

Low/Moderate Density Residential Worksheet – June 8, 2009

1. Reconfiguration of Existing Zones

OPTION ONE (OP Recommendation)

Create a generalized template for residential area and use requirements applicable separately to all Low Density (i.e. detached & semi-detached) zones and Moderate Density (i.e. row-dwelling) zones.

Approve text for specific optional tools to add protections developed from existing overlays, such as tree and slope, or concentration limits on non-residential uses.

After the effective date of the general template provisions, individual neighborhoods may petition the Zoning Commission for the creation of a customized zone that would consist of either:

1. Customized modifications to the general template; or
2. Adding one or more specific tools to the general template; or
3. A combination of the two.

Each customized zone would be a residential stand-alone district.

OPTION TWO

Retain existing system of R-1, R-2, R-3 & R-4, using overlays to modify or localize zoning where necessary.

2. Height

OPTION ONE (OP Recommendation)

Height maximums should continue to be measured in feet; however measurement should be to the top of a flat roof or the mid-point of a sloped roof.

Remove measurement of height by stories consistent with other zones.

OPTION TWO

Measure height to top of a flat roof or the mid-point of a sloped roof, but also keep story limitations.

OPTION THREE

Maintain existing measurement system: feet to the ceiling of the top story and a limitation on number of stories.

2009 JUN -1 15:01
U.S. OFFICE OF ZONING
DISTRICT OF COLUMBIA

ZONING COMMISSION
District of Columbia
CASE NO. 08068
EXHIBIT NO. 30
ZONING COMMISSION
District of Columbia
CASE NO. 08-06-8
EXHIBIT NO. 30

3. Front Yards

OPTION ONE (OP Recommendation)

Require a front yard setback area for each block in local residential neighborhood zones. The area would have minimum and maximum set back lines. The minimum setback line would align with the front of the existing building that is the least set back from the curb. The maximum setback line would align within the existing building that is the most set back from the curb. The front wall of a new building must extend to at least the maximum set back line, but cannot extend beyond the minimum set back line.

OPTION TWO

Apply other front yard setback measurement such as a build-to line or a regular setback.

OPTION THREE

Make front yard setbacks a tool available to neighborhoods, but do not apply initially.

OPTION FOUR

Do not allow front yard setbacks.

4a. Side Yards – Determination of Minimum Size

OPTION ONE (OP Recommendation)

For detached homes, apply a standard based on the ratio of building width to lot width. A minimum yard would be maintained on each side, but the two side yards could be of a different width as long as the aggregate ratio is met.

OPTION TWO

Maintain existing 8' requirement for all side yards, but allow customization of this standard for local zones.

4b. Side Yards – Extension of Non-Conforming

OPTION ONE (OP Recommendation)

Allow buildings to expand to the rear, maintaining existing non-conforming side yards of whatever width.

OPTION TWO

Continue to allow existing buildings only to expand to the rear with a 5' or greater side yard.

5. Courts

OPTION ONE

Remove current court width and area requirements.

OPTION TWO

Retain current court width and area requirements, but allow customization of this standard for local zones.

6a. Building Area (Maximum Footprint)

OPTION ONE (OP Recommendation)

Assign each low to moderate residential zone a matter-of-right building footprint regardless of lot size. The footprint on any lot would be regulated by matter-of-right footprint or lot occupancy, whichever would allow the larger footprint.

OPTION TWO

Continue to regulate building size only by lot occupancy, but allow customization of this standard for local zones.

6b. Building Area (Calculating Footprint)

OPTION ONE (OP Recommendation)

A. Exclude narrow courts and non-conforming side yards from building footprint and lot occupancy calculations. New additions in these areas would count toward lot occupancy.

OPTION TWO

Continue include narrow courts and side yards in lot occupancy calculations.

6c. Building Area (Uniformity)

OPTION ONE (OP Recommendation)

Rowhouse districts should have a single lot occupancy or building footprint limit for residential structures rather than separate limits based on building type.

OPTION TWO

Continue to have different lot occupancy standards in the same district for different building types.

7. Building Depth for Row Buildings

OPTION ONE (OP Recommendation)

Assign rowhouses a matter-of-right depth by which they may extend into a lot, even if it would result in the reduction or elimination of a required rear yard.

If an area remains between the rear of a rowhouse and the rear property line that is less than the minimum rear requirement, it shall satisfy the rear yard requirement.

OPTION TWO (OP Recommendation)

Do not allow a matter-of-right building depth for row buildings.

8. Residential Densities (Number of dwelling units per structure)

OPTION ONE (OP Recommendation)

Maintain the existing unit densities for existing zones, but allow new customized Low and Moderate Density residential districts to set different standards that are area-appropriate and are not inconsistent with the Comprehensive Plan.

OPTION TWO

When customizing zones the number of units allowed per lot may not be changed.

9a. Lot area and width – new lots

OPTION ONE (OP Recommendation)

Only establish minimum lot area and width standards by structure type (detached, semi-detached, attached). Uses regulated by impact rather than lot size.

OPTION TWO

Continue to have separate lot area and width standards for specific uses, like public schools and for “all other uses.”

9b. Lot area and width – new lots

OPTION ONE (OP Recommendation)

Allow minimum matter-of-right construction on lots regardless of the degree of non-conformity or whether lot owner owns an adjacent lot, provided all other use and area requirements are met.

OPTION TWO

Continue to require variances for buildings or additions on existing unimproved sub-standard lots whose lot width or lot area is less than 80% of the matter of right minimum or whether owner can create conforming lot through consolidation with an adjacently owned lot.

10. Permitted Uses

Establish strict baseline limits for matter-of-right non-residential uses in each residential zone.

In shifting to a system of use control by general category rather than use lists, control the establishment of retail, service, institutional, and office uses (including home occupations) through performance measures. Within general limits, performance measures that apply to each category could be customizable to meet the needs of particular neighborhoods (i.e. hours of operation, maximum GFA, etc.)

(No guidance necessary. This recommendation is a necessary follow-up to the earlier guidance for broader use categories. The only alternative to this recommendation would be to change earlier guidance.)

11. Accessory Buildings

OPTION ONE (OP Recommendation)

Provide a matter-of-right square footage allowance for accessory structures on small lots. Structures above the matter-of-right standard would continue to be subject to lot occupancy limits meaning that the combined total of primary and accessory buildings would be calculated as lot occupancy.

OPTION TWO

All accessory structures continue to be counted against total lot occupancy, even on small lots. This means that where a primary building meets or exceeds lot occupancy no accessory building would be allowed.

12. Non-Residential Use of Historic Institutional Buildings

OPTION ONE (OP Recommendation)

Allow adaptive reuse of historic institutional buildings by uses not permitted in the zone district. Conditions would be put on the impacts of new uses in these buildings that would allow development as either matter-of-right or special exception.

OPTION TWO

Continue to require use variance (or special exception through Section 222 for government uses) for reuse of historic institutional buildings.

13. Lot Control – Multiple residential buildings on a single lot of record

OPTION ONE (OP Recommendation)

In those zones that allow two or more units, allow permitted units to be located in a second residential structure on the same lot.

OPTION TWO

In those zones that allow two or more units, continue to require variance to locate the second unit in a separate structure.

14. Waiver for Loading for Historic Structures

OPTION ONE (OP Recommendation)

Update loading standards for additions to historic structures to match parking standards. Loading required for addition only when addition exceeds 50% of historic building.

OPTION TWO

Update loading standards to require no parking for additions to historic buildings.

OPTION THREE

Update loading standards to require loading for all additions to historic buildings regardless of size.