REPORT TO THE ZONING COMMISSION

CASE NO. 03-26
14TH AND V STREETS, N.W.

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I. Introduction

II. Nature of application: consolidated review of planned unit development

III. Site location

A. 14th and V Streets, N.W.

B. Shaw/U Street area

IV. Site description

A. "T" shaped property located on the east side of 14th Street between V and W Streets, N.W. (Square 235, Lots 59, 60, 178, 203, 801, 815, 816, 817, 818, 820 and a portion of a public alley proposed to be closed)

B. Approximately 78,198 square feet of land area (including the public alley to be closed)

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Exhibit 30

C. Frontage of approximately 306 feet on 14th Street, 140 feet on V Street and 124 feet on W Street

D. Also surrounded by public alleys of 10 feet, 12 feet, 10 feet and 12 feet in width

E. Existing conditions:

1. 14th Street frontage:

a) Corners of 14th and V Street and 14th and W Streets are vacant and use for surface car and truck parking

b) Middle of block: vacant two-story building formerly used for wholesale and storage purposes

2. Interior portion: two story warehouse buildings separated by a 26 foot wide open area (formerly a public alley, closed before 1968 (Baist Atlas))

F. Abutting streets

1. 14th Street – 110 feet wide

2. V Street – 80 feet wide

3. W Street – 80 feet wide

V. Description of the surrounding area (see aerial photograph, c. 2002, attached)

A. General area: Shaw/U Street/14th Street Area contains broad mix of uses and building types

B. Site is within approximately 1,000 feet (two blocks) from the U Street/ Cardozo Metrorail station entrance (located at the corner of 13th and U Streets)

C. Remainder of Square 235:

1. To the east along V Street: two-story single- and multi-family residential row structures

2. To the east along W Street:

   a. Two-story structure at 1340 W Street used for non-residential purposes

   b. Three-story plus basement single and multi-family residential row structures

3. To the east along 13th Street:

   a. Former Harrison Elementary School, which remains in educational use under a lease to Children's Studio School of the Arts & Humanities, a public charter school.

   b. Four three-story-plus-basement single- and multi-family residential row structures

D. To the north (across W Street):

1. Two- and three-story mixed commercial structures on the east side of 14th Street between W Street and Florida Avenue

2. The Anthony Bowen YMCA building (3 stories) on the north side of W Street midblock between 13th and 14th Streets

3. PEPCO substation at the northwest corner of the intersection of 13th and W Streets

E. To the east (across 13th Street): Harrison Square rowhouse residential development (3 story row structures)

F. To the south (across V Street):

1. Seven or eight-story apartment house (under construction by others) at the southeast corner of 14th and V Streets

2. One- and two-story mixed commercial buildings on the east side of 14th Street north of U Street

3. Harrison Recreation Center midblock on the south side of V Street between 13th and 14th Streets

4. 2 story single and multi-family residential row structures on the east side of 13th Street south of V Street

5. Walker Memorial Baptist Church at 2020 13th Street

6. New 8 story apartment house (under construction) with ground floor retail on the north side of U Street west of 13th Street

7. Reeves Center (8 stories) municipal office building with ground floor retail

G. To the west (across 14th Street):

1. 1, 2 and 3 story mixed commercial buildings, including Martha's Table (private nonprofit community center)

2. Gasoline service station at the southwest corner of 14th and W Streets

3. Apartment buildings (4 stories) midblock on the south side of W Street between 14th and 15th Streets

4. St. Augustine's Church and school on the northeast corner of 13th and V Streets

H. General area:

1. Higher height and density along 14th and U Streets, with mix of retail, office, restaurant and arts uses, with some residential

2. Mainly multifamily residential in remainder of vicinity, most in low- to mid-rise buildings

3. Some older buildings reflective of area's industrial (warehousing and automotive) past

4. Public facilities

a. Reeves Center

b. Harrison School (leased to a public charter school)

c. Harrison Recreation Center

d. Cardozo High School (north of Florida Avenue)

