

Industrial Worksheet

1. Name of Industrial Districts

OPTION ONE (OP Recommendation)

- Rename industrial districts as follows:
 - C-M-1 to PDR-1
 - C-M-2 to PDR-2
 - C-M-3 to PDR-3
 - M to PDR-4

OPTION TWO

- Retain existing industrial district names.

2. Performance Measures

OPTION ONE (OP Recommendation)

- Coordinate, but do not duplicate, performance standards with current District Department of the Environment (DDOE) standards. Where possible, ensure that measurable standards are used.

OPTION TWO

- Do not change existing standards of external effects.

3. PDR Uses

No decision needed. On December 8, 2008, the Commission gave OP guidance to replace existing use lists with consolidated and simplified use categories. This would include consolidating industrial uses, to the extent possible, within an industrial use category.

4. Retention of Development Potential for PDR Uses

OPTION ONE (OP Recommendation)

The development potential of PDR land should be adjusted to encourage the construction of PDR uses while also permitting the continued development of non-PDR uses as guided by market demand.

ZONING COMMISSION
District of Columbia

CASE NO. 08-06-1
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EXHIBIT NO. 12

This would be accomplished by capping the development potential for non-PDR uses similar to commercial uses in commercial zones. Suggested limits are:

Zone	Current Maximum FAR	Proposed Maximum FAR	Proposed Non-PDR FAR Limit
PDR -1(C-M-1)	3.0 FAR	3.5 FAR	2.0 FAR
PDR -2(C-M-2)	4.0 FAR	4.5 FAR	3.0 FAR
PDR -3(C-M-3)	6.0 FAR	6.0 FAR	4.0 FAR
PDR -4(M)	6.0 FAR	6.0 FAR	1.0 FAR

OPTION TWO

- Create different limits than those above for non-PDR uses in PDR zones

OPTION FOUR

- Do not change existing FAR limitations for PDR zones.

5. PDR Uses in Non-PDR Zones (other than Residence Zones)

OPTION ONE

- Do not limit non-PDR uses in PDR zones (except residential), but instead require all new buildings to be constructed in such a manner to be flexible to accommodate PDR uses.

OPTION TWO

- Continue current limitations.

6. Buffering

OPTION ONE (OP Recommendation)

Create uniform buffering standards to apply wherever PDR zones abut residential zones. These standards would replace existing rear yard, side yard, and court regulations as well as eliminate the need for existing special exception and overlay standards.

Suggested standards are:

- 25 foot yard required adjacent to Residential districts
 - 15 foot yard required when separated by street or alley
 - Yard must contain solid vegetative buffer, fence or wall to visually screen use
- No outdoor storage of materials/ within 200 feet of a residential zone

OPTION TWO

- Create uniform standards above for most uses, but continue to single out particular uses for additional setbacks.

OPTION THREE

- Do not change existing buffer or special exception regulations for industrial uses.