



ZONING REGULATIONS REVIEW

September 9, 2013



Presentation Overview

- Planning and Zoning Context
 - Comprehensive Plan and Policies
 - Growth Trends
 - Zoning Analysis
- Process to Date
 - Work Groups
 - Task Force
 - ZC Guidance
 - Outreach
 - Proposals
- Recommendation

PLANNING AND ZONING CONTEXT

Comprehensive Plan

Policy Plans

Land Use Data

Zone Data

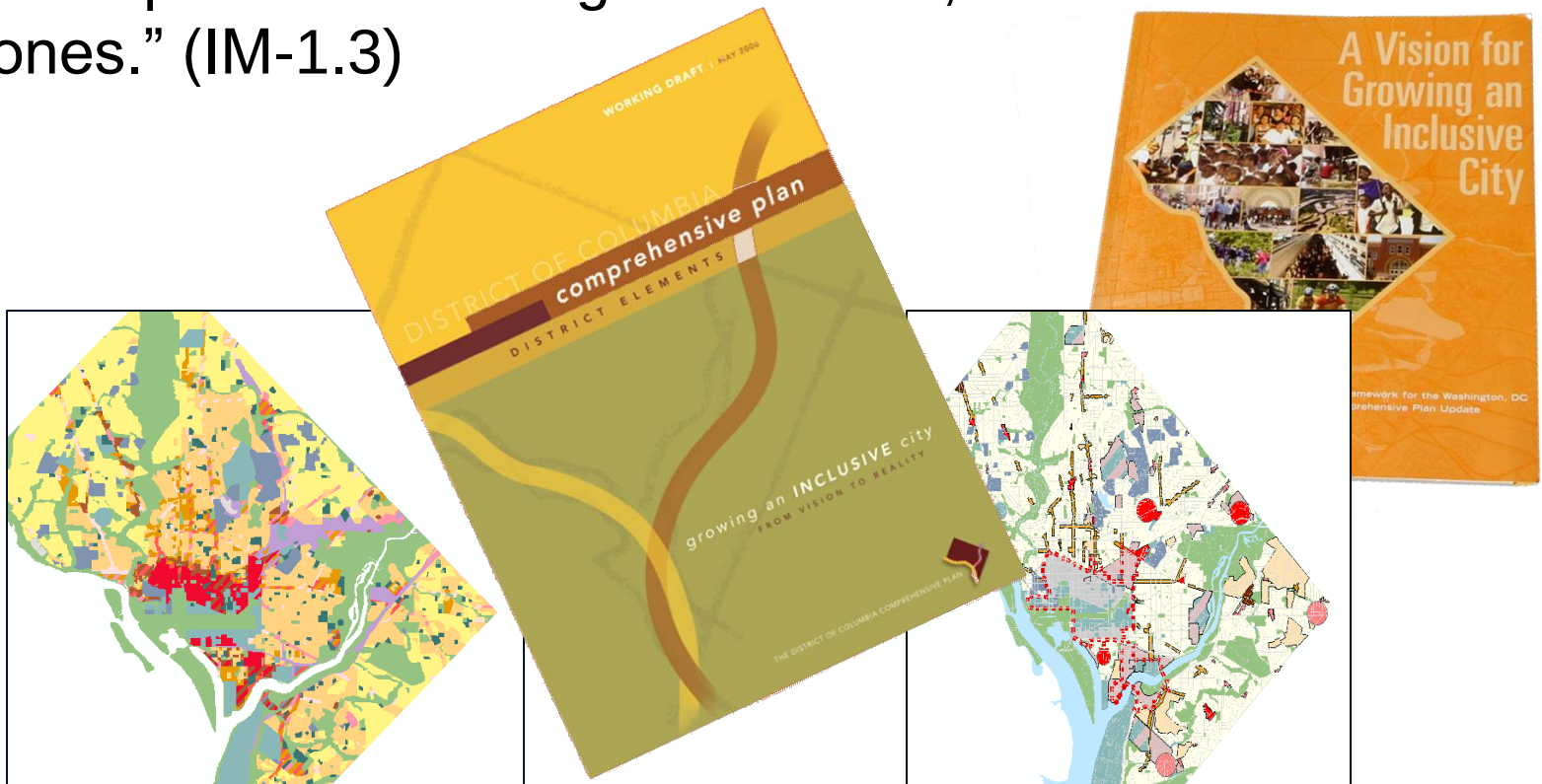


Why Now?

