHORITY TO REQUIRE LOADING FACILITIES

7301.1 All buildings or structures erected on or after the effective date of these regulations shall be provided with loading berths, loading platforms, and service/delivery loading spaces to the extent specified in Section 7302, except as provided in Section 7303.

7301.11 No application for a building permit for a building or structure to be erected on or after the effective date of these regulations shall be approved unless there is included with the plans for such building or structure a loading plan showing the location, dimensions, and grades of all loading berths, loading platforms and service/delivery loading spaces

and approaches thereto in accordance with the provisions of this Article.

7301.12 No certificate of occupancy shall be issued for the use of a building or structure erected on or after the effective date of these regulations unless the required loading berths, loading platforms and service/delivery loading spaces shall have been provided in accordance with the loading plan provided for in the approved building permit.

7301.2 Except as provided in Paragraph 7301.21, when the use of a building or structure is changed to another use which requires more loading berths, loading platforms or service/delivery loading spaces than required for the use existing immediately prior to such change or, if the building or structure is vacant, the use which existed immediately prior to such vacancy, loading berths, loading platforms and service/delivery loading spaces shall be provided for the additional requirement in the amount necessary to conform to Section 7302.

7301.21 No additional loading berths, loading platforms or service/delivery loading spaces shall be required for a historic landmark or a building or structure located in a historic district which is certified by the State Historic Preservation Officer as contributing to the character of that historic district.

7301.3 When the intensity of use of a building or structure existing before the effective date of these regulations is increased by an addition or additions of dwelling units, gross floor area, seating capacity, or other unit of measurement specified in Section 7302, loading berths, loading platforms and service/delivery loading spaces shall be provided for such addition or additions, provided:

7301.31 Loading berths, loading platform and service/delivery loading spaces shall not be required for the addition or additions unless such addition or additions increase the intensity of use of such building or structure by more than twenty-five percent of the aggregate;

7301.32 Loading berths, loading platforms and service/delivery loading spaces for such addition or additions need not exceed the amount of loading berths, loading platforms and service/delivery loading spaces which would be required for the entire structure as proposed if constructed new; and,

7301.33 The determination of the increase of intensity of use shall be based on the total increase in intensity of use such structure undergoes on or after the effective date of these regulations whether such total increase occurs at one time or in successive stages.

SECTION 7302 -- SCHEDULE OF REQUIREMENTS FOR LOADING BERTHS,
LOADING PLATFORMS, AND SERVICE/DELIVERY LOADING SPACES

7302.1 On and after the effective of these regulations, all buildings or structures shall be provided with loading berths loading platforms and service/delivery loading spaces as specified in the following table:

Uses and Districts	Minimum Number and Size of Loading Berths Required	Minimum Number and Size of Loading Platforms Required	Minimum Number and Size of Service/Delivery Loading Spaces Required
<u>Office Building in W, CR, C-2-B, C-2-C, and C-M-1 Districts:</u>			
with 20,000 to 50,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep
with more than 50,000 to 200,000 square feet of <u>gross floor area</u>	2 @ 30 feet deep	2 @ 100 sq. ft.	1 @ 20 feet deep
with more than 200,000 square feet of <u>gross floor area</u>	3 @ 30 feet deep	3 @ 100 sq. ft.	1 @ 20 feet deep
<u>Office Building in C-1, C-2-A and C-3-A Districts:</u>			
with 20,000 to 50,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep
with more than 50,000 to 200,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	2 @ 30 feet deep	2 @ 100 sq. ft.	1 @ 20 feet deep
with more than 200,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	3 @ 30 feet deep	3 @ 100 sq. ft.	1 @ 20 feet deep
<u>Office Building in all other Districts:</u>			
with 30,000 to 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep
with more than 100,000 to 200,000 square feet of <u>gross</u>			

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Uses and Districts	Minimum Number and Size of Loading Berths Required	Minimum Number and Size of Loading Platforms Required	Minimum Number and Size of Service/Delivery Loading Spaces Required
<u>floor area</u>	2 @ 30 feet deep	2 @ 100 sq. ft.	1 @ 20 feet deep
with more than 200,000 square feet of <u>gross floor area</u>	3 @ 30 feet deep	3 @ 100 sq. ft.	1 @ 20 feet deep
Grocery Store or Drug Store in C-1, C-2-A and C-3-A <u>Districts</u> :			
with 5,000 to 20,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	none
with more than 20,000 to 100,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep
with more than 100,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 sq. ft. 2 @ 200 sq. ft.	1 @ 20 feet deep
Grocery Store or Drug Store in W, CR, C-2-B, C-2-C, C-M-1 and C-M-2 <u>Districts</u> :			
with 5,000 to 20,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	none
with more than 20,000 to 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep
with more than 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 sq. ft. 2 @ 200 sq. ft.	1 @ 20 feet deep

