

RECEIVED  
D.C. OFFICE OF ZONING  
2010 SEP 29 PM 12:38

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**

**NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:**           **Monday, November 15, 2010, @ 6:30 PM**  
                                  **Office of Zoning Hearing Room**  
                                  **441 4<sup>th</sup> Street, N.W., Suite 220**  
                                  **Washington, D.C. 2001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 08-06 (Comprehensive Zoning Regulations Review: Chapters B-15, B-16 & B-17)**

**THIS CASE IS OF INTEREST TO ALL ANCs**

This Notice of Public Hearing announces three of several proposed draft zoning text chapters the Zoning Commission for the District of Columbia (the "Commission") will consider under this docket. All chapters presented here reflect previous recommendations to the Commission from the Office of Planning that were the subject of public hearings.

This hearing will consider proposed text for changes to the Zoning Regulations in relation to the regulation of motor vehicle parking, bicycle parking, and loading. The proposed parking chapter provides general rules for the provision of parking spaces. This includes the creation of new rules for parking maximums and requirements for car share spaces. Since the number of minimum parking spaces required will vary by zone, the actual numbers of required spaces will be located in the zone subtitles. The loading and bicycle parking chapters contain both general requirements and a table of the number of spaces required since requirements will not vary by zone.

The parking chapter contains two sections that are being advertised in the alternative. Sections 1503 and 1513.3 each have two alternatives advertised in this document.

The new chapters are based upon a codification of the portion of Title 11 containing the Zoning Regulations and associated administrative rules into 10 subtitles. A description of this codification can be found at [www.dczoningupdate.org/publicnotices.asp](http://www.dczoningupdate.org/publicnotices.asp). The public should assume that the text advertised in this notice will only apply to buildings constructed pursuant to building permits issued after the effective date of the revised Title 11.

More detailed information, discussion, and analysis for the proposed text can be found in the accompanying report prepared by OP. This document can be viewed by clicking on "Parking, Bicycle Parking, and Loading report" at [www.dczoningupdate.org/documentcenter.asp](http://www.dczoningupdate.org/documentcenter.asp).

Italicized terms will be defined. The bracketed citations are to provision contained in the current Title 11. The provision will be re-codified and, in all likelihood rephrased in the revised Title 11.

Title 11 DCMR (Zoning) is proposed to be amended as follows:

ZONING COMMISSION  
District of Columbia

CASE NO. 08-06  
ZONING COMMISSION  
District of Columbia  
CASE NO. 08-06  
EXHIBIT NO. 35

- (b) Regulations for parking specific to that land use subtitle, including location and access requirements and permission to provide *car-share spaces*.

1501.3 Additional use-related conditions that impose additional parking requirements may be located in the use permissions chapters of the land use subtitles.

1501.4 Commercial Parking, as defined in B §206.9, is regulated as a use in each land use subtitle and also subject to the regulations of this chapter and the parking chapter in each land use subtitle.

## **1502 MINIMUM PARKING REQUIREMENTS**

1502.1 Minimum parking requirements shall be met when a new building is constructed.

1502.2 The expansion of a use within a building triggers additional parking requirements only when its gross floor area is expanded or enlarged by twenty-five percent (25%) or more. The additional minimum parking required shall be calculated based upon the entire gross floor area added. A different rule applies to *historic resources* and is stated in § 1502.3.

1502.3 Additions to *historic resources* shall be required to provide additional parking spaces only for the addition's gross floor area and only where:

- (a) The addition results in at least a fifty percent (50%) increase in gross floor area; and
- (b) The resulting requirement is at least four (4) parking spaces.

1502.4 Special exception relief from additional parking requirements for *historic resources* is provided for in § 1513.5.

1502.5 Any expansion, regardless of size, of a use that operates outside of a building shall conform to the applicable parking standards.

1502.6 When a property changes or adds a use category, the following shall apply:

- (a) Additional parking spaces shall be required only when the minimum number of *parking spaces* required for the new *use category* exceeds the number of spaces required for the prior use category that occupied the same gross floor area;
- (b) When determining the required number of additional required *parking spaces*, it shall be assumed that the previous use provided the minimum number of spaces required; and

- (d) The Zoning Administrator shall maintain a file of all written agreements and amendments for the lot where the use is located and the lot providing the required parking spaces.

1502.13 *Required parking spaces* may be used as Commercial Parking when it is permitted as a use category.

1502.14 The number of *required parking spaces* shall not be reduced below the minimum required as long as the use that generated that requirement remains in existence.

1502.15 *Car-share parking spaces* may be counted toward fulfillment of a minimum parking requirement.

### **1503 MAXIMUM PARKING REQUIREMENTS**

TWO ALTERNATIVES FOR THIS SECTION ARE ADVERTISED.

#### **[ALTERNATIVE 1:**

1503.1 The following maximums apply to all parking areas in all zones; in addition to any parking maximums specified in the land use subtitles:

- (a) No above-grade parking area shall be built or expanded exceed one hundred thousand (100,000) square feet in land area;
- (b) No parking area shall be built or expanded to have more than one thousand (1,000) parking spaces; and
- (c) No parking area associated with a use or uses shall be built or expanded to have more than four (4) spaces per thousand (1,000) square feet of the gross floor area of the use or uses.

1503.2 Special exception relief from these prohibitions is provided for in § 1513.6.]

#### **[ALTERNATIVE 2:**

1503.1 The following maximums apply to all parking areas in zones within subtitles D, E & G; in addition to any parking maximums specified in the land use subtitles:

- (a) No above-grade parking area shall be built or expanded to exceed one hundred thousand (100,000) square feet in land area;
- (b) No parking area shall be built or expanded to have more than five hundred (500) parking spaces; and

