

ZONING REGULATIONS REVIEW

November 4, 2013
OP Presentation to the Zoning Commission

INTRODUCTION

Subtitles A, W, X, Y, and Z



Why Now?

- 1958 - Zoning Code Adopted
- 1963 - DC residents granted right to vote in presidential elections (23rd Amendment)
- 1973 - Home Rule
- 1976 - Metro opens
- Approximately **1,000** amendments to current code



The City is Changing

Our demographics look like the rest of the US... in 2050

- Smaller households
 - Since 1950, average household size decreased by 34%
 - 44% of HHs are 1-person
 - Average of 2.11 persons/HH, down from 3.2 in 1950
- Racial and Ethnic diversity
- 20% of HH with school-age kids
- Highly educated



The City is Growing

2000 Census pop: **572,059**

2010 Census pop: **601,723**

July 2012: **632,323**

In last decade:

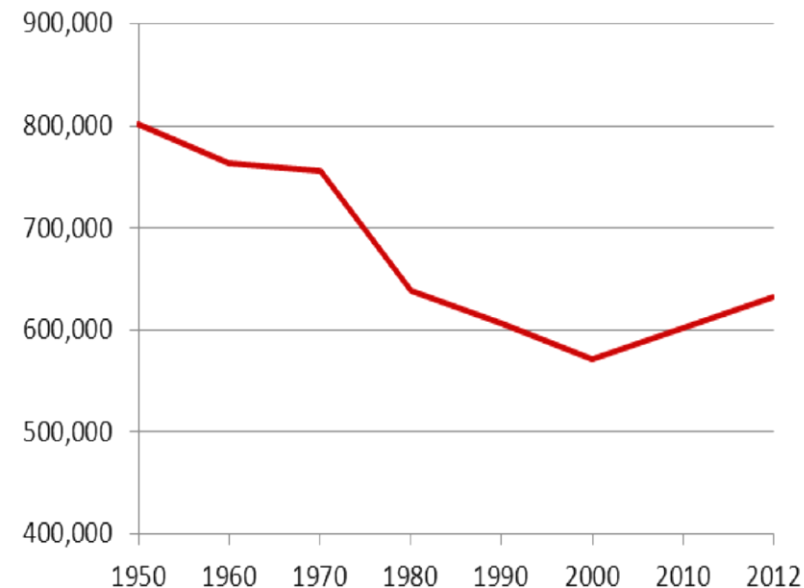
- 60+ yr olds increased by 7.2%
- 20-34 yr olds increased by 23%

Population up by 5.1% (30,000+ residents) from 2010 to 2012

Part of a Regional Trend – 5th highest numeric increase from July 1, 2011, to July 1, 2012 (89,000)

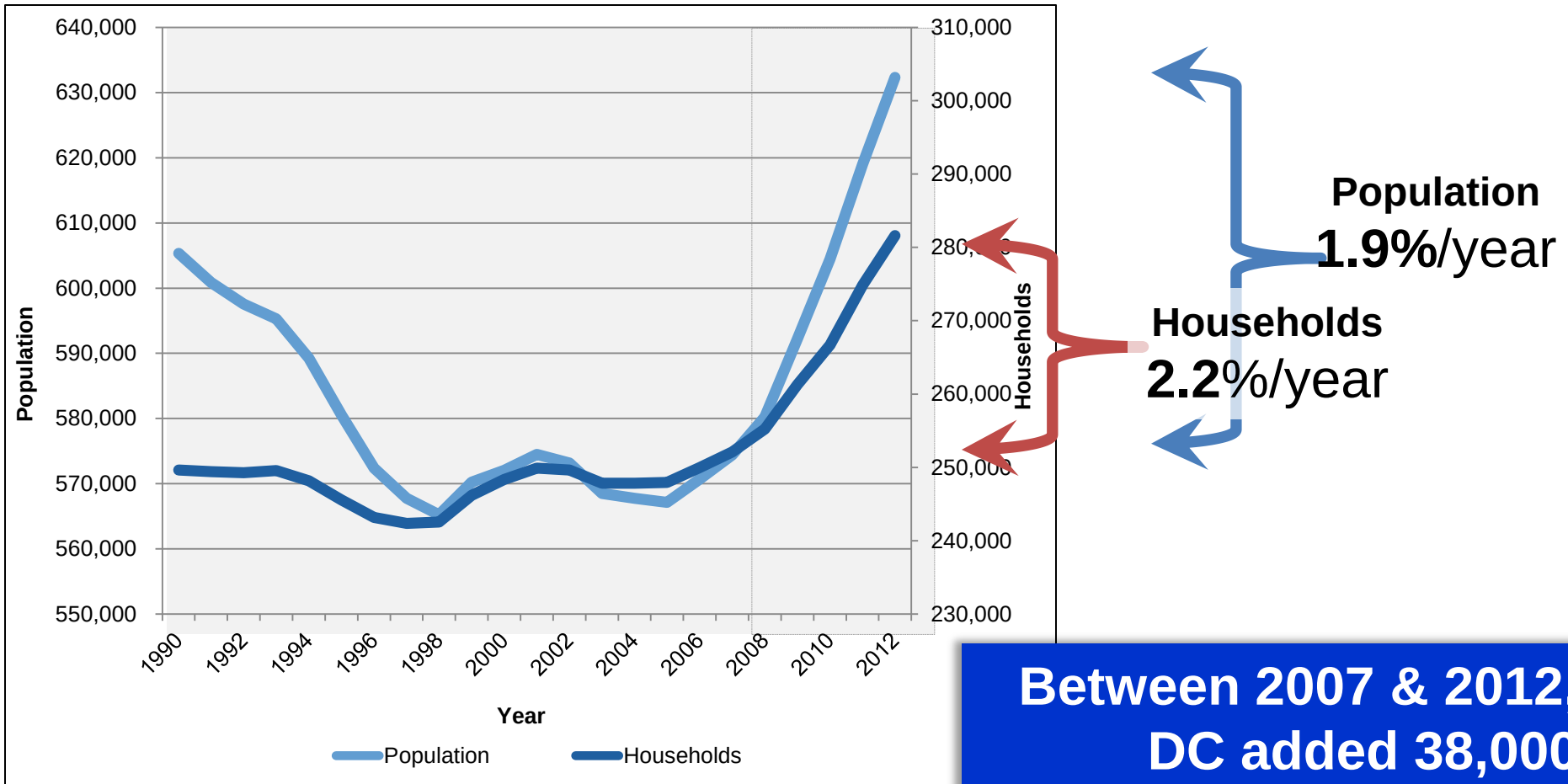


DC Population Trend
1950 - 2012



The City is Growing

Household and Population Growth: 1990 - 2012



Source: US Census, DC Office of Planning.



