Government of the District of Columbia
Office of Zoning

Z.C. CASE NO.: 04-29

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ATTESTED BY: Jerrily Kress
Jerrily R. Kress, FAIA
Director

ZONING COMMISSION
District of Columbia
CASE NO. 04-29
EXHIBIT NO. 3

ZONING COMMISSION
District of Columbia
CASE NO.04-29
EXHIBIT NO.3

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, March 17, 2005, 7:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 04-29 (Text Amendment to Permit Fire and Emergency Medical Services Department Facilities Within Various Zone Districts)

THIS CASE IS OF INTEREST TO ALL ANCs

Through filing a report, the Office of Planning petitioned on behalf of the District of Columbia Department of Fire and Emergency Medical Services for a text amendment that would provide for Fire Stations, Fire Department Training Facilities, Fire Department Administrative Facilities and Fire Department Support Facilities within the Zoning Regulations (11 DCMR). The Office of Planning setdown report was filed on October 15, 2004, and the Zoning Commission set down the case for public hearing at its meeting of October 25, 2004. The Office of Planning setdown report serves as the pre-hearing statement for this case.

The proposed text amendment will permit:

Fire Stations as a matter of right within any zone district;

Fire Department Training Facilities as a matter of right within industrial zone districts (C-M and M);

Fire Department Administrative Facilities as a matter of right in all zone districts except R-1 through R-3;

Fire Department Support Facilities as a matter of right in the zone districts shown in the table below:

Zoning District	Fire Department Support Facility
Residential (R-1 to R-4)	Not permitted
Residential (R-5)	Matter of Right (communications services only)
Special Purpose (SP)	Matter of Right (communications services only)
Mixed Use (CR)	Matter of Right
Commercial (C)	Matter of Right
Industrial (C-M and M)	Matter of Right
Waterfront (W-0)	Not permitted
Waterfront (W-1 to W-3)	Matter of Right

The text amendment will also establish minimum parking requirements.

The proposed text amendment is as follows:

A. Section 199, DEFINITIONS, subsection 199.1, is amended to add the following new definition:

Fire Department – the Fire and Emergency Medical Services Department of the District of Columbia

Fire Station- a building and associated land used by the Fire Department to house personnel and equipment in connection with the provision of fire, rescue, emergency medical, hazardous materials response, and other types of emergency services throughout the District of Columbia. Includes the Harbor facility and the Special Operations Division facility.

Fire Department Training Facility- a building and associated land used by the Fire Department to provide classroom and practical training for emergency services and support personnel. The facility may include training towers, live and simulated fire training buildings, training aides, driver training courses and administrative supports areas.

Fire Department Administrative Facility- a building (including the Fire Department's Headquarters) and associated land area used to provide administrative support to the Fire Department.

Fire Department Support Facility- a building and associated land used to provide fleet maintenance, facilities maintenance, communications, or other types of non-administrative support to the Fire Department.

B. Section 201, USES AS A MATTER OF RIGHT (R-1), subsection 201.1 is amended by adding a new subparagraph (s) to read as follows:

(s) Fire Station.

C. Section 330, R-4 DISTRICTS: GENERAL PROVISIONS, subsection 330.5, is amended by adding a new subparagraph (j) to read as follows:

(j) Fire Department Administrative Facility.

D. Section 350, R-5 DISTRICTS: GENERAL PROVISIONS, subsection 350.4, is amended by adding a new subparagraph (h) to read as follows:

(h) Fire Department Support Facility, communications services only.

E. Section 601, USES AS A MATTER OF RIGHT (CR), subsection 601.1, is amended by adding a new subparagraph ( )[1] through ( ) to read as follows:

( ) Fire Station.

( ) Fire Department Administrative Facility.

( ) Fire Department Support Facility.

F. Section 701 USES AS A MATTER OF RIGHT (C-1), subsection 701.6, is amended by adding a new subparagraph (j) to read as follows:

(j) Fire Department Support Facility.

G. Section 801, USES AS A MATTER OF RIGHT (C-M), subsection 801.7, is amended by adding a new subparagraph ( ) to read as follows:

( ) Fire Department Training Facility.

H. Section 901, USES AS A MATTER OF RIGHT (W) is amended as follows:

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[1] The Office of Planning is also requesting the Commission to setdown a proposed text amendment to authorize Driver's License Road Test Facilities in several zone districts, including CR, CM and W-1 through W-3. In order to avoid the use of the same subparagraph letter for these two different uses, no letter will be designated at this time with respect to these zone districts.

1. Subsection 901.1 (uses as a matter of right W-1, W-2, and W-3) is amended by adding new subparagraphs ( ) through ( ) to read as follows:

( ) Fire Station

( ) Fire Department Administrative Facility

( ) Fire Department Support Facility

2. Subsection 901.3 (uses as a matter of right W-0) is amended by inserting new subparagraphs for each of the following uses in alphabetical order.

( ) Fire Station

( ) Fire Department Administrative Facility

I. Chapter 21, OFF-STREET PARKING REQUIREMENTS, is amended by inserting the following use in the table included in § 2101.1, SCHEDULE OF REQUIREMENTS FOR PARKING SPACES: under "INSTITUTIONAL USES":

USES	NUMBER OF PARKING SPACES REQUIRED
Fire Station:	
All R Districts, C-1, C-2-A, C-3-A	**In excess of 2,000 ft.^{2}, 1 space for each 600 ft.^{2} of gross floor area and cellar floor area**
All other districts	**In excess of 2,000 ft.^{2}, 1 space for each 1,800 ft.^{2} of gross floor area**
Fire Department Training Facility:	
C-M, M	**In excess of 2,000 ft.^{2}, 1 space for each 1,800 ft.^{2} of gross floor area**
Fire Department Administrative Facility:	
R-4 and R-5, C-1, C-2-A, C-3-A	**In excess of 2,000 ft.^{2}, 1 space for each 600 ft.^{2} of gross floor area and cellar floor area**

SP, CR, C-2-B, C-2-C, C-3-B, C-3-C, C-4, C-5(PAD), W-0 through W-3, C-M, M	**In excess of 2,000 ft.^{2}, 1 space for each 1,800 ft.^{2} of gross floor area**

Fire Department Support Facility:

R-5, C-1, C-2-A, C-3-A	**In excess of 2,000 ft.^{2}, 1 space for each 600 ft.^{2} of gross floor area and cellar floor area**
SP, CR, C-2-B, C-2-C, C-3-B, C-3-C, C-4, C-5(PAD), W-1 through W-3, C-M, M	**In excess of 2,000 ft.^{2}, 1 space for each 1,800 ft.^{2} of gross floor area**

This public hearing will be conducted in accordance with the rulemaking case provisions of the Zoning Regulations, 11 DCMR § 3021. The Commission will impose time limits on the testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

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