**Z.C. NOTICE OF PUBLIC HEARING**

**Z.C. CASE NO. 08-06**

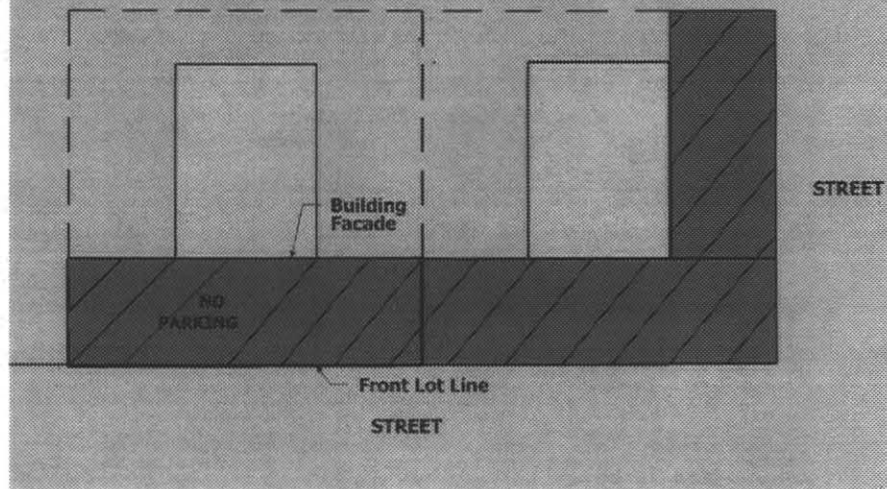
**PAGE 7**

- 1504.5 Required car-share spaces shall be accessible to subscribers who may or may not be residents or employees of uses on the lot. Reasonable security measures, such as keyless entry devices, may be used.
- 1504.6 The following information shall be provided to the Zoning Administrator and all *car-sharing organizations* with a valid business license by any property owner of a proposed parking area required to provide *car-share spaces* no later than ten (10) days after the issuance of a building permit:
- (a) Written Notice of the number and location of *car-share spaces* that will be available;
  - (b) A floor plan or site plan of the parking area clearly identifying the required car-share spaces;
  - (c) The square and lot number, address, property owner contact information; and
  - (d) Any other pertinent information as determined by the Zoning Administrator.
- 1504.7 The property owner may use required *car-share spaces* to provide general *parking spaces*, provided that no licensed *car-sharing organization* provides the property owner with written notice of intent to use the *car-share spaces* within ten (10) days of issuance of the first certificate of occupancy for the property..
- 1504.8 No later than ninety (90) days after receipt of written notice from a licensed *car-sharing organization*, the property owner shall terminate any non car-sharing leases for such spaces and shall make those spaces available to the *car-share organization*.
- 1504.9 The Zoning Administrator shall maintain an online and publicly-accessible file of all projects approved with required *car-share parking spaces* containing the information required by §1504.6.

**1505 RULES OF CALCULATION**

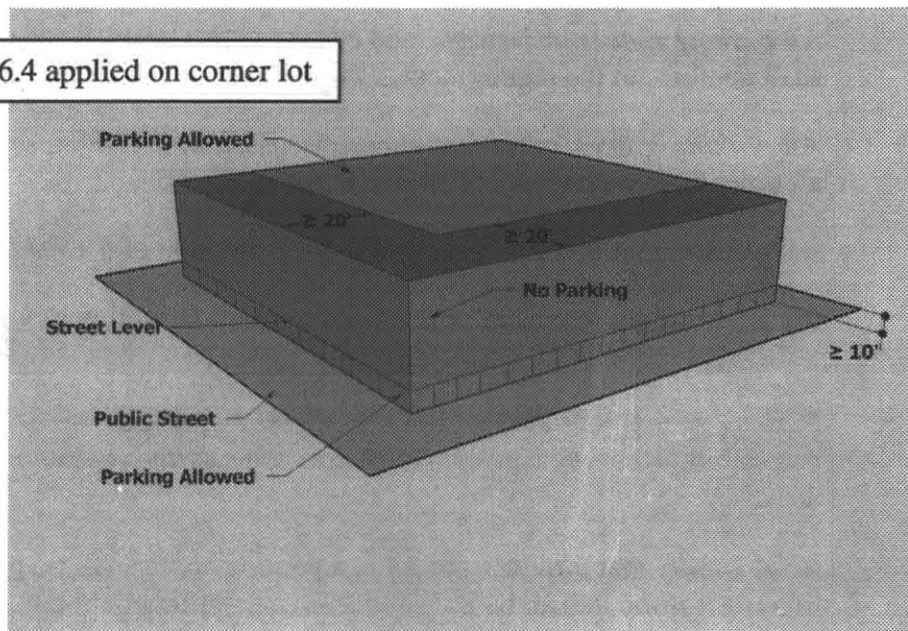
- 1505.1 All parking standards shall be calculated on the basis of *gross floor area*, except for Residential uses, for which parking standards shall be calculated based on the number of *dwelling units*.
- 1505.2 For purposes of calculating off-street parking requirements, gross floor area shall not include floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space.

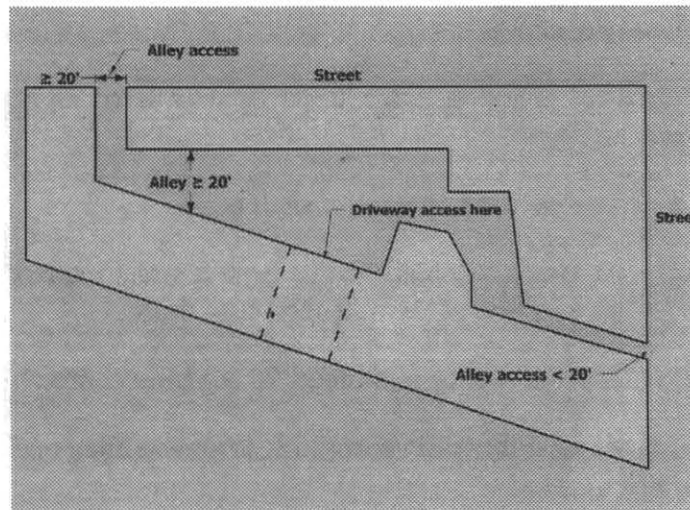
Illustration of § 1506.3 applied on an interior lot and a corner lot



- 1506.4 *Parking spaces* provided within a structure shall be located at least twenty feet (20 ft.) from all lot lines that abut public streets, unless the surface of the *parking spaces* is at least ten feet (10 ft.) below grade, at all points along the building frontage.