**Between 2007 & 2012,
DC added 38,000
jobs at an annual
growth rate of 1.1%**

POLICY FRAMEWORK



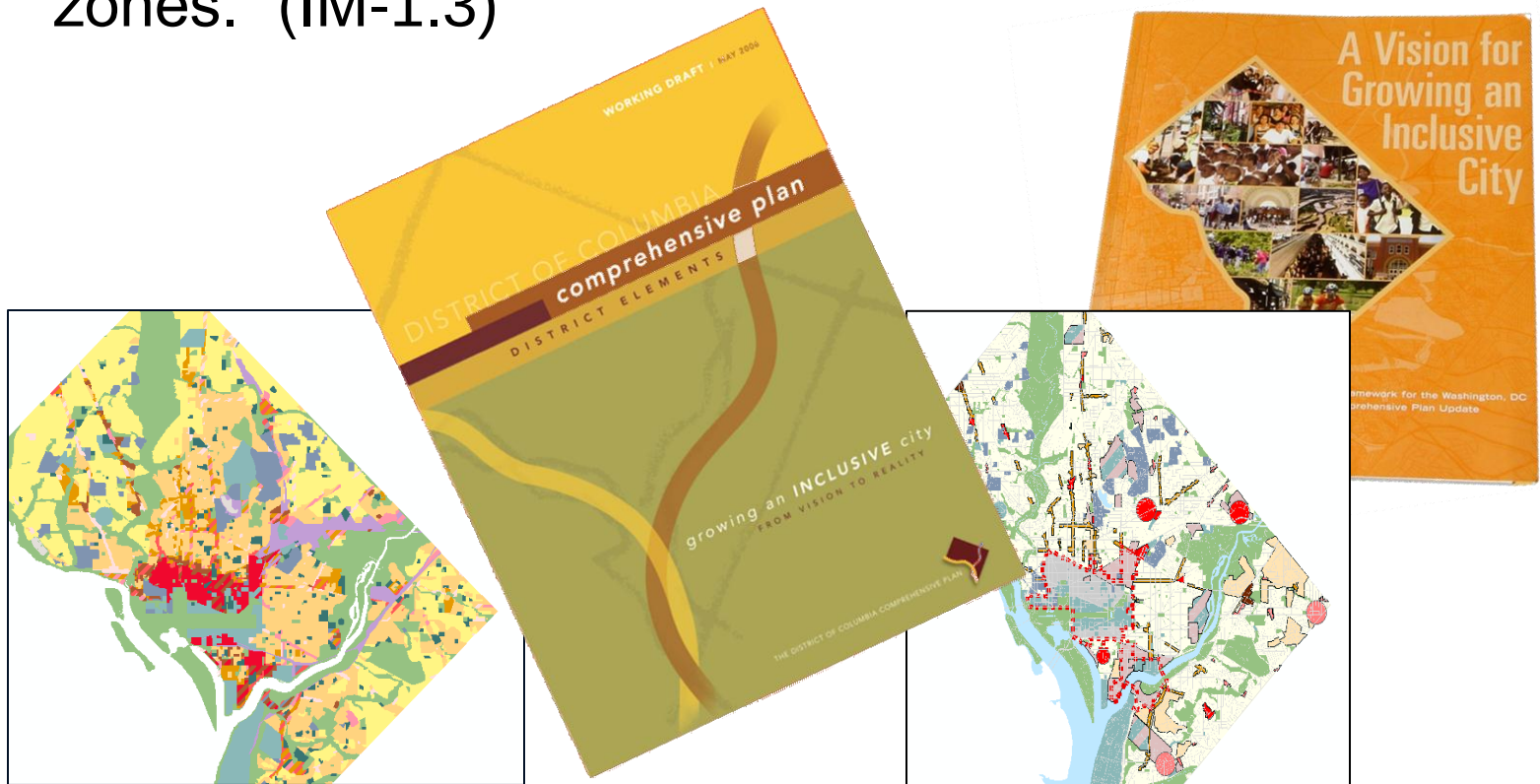
An Inclusive City

- Manage Growth and Change
- Create Successful Neighborhoods
- Connect the Whole City
- Build Green and Healthy Cities
- Access to Education & Employment
- Affordable Housing
- Transportation Choices
- Diversity



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)