- Current Code Adopted 1958
- Population is growing and household size is getting smaller
- Pre-Home Rule, Pre- Metro; pre-Right to Vote
- 78% of current residents are younger than the current zoning code
- Approximately 1,000 amendments to current code since adopted

Comprehensive Plan

“The Zoning Regulations need substantial revision and reorganization, ranging from new definitions to updated development and design standards, and even new zones.” (IM-1.3)



Comprehensive Plan

- **Themes**
 - The Zoning Regulations
 - Sustainability
 - Parking and Transit
 - Loading
 - Low-Moderate Density Residential
 - High Density Residential and Mixed Use
 - Neighborhood Commercial Zones
 - Downtown
 - Production, Distribution & Repair
 - The Design of New Neighborhoods
 - Planned Unit Development
 - Institutional Uses
 - Foreign Missions
 - Parks, Recreation & Open Space



An Inclusive City

- Managing Growth and Change
- Creating Successful Neighborhoods
- Connecting the Whole City
- Building Green and Healthy Cities
- Increase Access to Education & Employment



ONE CITY ACTION PLAN

- The One City Action Plan is organized into three overarching goals:
 - Grow and Diversify the District's Economy
 - Educate and Prepare the Workforce for the New Economy
 - Improve the Quality of Life for All



6 Bold Visions:

- 1) Business-friendly economy
- 2) Tech Center
- 3) Nation's Destination of Choice
- 4) Retail Development
- 5) Global Medical Center
- 6) Foreign investment

DC is a Sustainable Leader



“In just one generation—20 years—the District of Columbia will be the **healthiest, greenest, and most livable city** in the United States.”

— *Mayor Vincent C. Gray*



POPULATION AND LAND USE BACKGROUND



Household size

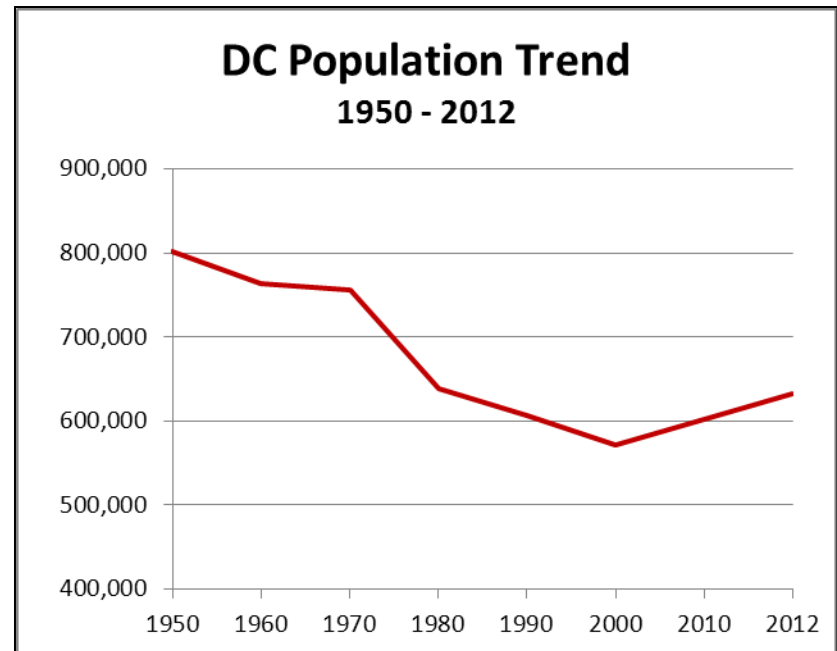
	1950	2010	Change Number	%
Total Population	802,178	601,723	(200,455)	-25.0%
Household – Total	224,142	266,707	42,565	19.0%
w/under 18 yrs	86,275	55,193	(31,082)	-36.0%
w/ 65 yrs +	18,940	54,391	35,451	187.2%
Average HH Size	3.2	2.11	-1.1	-34.1%

