

FOREST HILLS TREE AND SLOPE PROTECTION OVERLAY DISTRICT

Case No. ZC 02-19

June 27, 2002

ZONING COMMISSION
District of Columbia
Case 02-19
Exhibit 156



Petition

- Petitioner: Forest Hills Citizens Association
- Purposes:
 - Protect wooded, steeply-sloped, semi-rural character
 - Protect against subdivision of large developable properties
 - Retain character of existing neighborhood

Suitability - Applicant

- Consistent with Comprehensive Plan
- Consistent with Generalized Land Use Map
- Steeply sloped (25% or more)
- Mature stands of trees
- Many undeveloped parcels
- Development pressures

Affected Zoning Districts

- R-1-A (low density one-family detached)
- R-1-B (high density one-family detached)
- R-2 (one-family, semi-detached)
- R-5-D (medium high density general)

Applicant's Proposed Regulations

- Slopes: min 20' setback for bldg footprint
- Lot Size: min. 12,000 sf
- Lot Occupancy: max. 30%
- Impervious Surface: max. 50%
- Tree removal: same as TSP (Sec. 1514.1)

Applicant's Tree Removal Limitations – Sec. 1514.1

- <12” circumference: no restrictions
- Dead, unhealthy, unsafe: may be removed (certified by arborist or tree care professional)
- >75” circumference: may not be removed
- Max. 3 trees >38” circumference may be removed (but not w/in 25’ of BRL or street line)
- Max circumference of tree removal: 25%
- Bldg Permits: none for 7 years if trees illegally cut

Applicant's Proposed Relief

- By Special Exception only
- Requirements:
 - Limited to max. extent necessary
 - Justify by specific physical characteristics
 - Generally consistent with TSP & not adversely affect neighbor properties
 - Board may impose requirements, or vary side & rear yard setbacks

