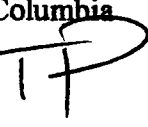


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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MEMORANDUM

TO: Zoning Commission for the District of Columbia
FROM: Travis Parker, Zoning Review Manager 
DATE: September 3, 2008
SUBJECT: ZC Case 08-06-2

Proposed Amendments to the Parking Regulations 11 DCMR

The attached document has been prepared by OAG and OP to organize and clarify the areas for which decisions are needed regarding the parking recommendations. Staff of both agencies will be available at the September 8, 2008 meeting in order to answer any questions you may have about this document or the OP recommendations.

ZONING COMMISSION
District of Columbia

CASE NO. 08-06-2
EXHIBIT NO. 89

ZONING COMMISSION
District of Columbia
CASE NO.08-06-2
EXHIBIT NO.89

1. Minimum parking requirements

A. Off-street parking by the public or building tenants.

OPTION ONE

- Do not require any building in any area to provide off-street parking.

[NOTE: IF THIS OPTION IS CHOSEN, SKIP TO NUMBER 5]

OPTION TWO

- Require a building to provide off-street parking if it houses one or more non-residential uses and is located in:
 - (a). A residence district where multi-family dwellings are not permitted; or
 - (b). A commercial corridor located within ____ feet of such a district(except in TOD areas).

OPTION THREE

- Require a buildings to provide off-street parking if _____.

OPTION FOUR

- Retain existing parking minimums

B. Off-street parking for Car Sharing Companies.

In addition to any minimum parking requirement imposed, any new parking lot, whether accessory or public, with at least 50 parking spaces, shall provide parking spaces for the exclusive use of one or more car share company as follows:

Number of parking spaces to be built	Number of reserved spaces required.
50 to 149	1
150 to 249	2
250	3, plus 1 space for each additional 100 spaces.

- After a C of O is issued, the owner shall make a required space available to a car share company no later than 90 days after receipt of a written notice.
- If more than one request is received, the owner may provide the space to the car share company that offers the most advantageous terms.

- A car share service may occupy the space for a five year period, which is automatically renewable unless one or more different car share companies desire the same space, in which case (b) applies.

OR

Do not require parking spaces to be reserved for the exclusive use of one or more car share company

2. Maximum parking requirements

- a. Establish parking maximums in certain circumstances. (to be recommended in future working group submissions)

OR

- b. Do not establish parking maximums.

3. Relief from parking minimums

OPTION ONE

- a. *Relief as of right. Lack of access.* When the only means by which a vehicle can access a lot is from a primary street (90 feet in width or greater) and a request to install a curb cut at that location can not or has not been granted.

AND

- b. *Relief by special exception. Up to a 50% reduction of the parking requirement based on any of the following criteria:*
 - i. Proximity to transit
 - ii. Demonstrated lack of parking demand
 - iii. Demonstrated lack of available space for parking both on the lot and in the vicinity

NOTE: Any relief beyond 50% would require an area variance.

OPTION 2

- c. *Relief only through variance.*

4. Flexibility for minimum space requirements through shared parking.

- a. Permit the parking requirement of one lot to be satisfied in whole or in part by parking spaces on a different lot located within 400 feet thereof.

OR

- b. Continue to require special exception from the requirement that required “parking spaces shall be located on the same lot with the buildings or structures they are intended to serve”, 11 DCMR § 2116.1.

5. Location of non-required parking spaces:

- a. No longer require non-required parking spaces be located on the same lot as the building they serve

OR

- b. Continue to require special exception from the requirement that non-required “parking spaces shall be located on the same lot with the buildings or structures they are intended to serve”, 11 DCMR § 2116.1.

6. Location of all parking spaces within a lot

- a. Limit surface parking spaces to the rear yard.

OR

- b. (OP recommendation) Limit surface parking spaces to the rear yard and allow in side yard if screened (screening standards to be provided later)

OR

- c. Allow surface parking in side or rear yard without screening

7. Parking size requirements (requirements would apply to all spaces, whether required or not, current regulatory scheme occasionally differentiates)

- a. OP Recommendation:
 - i. Update parking space size requirements to current ITE & DDOT standards
 - ii. Increase the amount of parking spaces that certain parking facilities may designate for compact spaces from 25% to 50% of total.
 - iii. All size requirements apply whether parking spaces are required or not.

OR

- b. Update size requirements, but do keep distinction between required and non-required spaces.

OR

- c. Do not update parking space size requirements or compact space requirements

8. Access to parking spaces requirements would apply to all spaces, whether required or not, current regulatory scheme occasionally differentiates)

- a. Adopt OP recommendation regarding the location of access from a public street or alley to parking spaces on a lot

- i. Permitted access points.

Circumstance	Permitted Access Point
Lot served by existing improved public alley.	Only from alley.
No alley, but side or rear lot line adjoins secondary street (less than 90 feet)	Only from secondary street through side or rear of lot.
No alley or secondary street at side or rear of lot.	From street fronting lot.

- ii. Increase the minimum allowed distance between a driveway and a street intersection from 25' to 60' to conform to DDOT's minimum distance standard for curb cuts.

OR

- b. Do not adopt OP recommendations regarding access.

9. Parking lot trash receptacles

- a. Require parking areas serving retail uses and restaurants to contain at least one outdoor litter receptacle within the parking area.

OR

- b. Do not require outdoor litter receptacles.

10. Parking lot landscaping requirements

- a. Require landscaping equivalent to 10% of parking lot surface area and tree canopy cover equivalent to 30%. Adopt other OP recommendations to buffer trees and encourage the protection of existing trees.

OR

- b. Adopt other standards: _____% landscaping; _____% canopy cover

OR

- c. Maintain existing 5% landscaping and no canopy cover requirement

11. Bicycle parking

- a. Require minimum indoor and outdoor bicycle parking spaces for certain residential and non-residential buildings.

OR

- b. Require only indoor spaces.

OR

- c. Do not require bicycle parking.

12. Shower facilities (if bicycle parking spaces required).

- a. Require all buildings subject to minimum bicycle space requirement to have shower facilities.

OR

- b. Do not require shower facilities.