Population trends 1950 to 2012

2000 Census pop: **572,059**
2010 Census pop: **601,723**
July 2012 pop: 632,323

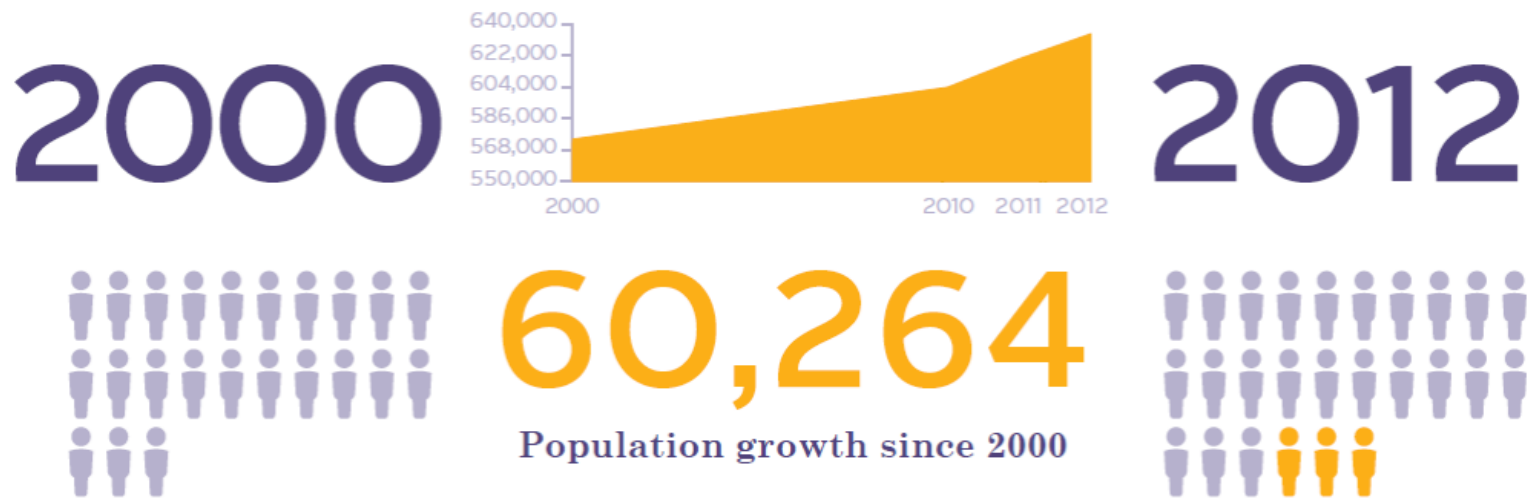
2000-2010

- 60 yrs+ increased by 7.2 %
- 20-34 yrs increased by 23%



Washington, DC is Growing

*Planning for the needs of
a
growing and changing*