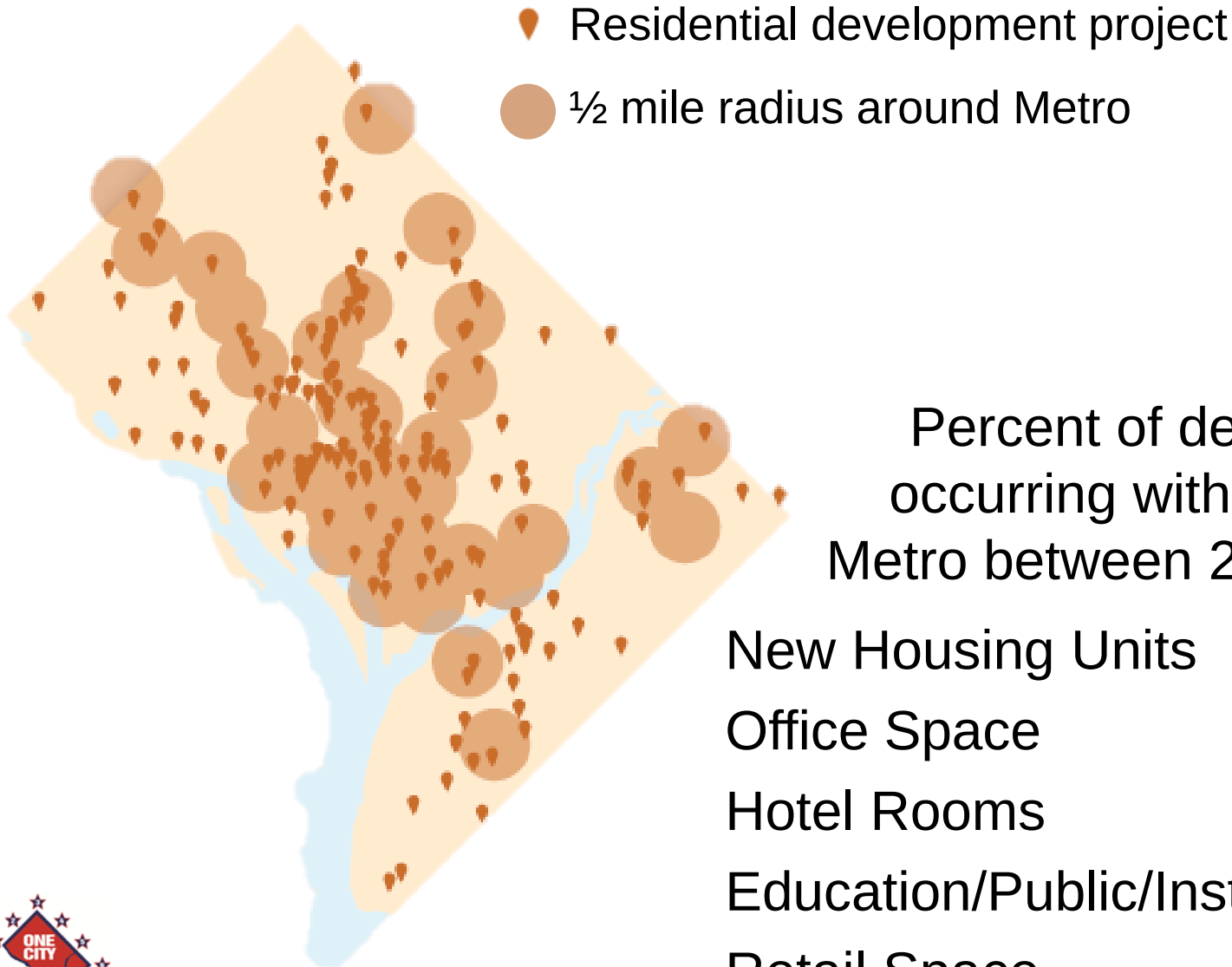


BUILT ENVIRONMENT



Credit: "H Street Festival" by Flickr user jsprig [CC-BY-NC-2.0]

Managing Growth and Change



Percent of development occurring within 1/2 mile of Metro between 2010 and 2012

New Housing Units	80%
Office Space	91%
Hotel Rooms	100%
Education/Public/Inst. Space	69%
Retail Space	66%



Creating Great Neighborhoods

- Walkable neighborhoods
- Compact development
- Interesting streetscape & public realm
- Notable historic character
- Great destinations including shopping districts and parks
- Neighborhood convenience



Columbia Heights



Yards Park



SW Waterfront

ZRR Built Environment Initiatives

Low Density Areas:

- Pervious Surface requirement adopted and in effect
- Facilitate development of non-conforming infill lots
- Make accessory apartments easier to provide
- Modify method of building height measurement
- Require new front yard setback
- Eliminate incentive to fill in narrow courts



ZRR Built Environment Initiatives

Other Zones

- Green Area Ratio – adopted and in effect
- Extend existing waterfront setback requirements to all zones
- Capture additional density downtown, especially for residential
- Additional landscape buffering for industrial uses
- Reduce barriers to provision of green roofs / solar panels, and solar shading fins
- Standardize PUD provisions
- Retain provisions of neighborhood commercial overlays but consolidate with base zone provisions for ease of use