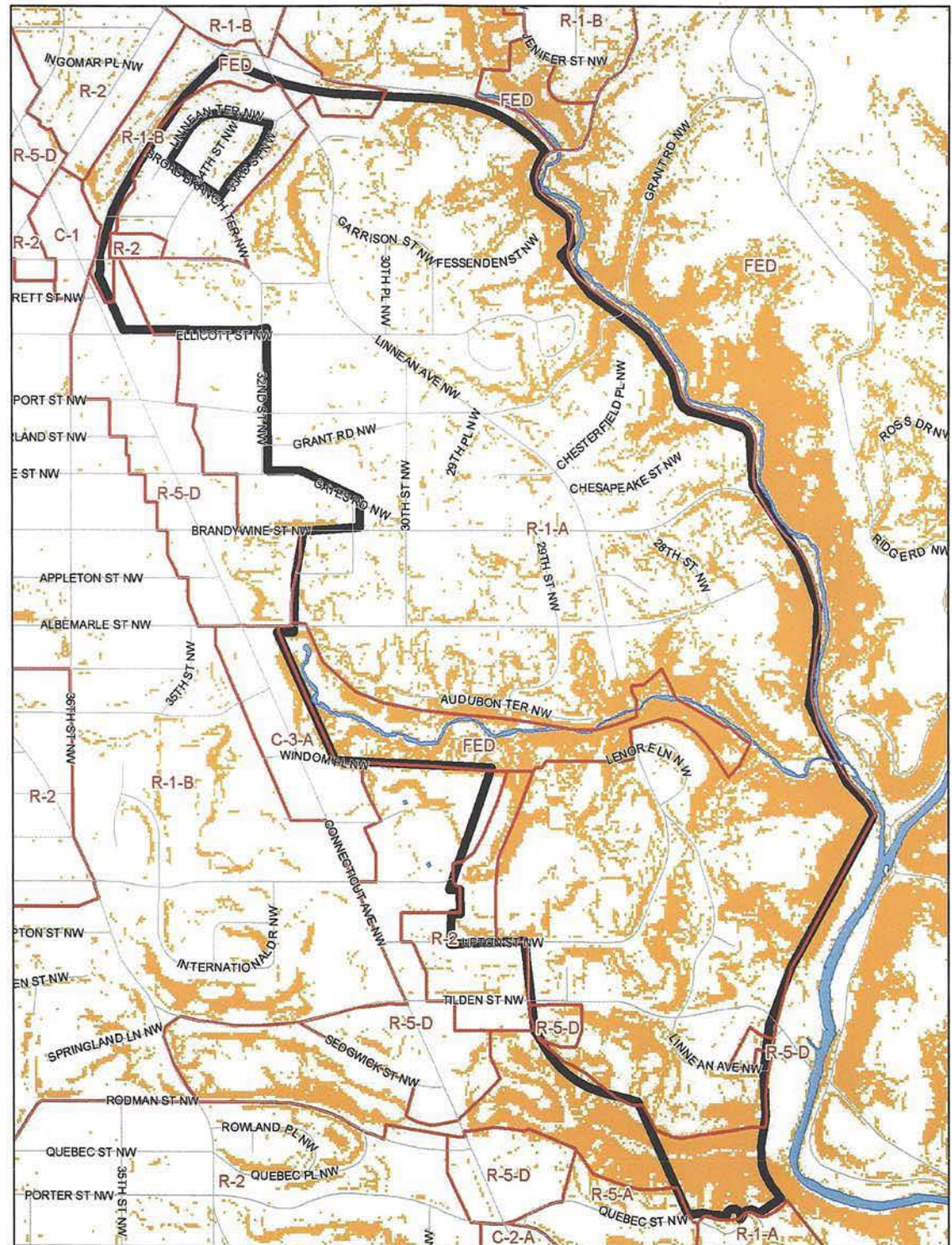
Steep Slopes



-  Study area
-  Slope greater than 25%
-  Zoning boundaries
-  Rock Creek and tributaries