Land Use Distribution by Comprehensive Plan Land Use Designation

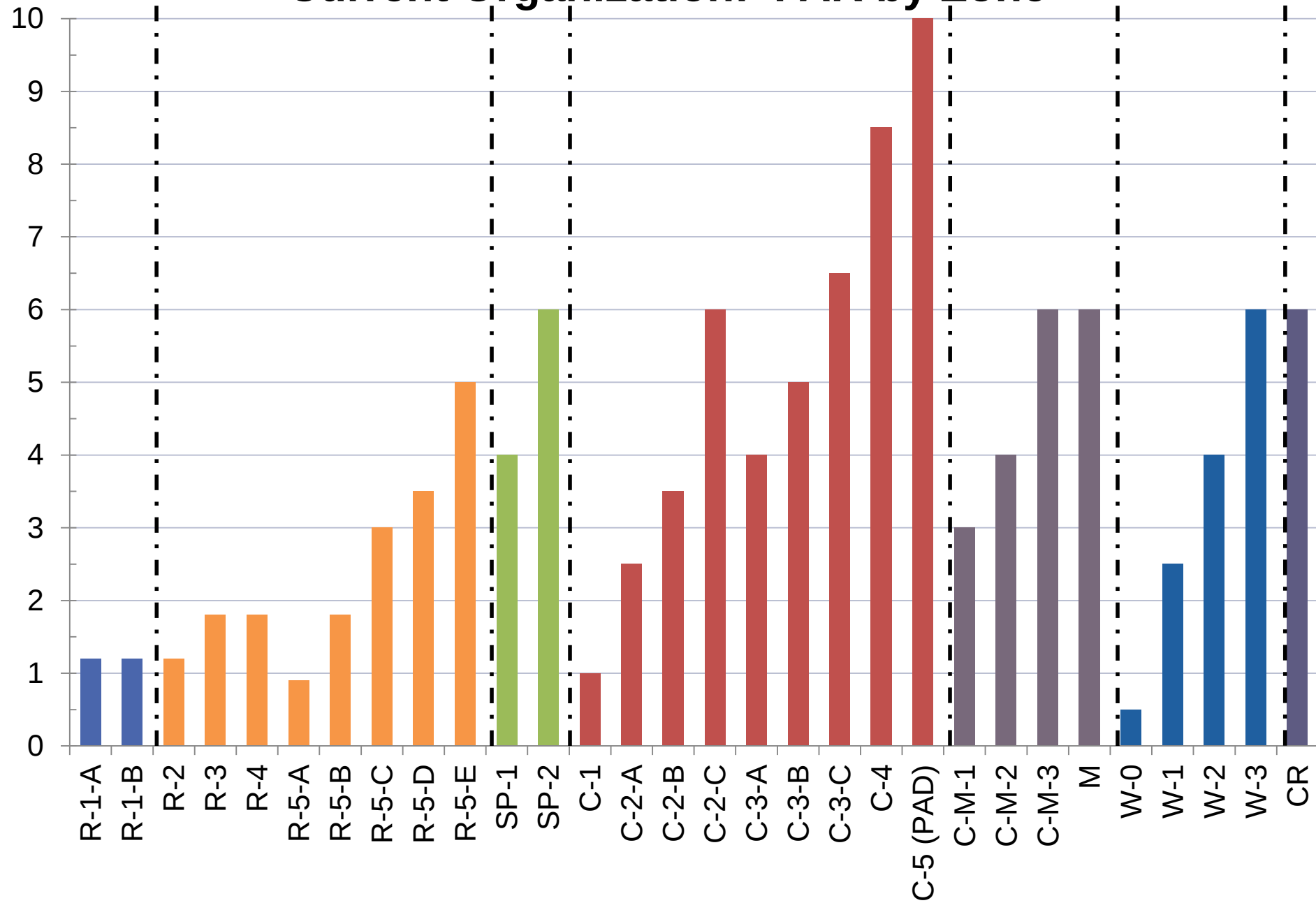
Designation	Percentage
Residential	28 %
Parks/Open Space	20 %
Federal (excl parks)	7 %
Institutional	6 %
Commercial	5 %
Pub Facilities	3 %
Industrial (PDR)	2 %
Rail, Communication, Utility	1 %
Street R-o-W	26 %
Vacant	2 %