SUSTAINABILITY

14

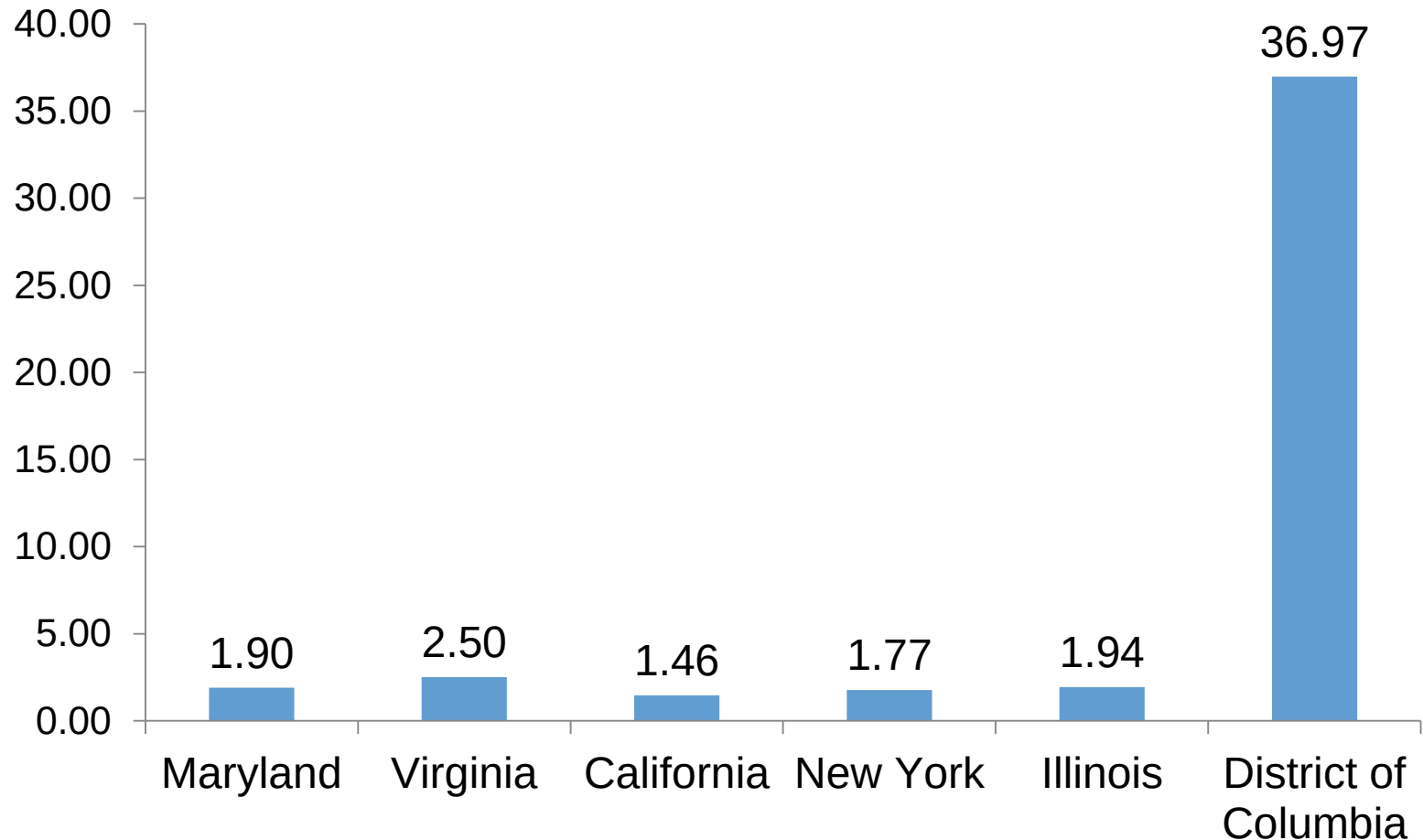


District of Columbia
Credit: Walter Caldwell, DDOE



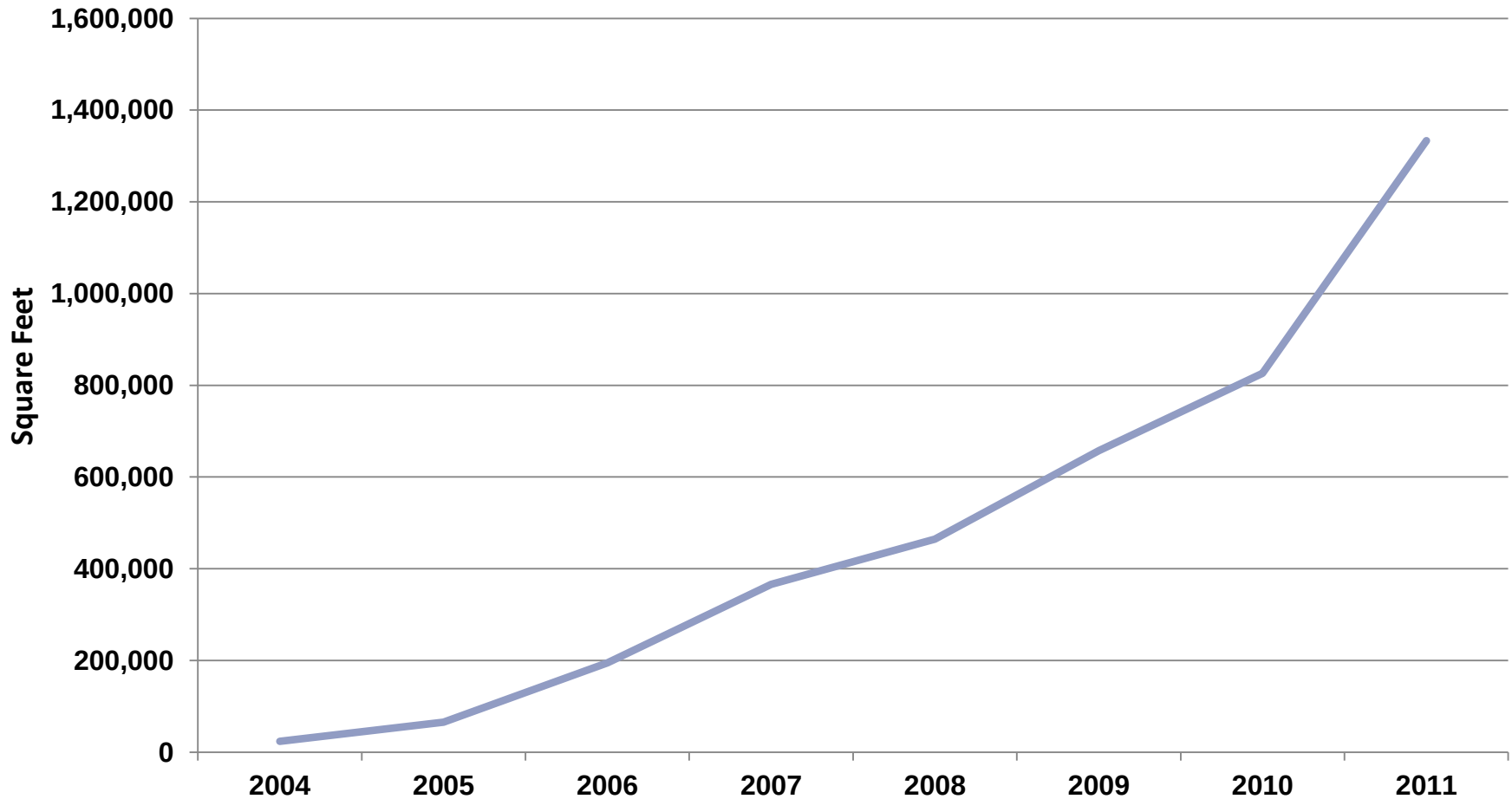
LEED Building

LEED-Certified Square Footage Added in 2012, *per capita*



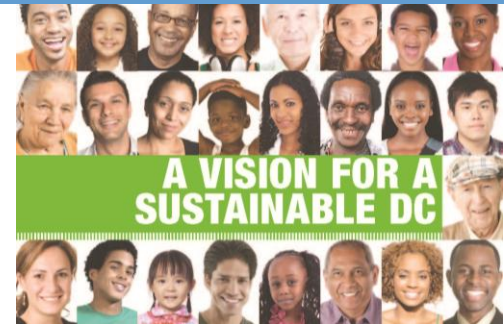
Green Roofs

Green Roof Construction



ZRR Sustainability Initiatives

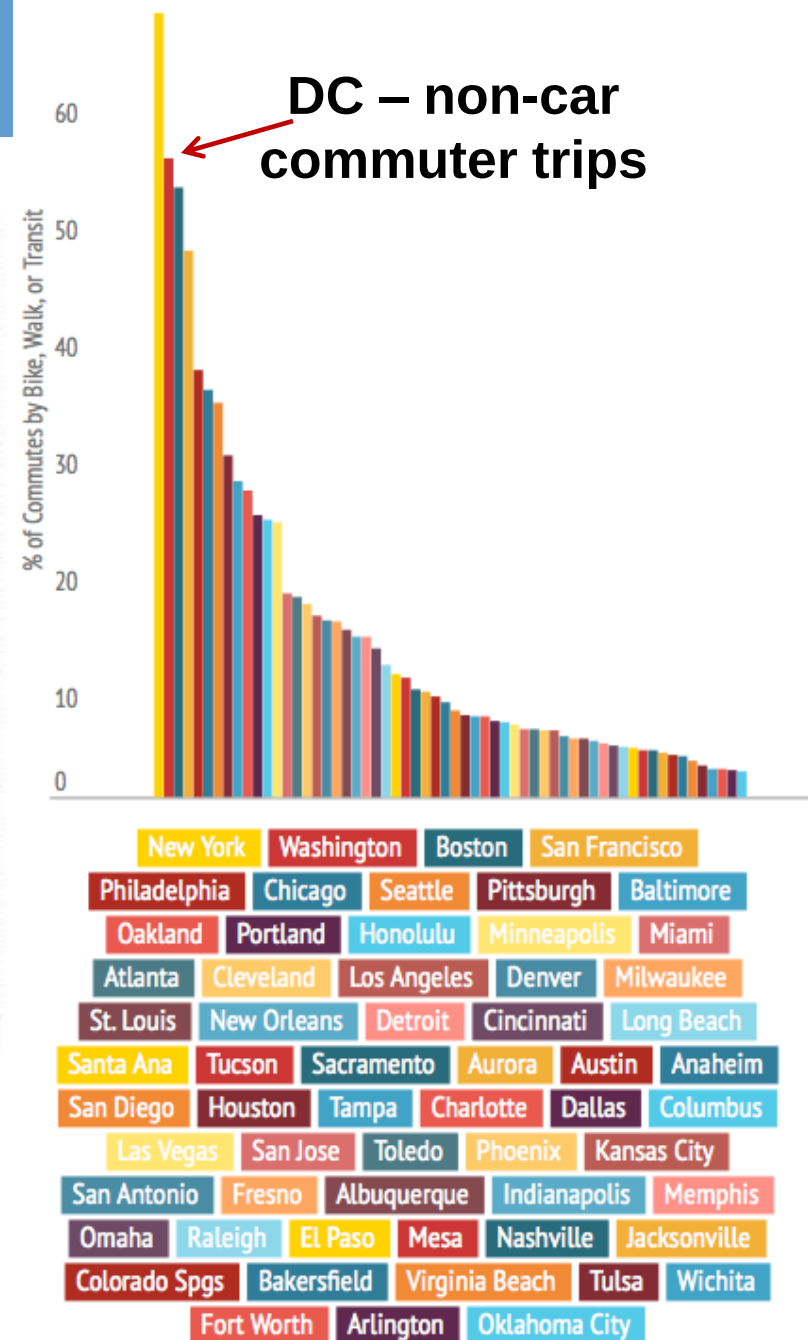
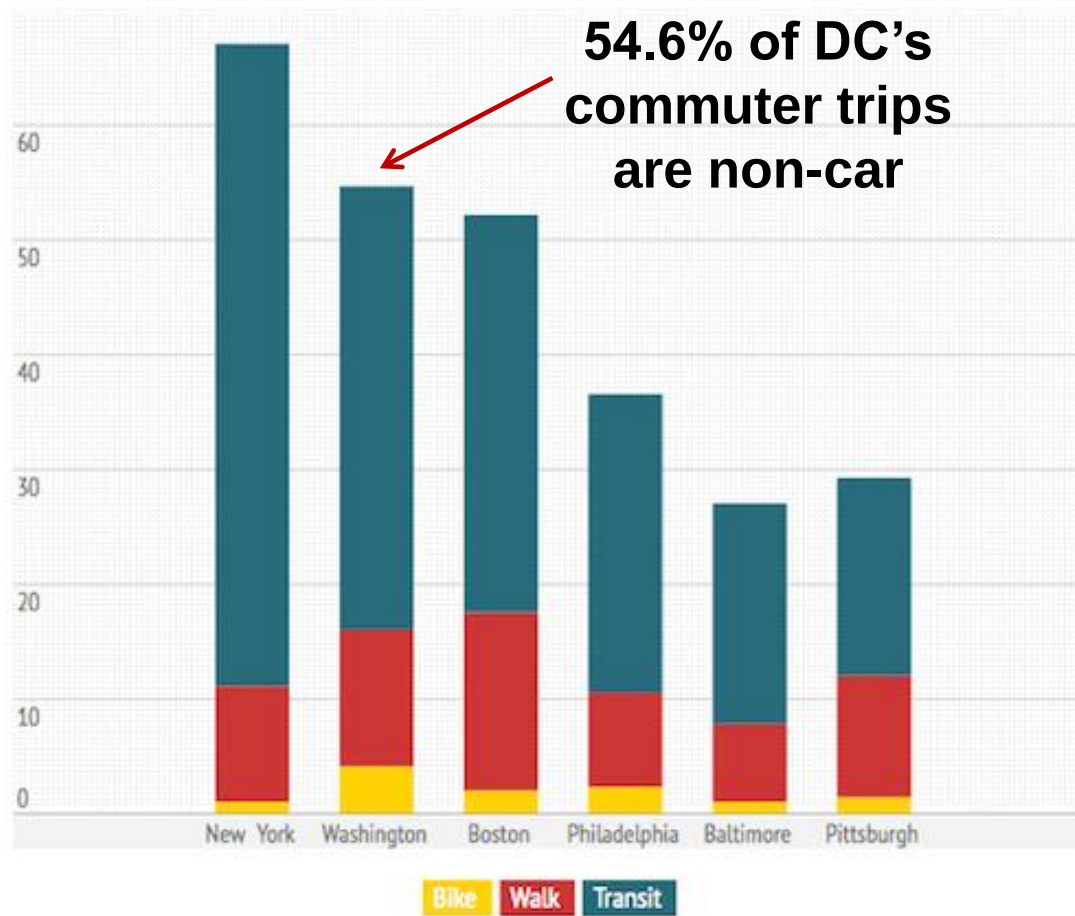
- Green Area Ratio – adopted and in effect
- Pervious surface requirement (low density residential) – adopted and in effect
- TDM measures as part of any parking relief request
- Minimize size / visual impact of surface parking; require additional landscaping including canopy trees
- Extend existing waterfront setback requirements to all zones
- Additional landscape buffering for industrial
- Reduce barriers to provision of green roofs / solar panels