§ 1506.4 applied on corner lot

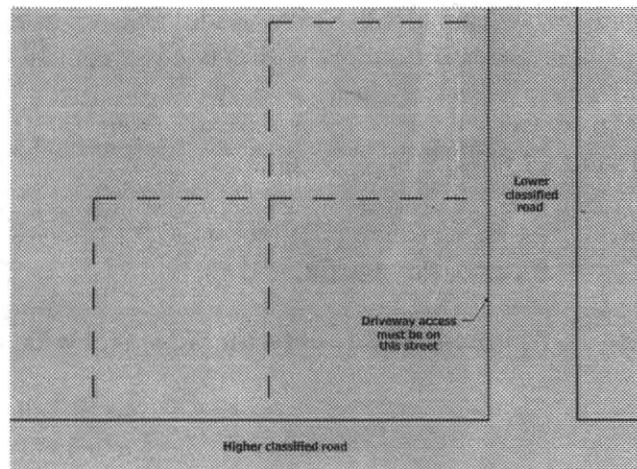




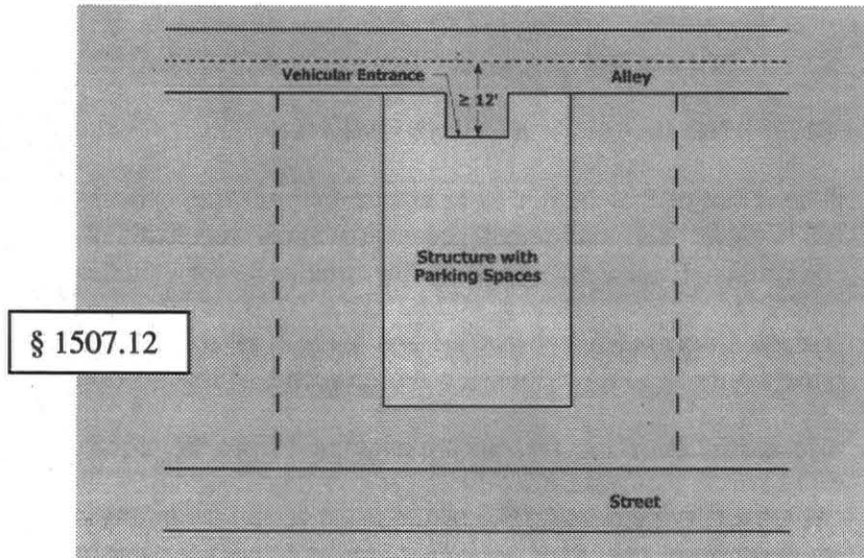
1507.6

When a *driveway* with a direct street connection is permitted, and its lot fronts on two (2) or more streets, a *driveway* shall only connect to the street with the lowest classification as designated in [DDOT's Functional Classification Map, as published on the DDOT website]. When all abutting streets are the same classification, a *driveway* may connect to any street. The four street classifications are listed below in highest to lowest order:

- (a) Principal arterial;
- (b) Minor arterial;
- (c) Collector; and
- (d) Local.

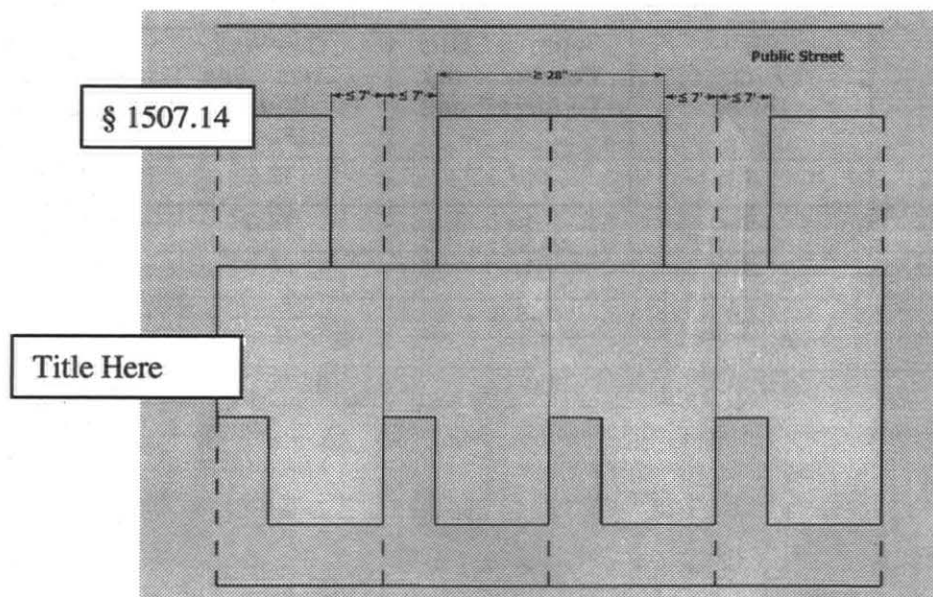


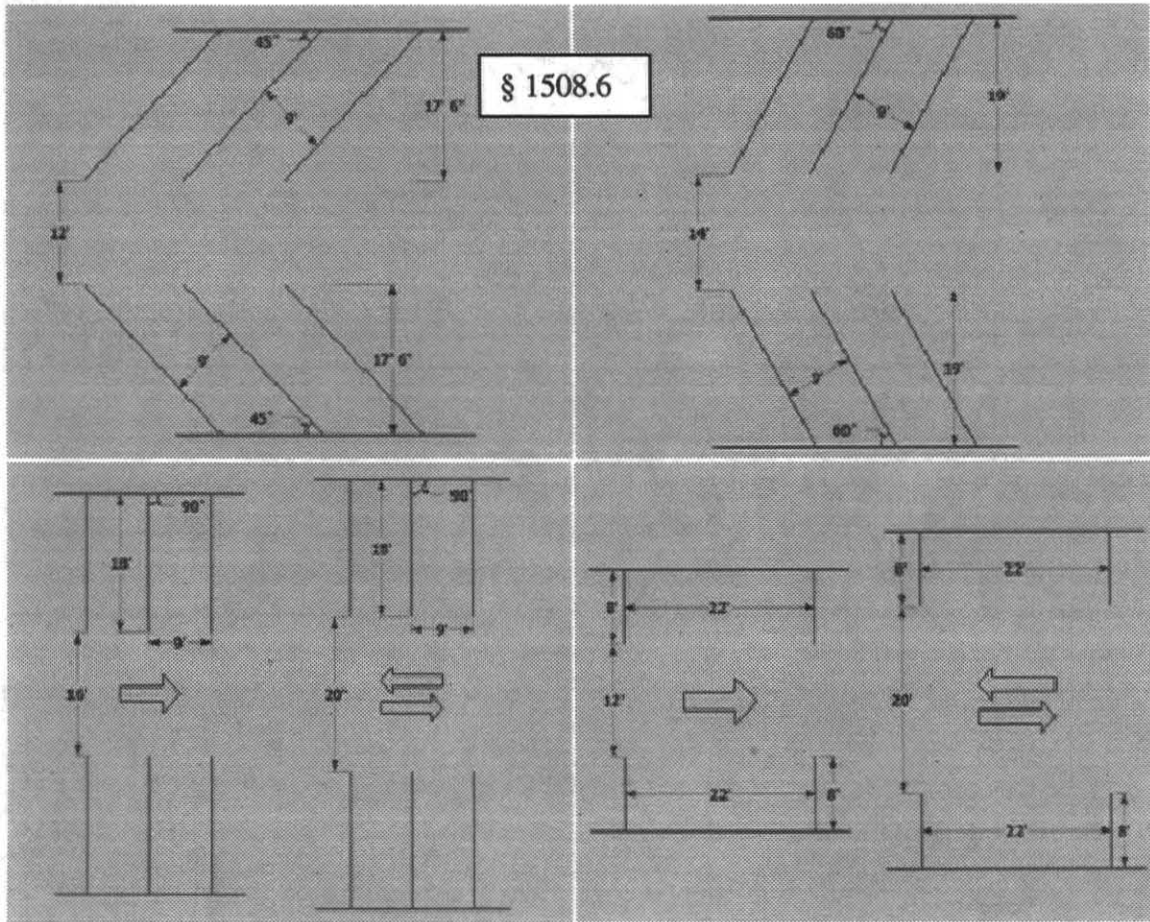
- 1507.12 When *parking spaces* are provided within a building or structure, all vehicular entrances or exits shall be set back at least twelve feet (12 ft.) from the center line of any adjacent alley.