-  Street centerlines



Feet
0 500 1000



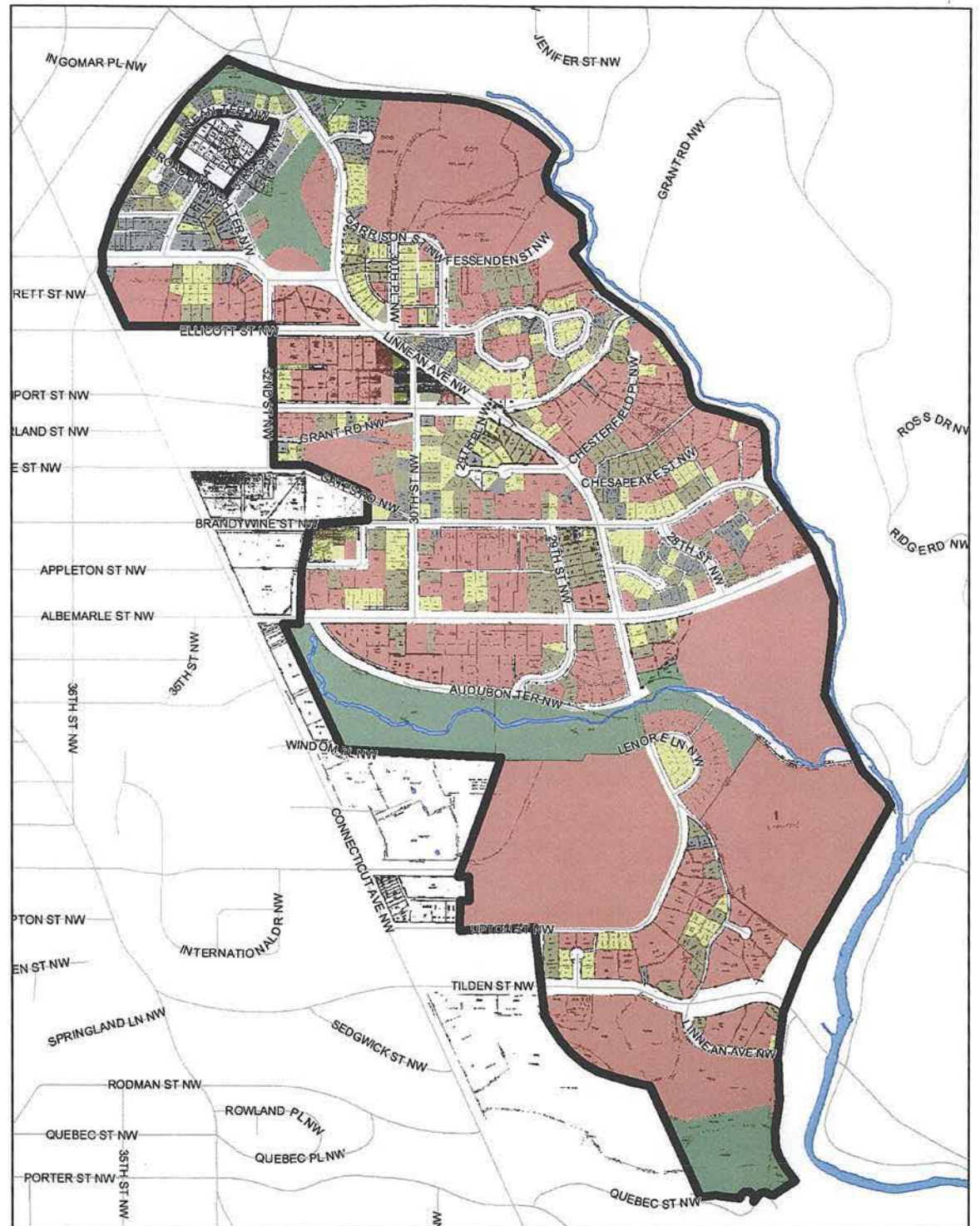
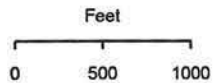
Properties by Size



