GO .NMENT OF THE DISTRICT OF CC. MBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: Alberto Bastida, Secretary to the Zoning Commission
Office of Zoning

FROM: Arthur Jackson
Development Review Specialist

DATE: July 23, 2004

SUBJECT: Zoning Commission Case Number 04-16 - Pre-hearing Statement Supplement

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As provided by the Zoning Commission during approval of the referenced case for set down on June 14, 2004, the Office of Planning (OP) has worked with the Office of the Attorney General to further refine the draft amendment text The result of that effort is provided in Exhibit 1

OP now requests that the set down and pre-hearing statement dated June 2, 2004 be accepted, and the modified amendment text scheduled for a Zoning Commission Public Hearing

Attachment Exhibit 1

ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 3

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.3

Draft Amendments to Establish the Takoma Neighborhood Commercial Overlay District [1]

Amend Section 1300 of Title 11 of the District of Columbia Municipal Regulations, "Zoning" as follows

1310 Takoma Neighborhood Commercial Overlay District

1310 TAKOMA NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

1310 1 The Takoma Neighborhood Commercial Overlay District (TK) applies to Squares 3188 and 3278 in their entirety, and certain lots and portions of lots zoned C-2-A on

(a) Square 3187 along the frontages of Blair Road and Cedar Street, N.W ,

(b) Squares 3275 and 3276 along the frontage of 4th Street, N W ,

(c) Squares 3352, 3353, 3354, 3356, and 3357 along the frontages of Cedar Street and Carroll Street, N W , and

(d) Square 3280 along the frontages of Blair Road, Butternut Street, and 4th Street, N W

1310 2 The Overlay begins at the street right-of-way lines abutting the Squares named in § 1310 1, and extends to a depth of one hundred feet (100 ft)

1310 3 In addition to the purposes in § 1300, the purposes of the Takoma Overlay District are to

(a) Reserve sufficient open space to provide adequate light and air to encourage retail and service uses, and pedestrian circulation in the vicinity of the Takoma Metro station,

(b) Require a minimum clear floor-to-ceiling height on the ground floor sufficient to accommodate the needs of neighborhood-serving retail, service and office uses, and

(c) Allow and encourage residential development to help meet the need for housing, enhance safety, and provide sufficient resident population to support neighborhood-serving retail, service, and office uses

1310 4 For the purposes of § 1302, the designated use area within the Takoma Overlay District shall coincide with the boundaries of this District, as set forth in §§ 1310 1 and 1310 2

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[1] Revised July 20, 2004

1310 5 For the purposes of §§ 1302 5 and 1303 2, the designated roadways within the Takoma Overlay District shall be portions of 4th Street, N W , Blair Road, N W , Cedar Street, N W to the intersection with Carroll Street, N W , and Carroll Street, N W that abut any property zoned C-2-A on Squares named in § 1310 1

1310 6 The street wall of each new building fronting on Blair Road, N W , Cedar Street, N W , and Carroll Street, N W , or any addition to an existing building frontage on any of these streets shall set back for its entire height and frontage not less than thirteen feet (13 ft.), measured from the adjacent curbline

1310 7 The ground floor level of each new building or building addition shall have a minimum clear floor-to-ceiling height of fourteen feet (14 ft)

1310 8 Those portions of buildings with a minimum clear floor-to-ceiling height of fourteen feet (14 ft.) on the ground floor level shall be permitted a total building height of fifty-five feet (55 ft)

1310 9 DEFINTION

1310 10 When used in § 1310, the following term has the meaning ascribed

1310 11 Clear Floor-to-Ceiling Height A vertical distance measured from the finished floor to the finished ceiling that is unobstructed by any of the following

a) Elements of the building structure other than columns and walls,

b) Components of mechanical or plumbing systems, or

c) Components of electrical systems, except lighting fixtures

If the ceiling is not finished, the distance shall be measured to the lowest point of any of the structural elements or systems referenced in a), b), or c) above.