VI. Zoning:

A. C-3-A

1. Uses (§§740 – 745)

a) Commercial use permitted as a matter-of-right, including retail, service and office use

b) Hotel

c) Residential use permitted as carry-over from Special Purpose and Residential Districts

2. Maximum height: 65 feet (§770.1) – but see Arts overlay increment below

3. Maximum FAR: 4.0, with nonresidential uses limited to 2.5 (§771.2)

4. Maximum percentage of lot occupancy: residential uses limited to 75% (§772.1)

5. Minimum required rear yard: 2 1/2 inches per foot of height at the rear, but not less than 12 feet (§774.1)

6. Side yard - not required (§775.5)

7. Minimum required residential recreation space: area equal to 15% of the gross floor area devoted to residential use (§773.3)

8. Minimum required parking (§2101.1)

a) For apartment house use, 1 space for each 2 units

b) For retail use, 1 space for each 300 square feet of gross floor area floor area in excess of 3,000 square feet

9. Arts Overlay

   a) Height: 75 Feet (§1902.1) – Ten feet more than base zone

   b) Roof Structure Height 83' 6" (§1902.1(a))

   c) Within 45° plane from line drawn fifty feet (50 ft.) above property line abutting Residence District or alley (§1902.1(b)).

   d) Street frontage requirements, here Fourteenth Street:

      (1) No driveway leading to required parking spaces or loading berths (§1903.2)

      (2) At least seventy-five percent (75 %) of the streetwall must be built to a height of at least fifteen feet (15 ft.) must be constructed to property line (§1903.3)

      (3) Not less than fifty percent (50 %) of the surface area of the streetwall of the ground level of each building must be devoted to display windows and entrances (§1903.4), utilizing "low-emissivity" [clear] glass (§1903.4(a) and with entrances separated by no more than an average of forty feet (40 ft.) (§1903.4(b)).

      (4) Overall FAR may increase to 4.5 when at least 3.0 of site developed with residential uses (§1904.3)

10. PUD guidelines

   a) Height: 90 feet

   b) FAR: 4.5, of which no more than 3.0 FAR may be nonresidential

   c) Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or

lesser

d) Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

B. R-5-B

1. General residential district permitting single family, two family and multi-family dwellings, as well as a broad range of institutional uses (e.g., clinic, hospital, museum) as a matter-of-right

2. Maximum height: 50 feet

3. Maximum FAR: 1.8

4. Maximum percentage of lot occupancy: 60%

5. Minimum required rear yard – 4 inches per foot of height at the rear, minimum of 15 feet

6. Side yard – not required

7. Minimum required parking:

   a) For apartment house use: 1 space for each 2 dwelling units

   b) None required for change of use or increase in intensity of use for contributing structures in historic district

8. PUD guidelines

   a) Height: 60 feet

   b) FAR: 3.0

   c) Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

d) Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

C. History

1. Property was zoned C-M-2 in 1958

2. Property was rezoned to Arts/C-3-A and R-5-B in 1989

D. Zoning of the area (see map, attached)

1. To the north, northeast and northwest:

a) Arts/C-3-A along 14th Street

b) R-5-B along W Street and Florida Avenue

2. To the east and southeast:

a) Arts/CR

b) R-5-B along 13th Street south toward U Street

3. To the south and southwest: Arts/CR along 14th Street

4. To the west: Arts/C-3-A, followed by R-5-B

5. Zoning history

a) 1958 zoning (see map attached)

(1) C-M-2 for the 14th Street corridor

(2) C-2 for U Street corridor

(3) R-5-B for the areas east and west of 14th Street

b) 1989 Rezoning

(1) CR, C-3-A, C-2-B and C-2-A with the Arts Overlay applied to the 14th and U Street corridors