- 1507.13 Adjacent lots may provide access to *parking spaces* on each lot from a single *driveway*. The width of the *driveway* shall not exceed seven feet (7 ft.) on each lot.

- 1507.14 Adjacent *rowhouses* constructed concurrently along the same street shall have no more than one (1) *driveway* from the street for every two (2) buildings, and shall be in conformance with § 1507.13.





1508.7 The minimum dimensions for *compact parking spaces* and *aisles* are:

**Table II: COMPACT PARKING SPACES**

Parking Angle	Stall Width (Feet)	Depth of Stalls Perpendicular To Aisle (Feet)	One-Way Aisle Width (Feet)	Two-Way Aisle Width (Feet)
45°	8	16.5	12.0	N/A
60°	8	17.0	14.0	N/A
90°	8	16.0	16.0	20.0
Parallel	20.0	8.0	12.0	20.0

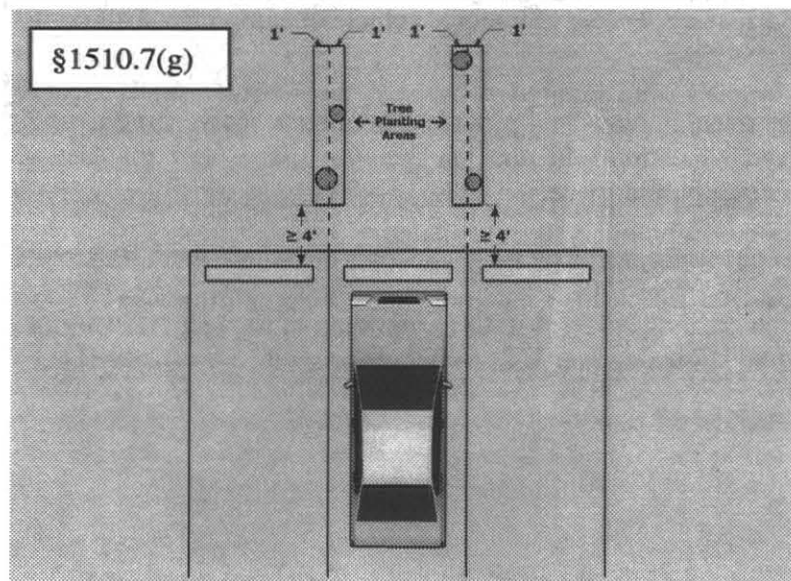
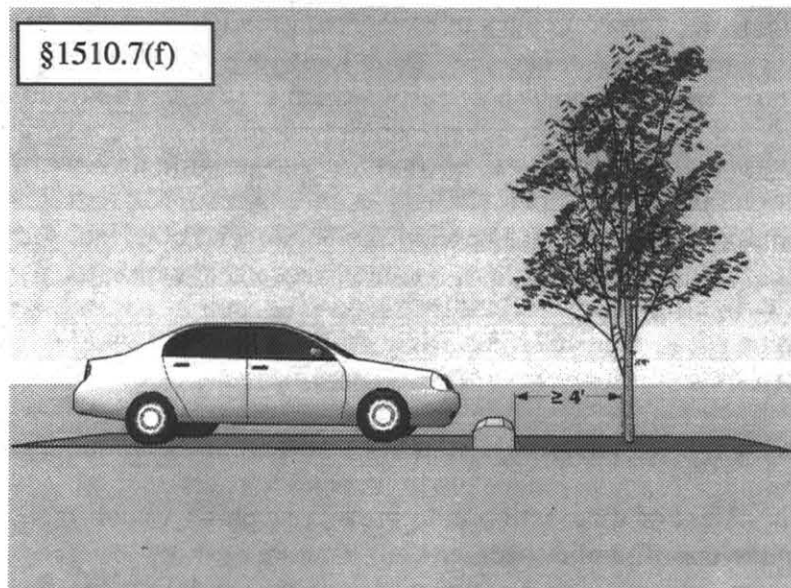
**1509            MAINTENANCE REQUIREMENTS**