TRANSPORTATION



DC is Moving



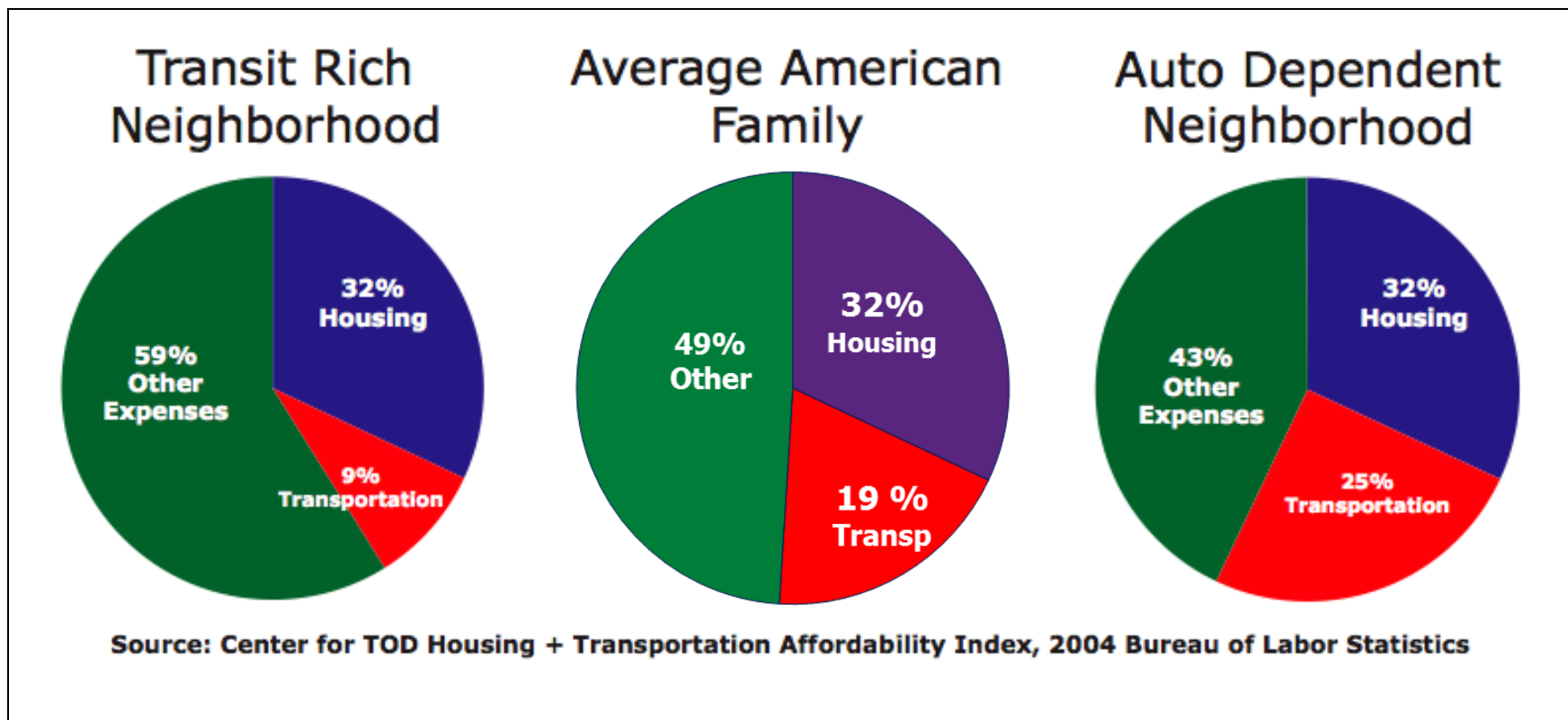
Northeast US Cities Comparison

Source: Institute for Quality Communities, University of Oklahoma



Transportation Costs

- Location Matters:
Transportation is **#2 Expense** after Housing



A Luxury of Choice

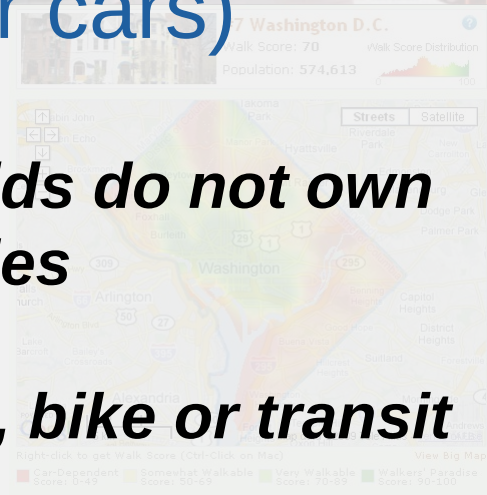


**82.4% of DC households
are car-lite
(one or fewer cars)**

**38.5% of DC households do not own
any vehicles**

46% of all trips by foot, bike or transit

**54.6% of all commuting trips by foot,
bike or transit**



ZRR Transportation Initiatives

- Eliminate/reduce minimum parking requirements
- Increase long- and short-term bike parking requirements
- Require changing facilities (showers and lockers) in commercial buildings over 25,000 sq. ft. that provide long-term bicycle parking
- TDM measures as part of any parking relief request
- Facilitate sharing of any provided parking and provision of car share spaces
- Minimize size / visual impact of surface parking; require additional landscaping including canopy trees
- Neighborhood serving (walkable) retail and services
- Capture additional residential density downtown



ACCESS TO RETAIL



Healthy Food Options



Photo: DowntownDC
BID


Fresh Start **HEALTHY CORNERS**
 delivering fresh fruits and vegetables to your block

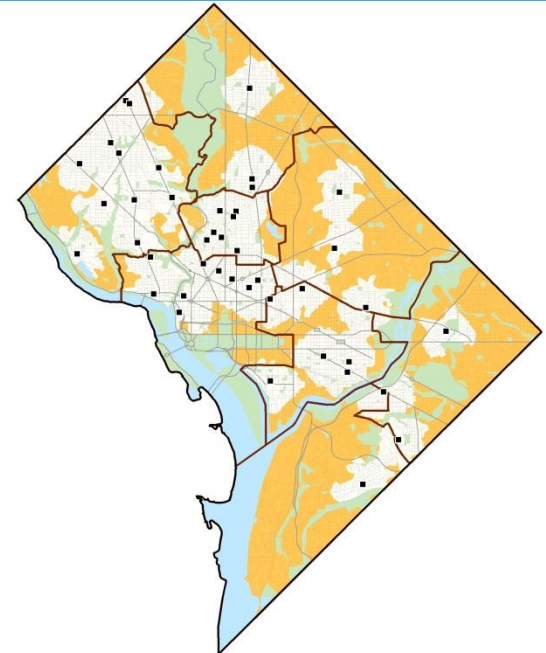


No Access to Healthy Food

LEGEND

- Grocery Stores
- No Access Areas*
- District Boundary
- 2002 Wards
- Roads
- Water
- Parks

* Areas beyond a 15 minute walk to a grocery store or farmers market.