(2) R-5-B and R-4 applied to lower density residential areas

VII. Description of the proposed project

A. Uses:

1. Apartment house

a) Approximately 218 units in new high-rise construction along 14th Street (10 being affordable housing units, all in Phase I)

b) Approximately 62 units in the renovated and expanded warehouse structures

c) Total could increase to as many as 300 units in all

2. Ground floor retail of totaling 22,000 to 26,000 square feet along 14th Street

B. Height:

1. 14th Street frontage is a maximum of 90 feet, with step-downs to the east

2. Interior portion is maximum of 51' 10"

C. Floor area ratio:

1. Total: 4.03

2. Residential use: 3.72

3. Retail: 0.31

D. Parking:

1. Two level underground garage with access from private alley at the rear

2. First level garages in the interior of the warehouse buildings

3. Minimum of 184 spaces to be provided for all apartment units

4. Minimum of 50 spaces to be provided for retail

5. Any additional spaces provided to be allocated in accordance with future demand

E. Loading: two 30 foot berths and one service delivery loading space on the ground floor with access from the private and public alleys

F. Comparison to matter-of-right and PUD standards for Arts/C-3-A and R-5-B

1. Use: residential and retail uses permitted as a matter-of-right

2. Height:

a) Matter-of-right: 75/50 feet (Arts/C-3-A)

b) PUD guideline: 90/60 feet

c) Proposed:

(1) Maximum of 90 feet for the new construction along 14th Street, with lower areas stepping down on the east side, per approval from the Historic Preservation Review Board

(2) Maximum of 51' 10" for the expanded warehouses

3. FAR:

a) Matter-of-right maximum aggregate: overall 3.30 when Arts/C-3-A area residential at least 3.0, of which no more than 0.83 may be nonresidential; overall 3.03 when Arts/C-3-A area residential is less than 3.0, in which case non-residential could expand to 1.67 of aggregate.

b) Proposed: 4.03 (including 5% additional per §2405.3), of

which 0.31 is nonresidential

4. Proposed gross floor area of 314,967 square feet is in total approximately 56,535 square feet more than the existing matter-of-right; proposed commercial gross floor area is approximately 83,000 to 87,000 square feet less than permitted as a matter-of-right

VIII. Compliance with PUD evaluation standards of §2403

A. Impact of project shall be favorable, capable of being mitigated or acceptable (§2403.3)

1. Replacing vacant lot with an apartment house and ground floor retail, both favored uses under the Comprehensive Plan and city policies

2. Traffic will have no significant impact on levels of service at build-out, per report by Wells & Associates

3. Proposed height is the maximum permitted under the PUD standards for the C-3-A District and less than two feet higher than the matter-of-right for the R-5-B District

4. Proposed overall density is the maximum permitted under the PUD regulations (including the 5% allowance under §2405.3), but trades off a reduction in non-residential density against an increase in residential density

5. Tax base implications for District are favorable

B. Project is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site (§2403.4): see section X, below

C. Commission shall "judge, balance, and reconcile the relative value of project amenities and public benefits offered, the degree of development incentives requested and any potential adverse effects" (§2403.8)

D. Public benefits and project amenities

1. On-site benefits and amenities

a) Residential use

b) Affordable residential units

c) Neighborhood serving retail and service uses

d) Reuse of warehouses determined to be contributing buildings in a historic district

e) Creation of urban open space gallery down the center of the project

f) Widening of south end of north-south alley by easement to twenty feet

g) Flex-Car or Zip-Car (2 to 4 spaces provided on-site)

2. Community benefits:

a) Contribution to the 14th and U Main Street Initiative

b) DOES First Source agreement

balanced against

E. Development incentives:

1. Fifteen foot (15 ft.) increase in height over existing matter-of-right for Arts/C-3-A

2. Increase in overall density of approximately 22% (all residential) over matter-of-right, while reducing the permitted non-residential matter-of-right density by approximately 82%

F. Additional FAR

1. Zoning Commission able to grant up to 5% additional FAR

where "essential to the successful functioning of the project and consistent with the purpose and evaluation standards" (§2405.3)

2. Applicant seeks additional 5% of gross floor area (9,806 square feet in C-3-A, 5,192 square feet in R-5-B, 14,999 square feet total)

3. All extra density is residential

4. Needed to offset extra costs associated with impacts of Metrorail tunnel crossing corner of property

G. Areas of deviation from Arts Overlay, C-3-A or PUD standards:

1. Height

   a) Required: 75 feet (Arts/C-3-A), with roof structure not extending 8' 6" above that

   b) Provided: 90 feet with two-tiered roof structure not exceeding 18' 6" above plane of top story.