-  Study area
-  Rock Creek and tributaries
-  Street centerlines

Properties by Size

-  Less than 7500 sq ft
-  7500 to 9499 sq ft
-  9500 to 11999 sq ft
-  12000 sq ft and greater
-  Not Classified (government-owned)



ANALYSIS

Office of Planning

Suitability - OP

- Consistency with Comprehensive Plan
- Consistency with Generalized Land Use Map
- Consistency with Intent of Zone Districts
- Steep slopes

Comp Plan Sections

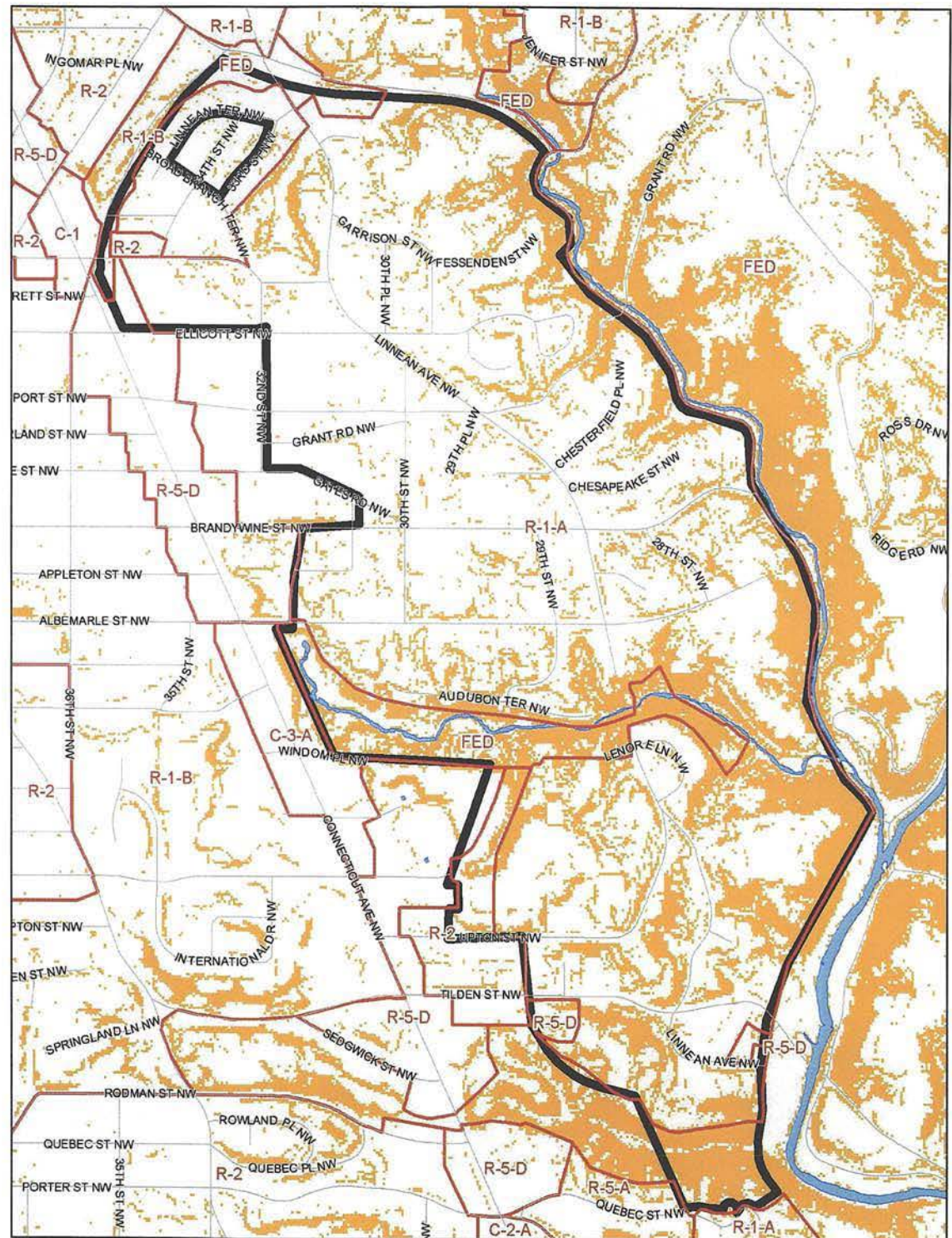
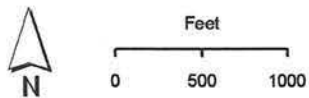
- Chapter 3 Housing
- Chapter 4 Environmental Protection
- Chapter 7 Urban Design
- Chapter 14 Ward 3 Plan

Generalized Land Use Map

- Low Density Residential Land Use Category
 - Single Family Detached and semi-detached housing are the predominant uses

Steep Slopes

- Steep slopes defined as 25 % or greater,
- Greatest concentrations in parks & along waterways; more prevalent to the east than west in overlay area



R-1-A District - OP

- Low density residence district
- One-family detached dwellings
- Minimum Lot Area of 7,500 sf
- Contains majority of steep slopes
- Contains majority of large tree stands

R-1-B District - OP

- High density Single Family residence district
- No significant areas of steep slope
- Minimum 7,500 sf lot size
- Most lots less than 9,000 sf in area

R-2 District - OP

- Purpose is to protect development of one-family and semi-detached units from more intense development
- Minimum 3-4,000 sf lot size
- All but one lot (4,294 sf) developed

R-5-D District - OP

- Medium high-density residential
- Designed to be flexible to permit ALL types of residential development
- Lot occupancy of 75%

Max. Lot Occupancy of 30%

- Coverage by structures
- 25% reduction for R-1-A, R-1-B & R-2
- 60% reduction for R-5-B
- Chain Bridge/UT has sliding scale of 30-40%
- TSP (Sec. 1513.1) is max. 30%

Maximum Lot Occupancy

Zone	Matter-of-Right	TSP (§1511)	Chain Bridge/ University Terr	Forest Hills TS Proposed Overlay	% Reduction
R-1-A	40 %	30 %	<6500 sf = 40 % 6500-9000 sf = 35 % >9000 sf = 30 %	30 %	25%
R-1-B	40 %	30 %	<6500 sf = 40 % 6500-9000 sf = 35 % >9000 sf = 30 %	30 %	25%
R-2	40 %	30 %	N/A (this zone is not mapped within the CB/UT)	30 %	25%
R-5-D	75 %	30 %	N/A (this zone is not mapped within the CB/UT)	30 %	60%