Tax Exempted Lots, 2011

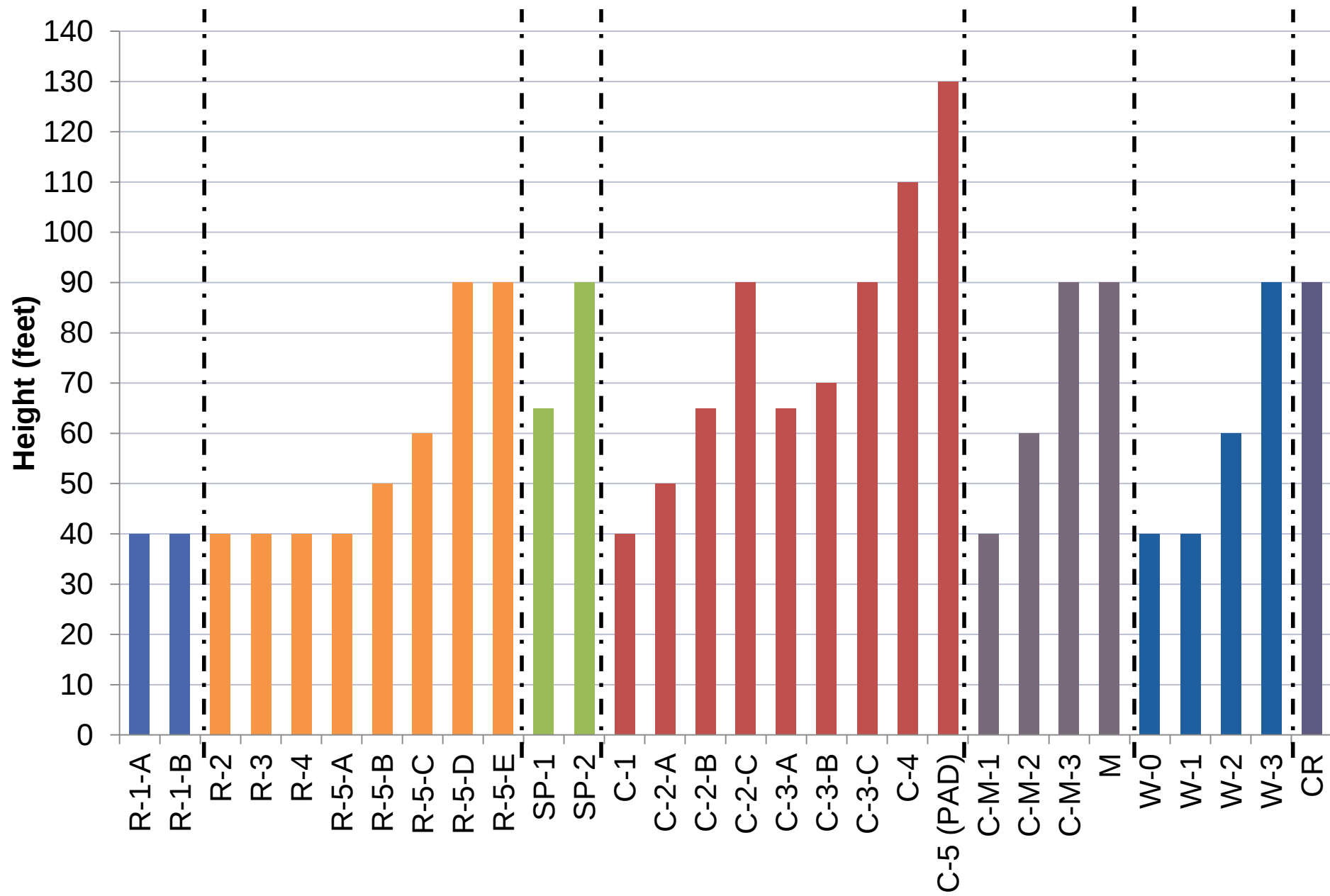
Category	Land Area (acres)	SQ Miles	% of City
Non-Univ Hospitals	57	0.089	0.1%
WMATA	187	0.292	0.5%
Both DC & Fed Govt	261	0.408	0.7%
Embassies, Foreign Missions	122	0.191	0.3%
Religious	598	0.934	1.5%
Universities	606	0.947	1.5%
DC Govt	2,085	3.258	5.3%
Federal Govt	9,188	14.356	23.2%
Unassessed Military	1,118	1.747	2.8%
Everything Else	1,377	2.152	3.5%
Total:	15,599	24.373	39.4%