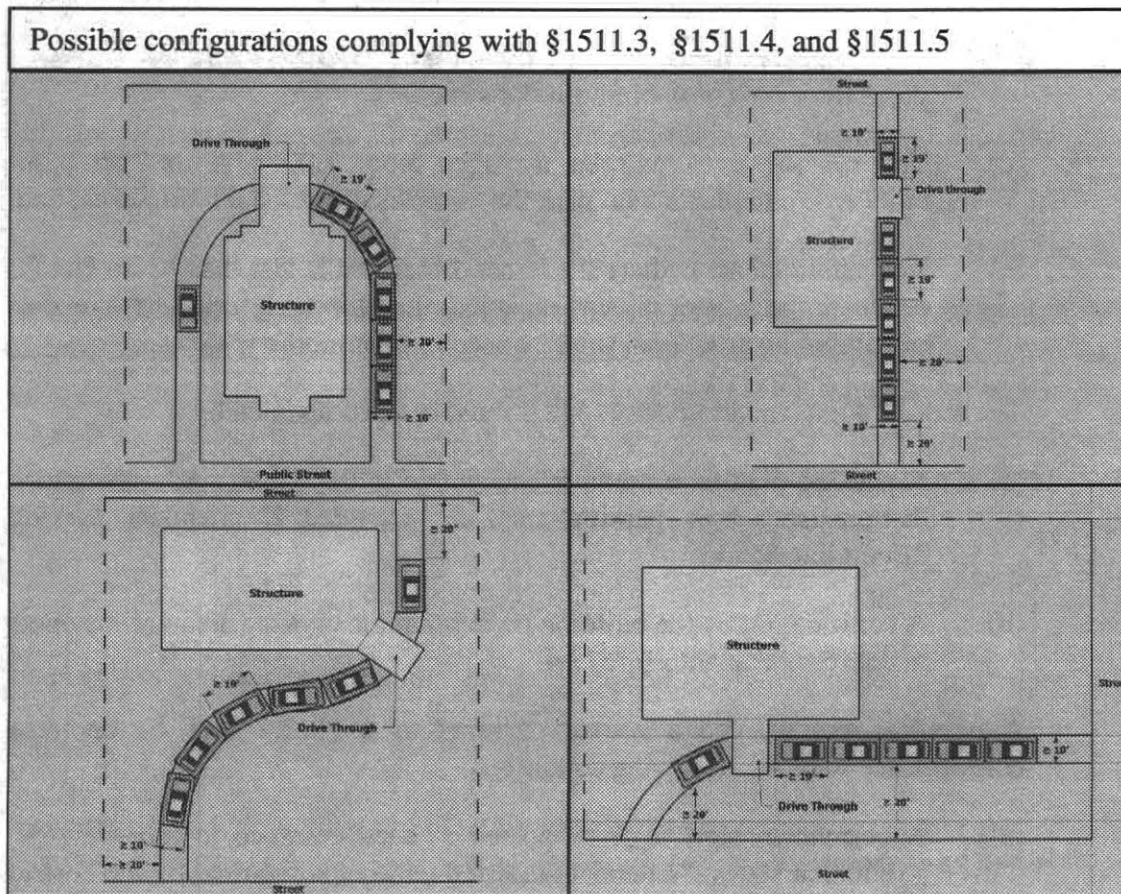
- 1509.1            The intent of this section is to ensure that *parking spaces* are constructed durably, that they are maintained over time, and that they do not create health or safety problems.
- 1509.2            All *parking areas*, including access aisles, driveways, and ramp areas, shall be surfaced and maintained with an all-weather surface. In addition to traditional impervious surfaces, allowable all-weather surfaces include porous (or pervious) concrete, porous asphalt, and mechanically-reinforced grass. Gravel and grass that is not mechanically reinforced are not allowed as surface materials required under this subsection. Areas for landscaping and tree planting are exempt from this requirement.
- 1509.3            All *parking spaces* shall be clearly striped according to the dimensions specified in § 1508. Durable all-weather materials shall be used for striping. Striping shall be maintained for as long as the parking spaces are in use.
- 1509.4            A *parking area* serving a use in the Retail or Food and Alcohol Services *use category* shall provide at least one litter receptacle within the parking area.

**1510            LANDSCAPING, SCREENING, AND LIGHTING REQUIREMENTS FOR PARKING**

- 1510.1            The intent of this section is to ensure that parking areas are compatible with their surroundings, and to reduce environmental impacts.
- 1510.2            *Surface parking areas* with ten (10) or more *parking spaces* shall conform to the landscaping, tree canopy cover, screening, and lighting requirements of this section.
- 1510.3            Landscaped area planted with trees and shrubs shall cover a minimum of ten percent (10%) of the total area devoted to parking, including *aisles* and *driveways*.
- 1510.4            The landscaping shall be maintained in a healthy, growing condition. Dead or dying landscaping shall be replaced.
- 1510.5            All end islands of parking rows and all areas otherwise not used for ingress and egress, *aisles*, and *parking spaces* shall be landscaped.

- (d) All trees shall be planted or retained in a space that provides a minimum of five hundred (500) cubic feet of soil volume per tree;
- (e) Dead or dying trees shall be replaced;
- (f) Trees shall be planted a minimum of four feet (4 ft.) from any protective barrier, such as curbs or wheel stops; and
- (g) When tree planting areas are located adjacent to vehicle overhangs, trees shall be planted within one foot (1 ft.) of lines extending from the stripes between parking spaces.





- 1511.6 The queuing lane shall not be the only entry or exit lane on the premises.
- 1511.7 Any lighting used to illuminate the queuing lane shall be so arranged that all direct light rays are confined to the surface of the queuing lane.
- 1512 EXCEPTIONS FROM PARKING REQUIREMENTS**
- 1512.1 The intent of this section is to allow exceptions from parking requirements under certain conditions, such as when attendant parking is provided.
- 1512.2 In a Mixed-Use or Downtown zone, the Zoning Administrator shall waive the parking space dimensional, size, design, and striping requirements stated in §§ 1509.4, 1509.5, 1509.6, 1509.7, and 1510 for a *parking area* located within a building if:

conform to §§ 1509.4, 1509.5, 1509.6, 1509.7, and 1510 and the parking area shall be operated in conformance with the parking plan required by § 1512.3 (a). The purpose of the parking plan is to demonstrate that all unattended parking spaces will meet the size and layout requirements of these subsections, and that any minimum parking requirement will be met.

**1513 SPECIAL EXCEPTIONS FROM PARKING REQUIREMENTS**

1513.1 This section provides flexibility from parking requirements when providing the number of parking spaces required is impractical or contrary to other District regulations, or when it is unnecessary due to a lack of demand for parking, lack of space, or proximity to transit.

1513.2 The Office of Zoning shall refer any application filed for a special exception established by this section to the Office of Planning and the District Department of Transportation (DDOT) for review and report.