Maximum 50% Impervious Surface Coverage

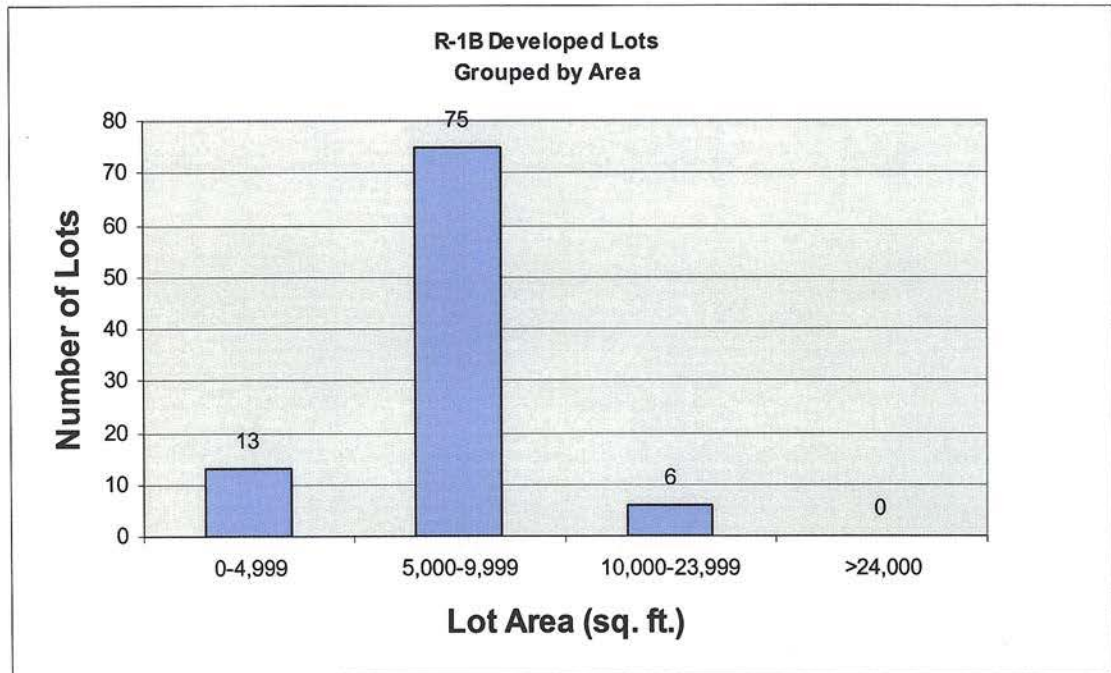
- None specified w/in underlying districts
- Same as TSP and Chain Bridge/UT
- Not consistent with R-5-D max. lot occupancy of 75%
- OP supports the impervious coverage as consistent with the existing TSP