2. Loading berth requirements

   a) Required: minimum of one (1) 55 foot berth

   b) Provided: two (2) 30 foot berths

3. Retail parking:

   a) Required: minimum of 63 to 70 spaces

   b) Provided: 50 spaces

4. Garage entrances for the warehouse parking

   a) Required: minimum of twelve feet (12 ft.) from the centerline of an alley

   b) Provided: six feet (6 ft.), an existing condition from wall to centerline of alley to be closed.

5. Roof structure requirements

   a) Required: single enclosure

   b) Provided: two enclosures on the roof of the main building and one enclosure on each of the two warehouse buildings

   c) Required: walls of equal height

   d) Provided: two level roof structures on main building

   e) Setback required: 18' 6" and 10' 6"

   f) Setback provided: Varies, not always 1:1; see Drawings A-06 and A-11

6. Residential recreation space:

   a) Required: minimum of approximately 27,290 square feet (15% of C-3-A residential space)

   b) Provided: 21,032 square feet (11.4% of C-3-A residential space)

7. Arts Overlay street frontage requirements

   a) Required: minimum of 75% of streetwall to a height of 15 feet must be constructed to the property line

   b) Provided: 66%

8. Width of court requirements:

   a) Minimum width required: 31.66 feet

   b) Provided: 26.17 feet

   c) Minimum width required: 24.33 feet

   d) Provided: 14 feet

9. Lot occupancy (R-5-B portion of site)

a) Allowed: sixty percent (60 %)

b) Existing condition (two existing lots): ninety-nine percent (99%), aggregate for all three existing lots, just over seventy-nine percent (79.1 %)

c) Provided (all existing lots, plus land area added by alley closing, additional occupancy being new stairways and footbridges): slightly over eighty percent (80.7%).

IX. Areas of flexibility requested

A. Construction phasing

1. Entire high-rise new construction to be done as one phase, planned to begin by the end of 2004

2. Renovation and expansion of the warehouses to be second phase, planned to begin in early 2007

B. Interior changes

1. To increase or decrease the number of units provided in accordance with market demand, as long as parking is provided at a similar ratio (about 2 spaces for each 3 units), not less than specified in the Zoning Regulations

2. To vary the exterior design and landscaping in accordance with final plans reviewed by the D.C. Historic Preservation Review Board and approved by the Mayor's Agent for Historic Preservation

3. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms

4. To vary the location and arrangement of parking spaces

5. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on

availability at the time of construction

6. To make minor refinements to exterior details and dimensions, including balcony enclosures, belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the D.C. Building Code or that are otherwise necessary to obtain a final building permit

X. Consistency with the Comprehensive Plan

A. The District Elements

1. The District of Columbia Comprehensive Plan Act of 1984 (D.C. Law 5-76, March 9, 1984)

2. The District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984 (D.C. Law 5-187, February 15, 1985)

3. The Comprehensive Plan Amendments Act of 1989 (D.C. Law 8-129, January 5, 1990)

4. The Comprehensive Plan Amendments Act of 1994 (D.C. Law 10-193, October 19, 1994)

5. Comprehensive Plan Land Use Maps Approval Resolution of 1996 (Resolution 11-313, May 7, 1996)

6. The Comprehensive Plan Amendments Acts of 1998 (D.C. Law 12-275, April 27, 1999)

B. Interpretation of the District elements

1. "The primary dynamic of the District elements of the Plan is the overlapping of its elements' goals. This overlapping is intentional." (§112.1)

2. "District elements of the Plan should be studied and executed in concert with each other and should be interpreted broadly." (§111.(a))

3. "The interpretation and implementation of any element should necessarily rely upon, and be respectful of, the objectives and policies of other elements." (§112.1(b))