TWO ALTERNATIVES OF THE FOLLOWING SUBSECTION ARE ADVERTISED:

[ALTERNATIVE 1: ALLOWING FOR A FULL OR PARTIAL REDUCTION IF ONE OF THE CRITERIA IS MET:

1513.3 The Board may grant, by special exception, a full or partial reduction in the minimum parking required for a use if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:

- (a) The use or structure is within one-quarter mile (1/4 mi.) of a Metrorail station entrance, a streetcar line currently in operation, or a *high-frequency bus corridor*;
- (b) The use or structure will generate demand for less parking than the minimum parking standards require;
- (c) The applicant agrees to implement a *transportation demand management plan* approved by DDOT; or
- (d) It is physically unable to provide the required parking spaces on the lot or within four hundred feet (400 ft.) or a combination of the two.]

[ALTERNATIVE 2: ALLOWING FOR UP TO A 50% REDUCTION IF ONE OF THE CRITERIA IS MET]:

1513.3 The Board may grant, by special exception, up to a fifty percent (50%) reduction in the minimum parking required for a use if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:

- 1513.6 The Board may grant, by *special exception*, an increase in the maximum number of parking spaces or maximum size of parking area allowed under § 1503.3 or the maximum parking standards of a land use subtitle if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that a *transportation demand management plan* approved by DDOT will be implemented. The Board may impose as a condition of its approval of the special exception established by § 1513.6, requirements as to screening, landscaping, setbacks, fences, the location of entrances and exits, or any other requirement it deems necessary to protect adjacent or nearby property.
- 1513.7 The Board may grant, by *special exception*, a waiver from the *driveway* location requirements of § 1507.6 if, in addition to the general requirements of [§ 3104], the Board finds that it is impractical to locate the *driveway* following these requirements. In evaluating a special exception request under this subsection, the Board shall consider:
- (a) Whether the lot has unusual topography, grades, shape, size, or dimensions; and
  - (b) The impact of *driveway* location on design, landscaping, safer ingress or egress, and traffic patterns.
- 1513.8 The Board may grant, by *special exception*, a modification or waiver of the screening requirements of §§ 1510.8 and 1510.9. In granting a modification or waiver, the Board shall find that the parking area meets the general requirements of [§ 3104], and shall consider:
- (a) The adequacy of protective and screening walls located on adjacent property;
  - (b) Impacts on the pedestrian environment within adjacent streets, sidewalks, and other public areas, and
  - (c) Topographic and traffic conditions.
- The Board may require any special treatment of the premises that it deems necessary to prevent adverse impacts on neighboring properties or the general public.

1602.3 Required bicycle parking spaces shall be provided and maintained so long as the structure that the bicycle parking spaces are designed to serve exists.

1602.4 Where required bicycle parking is provided as racks, the racks must meet the following standards:

- (a) The bicycle frame and one wheel can be locked to the rack with a high security U-shaped shackle lock if neither wheel is removed from the bicycle;
- (b) A bicycle six feet (6 ft.) long can be securely held with its frame supported in at least two places so that it cannot be pushed or fall in a manner that would damage the wheels or components;
- (c) Racks shall be placed apart from one another, and any other obstructions, a minimum of thirty inches (30 in.), and provide a minimum clearance width of twelve inches (12 in.) for each bicycle; and
- (d) The rack shall be securely anchored.

1602.5 Each required bicycle parking space shall be accessible without moving another bicycle.

### **1603 MINIMUM BICYCLE PARKING SPACES**

1603.1 All residential uses with ten (10) or more dwelling units and non-residential uses with four thousand square feet (4,000 sq. ft.) or more of gross floor area shall provide bicycle parking spaces according the rules of this chapter and the following table:

Use	Long-Term Spaces	Short-Term Spaces
Accommodation	1 space for each 10,000 sq. ft.	1 space for each 40,000 sq. ft.
Agriculture	None	2 spaces
Animal Sales, Care and Boarding	1 space for each 10,000 sq. ft.	1 space for each 10,000 sq. ft.
Antennas	None	None
Arts Design and Creation	1 space for each 10,000 sq. ft.	1 space for each 20,000 sq. ft.
Basic Utilities	1 space for each 20,000 sq. ft.	None
Chancery	1 space for each 5,000 sq. ft.	1 space for each 40,000 sq. ft.
Commercial Parking	None	None
Community-Based Institutional Facility	1 space for each 10,000 sq. ft.	1 space for each 10,000 sq. ft.
Daytime Care	1 space for each 10,000 sq. ft.	1 space for each 10,000 sq. ft.
Education	1 space for each 7,500 sq. ft.	1 space for each 2,000 sq. ft.
Emergency Shelter	1 space for each 10,000 sq. ft.	1 space for each 10,000 sq. ft.

- 1603.6 Additions to *historic resources* shall be required to provide additional bicycle parking spaces only for the addition's gross floor area and only when the addition results in at least a fifty percent (50%) increase in gross floor area.
- 1603.7 Special exception relief from additional parking requirements for historic resources is provided for in § 1608.4.
- 1603.8 Any expansion, regardless of size, of a use that operates outside of a building shall conform to applicable bicycle parking standards.
- 1603.9 Uses governed by a campus plan are subject to the bicycle parking requirements approved by the Zoning Commission and are not subject to the bicycle parking requirements otherwise applicable.
- 1603.10 When there is more than one use on a lot, the number of bicycle parking spaces provided must equal the total required for all *uses*. If a single *use* falls into more than one *use category* for which different bicycle parking minimums apply, the standard that requires the greater number of bicycle parking spaces shall apply.

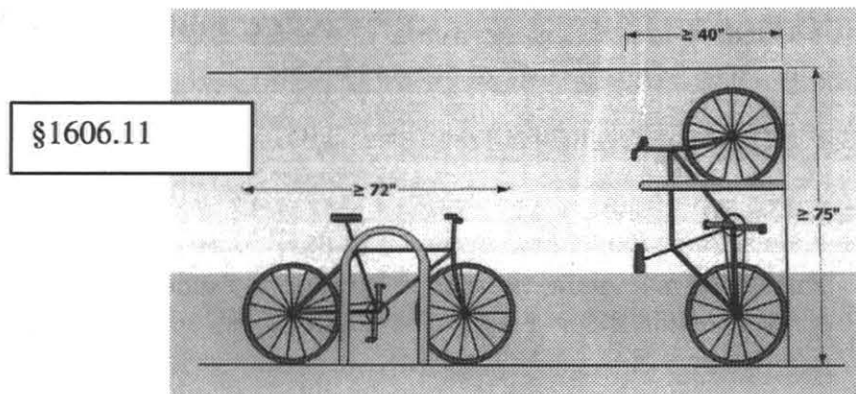
#### **1604 RULES OF CALCULATION**

- 1604.1 All bicycle parking standards shall be calculated on the basis of *gross floor area*, except for Residential uses, which base bicycle parking standards on the number of *dwelling units*.
- 1604.2 For purposes of calculating bicycle parking standards, gross floor area does not include floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space.
- 1604.3 Calculations of bicycle parking spaces that result in a fractional number of one half (0.5) or more shall be rounded up to the next consecutive whole number. Any fractional result of less than one half (0.5) shall be rounded down to the previous consecutive whole number.