Uses and Districts	Minimum Number and Size of Loading Berths Required	Minimum Number and Size of Loading Platforms Required	Minimum Number and Size of Service/Delivery Loading Spaces Required
Grocery Store or Drug Store in C-3-B, C-3-C, C-4, C-5 (PAD), C-M-3 and M Districts:			
with 8,000 to 20,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep
with more than 20,000 to 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep
with more than 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 sq. ft. 2 @ 200 sq. ft.	1 @ 20 feet deep
Retail or Service Establishment other than Grocery Store or Drug Store in C-1, C-2-A and C-3-A, Districts:			
with 5,000 to 20,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	none
with more than 20,000 to 30,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	2 @ 30 feet deep	2 @ 100 sq. ft.	1 @ 20 feet deep
with more than 30,000 to 100,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep
with more than 100,000 square feet of <u>gross floor area</u> and <u>cellar floor area</u>	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 sq. ft. 2 @ 200 sq. ft.	1 @ 20 feet deep

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Uses and Districts	Minimum Number and Size of Loading Berths Required	Minimum Number and Size of Loading Platforms Required	Minimum Number and Size of Service/Delivery Loading Spaces Required
Retail or Service Establishment other than Grocery Store or Drug Store in W, CR, C-2-B, C-2-C, C-M-1 and C-M-2 Districts:			
with 5,000 to 20,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	none
with more than 20,000 to 30,000 square feet of <u>gross floor area</u>	2 @ 30 feet deep	2 @ 100 sq. ft.	1 @ 20 feet deep
with more than 30,000 to 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep
with more than 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 sq. ft. 2 @ 200 sq. ft.	1 @ 20 feet deep
Retail or Service Establishment other than Grocery Store or Drug Store in C-3-B, C-3-C, C-4, C-5(PAD), C-M-3 and M Districts:			
with 8,000 to 20,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep
with more than 20,000 to 30,000 square feet of <u>gross floor area</u>	2 @ 30 feet deep	2 @ 100 sq. ft.	1 @ 20 feet deep
with more than 30,000 to 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep
with more than 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 sq. ft. 2 @ 200 sq. ft.	1 @ 20 feet deep

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Uses and Districts	Minimum Number and Size of Loading Berths Required	Minimum Number and Size of Loading Platforms Required	Minimum Number and Size of Service/Delivery Loading Spaces Required
<u>Wholesale Use or Warehouse in</u> C-1, C-2, C-3-A, C-M-1 and C-M-2 Districts:			
with 2,000 to 20,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	none
with more than 20,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	none
for each 200,000 square feet of <u>gross floor area</u> more than 100,000 square feet	1 @ 55 feet deep	1 @ 200 sq. ft.	none
<u>Wholesale Use or Warehouse in W,</u> CR, C-3-B, C-3-C, C-4, C-5 (PAD), C-M-3 and M Districts:			
with 4,000 to 20,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	none
with more than 20,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	none
for each 200,000 square feet of <u>gross floor area</u> more than 100,000 square feet	1 @ 55 feet deep	1 @ 200 sq. ft.	none
<u>Manufacturing or Industrial</u> <u>Establishment in all Districts:</u>			
with 5,000 to 25,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	none
with more than 25,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	none

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Uses and Districts	Minimum Number and Size of Loading Berths Required	Minimum Number and Size of Loading Platforms Required	Minimum Number and Size of Service/Delivery Loading Spaces Required
for each 100,000 square feet of gross floor area more than 50,000 square feet	1 @ 55 feet deep	1 @ 200 sq. ft.	none
<u>Apartment House or multiple dwelling with 50 or more dwelling units in all Districts</u>	1 @ 55 feet deep	1 @ 200 sq. ft.	1 @ 20 feet deep
<u>Hotel, for guest room areas, in all Districts:</u>			
with 30 to 200 rooms usable for sleeping	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep
with more than 200 rooms usable for sleeping	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep
<u>Hotel, for function rooms and exhibit space, in all Districts:</u>			
with a total of 10,000 square feet or more of floor area	1 @ 30 feet deep	1 @ 100 sq. ft.	none
for each 50,000 square feet of floor area more than 50,000 square feet	1 @ 55 feet deep	1 @ 200 sq. ft.	none
<u>Inn, in all Districts:</u>			
with 30 to 200 rooms usable for sleeping	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep
with more than 200 rooms usable for sleeping	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep
<u>Theater with more than 500 seats in all Districts</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep

Uses and Districts	Minimum Number and Size of Loading Berths Required	Minimum Number and Size of Loading Platforms Required	Minimum Number and Size of Service/Delivery Loading Spaces Required
Any other use in all <u>Districts</u> :			
with 30,000 to 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep	1 @ 100 sq. ft.	1 @ 20 feet deep
with more than 100,000 square feet of <u>gross floor area</u>	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 sq. ft. 1 @ 200 sq. ft.	1 @ 20 feet deep

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7302.2 For any use that occupies ninety percent or more of the gross floor area and cellar floor area of a building or structure, loading berths shall be calculated based on the entire gross floor area and cellar floor area of the building or structure as if the greater use occupied the entire building or structure.

7302.3 No loading platform need be provided for loading berths if the required loading berth is increased in depth for the full width thereof in such amount that the resulting enlarged loading berth is equal to the combined area of a required loading berth and a required loading platform.

7302.4 In a C-4 District, the loading berth, loading platform and service/delivery loading space requirements applicable to a Disposition lot so identified in the Downtown Urban Renewal Plan shall be as specified in that Plan.

7302.5 All required service/delivery loading spaces shall be a minimum of ten feet wide and shall have a minimum vertical clearance of ten feet. Each service/delivery loading space shall be clearly marked "For Service and Delivery Vehicles Only" and be used exclusively for such vehicles.

7302.6 All required loading berths shall be a minimum of twelve feet wide and shall have a minimum vertical clearance of fourteen feet.

7302.7 All required loading platforms shall meet the following requirements:

7302.71 A platform which must be at least 100 square feet shall have a minimum width of eight feet.

7302.72 A platform which must be at least 200 square feet shall have a minimum width of twelve feet.

7302.73 A loading platform shall have a minimum vertical clearance of ten feet.

7302.74 A loading platform shall consist of one horizontal level.

7302.8 The dimensions specified above for loading berths and service/delivery loading spaces are exclusive of access aisles, maneuvering space and loading platforms.

SECTION 7303 -- EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS

7303.1 Within the Downtown Urban Renewal Area, loading berths and service/delivery loading spaces required for all uses need not be provided if adopted public law or municipal regulation prohibits a curb cut on the street on which the lot faces and

there is no other alternative access to the lot through a street or alley.

7303.2 Within the Downtown Urban Renewal Area, the Board of Zoning Adjustment is hereby authorized to reduce or eliminate the amount of loading berths and service/delivery loading spaces required and to approve the use of off-site loading facilities, including joint loading berths and service/delivery loading spaces, provided that:

7303.21 Other adopted public law, policy or municipal regulation requires or recommends that the street not be broken with a curb cut and there is no other alternative access to the lot through a street or alley.

7303.22 The reduction, elimination, location or consolidation would not adversely affect traffic conditions or use of other public space.

7303.23 There would be no adverse effects on adjacent properties or topography.

7303.24 The Board of Zoning Adjustment may impose conditions as to screening, lighting, coping, setbacks, fences, the location of entrances and exits, the widening of abutting alleys or any other requirement it deems necessary to protect adjacent or nearby property, and to generally promote the public health, safety and welfare.

7303.25 Before taking final action on an application, the Board shall refer to the application to the District of Columbia Department of Public Works for review and report.

SECTION 7304 -- LOCATION OF LOADING BERTHS, LOADING PLATFORMS AND SERVICE/DELIVERY LOADING SPACES

7304.1 Except as provided below, all required loading berths and service/delivery loading spaces shall be located as follows:

7304.11 Within the building or structure the berths or spaces are designed to serve; or,

7304.12 On an open area of the lot:

7304.121 Within a rear yard; or

7304.122 Within a side yard, provided that when in a Residential or Special Purpose District, such loading berths and service/delivery loading spaces shall be at least three feet from any side lot line; or

7304.123 Elsewhere on the lot, only when located in Commercial and Industrial districts.

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7304.2 All loading platforms shall be located contiguous and with unobstructed access to the loading berth and shall have unobstructed access to an entrance to the building or structure.

7304.3 All loading berths shall be designed so that no vehicle or any part thereof shall project over any lot line or building line.