Minimum Lot Area

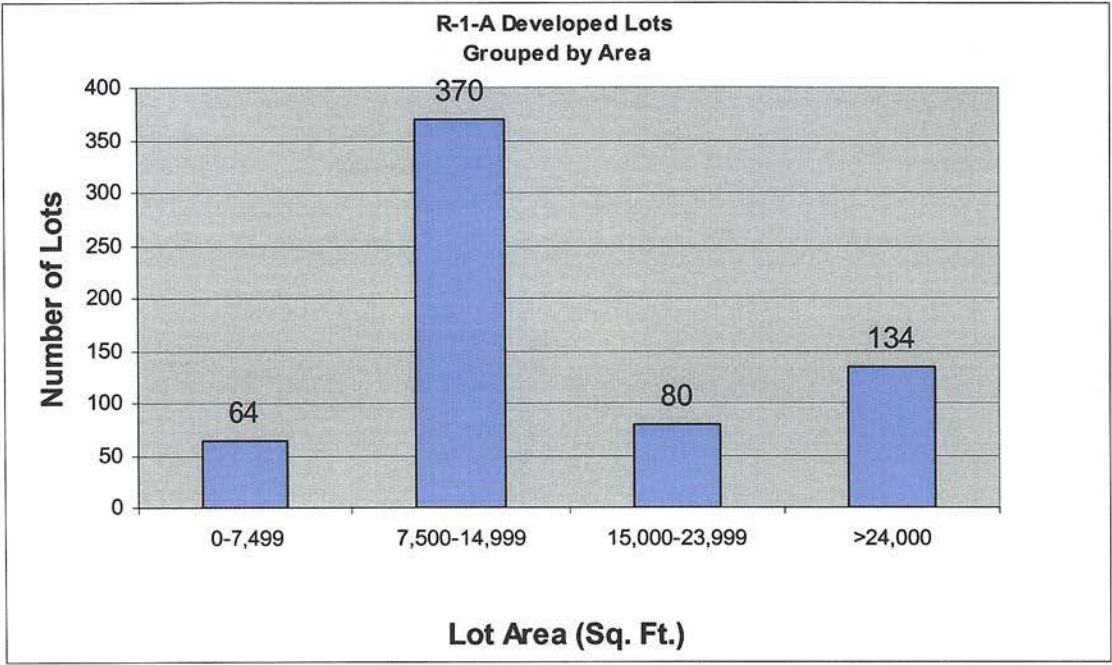
- 12,000 square feet proposed
 - R-1-A: 60% increase
 - R-1-B: 140% increase
 - R-2: 200 – 300% increase
 - R-5-D: No current minimum
-
- OP does not support increasing the minimum lot area of the underlying zone districts.

Lot Area Comparison

Zone	Matter-of-Right Min Lot Area (sf)	TSP (§1511) Min Lot Area (sf)	Forest Hills TS Proposed Overlay Min Lot Area (sf)
R-1-A	7,500	Same as base zone	12,000
R-1-B	5,000	Same as base zone	12,000
R-2	3,000 residential 4,000 non-res	Same as base zone	12,000
R-5-D	No minimum	Same as base zone	12,000



R-1B				
0-4,999	5,000-9,999	10,000-23,999	>24,000	Total
13	75	6	0	94



R-1-A

0-7,499	7,500-14,999	15,000-23,999	>24,000	Total
64	370	80	134	648

Minimum Lot Area

- Min Lot Area proposed
- Differs significantly from base zone
- Contrary to intent and purpose of individual zone districts
- Contradicts distinction between R-1-A and R-1-B

Minimum Side Yard Setback

- Total of both side yards: 32 feet (petition)
- Min. one yard: 8 feet plus 2.5 ft for each add'l 10 feet of lot for lots in excess of 80 feet (*AD HOC* Committee)
- OP recommends maximum of 24 feet for total of both side yards, in conjunction with sliding scale for small lots

Front Yard Setback

- Currently no requirement
- Setback: determined by average on block
- Corner side setback same as front setback
- Maintains existing character
- OP supports as a measure to maintain existing character

Tree Removal Limitations

- OP supports the tree removal limitations
- Same as Existing TSP

Steep Slopes

- 25% or greater
- Alternative (*AD HOC* Committee) to allow building on steep slopes, subject to:
 - Developers identifying steep slopes & erodible soils
 - Guaranteed use of Best Management Practices

OP supports alternative

Conclusion

- OP recommends approval subject to conditions
- Restrict to R-1-A zoning district to prevent blurring the differences between the districts
- Maintain min. side setback of 8 feet to maximize design flexibility in concert with natural features

Conditions

- Apply the FHTS overlay district only to properties within R-1-A
- Maintain Existing minimum lot area (R-1-A = 7,500)
- Delete “Required Front Yard Setback” map
- Min. 8 ft. side yard setback one side, min. 24 ft. total both sides
- Delete language referencing subdivision

Properties by Size



-  Study area
-  Rock Creek and tributaries
-  Street centerlines

Properties by Size

-  Less than 7500 sq ft
-  7500 to 9499 sq ft
-  9500 to 11999 sq ft
-  12000 sq ft and greater
-  Not Classified
(government-owned)

