ZAC
Zoning Advisory Committee

May 12, 2005

MEMORANDUM

To Zoning Commission

From Zoning Advisory Committee

Thru Office of Zoning

Re Z C Case No 04-34

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The Zoning Advisory Committee (ZAC) applauds the Zoning Commission (ZC) decision to schedule a public hearing on 16 June 2005 to consider the ZC's proposed amendment of the half-century-old requirement that outdoor parking spaces and parking lots be paved with impervious cover The ZAC plans to present testimony at that hearing In order to facilitate consideration, an outline of the ZAC's position follows

1 The ZC proposal, approved March 14 and published in the April 15 DC Register, would represent a significant step forward

2 The ZAC recommends that the ZC go further, to eliminate all zoning restrictions on selection of paving materials for open parking spaces and parking lots

- That would bring DC into line with jurisdictions such as Montgomery County, MD
- That also would avoid repeated proposals for amending ZC parking regulations in order to catch up with evolving pervious paving technologies
- That still would allow other regulatory authorities to impose greater restrictions than does the ZC (e g , in the DC Building Codes, administered by DCRA, or Stormwater Management Regulations, administered by DOH)

If the ZC is concerned about selection of gravel as a form of pervious paving material, the ZAC recommends that zoning regulations address gravel explicitly (e g , to require that migration of gravel paving beyond lot boundaries be checked, either by physical containment or by location at a distance from the lot line)

3 The ZAC recommends that the ZC revise its proposed amendment of the Planned Unit Development (PUD) Evaluation Standards to provide that stormwater runoff controls would not be countable as "environmental amenities" unless the Department of Health certifies (a) that applicant has proffered runoff controls significantly *in excess of* those that the Stormwater Management Regulations would require in any event and (b) indicates how significant that excess runoff control may be (quantitatively and/or qualitatively)

Faithfully,

David J Bardin, Chair
Green Subcommittee
Zoning Advisory Committee

ZONING COMMISSION
District of Columbia
CASE NO. 04-34
EXHIBIT NO. 12