GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

DATE: November 17, 2003

TO: District of Columbia Zoning Commission

FROM: JLS for Andrew Altman, Director OP

SUBJECT: **FURTHER SUPPLEMENTAL REPORT for Zoning Commission Case #02-42, Zoning Regulation Text Amendments for the creation of a new W-0 Waterfront Open Space Recreation Zone District.**

I. RECOMMENDED ACTION:

The Office of Planning (OP) recommends that proposed text amendments to the Zoning Regulations to create a new W-0 - Waterfront Open Space Zoning District, be amended as noted in this supplemental report.

II. BACKGROUND

At its April 28, 2003 meeting the Commission took proposed action on this application for the creation of new W-0 Zone District text. The W-0 rulemaking will provide a new, low density - low intensity zoning option which would permit open space uses as of right, as well as specific waterfront-related recreation, retail, and cultural uses by Special Exception. The Office of Planning, following additional consultation with Corporation Council and receipt of comments from the public, is recommending the following changes to the W-0 text:

1. All substantive proposed changes to the CR, W-1, W-2 and W-3 zone districts be eliminated from the final order, as they were not included in the advertised text. These changes were intended to provide a level of uniformity between the new W-0 zone regulations and other zones that permit the existing "boat club and marina" use, but OP feels that the existing "boat club or marina" use is adequate for these existing zones and can be retained. Eliminating these changes results in the following:

   - **In Chapter 6, Mixed Use (Commercial Residential) District, Section 601 –Uses As A Matter Of Right**, the use "boat club or marina" would *not* be eliminated in §§601.1 and 601.4, and the uses "boat house", "marina", and "yacht club" would not be added.

   - **In Chapter 9, Waterfront District, Section 901 – Uses As A Matter Of Right,** the use "boat club or marina" would *not* be eliminated in §§ 901.1 and 901.3, and the uses "boat house", "marina", and "yacht club" would not be not added.

   - **In Chapter 21, Off-street Parking Requirements, §2101.1 Schedule of Required Parking Spaces,** the existing parking requirement for "boat club or marina" would be retained for the W-1, W-2, and W-3 zone districts, and new parking requirements for "boat house", "marina", and "yacht club" in the W-1, W-2 and W-3 zone districts would not be added:

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Exhibit 59

ZONING COMMISSION
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EXHIBIT NO.59

USES	NUMBER OF PARKING SPACES REQUIRED
Boat club or marina All districts	1 for each 4 berths or slips
Marina: W-0~~, W-1, W-2, and W-3~~	1 for each 4 berths or slips plus 1 for each floating home space within a marina
Boathouse: W-0~~, W-1, W-2, and W-3~~	1 space for every 2,000 square feet of gross building area
Yacht Club: W-0~~, W-1, W-2, and W-3~~	The greater of 1 for each 4 berths or slips or 1 for each 800 square feet of clubhouse building area.

- **In Chapter 21, Off-street Parking Requirements, §2119, Bicycle Parking Spaces,** new bicycle parking requirements for "marina" and "yacht club" in the W-1, W-2 and W-3 zone districts would not be added in §§2119.10 and 2119.11:

  "2119.10For a marina or yacht club within the W-0~~, W-1, W-2, and W-3~~ Districts~~,~~ one suitably designed and sited bicycle rack parking space shall be provided for each ten (10) berths or mooring spaces, in a location that is secure and convenient to the principal structure.

  2119.11 For a boathouse within the W-0~~, W-1, W-2, and W-3~~ Districts~~,~~ one suitably designed and sited bicycle rack parking space shall be provided for each 2,000 gross square feet of gross building area, in a location that is secure and convenient to the principal structure."

2. In Sections 919.5 and 922.1(s), replace the word "regulations" with the word "provisions."

   "919.5 A home occupation within a floating home, including a Bed and Breakfast, is permitted, subject to the ~~regulations~~ **provisions** of §203." and

   "922.1 In addition to the uses set forth in §§ 918 through 921 of this Chapter, the following uses shall also be permitted as special exceptions in the W-0 District if appropriate in furthering the objectives of the Waterfront District; Provided that the applicant shall demonstrate that the proposed use meets the special exception criteria set forth in §§ 924 and 3104 of this Title:

   (s) Floating home, only within an approved marina and subject to the ~~regulations~~ **provisions** of §919.4";

3. Clarification of Section 921.1 to state that a caretaker's residence shall be "for a person employed on the premises":

   "921.1 A caretaker's residence, **for a person employed on the premises,** as an accessory use within a boathouse, marina, or yacht club in the W-0 District shall be permitted as a special exception."

4. The words "yacht club" be stricken from Section 921.4:

"921.4 If the caretaker's residence is larger than 1,200 square feet, it shall occupy no more than 20% of the total area of the principal ~~yacht club~~ building."

5. "Caretaker's residence" be added to the table of special exception uses in Section 3104.1.

TYPE OF SPECIAL EXCEPTION	ZONE DISTRICT	SECTIONS IN WHICH THE CONDITIONS ARE SPECIFIED
"Caretaker's Residence	**W-0**	**§921"**

AA/jl