Office of Planning – December 17, 2010
Government of the District of Columbia

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

ZRR Retail Initiatives

- Facilitate neighborhood serving (walkable) retail and services – especially corner grocery stores – to serve neighborhoods and provide new business opportunities
- Capture additional density downtown, especially for residential which will support new retail options
- Retain and reinforce existing retail requirements in downtown and along major corridors
- Reduce parking related impediments to new retail, especially smaller neighborhood serving retail
- Slightly adjust low density non-residential FAR zoning limits, to reflect typical small site (re)development



HOUSING



Creating Housing

- DC home prices now exceed 2007 peak
- 1,500 affordable units added in 2011-12
- 1,700 affordable units under construction
- 900 inclusionary units in pipeline
- \$6.2 million for Rent Supplement Program
- DC provides 40% of area affordable housing (10% of pop'n)
- Bridges to Opportunity (Housing Strategy) target:
 - 10,000 new affordable units by 2020
 - 8,000 affordable units preserved by 2020
 - 3,000 market rate units a year through 2020

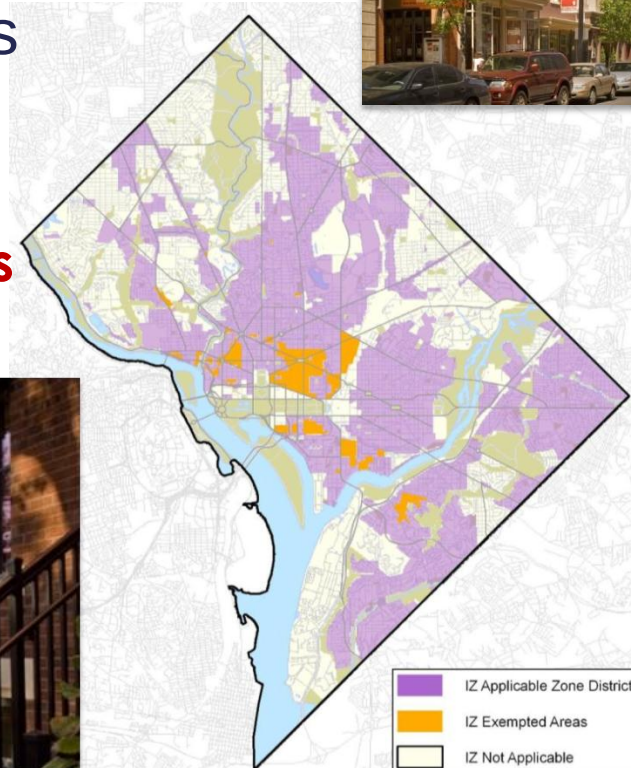


Housing Options and Affordability

A diverse set of housing options are needed to meet the changing needs of DC residents, including:

- Better utilization of existing housing stock
- New infill development
- New housing on large development sites

$$\begin{array}{ccc} \text{30\% Housing Cost} & & \\ + & = & \text{45\% Housing \& Transportation Costs} \\ \text{15\% Transportation Cost} & & \end{array}$$



ZRR Housing Initiatives

- Make accessory apartments easier to provide to help address affordability, aging in place, diversity in housing, and complete communities
- Capture additional density downtown, especially for residential
- Facilitate development of infill lots and better use of alley lots
- Remove some barriers to conversion of existing buildings to residential
- Maintain IZ requirements, including in expanded Downtown



ORGANIZATION

NOTE: "TO BE DELETED" is a section that will be deleted prior to adoption; it has been left in this draft only for the purpose of maintaining consistency with section numbering.

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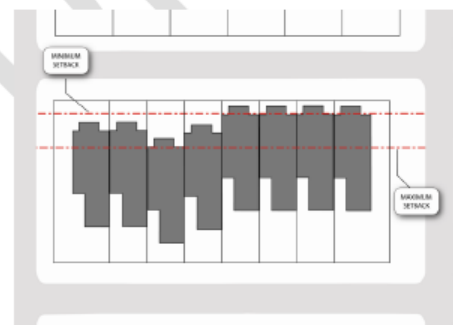
CHAPTER 10 FRONT SETBACKS AND BUILD-TO LINES

1000 INTRODUCTION

- 1000.1 Front setback and build-to regulations are intended to control the relationship of buildings to street lot lines.
- 1000.2 Front setbacks and build-to lines regulate the distance between a building and a front lot line.
- 1000.3 A lot may have more than one street lot line, and therefore more than one front setback.

1001 FRONT SETBACKS

- 1001.1 When a zone has a front setback requirement, all buildings and structures must be setback from the entire length of all street lot lines, except as provided in C § 1004.
- 1001.2 Front setbacks shall be regulated in one of three ways:
- By a single setback distance measurement cited in the development standards table for a zone which shall be applicable to all buildings and structures in the zone;
 - By a setback range cited in the development standards table for a zone, within which all buildings and structures in the zone must be setback from a street lot line; or
 - By an "existing range of blockface" cited in the development standards table for a zone; buildings and structures in the zone must be setback between from the street lot line by at least as much as the existing building on the blockface closest to the street, and no more than the existing building on the blockface furthest from the street.