Zoning Ordinance Analysis

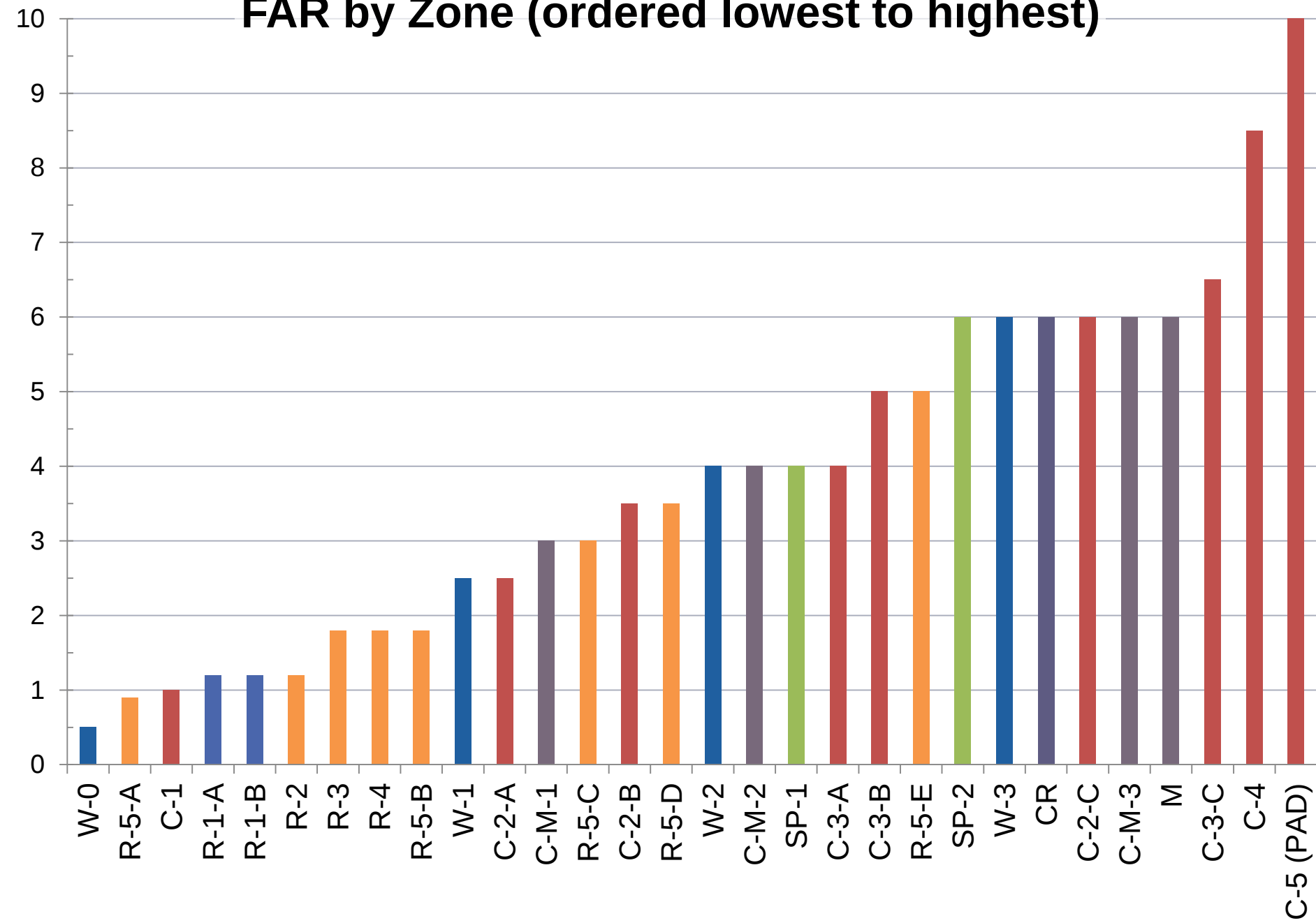
Current Organization: FAR by Zone



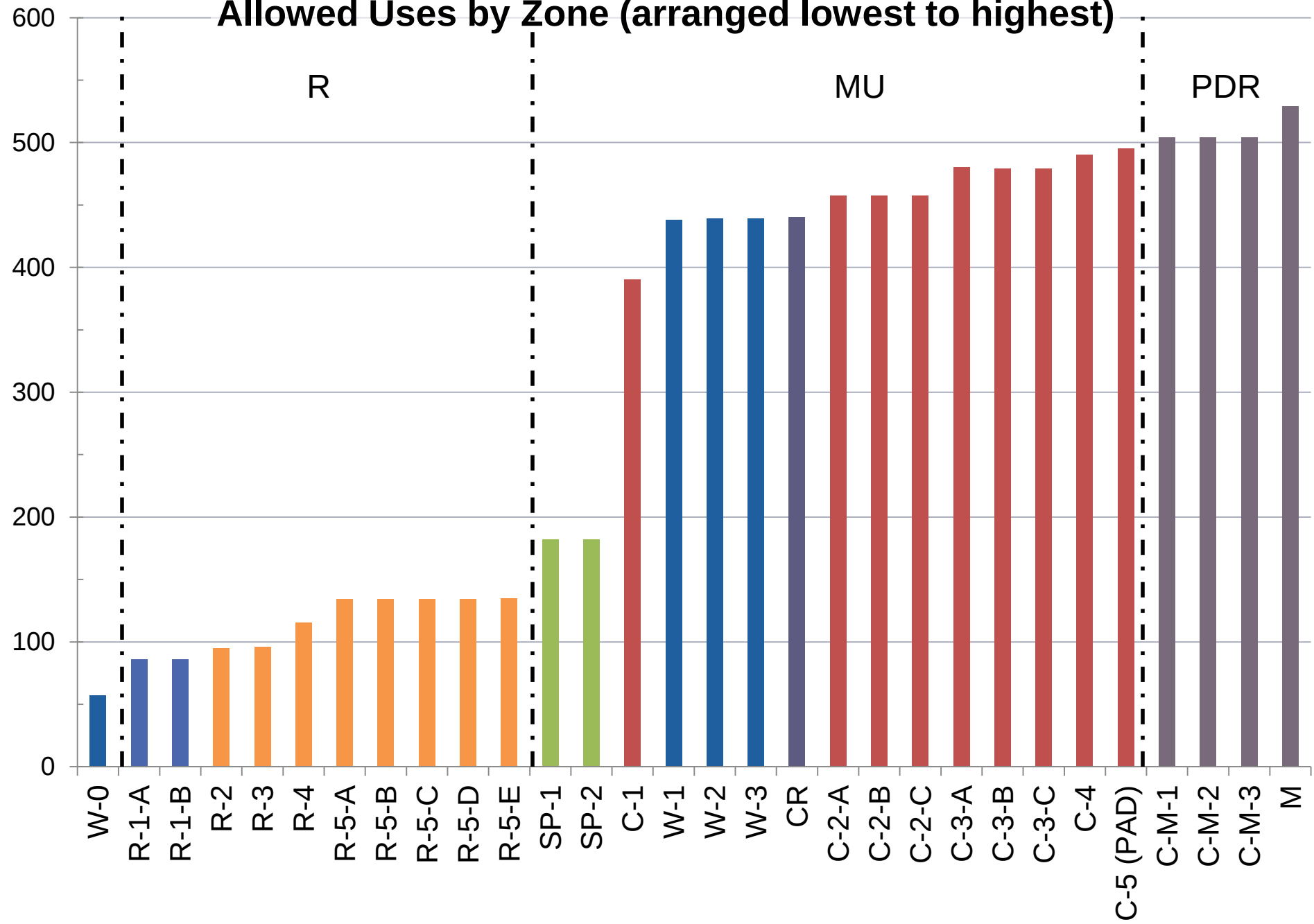
Current Organization: Height by Zone



FAR by Zone (ordered lowest to highest)



Allowed Uses by Zone (arranged lowest to highest)



Residential Lot Size and % Conforming

R-4

Less than 1800 = 22,280
 1800 sf and above = 15320
 Total: 37600

Conforming = 41%
Non-conforming = 59%

R-3

Less than 2000 = 8953
 2000 sf and above = 7724
 Total = 16,677

Conforming = 46%
Non-conforming = 54%

R-2

Less than 3000 = 13416
 3000 sf and above = 10116
 Total = 23532

Conforming = 43%
Non-conforming = 57%

R-1-B

Less than 5000 = 10597
 5000 sf and above = 14040
 Total = 24643

Conforming = 57%
Non-conforming = 43%

R-1-A

Less than 7500 = 877
 7500 sf and above = 3146
 Total = 4023

Conforming = 78%
Non-conforming = 22%

PROCESS TO DATE

Public Involvement

Zoning Commission Guidance



Work Group Meetings

- 81 Meetings held between 2007 – 2011
- Looked at 20 specific issues



- Retail Strategy
- Arts and Culture
- Sustainability
- Parking
- Loading
- Historic Preservation
- Floodplain
- Height
- Downtown
- Industrial
- Mixed Use
- Commercial Corridors
- Institutional/Campus
- Parks/Open Space
- Planned Unit Developments
- Design Review
- Low/Moderate Density - Residential & Commercial
- Medium/High Density - Residential & Commercial
- Zoning Commission/Board of Zoning Adjustment Procedures
- Administration/Enforcement

