



ZONING REGULATIONS REVIEW

November 6, 2013

Subtitle D



Zoning Commission Action to Date

Subtitle	Case Number and Topic	Public Hearing	Guidance Public Meeting
D	Case 08-06-8 Low/Moderate Density Residential Districts	April 9, 2009	June 8, 2009
D	Case 08-06-9 Sustainability	May 21, 2009	June 22, 2009
D	Case 08-06A Height and Uses	September 20, 2010	December 8, 2008 (proposed action) February 7, 2011 (final action)

Residential House Zones

Lot Size and Percent Conforming

R-1-A (Minimum Lot Size = 7500 sf)

Total = 4023
 Conforming = 78%
 Non-conforming = 22%

R-1-B (Minimum Lot Size = 5000 sf)

Total = 24643
 Conforming = 57%
 Non-conforming = 43%

R-2 (Minimum Lot Size = 3000 sf)

Total = 23532
 Conforming = 43%
 Non-conforming = 57%

R-3 (Minimum Lot Size = 2000 sf)

Total = 16,677
 Conforming = 46%
 Non-conforming = 54%

Low Density Residential = 22% Total Land Area

R-1 = 80 % of all low density Residential
 = 37% of all Residential

Reconfiguration of Existing Zones

- Subtitle D
 - Base Zones
 - Chapters 2 through 11
 - Overlay Zones
 - Chapters 3 through 10
 - Prototype Zone (Georgetown)
 - Chapter 11
 - Use Permissions
 - Chapter 16

Current Zone Name	Proposed Zone Name
R-1-A and R-1-A/D	R-1
R-1-B and R-1-B/D	R-2
R-2 and R-2/D	R-3
R-3 and R-3/D	R-4
R-1-A/CBUT	R-5
R-1-A/TSP	R-6
R-1-B/TSP	R-7
R-1-A/FH-TSP	R-8
R-1-B/FH-TSP	R-9
R-2/FH-TSP	R-10
R-1-A/NO/TSP and R-1-A/NO/TSP/D	R-11
R-1-B/NO and R-1-B/NO/D	R-12
R-3/NO	R-13
R-1-A/WH	R-14
R-1-B/WH	R-15
R-3/FB	R-16
R-1-B/SSH1	R-17
R-1-B/SSH2	R-18
Modified R-1-B (Gtwn)	R-19
Modified R-3 (Gtwn)	R-20

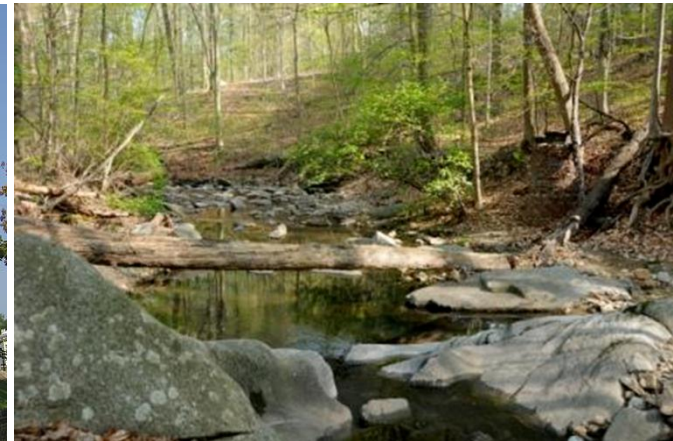
Guidance (modified)

- Building Area (Maximum Footprint)
- Building Area (Calculating Footprint)
- Building Area (Uniformity [lot occupancy])
- Building Depth for Row Buildings