7304.4 Required loading berths may be provided in facilities designed to serve jointly two or more adjoining buildings or structures on lots separated only by an alley within a single square, provided that:

7304.41 The number of berths in such joint facilities shall not be less than that required for the total combined floor area of the buildings or structures as set forth in Sub-section 7302.

7304.42 A binding covenant which is acceptable to the Zoning Administrator, ensuring the joint use of the loading berths and entered into by all property owners concerned, shall be recorded in the land records of the District of Columbia. A certified true copy of the covenant shall be filed with the Zoning Administrator. Joint use of the loading berths by all parties involved shall continue in effect so long as such binding agreement remains in force. If such agreement becomes legally ineffective or inoperable, then loading berths shall be provided as otherwise required by Section 7302.

SECTION 7305 -- ACCESS, MAINTENANCE AND OPERATION

7305.1 All loading berths and service/delivery loading spaces including access aisles, driveways, and maneuvering areas shall be paved and maintained with bituminous, concrete or brick materials or a combination of these materials or other materials if approved by the District of Columbia Department of Public Works as structurally equivalent or better, which form an all-weather impervious surface and which is at least six inches in thickness.

7305.2 All loading berths and service/delivery loading spaces shall be directly accessible from a street or alley or from a private driveway or access aisle having a minimum width of twelve feet and a maximum width of twenty-five feet, meeting the paving standards set forth in Sub-section 7305.1.

7305.3 Driveway openings leading to loading berths and service/delivery loading spaces shall meet the following requirements:

7305.31 Such openings serving a service/delivery loading space or a loading berth which is thirty feet deep or less shall be

at least forty feet from the nearest street intersection measured from the intersection of the curb lines extended.

7305.32 Such openings serving a loading berth which is more than thirty feet deep shall be at least fifty-five feet from the nearest street intersection measured from the intersection of the curb lines extended.

7305.33 No curb cut providing access to a loading berth or service/delivery loading space shall be located in such a way that a vehicle entering or exiting from the loading berth shall block any street intersection.

7305.4 Detailed plans must be submitted to the District of Columbia Department of Public Works for approval of all curb cuts and driveway openings, to ensure that compliance with these regulations does not conflict with the responsibility of the Department of Public Works to protect safety in the public space.

7305.5 A loading berth or service/delivery loading space, including access aisles, driveways and maneuvering areas, shall be maintained and used as a loading berth or service/delivery loading space for as long as the use exists which the loading berth or service/delivery loading space is designed to serve.

7305.51 No other use shall be conducted from or upon the loading berth or service/delivery loading space or any portion thereof.

7305.52 All parts of the loading berth or service/delivery loading space including access aisles, driveways and maneuvering areas shall be kept free of refuse, debris, and other obstructions of any kind.

7305.6 A loading berth or service/delivery loading space shall be designed so that it is usable as a loading berth or service/delivery loading space by a vehicle for which the loading berth or service/delivery loading space is designed to serve.

7305.7 Open loading berths or service/delivery loading spaces shall be screened from all contiguous residential property located in an R-1, R-2, R-3, R-4 or R-5-A District by a solid masonry wall at least twelve inches thick and seventy-two inches high unless such loading berth is separated from contiguous residential property by at least twenty five feet or by a street or alley. Any lighting used to illuminate a loading berth, loading platform or service/delivery loading space shall be arranged so that all direct rays of such lighting are confined to the surface of the berth, platform or space.

7305.8 If approved by the Board of Zoning Adjustment, the conditions set forth in Section 7305 may be waived or modified, provided that:

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- 7305.81 Existing protective and screening walls on the site or on adjacent residential property are adequate;
- 7305.82 The modifications do not adversely affect traffic conditions or use of other public space;
- 7305.83 No adverse effect would be caused by the requested waiver or modification of standards on adjacent properties or topography;
- 7305.84 The resulting loading berths and approaches to the berths are usable by the type of vehicles they are designed to serve;
- 7305.85 The Board of Zoning Adjustment may impose conditions as to screening, lighting, coping, setbacks, fences, the location of entrances and exits, the widening of abutting alleys or any other requirement it deems necessary to protect adjacent or nearby property, and to generally promote the public health, safety and welfare; and
- 7305.86 Before taking final action on such an application, the Board shall refer the application to the District of Columbia Department of Public Works for review and report.