#### **1605 SHORT-TERM BICYCLE PARKING SPACE REQUIREMENTS**

- 1605.1 The intent of this section is to ensure that required *short-term bicycle parking spaces* will be conveniently located and safely accessed.
- 1605.2 Required short-term bicycle parking spaces shall be located either on the same lot as the use they are intended to serve or on public space within twenty feet (20 ft.) of the lot. A use providing short-term bicycle parking on adjacent public space must receive approval of a public space application under Title 24.

- 1606.7 For any bicycle room with solid walls, the entirety of the interior of the bicycle room shall be visible from the entry door. A motion-activated security light enclosed in a tamper-proof housing shall be provided in each bicycle room.
- 1606.8 Where required long-term bicycle parking is provided in lockers, the lockers shall be securely anchored and meet the following minimum dimensions:
- (a) Twenty-four inches (24 in.) in width at the door end;
  - (b) Eight inches (8 in.) in width at the opposite end;
  - (c) Seventy-two inches (72 in.) in length; and
  - (d) Forty-eight inches (48 in.) in height.
- 1606.9 Each required long-term bicycle parking spaces shall be directly accessible by means of an aisle of a minimum width of forty-eight inches (48 in.) and have a minimum vertical clearance of seventy-five inches (75 in.). Aisles shall be kept clear of obstructions at all times.
- 1606.10 A minimum of fifty percent (50%) of the required long-term bicycle parking spaces shall allow the bicycles to be placed horizontally on the floor or ground. Vertical bicycle space racks shall support the bicycle without the bicycle being suspended.
- 1606.11 Each required long-term bicycle parking space shall be a minimum width of twenty-four inches (24 in.), and shall be:
- (a) A minimum of seventy-two inches (72 in.) in length if the bicycles are to be placed horizontally; or
  - (b) A minimum of forty inches (40 in.) in length if the bicycles are to be placed vertically.



- (a) The use or structure will generate demand for less bicycle parking than the minimum bicycle parking standards require;
- (b) A *transportation demand management plan* approved by DDOT will be implemented; or
- (c) All of the required bicycle parking spaces cannot physically be provided on the lot, and that it will be impossible to provide any required bicycle parking spaces on abutting public space.

1608.4 The Board may grant, by special exception, a reduction in the number of minimum bicycle parking required for an addition to a *historic resource* if in addition to meeting the general requirements of [§3104], the applicant demonstrates that as a result of the nature or location of the *historic resource*, providing the required bicycle parking will result in significant architectural or structural difficulty in maintaining the historic integrity and appearance of the *historic resource*.

1608.5 The Board may grant, by special exception, modifications or waivers to the requirements for showers and changing facilities in §§ 1607.3, 1607.4, and 1607.5 if in addition to meeting the general requirements of [§3104], the applicant demonstrates that:

- (a) The intent of § 1607 is met; and
- (b) Either:
  - (1) The use will not generate the demand for the full number of showers and changing facilities required; or
  - (2) The property owner has an arrangement to make use of showers and changing facilities off-site, and that the showers and changing facilities will be reasonably available to long-term occupants of the use requiring the facilities.

Use	Minimum Number of Loading Berths Required	Minimum Number of Service/Delivery Spaces Required
<b>Accommodation</b>		
10,000 to 50,000 sq. ft. gross floor area	1	none
More than 50,000 to 100,000 sq. ft. gross floor area	2	none
More than 100,000 to 500,000 sq. ft. gross floor area	3	none
More than 500,000 sq. ft. gross floor area	4	none
<b>Agriculture</b>		
	none	none
<b>Animal Sales, Care and Boarding</b>		
5,000 to 20,000 sq. ft. gross floor area	1	none
More than 20,000 to 100,000 sq. ft. gross floor area	2	1
More than 100,000 sq. ft. gross floor area	3	1
<b>Antennas</b>		
	none	none
<b>Arts Design and Creation</b>		
5,000 to 20,000 sq. ft. gross floor area	1	none
More than 20,000 to 100,000 sq. ft. gross floor area	2	1
More than 100,000 sq. ft. gross floor area	3	1
<b>Basic Utilities</b>		
20,000 to 50,000 sq. ft. gross floor area	1	1
More than 50,000 to 200,000 sq. ft. gross floor area	2	1
More than 200,000 sq. ft. gross floor area	3	1
<b>Chancery</b>		
30,000 to 100,000 sq. ft. gross floor area	1	1

<b>Food and Alcohol Services</b>		
5,000 to 20,000 sq. ft. gross floor area	1	None
More than 20,000 to 100,000 sq. ft. gross floor area	2	1
More than 100,000 sq. ft. gross floor area	3	1
<b>Health Care</b>		
30,000 to 100,000 sq. ft. gross floor area	1	1
More than 100,000 sq. ft. gross floor area	2	1
<b>Institutional</b>		
30,000 to 100,000 sq. ft. gross floor area	1	1
More than 100,000 sq. ft. gross floor area	2	1
<b>Local Government</b>		
30,000 to 100,000 sq. ft. gross floor area	1	1
More than 100,000 sq. ft. gross floor area	2	1
<b>Marine</b>		
30,000 to 100,000 sq. ft. gross floor area	1	1
More than 100,000 sq. ft. gross floor area	2	1
<b>Motor Vehicle-Related</b>		
5,000 to 20,000 sq. ft. gross floor area	1	none
More than 20,000 to 100,000 sq. ft. gross floor area	2	1
More than 100,000 sq. ft. gross floor area	3	1
<b>Office</b>		
20,000 to 50,000 sq. ft. gross floor area	1	1
More than 50,000 to 200,000 sq. ft. gross floor area	2	1
More than 200,000 sq. ft. gross floor area	3	1

More than 25,000 sq. ft. gross floor area	2	None
For each 100,000 sq. ft. gross floor area more than 50,000 sq. ft.	1	None