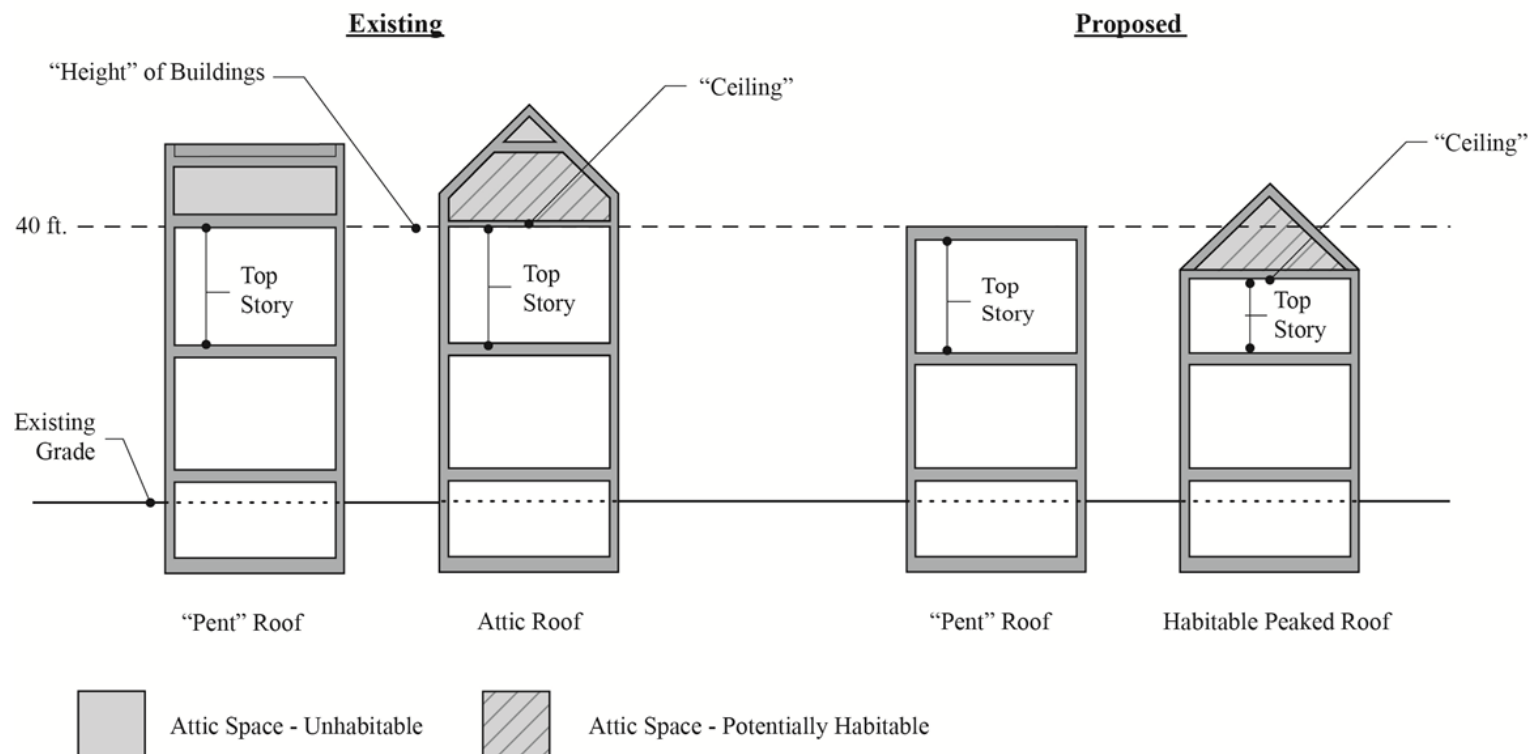
Guidance

- Residential Densities
- Lot Area and Width – New Lots
- Lot Area and Width – Existing Lots
- Accessory Buildings
- Non-Residential Use of Historic Institutional Buildings
- Environmentally Sensitive Area Buffers