4. "An element may be tempered, even defined, by one (1) or more of the other elements. This may occur within one (1) element and between elements. Since the Land Use element integrates the policies and objectives of all other District elements, it should be given greater weight than the other elements." (§112.1(c))

5. "The interpretation of the District elements of the Plan should also be guided by the major themes set forth in §101.1, which establish the overall priorities of the District elements of the Plan." (§112.2)

C. Major Themes

1. Stabilize and Improve the District's neighborhoods (§102)

2. Respect and improve the physical character of the District (§106)

D. Land Use element

1. Generalized Land Use Map:

a) Mixed use medium density commercial/medium density residential for the 14th Street frontage

b) Moderate density residential for the interior portion

c) U Street development opportunity area

2. Major policy to "ensure that all neighborhoods have adequate access to commercial services within the District and sufficient housing opportunities to accommodate a range of needs" (§1100.2(a))

3. Objective to "encourage development of adequate neighborhood shopping and support services in all sections of the District" (§1102.1(d))

E. Housing element

1. Major policies

a) Central theme to "stimulate a wider range of housing choices and strategies through the preservation of sound older stock and the production of new units" (§300.2)

b) Housing viewed as "key part of total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities" (§300.4)

2. "Stimulate the production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the type of housing needed at desired locations" (§302.1)

3. "Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives" (§302.2(a))

4. "Encourage multi-unit housing development near selected Metrorail stations, at locations adjacent to Downtown and adjacent to proposed employment centers and office areas" (§302.2(d))

5. "Encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused" (§302.2(e))

6. "Encourage the private sector to meet housing needs through the development of infill housing" (§302.2(f))

7. "Use Planned Unit Developments ... to encourage the construction or rehabilitation of additional single and multi-family housing at suitable locations" (§306.2(i))

8. "Promote the conservation, enhancement, and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses" (§1104.1(a))

9. "Encourage the retention and expansion of residential uses in mixed use neighborhoods to help maintain the residential character of these areas" (§1104.1(g))

F. Environmental Protection element: policy to promote improvement of air quality by "promot[ing] land use patterns and transportation services which decrease reliance on automobiles for commuting and other routine trips" (§403.2(c))

G. Transportation element:

1. "Support land use arrangements that simplify and economize transportation services ..." (§502.2(a)).

2. "Require major developments to demonstrate that adequate parking will exist for occupants and other users" (§505.2(e))

H. Urban design element:

1. "Preserve and enhance the outstanding physical qualities of District neighborhoods" (§702.1(b))

2. "Design residential, commercial, and all other buildings to complement or enhance the physical character of the District" (§708.2(a))

3. "Design buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate region." (§708.2(b))

4. Areas in Need of New and Improved Character (§712):

   a) Objective to "encourage new development or renovation and rehabilitation of older structures in areas with vacant or underused land or buildings to secure a strong, positive physical identity" (§712.1)

   b) "Encourage well-designed developments in areas that are vacant, underused or deteriorated. These developments should have strong physical identities" (§712.2(a))

   c) "Encourage in-fill development of attractive design quality in deteriorated areas to stabilize the physical fabric and to encourage renovation and redevelopment" (§712.2(b))

   d) "Encourage rehabilitation rather than demolition and redevelopment in appropriate locations in deteriorated areas" (§712.2(c))

5. Commercial activity corridors

   a) "Encourage the design of mixed-use development for large-scale projects to create active use during both day and evening hours" (§713.2(d))

   b) "Orient major new development toward the street in order to emphasize the public space as a setting for active use" (§713.2(e))

   c) "Encourage special design quality around Metrorail stations to create aesthetically pleasing physical concentrations of activity and development" (§713.2(g))

I. Historic Preservation element

1. Goal to "preserve the important historic features of the District while permitting new development that is compatible with those features" (§801.1)

2. "The distinguishing original quality or character of historic properties should be protected. ... The design of additions should be compatible with the height, scale, materials, color, texture, and character of the historic property." (§805.15)

