ZONING COMMISSION CASE NO. 02-31
Text Amendments Related to Boathouses
Applicant's Discussion Chart for the Public Hearing

May 19, 2003

1. Sequence of Actions in Zoning Case

August 6, 2002	Applicant Files W-1 Map and Text Applications
October 28, 2002	Zoning Commission approves setdown, but only in alternative with W-0
November 22, 2202	Applicant Submits Pre-Hearing Submissions on W-1 and Text Amendments
January 23, 2003	Public Hearing on W-0 Text Amendment
March 13, 2003	Applicant Submits W-0 Map and Special Exception Application
April 24, 2003	Zoning Commission takes Preliminary Action on W-0 Text Amendments
May 19, 2003	Public Hearing on W-1, W-0 and Text Amendments

2. Comparison of Advertised Text in Case 02-31 with W-0 Text (Partial)

1. Adopt a new definition in § 199 as follows:

Boathouse – a building or structure designed and used to store and provide water access for non-motorized watercraft. Eligible watercraft include racing shells, kayaks, canoes, sailboats, rowboats, and similar boats. One or more motorized safety launches for coaches are allowed for supervision of rowing practice and water safety. A boathouse may include rest rooms, showers, locker rooms, kitchen, exercise area, boat storage and maintenance, coach's office, rowing tank, dock, and related functions.

Differences in W-0 Definition:

- Eligible users are included in definition rather than in W zones use provisions.
- The eligible types of watercraft are separately enumerated in a definition of "Non-motorized watercraft."

2. Amend the use provisions of the proposed W-1 zone as follows:

901.1(v) Boathouse; Provided that the boathouse shall be used by a boat club, private institution, public school or other local government entity for recreational or competitive boating activities of a non-commercial and nonprofit nature, and no rental of watercraft to the general public shall be allowed; and provided further that the boathouse shall either be constructed in the W-1 zone or limited to the area requirements of the W-1 zone as set forth in §§ 930, 931, and 932 of this title.

ZONING COMMISSION
District of Columbia
Case 02-31
Exhibit 107

ZONING COMMISSION
District of Columbia
CASE NO.02-31
EXHIBIT NO.107

Differences in W-0 Text Amendment Package:

- Boathouse is a special exception use in W-0.
- Boathouse is allowed as a matter of right in W-1, W-2 and W-3 (§ 901.1(m)).

3. Amend the parking requirements in Chapter 21 as follows:

USES	SPACES REQUIRED
~~Boat club or~~ **Boathouse or** marina	1 for each 4 berths or slips, **provided that no parking shall be required for a boathouse on a property that lacks street access.**

Differences in W-0:

- A waiver of all parking is allowed as a special exception (§ 905.5).

4. Amend § 3202.3 to allow a building permit to be issued for a boathouse or marina on waterfront property that is not a Lot of Record, as follows:

Except as provided in § 2516 and the Act of Congress of June 28, 1898 (30 Stat. 520, chapter 519, § 5), a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record; except building and structures related to a fixed right-of-way mass transit system approved by the Council of the District of Columbia. **"Notwithstanding the foregoing, a building permit may be issued for a boathouse or marina to be constructed on a lot that is not a lot of record, provided that such lot fronts on a public body of water, is otherwise surrounded by public park land, and is zoned W-0 or W-1.** Any combination of commercial occupancies separated in their entirety, erected, or maintained in a single ownership shall be considered as one (1) structure.

Differences in W-0:

- The bold-faced language above is the alternative language developed by the Zoning Commission in consultation with the Office of Planning and the Office of Corporation Counsel.
- The Applicant supports adoption of this amended language as being clearer than its original submission. We have included reference to W-1 as well as W-0 in case the Applicant's W-1 zoning is adopted.