ZRR Code Organization

- A More User-Friendly Code
- Better organization (such as combining base and overlay zone provisions into individual zones)
- New Code Structure with:
 - Subtitles
 - Tables
 - Images
- New Zones and Names
- Use Groups replace 600+ Individual Uses



ZRR PROCESS TO DATE



Process To Date

- ZC Round Table: June 21 & July 12, 2007
- Focused Work Groups: 2007 – 2011
 - **81** meetings—**1,054** participants
- Task Force Meetings: 2007 – 2012
 - **36** meetings
- Zoning Commission Meetings/Hearings = **19**
- Community/ANC meetings = **58**

***Almost 200 public meetings
to date***



Outreach

- www.planning.dc.gov – OP Website
- www.dcoz.dc.gov – OZ website
- www.DCZoningUpdate.org (ZRR Website)
- www.ZoningDC.org (ZRR blogsite)

The collage displays four key outreach resources for DC Zoning:

- Top Left:** A screenshot of a Twitter feed from @OPwDC, showing a tweet about the draft proposed Zoning Regulations and a reply from @BetterDCRegion.
- Top Right:** The official DC Office of Zoning website (www.dcoz.dc.gov). It features a navigation bar with tabs for MAPS, DC GUIDE, RESIDENTS, BUSINESS, VISITORS, GOVERNMENT, and FOR KIDS. The main content area highlights the 'ZONING REGULATIONS REVIEW (ZRR)' project, explaining its purpose to revise the DC Zoning Regulations and providing links to related information, maps, and public hearings.
- Bottom Left:** Another Twitter feed snippet, this time from @BetterDCRegion, discussing the proposed zoning update and the impact of the ZRR on parking proposals.
- Bottom Right:** A detailed page titled 'ZRR setback report submitted to Office of Zoning'. It includes a grid of images showing various urban scenes and a text block explaining the report's purpose: to provide additional background information on the Comprehensive Plan guidance, Zoning Guidance, and public hearings. It also mentions the report's availability on the ZRR website and the Office of Zoning website.

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 in ZC 12-10 and ZC 12-11.



OP Responses to Input

OP made many changes to the proposal as a result of the extensive community input process, including the following:

- Parking – eliminated transit zones
- Parking – removed parking maximums
- Parking – reinstated parking requirement for low density residential
- Parking – clarified TDM requirement for special exception to reduce required amount
- Parking – added TDM and environmental measures for over-parked sites
- Parking – adjusted requirements for private schools



OP Responses to Input (continued)

- Corner Stores - by special exception rather than by-right, except grocery store
- Accessory Apartments – by special exception rather than by-right in a new or expanded accessory building
- Accessory Apartments - established access requirements for ones in accessory buildings
- Side Yard – retained at 8 feet min. in low density residential areas
- Number of Residential Stories - retained at three maximum
- Rowhouse Flat zones – added new zones with limits on potential conversions



OP Responses to Input (continued)

- Apartments – retained restriction for adjunct retail facing the street
- Neighborhood Commercial – retained zone groupings by neighborhood
- Neighborhood Commercial – retained Restaurant cap measuring by block instead of zone-wide
- Industrial - require special exception for nightclubs
- Fast Food Restaurant – amended definition



OP Responses to Input (continued)

- Institutional Uses - Separated into Religious and Non-religious; created special exception process for Non-religious
- Campus Plans – established retail limitations
- Campus Plans – clarify height measurement
- Campus Plans – clarify ancillary use provisions
- Campus Plans - university use of commercial properties in the low density commercial zones permitted only by special exception



SUBTITLE A



Subtitle A: Authority and Administration

ZC Consideration to date:

- Public Hearing February 7, 2011
- Guidance Meeting March 14, 2011
- Compilation of current Chapters 1 and 32.
- Proposals include:
 - Reorganization including new zone groups and names
 - Addressing Zoning Administrator flexibility
 - Clarifying building permits vesting zoning regulations



SUBTITLE W



Subtitle W: Mapping

- Includes geographic descriptions of zones that have unique boundaries.
- Proposals include:
 - Placing all geographic descriptions in one subtitle
 - No proposed changes to the any of the boundaries as they are currently defined in the existing overlays



SUBTITLE X



Subtitle X – General Procedures

ZC Consideration to date:

- Public Hearing February 7, 2011
- Guidance Meeting March 14, 2011
- Many changes adopted by the Commission as part of ZC Case 12-11
- Compilation of:
 - Chapter 2 Residential Districts, § 206 Public and Private Schools and Staff Residences, and § 210 Colleges and Universities
 - Chapter 10 Mixed Use Diplomatic Overlay District and Chancery Uses
 - Chapter 24 Planned Unit Development Procedures



Subtitle X – General Procedures

Planned Unit Development:

- PUD with no map amendment = one vote
- PUD with Map Amendment = two votes
- Standardize bonus density achievable = 20%
- Allow additional height only as specified in ZC guidance.
- Formalize pre-application process for community input



Subtitle X – General Procedures

Campus and School Plans:

- Refine Use Groups:
 - Three educational use groups are proposed:
 - College/University subject to campus plan regulations
 - Private Education continue to be subject to Private School plans
 - Public Education continue to be matter-of-right uses in all zones
 - Institutional uses separated into two groups
 - General - private clubs, non-profit uses and social service providers
 - Religious-based - places of worship and related schools and residences
 - Campus Plans
 - Include guidance for adjunct commercial uses
 - Provide details for counting students
 - Clarify building height measurement point for campuses
 - Adjunct commercial uses
 - Add university use of commercial properties



Subtitle X – General Procedures

Chanceries:

- Replace current Diplomatic Overlay with a process applicable in all residential zones
- Subject to fifty percent (50%) of the square being in institutional use
- Subject to FMBZA review.



SUBTITLE Y



Subtitle Y – BZA General Procedures

BZA Rules of Practice and Procedure:

ZC Consideration to date:

- Public Hearing February 7, 2011
- Guidance Meeting March 14, 2011
- Currently in Chapter 31
- Many changes adopted by ZC in Case 12-11
- Proposals include:
 - Increase filing deadlines for applicant and agencies
 - Clarify rules for electing the Chair
 - Clarify rules related to review of Chancery cases



SUBTITLE Z



Subtitle Z: ZC General Procedures

Zoning Commission Rules of Practice and Procedure:

ZC Consideration to date:

- Public Hearing February 7, 2011
- Guidance Meeting March 14, 2011
- Currently in Chapter 30
- Many changes adopted by ZC in Case 12-11
- Proposals include:
 - Increase filing deadlines for applicant and agencies
 - ANC input at PUD setdown – Setdown Form
 - Clarify rules for electing the Chair
 - Establish 2 year expiration for dormant setdowns
 - Allow ZC to hear any case BZA can hear