J. Ward 1 element

1. Economic Development

a) Goal to "Retain, expand, and attract new businesses and industries that are compatible with adjoining residential neighborhoods" (§1200.5)

b) "Stimulate well-planned economic activity centers along major commercial corridors at the ... U Street-Cardozo metrorail stations, at appropriate underused commercially and industrially zoned sites" (§1202.1(a))

c) "Encourage the development and retention of needed commercial and service establishments in appropriately zoned locations" (§1202.1(m))

d) Implement economic development objectives for 14th and U Streets by "encouraging appropriate development on now vacant site and rehabilitation of the area's high quality older buildings" (§1203.1(u)(4))

2. Housing

a) "Stimulate production of new and rehabilitated housing to meet all levels of need and demand in Ward 1 and provide incentives for the full range of housing needed at desired locations throughout the ward" (§1205.1(a))

b) "Encourage the private sector to provide new housing to meet the needs of present and future Ward 1 residents at locations consistent with the ward's land-use policies and objectives" (§1206.1(a))

c) "Target residential development opportunity areas where significant housing development can appropriately occur and encourage multi-unit housing development, including market rate and low density housing, where appropriate, near the U Street and Shaw metrorail stations and at locations adjacent to proposed employment centers, including the 14th and U Street corridors" (§1206.1(d))

d) "Establish, as a matter of major governmental priority, the production of housing for low- and moderate-income households in Ward 1" (§1206.1(e))

3. Transportation: "Support land use policies that simplify and economize transportation services in Ward 1, including mixed use zones that permit the co-development of residential and non-residential uses and encourage additional development at strategic locations, particularly near the U Street-Cardozo and Shaw-Howard metrorail stations" (§1214.1(a))

4. Urban Design

a) "Design new residential, commercial, and other buildings to complement or enhance Ward 1's physical character" (§1222.1(b))

b) "Include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate areas" (§1222.1(c))

5. Preservation and Historic Features: "Provide adaptive reuse and rehabilitation for many structures in commercial districts of ward 1 suitable for adaptive reuse and rehabilitation" (§1227.1(d))

6. Land Use:

a) Major goal to be "the revitalization of the 14th and U Street corridors" (§1228.6)

b) Policy to "promote the establishment and growth of residential and mixed use commercial centers at appropriate locations to reduce automobile congestions, improve air quality, increase jobs, reduce reliance on the automobile and ensure neighborhood stability" (§1230.1(f))

XI. Compatibility with the area

A. Use:

1. Apartment house and neighborhood retail replacing surface parking and vacant wholesale/warehouse use

2. Other surrounding uses are compatible

B. Height:

1. Is consistent with existing height of the Reeves Center building

2. Impact is ameliorated by change in topography along the Florida Avenue escarpment

3. Higher height is appropriate along the wider north-south streets

4. Height is reduced adjacent to residential area to the east

C. Density:

1. Increase in FAR is entirely devoted to residential use

2. Increase in residential FAR is offset by reduction in nonresidential FAR

3. Arts/CR zoning across V Street to the south permits higher density (up to 6.0 FAR) as a matter-of-right

XII. Conclusions

A. Project is not inconsistent with the Comprehensive Plan

B. Project provides an appropriate balance of benefits and amenities to the height, density and flexibility requested

C. Project provides a substantial residential component to enhance the mix of uses on the 14th Street corridor

D. PUD allows the Zoning Commission to condition approval to what is specifically proposed

E. Office of Planning reports support all areas where development proposed deviates from stated standards or guidelines.

F. Project should be approved

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2002 View of Vicinity of 14th and V Streets, NW