Task Force

- 42 Total Task Force Meetings between 2007 – 2013



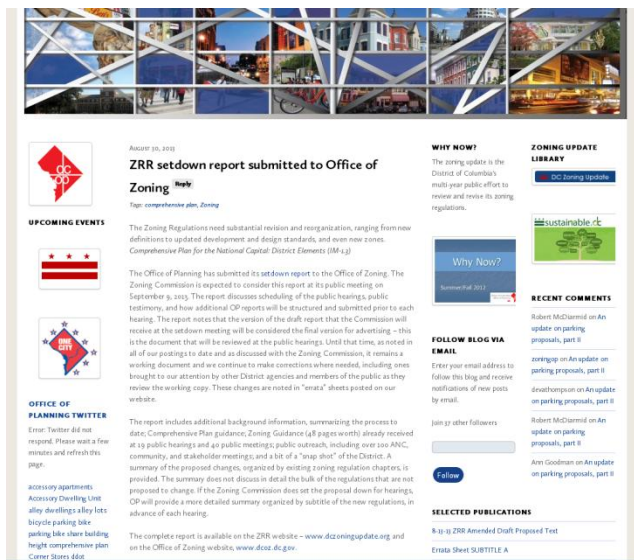
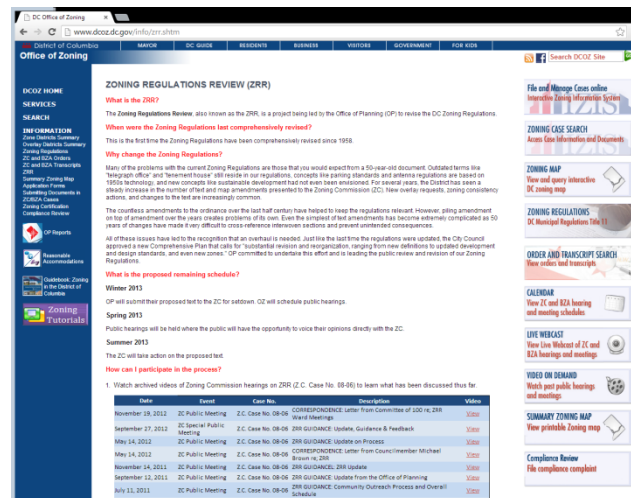
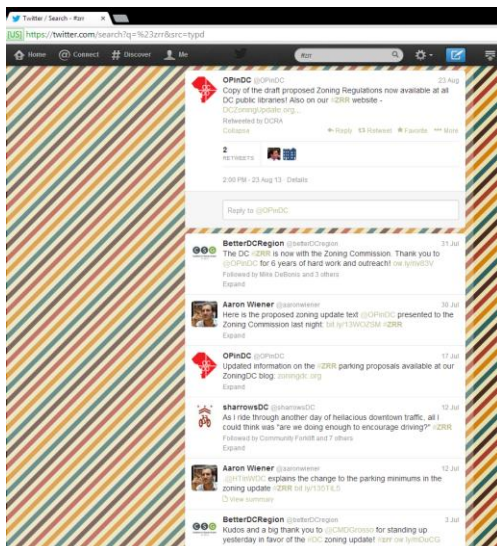
Community and ANC Meetings

- Over 100 Community and ANC meetings to date
 - Including 8 Community Meetings held in December 2012 and January 2013



Outreach

- www.planning.dc.gov
- www.dcoz.dc.gov
- www.DCZoningUpdate.org (Website)
- www.ZoningDC.org (blogsite)



Zoning Commission Guidance

- Zoning Commission Round Tables
 - June 21 and July 12, 2007
- 19 Public Hearings
- 40 Public Meetings
 - 15 where guidance was given to OP
 - 3 where proposed action was taken on general rules for parking, loading, height, uses, GAR, and PDR
 - 2 where final action was taken on general rules for parking, loading, GAR, and PDR
- Commission adopted the final text for GAR, height measurement, and several administrative amendments
 - ZC 12-10 and ZC 12-11.

Proposals

- New Structure
 - A: Authority
 - B: Definitions and Uses
 - C: General Rules
 - D: Residential House
 - E: Residential Flat
 - F: Apartment
 - G: Mixed Use
 - H: Neighborhood Mixed Use
 - I: Downtown
 - J: Production, Distribution and Repair Zones
 - K: Special Purpose
 - W: Mapping
 - X: General Processes
 - Y: Board of Zoning Adjustment
 - Z: Zoning Commission
- Chapter by Chapter summary of proposals

RECOMMENDATION



1. Set the Case Down
2. Hearings be scheduled on consecutive evenings, (including Mon, Tues, Wed and Thurs) as close together as possible;
3. Each hearing be held on a specific and advertised subtitle
4. The Commission waive 3021.5 (g) and (h):
 - 3021.5 The order of procedure at the hearing shall be as follows:
 - (g) Persons in support of the application or petition; and
 - (h) Persons in opposition to the application or petition.

To allow Witnesses who register to testify in person be called in the order of their registration or sign in, and not by support or opposition

Public Hearing Process

Number of Nights	Subtitle Groups for Public Hearings
1	A – Authority W – Mapping X – General Processes (incl: PUDs and Campus Plan procedures) Y – Board of Zoning Adjustment Z – Zoning Commission
1	B – Definitions and Uses
1	D – Residential House (incl: Accessory apts and corner stores for R-3 zones)
1	E – Residential Flat (incl: corner stores for R-4 zones) F – Apartment
2	C – General Rules (includes parking, bike parking, loading)
1	G – Mixed Use H – Neighborhood Mixed Use (includes new zones created from Neighborhood Commercial overlays)
1	I – Downtown J – Production, Distribution and Repair K – Special Purpose