D-20

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: D C Zoning Commission

FROM: Andrew Altman
Director

DATE: June 14, 2004

SUBJECT: Zoning Commission Case Number 04-16 – Preliminary Report Supplement

RECEIVED
D C OFFICE OF ZONING
2004 JUN 14 PM 1:59

After the Office of Planning Preliminary Report on this petition was submitted, the Office of Corporation Counsel raised several concerns about the proposed amendment text

In response to those concerns, Planning staff now recommends the Zoning Commission schedule for a public hearing the attached revised text for the proposed Takoma Neighborhood Commercial Overlay District

Attachment:

Exhibit 1 Revised Amendment to Establish the Takoma Neighborhood Commercial Overlay District

AFJ/afj

ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 2

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.2

Proposed Amendment to Establish the Takoma Neighborhood Commercial Overlay District

Amend Section 1300 of, and add a new Section 1310 to Title 11 of the District of Columbia Municipal Regulations, "Zoning" as follows. Added language is shown bolded and underlined.

CHAPTER 13 NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

Secs.
1300 Preamble
1301 General Provisions
1302 Designated and Restricted Uses
1303 Limitations on Driveways and Curb Cuts
1304 Special Exceptions
1305 Planned Unit Development Guidelines
1306 Cleveland Park Neighborhood Commercial Overlay District
1307 Woodley Park Neighborhood Commercial Overlay District
1308 Macomb-Wisconsin Neighborhood Commercial Overlay District
1309 Eighth Street Southeast Neighborhood Commercial Overlay District
1310 Takoma Neighborhood Commercial Overlay District ...

1310 TAKOMA NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

1310.1 The Takoma Neighborhood Commercial (TK) Overlay District is applied to a compact geographic area surrounding the Takoma Metrorail Station, and mostly within the Takoma Historic District, comprising those lots zoned C-2-A and located within 100 feet:

(a) Northeast of Blair Road, N.W. right-of-way on Square 3187;
(b) East and west of 4th Street and Blair Road, N.W. rights-of-way on Squares 3188, 3275, 3276, 3278 and 3280; and
(c) North and south of Cedar and Carroll Street, N.W. rights-of-way on Squares 3187, 3188, 3352, 3353, 3354, 3356 and 3357.

1310.2 In addition to the purposes in § 1300, purposes of the Takoma Overlay District are to:

(a) Encourage outdoor commercial activity and pedestrian circulation adjacent to referenced public rights-of-way;
(b) Encourage development of housing within the Takoma Overlay District to help meet the need for affordable housing and to enhance pedestrian activity, safety, and consumer support for businesses in the commercial area; and
(c) Allow and encourage new neighborhood-serving retail and service business and/or office development in close proximity to the Metro station.

1310.3 **For the purposes of § 1302, the designated use area within the Takoma Overlay District shall coincide with the boundaries of this District.**

1310.4 **For the purposes of §§ 1302.5 and 1303.2, the designated roadways within the Takoma Overlay District are 4th Street, Blair Road, Cedar Street to the Carroll Street intersection, and Carroll Street, N.W.**

1310.5 **The streetwall of each new building or addition to an existing building within the district along Blair Road, Cedar Street and Carroll Street, N.W. shall be set back for its entire height and frontage not less than thirteen feet (13 ft.) measured from the adjacent curbline.**

1310.6 **The ground floor level of any new construction or building addition which is subject to § 1302 shall have a floor-to-finished-ceiling height of no less than fourteen feet (14 ft.) clear in order to provide sufficient interior height for designated neighborhood-serving retail and service uses on the ground floor.**

1310.7 **The maximum permitted height for new construction on properties that fall within the Takoma Overlay District that are subject to requirements of § 1310.6 shall be fifty-five feet (55 ft.).**