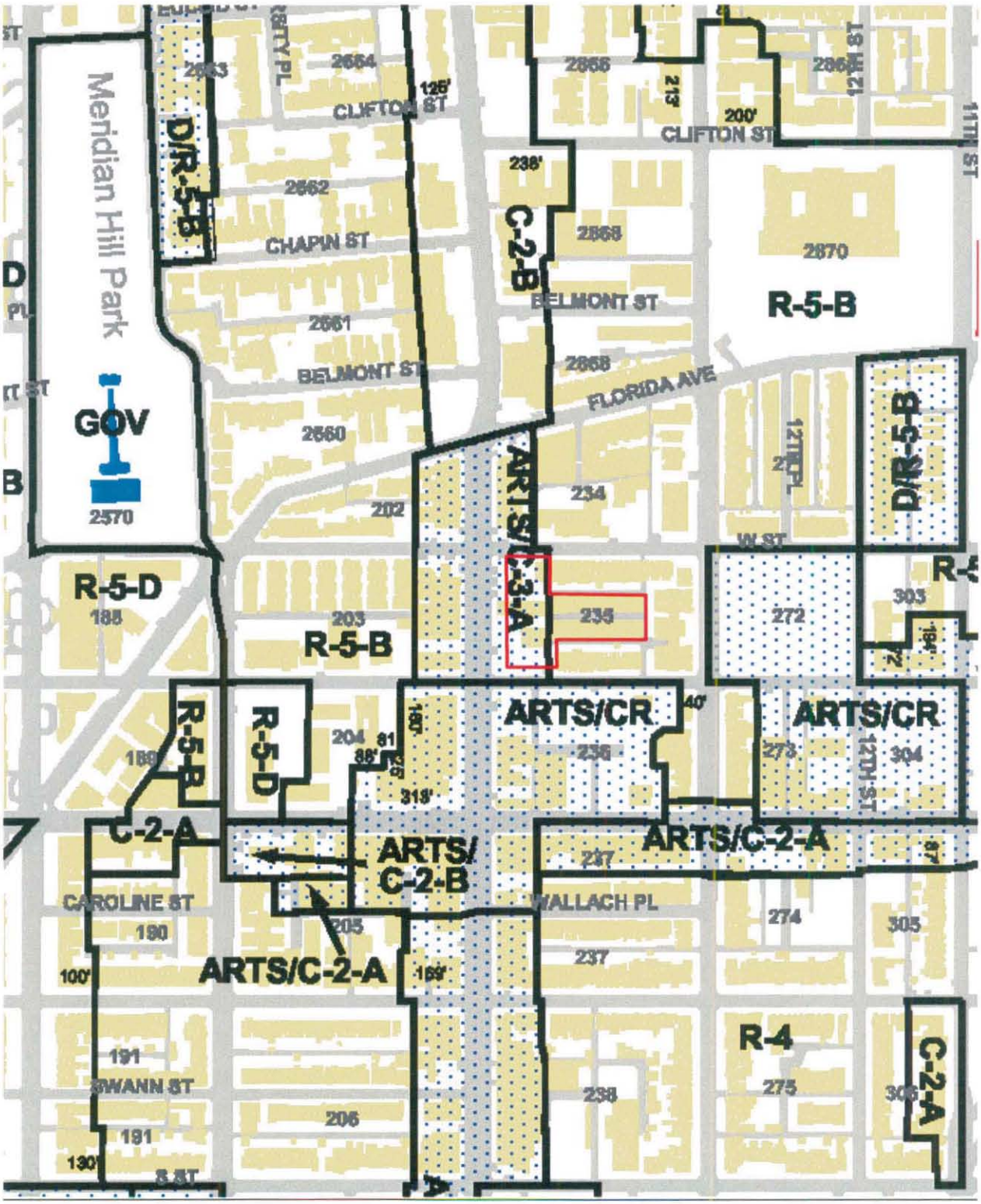
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Government of the District of Columbia
Office of Tax and Revenue
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Washington, D.C. 20002