SECTION 7306 -- RULES OF INTERPRETATION

7306.1 For the purpose of this Article, the following rules of interpretation shall be applicable:

- 7306.11 In computing the number of loading berths required, that portion of the gross floor area or cellar floor area devoted to parking spaces, loading berths, service/delivery loading spaces or loading platform area shall be excluded.
- 7306.12 Except as provided in Sections 7303 in the case of mixed uses, the loading berths required shall be the sum of the requirements for the various individual uses computed separately in accordance with Section 7302. At least one loading berth shall be provided when the sum of the gross floor area of the separate uses exceeds the minimum gross floor area requiring loading berths for any one of the separate uses. Loading berths for one use shall not be considered as providing the required loading berths for any other use except as provided in Section 7303.
- 7306.13 No loading berths are required for buildings or structures with a gross floor area less than the minimum sizes specified in the schedule established by Section 7302.

10. Amend the "Special Regulations for Garages, Carports, Parking Lots and Gasoline Service Stations" in Article 74 as follows:

- A. Require a driveway to be at least forty feet from an intersection by changing "25 feet" to "forty feet" in Paragraphs 7402.12, 7403.13 and 7404.14.

- B. Revise the paving requirements for parking lots by amending Paragraph 7404.11 to read as follows:

7404.11 All areas devoted to driveways, access lanes, and parking areas shall be paved and maintained with bituminous concrete or brick materials, or a combination of these materials or other material approved by the District of Columbia Department of Public Works as structurally equivalent or better, which form an all-weather impervious surface, and which is a minimum of four inches in thickness.

- C. Add a requirement for landscaping of parking lots in all districts, by adding a new Paragraph 7404.16, as follows:

7404.16 The parking lot shall be kept free of refuse and debris and shall be landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping with trees and shrubs shall cover a minimum of five percent of the area of the lot, or an area as determined by the Board of Zoning Adjustment for a parking lot otherwise requiring Board approval.

- D. Require appropriate screening for parking lots in or near R-4 and R-5-A Districts by revising Sub-section 7404.2 to read as follows:

7404.2 In addition to the provisions of Sub-section 7404.1, a parking lot located in an R-1, R-2, R-3, R-4 or R-5-A District and a parking lot located in any other district where such parking lot is contiguous to an R-1, R-2, R-3, R-4 or R-5-A District, shall be screened from all contiguous residential property located in an R-1, R-2, R-3, R-4 or R-5-A District by a solid brick or stone wall at least twelve inches thick and forty-two inches high.

11. Revise the table of special exceptions in Sub-section 8207.2 as follows:

- A. Under "Exceptions to parking requirements for non-residential uses," change "Any SP, C-M or M District" to "Any District," and change "7203" to "7203.3."
- B. Add "Parking spaces - reduction near Metrorail station," "Any District," "7203.8."

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- C. Add "Loading berth - modification of standards," "Any District," "7305.8."
- D. Delete "Off-street parking," CR," "4502.32."
- E. Under "Electric substation," "Public utility pumping station" and "Telephone exchange," change "4502.33" to "4502.32."
- F. Under "Bowling alley," change "4502.34" to "4502.33."
- G. Under "Light manufacturing, processing, fabricating" and "Milling," change "4502.35" to "4502.34."
- H. Under "Warehouse" and "Wholesale use," change "4502.36" to "4502.37."
- I. Under "Building service trade," change "4502.37" to "4502.36."
- J. Under "Laboratory," change "4502.38" to "4502.37."
- K. Under "Automobile sales or repair" and "Motorcycle sales or repair," change "4502.39" to "4502.38."
- L. Under "School - college, university or other academic institution of higher learning," change "4502.310" to "4502.39."
- M. Under "Uses not specified in 4502.2 and not prohibited in 4502.4," change "4502.311" to "4502.310."
- N. Under "Community based residential facility," change "4502.312" to "4502.311" and "3104.47" to "3104.45."
- O. Add "Parking spaces - reduction in Downtown Urban Renewal Area," "Any District," "7203.5."
- P. Add "Exception to parking requirements for rowhouses," "Any District," "7206.83."
- Q. Add "Loading berths - reduction in Downtown Urban Renewal Area," "Any District," "7303.2."
- R. Under "Parking lot," delete "3104.44."
- S. Under "Exceptions to parking space location requirements," delete "3104.45."

Written comments may be submitted to the Zoning Commission through the Executive Director of the Zoning Secretariat, Room 9-A, District Building, 1350 Pennsylvania Avenue, N.W., Washington, D.C. 20004. Copies of the proposed rules are available at the Zoning Secretariat, call 727-6311.