

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



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Office of the Director

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:**  Ellen McCarthy

**DATE:** October 4, 2006

**SUBJECT:** Zoning Commission Case 04-33, Inclusionary Zoning, Phase 2  
Correction to Final Office of Planning Report on Zoning Text Changes to Apply the  
Adopted Inclusionary Zoning Program to Certain Zones and Areas of the District of  
Columbia

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Please substitute the enclosed pages 43 and 44 for those in the Office of Planning's (OP's) September 25, 2006 final report on the second stage of the Inclusionary Zoning process. This makes a minor correction to the illustration of "C2B As of Right / No IZ Bonus" on page 44. Everything else remains the same, including the illustration for "C2B With IZ Bonus".

EMcC / ar-slc

ZONING COMMISSION  
District of Columbia

CASE NO. 04-33A  
EXHIBIT NO. 13

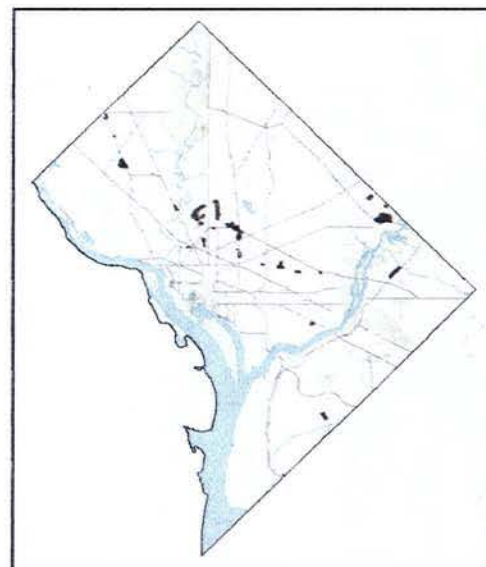
### **b. Medium Density Neighborhood Forms**

|                      |                |
|----------------------|----------------|
| <b>Zone:</b>         | <b>C-2-B</b>   |
| <b>FAR</b>           | <b>3.5</b>     |
| <b>Height</b>        | <b>65 feet</b> |
| <b>Lot Occupancy</b> | <b>80%</b>     |

C-2-B is mapped in fewer neighborhoods than C-2-A and equals approximately 0.5% of the District. C-2-B corresponds to both moderate and medium density commercial areas ranging from small business districts with immediate neighborhood draw to commercial districts with citywide destination appeal. Examples include Tenleytown, Adams Morgan, U Street & Florida, H Street, and Benning Road.

#### IZ Envelope Changes

|                   |         |
|-------------------|---------|
| Minimum Lot Size: | N/A     |
| IZ FAR            | 4.8     |
| IZ Height         | 70 feet |
| IZ Lot Occupancy  | 80%     |



The maximum permitted lot occupancy in C-2-B is currently 80%. Changing lot occupancy was therefore considered detrimental to light and air requirements (i.e. reasonable residential building layout). Instead, in Order No. 04-33, the Commission added five feet to the maximum permitted height in order to accommodate the IZ bonus density. The added five feet permits a ground floor of 15' (suitable for quality retail) and five floors of residential use above.

The drawings on the next page demonstrate how the five feet can accommodate an additional floor. The site is separated by an alley from adjacent row houses. This is a common neighborhood form as many zoning boundaries follow either streets, alleys or the rear property line. OP concluded that this affect on neighborhood form would generally be minor.

#### Community Comment:

At IZ briefings the five foot height increase was largely perceived as acceptable; however some attendees expressed general concern about incremental zoning envelope increases proposed for several zone districts