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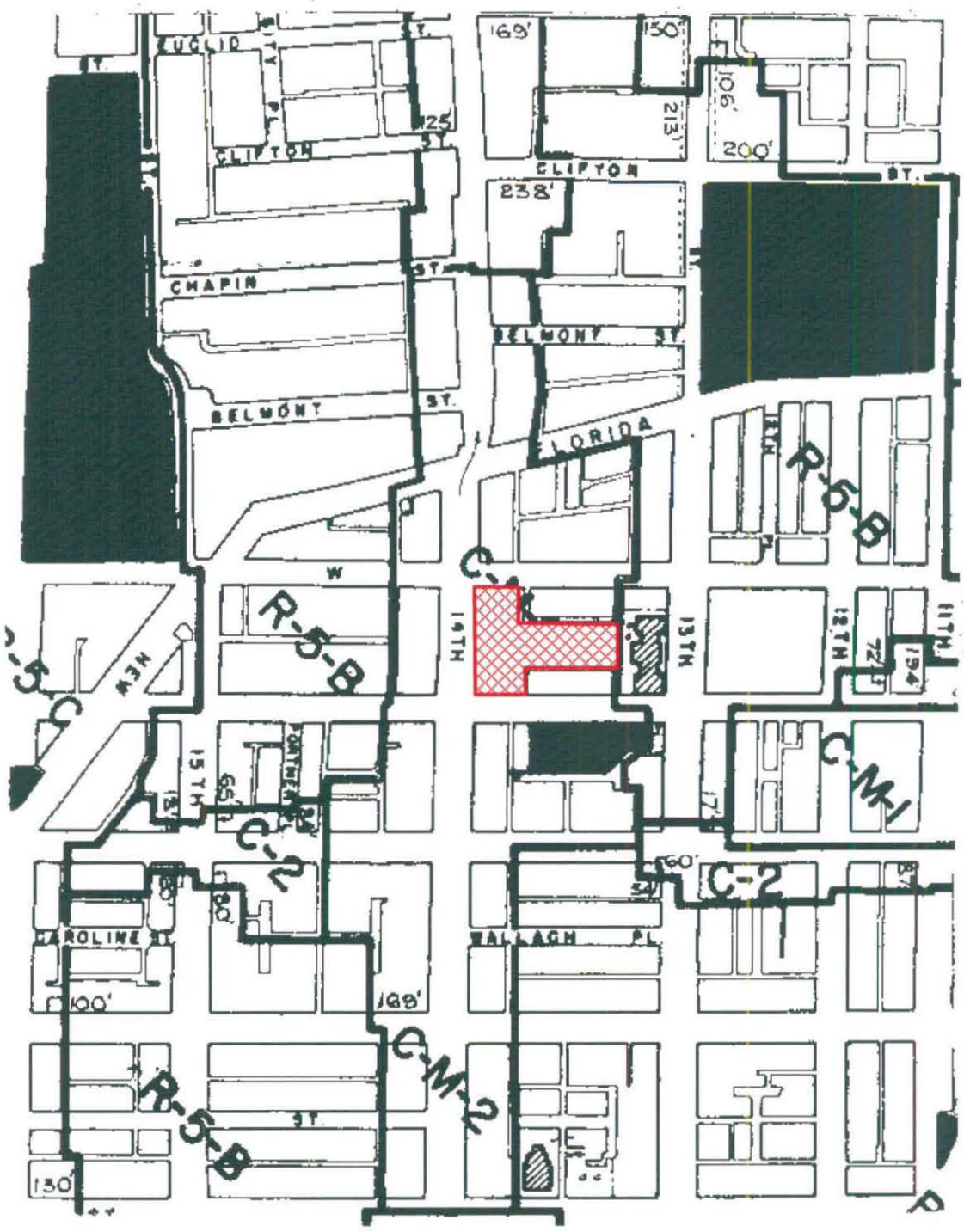
Prepared on: January 7, 2004

= the selected property

Current Zoning for Area in Vicinity of 14th and V Streets, NW:



1958 Zoning for Area in Vicinity of 14th and V Streets, N.W.



Note that areas designated R-4, R-5-B, C-M-1, and C-M-2 have retained the majority of their 1958 development controls and limits. What was C-2 then allowed a height of up to 60 feet, an FAR of up to 2.0, and limited lot occupancy to 60 percent That zone classification has since been revised numerous times and split into three separate zoning districts of whose overall density and development limits vary considerably, more permissive than C-1, but usually less permissive than the various C-3 zones. Areas shown R-5-C became R-5-D zones in 1996 (FAR 3.5 with a 90 foot height limit) and allowed hotels until 1979.