- 1702.2 No building permit shall be issued unless a loading plan shows that any loading requirements will be met and no certificate of occupancy shall be issued unless the loading berths and service/delivery spaces have been constructed in accordance with the approved loading plan.
- 1702.3 The loading requirements must be met when a new building or structure is constructed.
- 1702.4 No loading berths are required for buildings or structures with a gross floor area less than the minimum sizes specified in the schedule in § 1702.1.
- 1702.5 When a property changes use categories or adds a use category, the following shall apply:
- (a) Additional loading berths and service spaces shall be required only when the minimum number of *loading spaces* required for the new *use category* exceeds the number of spaces required for the prior use category that occupied the same floor area;
  - (b) When determining the amount of additional required loading, it shall be assumed that the previous use provided the minimum number of spaces required; and
  - (c) *Historic resources* shall not be required to provide additional loading for a change in use without expansion.
- 1702.6 The expansion of a use within a building triggers additional loading requirements only when its gross floor area is expanded or enlarged by twenty-five percent (25%) or more. The additional minimum loading berths and service/delivery spaces required shall be calculated based upon the entire gross floor area added. A different rule applies to *historic resources* and is stated in § 1702.7.
- 1702.7 Additions to *historic resources* shall be required to provide additional loading berths, loading platforms, and service/delivery spaces only for the addition's gross floor area and only when the addition results in at least a fifty percent (50%) increase in gross floor area.
- 1702.8 Each loading berth, whether required or not, shall be accompanied by one (1) adjacent loading platform that meets the requirements of §1706.4.

- (b) Within the rear yard of the building they are intended to serve; or
- (c) Within a side yard of the building they are intended to serve, provided:
  - (1) The loading berths and service/delivery spaces shall be screened from all adjacent properties and public streets by a solid fence or wall at least twelve (12) inches thick and seventy-two inches (72 in.) high; and
  - (2) On a lot that is within or adjacent to a [Subtitle D or E zone], the loading berths and service/delivery loading spaces shall be at least six feet (6 ft.) from any side lot line.

- 1704.3 Loading facilities in PDR zones are not subject to the requirements of 1704.2.
- 1704.4 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.
- 1704.5 All loading berths shall be designed so that no vehicle or any part thereof shall project over any lot line, front setback line, or building restriction line.
- 1704.6 Required loading berths may be provided in facilities designed to serve jointly two (2) or more adjoining buildings or structures on lots separated only by an alley within a single square; provided:
- (a) The number of berths in the joint facilities shall not be less than that required for the total combined requirement in § 1702.1.
  - (b) A binding covenant that 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 for the affected properties. A certified true copy of the recorded 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 the binding agreement remains in force. If the agreement becomes legally ineffective or inoperable, the loading berths shall be provided as otherwise required by § 1702.1.

- 1705.6 A driveway or access aisle leading to a loading berth or service/delivery loading space shall have a minimum width of twelve feet (12 ft.), a maximum width of twenty-four feet (24 ft.), and a maximum slope of twelve percent (12%).
- 1705.7 No driveway 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 blocks any street intersection.
- 1705.8 A loading berth or service/delivery loading space shall be designed so that it is usable and accessible by the vehicles that it is intended to serve.

**1706 SIZE AND LAYOUT REQUIREMENTS**

- 1706.1 The intent of this section is to ensure that loading facilities are adequately sized and capable of performing their intended functions.
- 1706.2 All loading berths shall be a minimum of twelve feet (12 ft.) wide, have a minimum depth of thirty feet (30 ft.) and have a minimum vertical clearance of fourteen feet (14 ft.).
- 1706.3 All service/delivery loading spaces shall be a minimum of twenty feet (20 ft.) deep and ten feet (10 ft.) wide and have a minimum vertical clearance of ten feet (10 ft.).
- 1706.4 All loading berths shall be accompanied by one (1) adjacent loading platform that meets the following requirements:
- (a) A loading berth that is less than fifty-five feet (55 ft.) deep shall have a platform that is at least one hundred square feet (100 sq. ft.) and at least eight feet (8 ft.) wide;
  - (b) A loading berth that is fifty-five feet (55 ft.) deep or greater shall have a platform that is at least two hundred square feet (200 sq. ft.) and at least twelve feet (12 ft.) wide;
  - (c) Loading platforms shall have a minimum vertical clearance of ten feet (10 ft.); and
  - (d) A loading platform floor shall consist of one (1) horizontal level.
- 1706.5 The dimensions specified in this section for service/delivery spaces and loading berths are exclusive of access aisles, maneuvering space, and loading platforms.

- 1709.3 Screening is not required if the loading area is separated from all contiguous property by at least twenty-five (25) feet.
- 1709.4 The screening required by § 1709.2 shall be a solid masonry wall at least twelve (12) inches thick and seventy-two (72) inches high.
- 1709.5 Gaps in the screening are allowed only to provide driveways and pedestrian exits or entrances that open directly onto a street. No individual gap may exceed twenty feet (20 ft.) in width.
- 1709.6 Any lighting used to illuminate a loading berth, loading platform or service/delivery loading space shall be arranged so that all direct light rays are confined to the surface of the berth, platform, or space.

**1710 SPECIAL EXCEPTIONS FROM LOADING REQUIREMENTS**

- 1710.1 This section provides flexibility from the loading requirements when providing the number of spaces required is impractical or contrary to other District regulations.
- 1710.2 The Office of Zoning shall refer any application under this section to the Office of Planning and the District Department of Transportation for review and report.
- 1710.3 The Board may grant, by special exception, a reduction or elimination of the number of loading berths or service/delivery spaces required by § 1702.1 if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:
- (a) The only means by which a motor vehicle could access the lot is from a public street, and provision of a curb cut or driveway on the street would violate any regulation in this chapter, or in Chapters 6 or 11 of Title 24 DCMR; or
  - (b) The loading berths or service/delivery spaces are required for an addition to a historic resource, and providing the required loading facilities would result in significant architectural or structural difficulty in maintaining the integrity and appearance of the historic resource.
- 1710.4 The Board may grant, by special exception, a waiver of the driveway location requirements of § 1705.4 if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:
- (a) The lot has unusual topography, grades, shape, size, or dimensions; or

**Z.C. NOTICE OF PUBLIC HEARING  
Z.C. CASE NO. 08-06  
PAGE 47**

**ANTHONY J. HOOD, KONRAD W. SCHLATER, GREG M. SELFRIDGE, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**