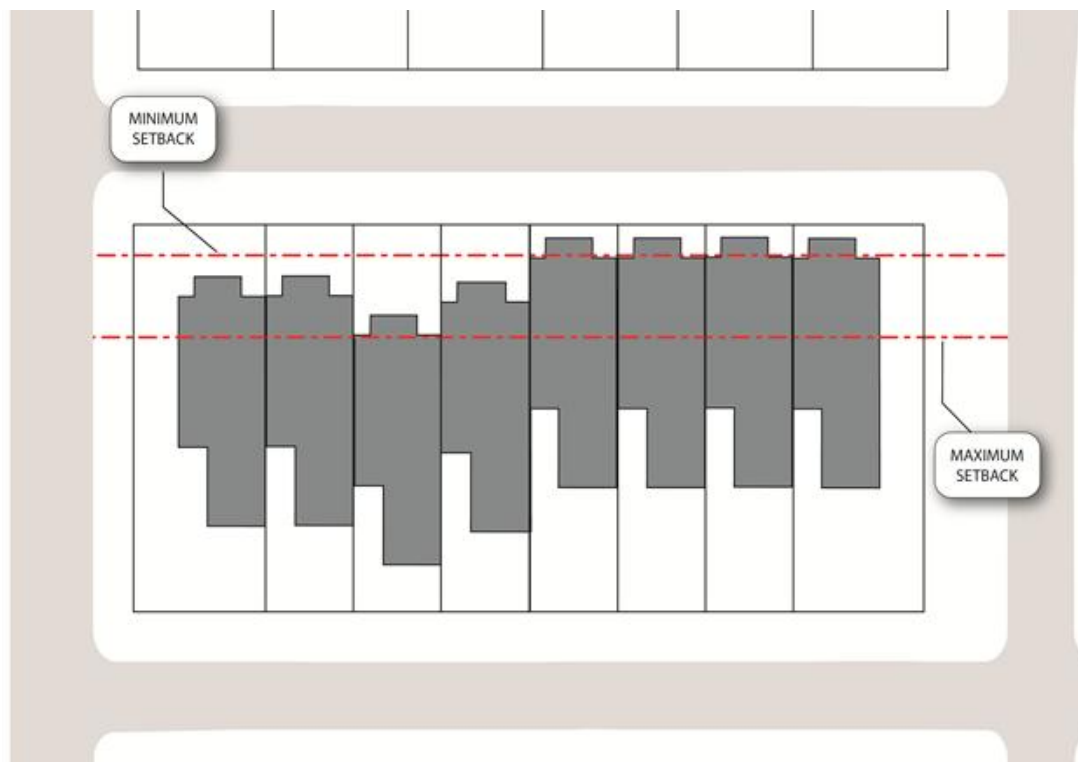
Height (adopted)

Front to Back Building Sections, Illustrating Height Measurement to “Ceiling of Top Story” in 40 ft. Zones



Zone	Existing	Proposed
R-1, R-2, R-3	40 feet/3 stories	No Change

Front Setback



Existing	Proposed
Not required	Existing range of blockface

Policy UD-2.2.6

Generally maintain the established facade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings.



Side Setback

Zone (New Zone)	Existing	Proposed
R-1 (R-1)	8-foot minimum	No change
R-2 (R-3)	8-foot minimum	No change
R-3 (R-4)	None required, but if provided must be 8 feet or 3 inches/foot of height, whichever is greater	8-foot minimum

Rear Setback

Zone (New Zone)	Existing	Proposed
R-1 (R-1)	25 feet minimum	No change
R-2 (R-3)	20 feet minimum	No change
R-3 (R-4)	20 feet minimum	No change

Lot Occupancy

- ZC Guidance: Rowhouse districts should have a single lot occupancy or building footprint limit for residential structures rather than separate limits based on building type.
- ERRATA: Should be one Lot Occupancy = 60 %

Zone	Lot Occupancy Maximum
R-4 (R-3)	60% (attached) 40% (other)

Accessory Apartments

Comprehensive Plan

Action H-1.5-B

Explore changes which would facilitate development of accessory apartments (also called “granny flats” or in-law units), English basements, and single room occupancy housing units. Any changes to existing regulations should be structured to ensure minimal impacts on surrounding uses and neighborhoods.

Zoning Commission Guidance

- Allow for an ADU internal to the principal dwelling or external to the principal dwelling within an accessory building, as a matter-of-right subject to impact and design conditions, which reflect the current special exception criteria.
- External ADUs would be subject to accessory building regulations as well as access and utility limitations.

WHY ARE ACCESSORY UNITS IMPORTANT?

- Are a source of affordable housing for small households.
 - Adapt existing housing stock.
 - Make efficient use of land and existing infrastructure.
 - May encourage economic and personal support between two separate households.
 - Generate rental income for home owners.
-
- **AARP:**
 - *“ADUs have the potential to assist older homeowners in maintaining their independence by providing additional income to offset property taxes and the costs of home maintenance and repair.”*

Living Quarters

- **EXISTING REGULATIONS** (§ 7502.3 in 1958)
- 2500.5 In an R-1-A or R-1-B District only, an accessory private garage may have a 2nd story used for sleeping or living quarters of domestic employees of the family occupying the main building.
- 2500.6 A 2-story accessory building allowed under § 2500.5 shall not exceed 20 ft. in height and shall not be located within the required rear yard. It shall also be set back from all side lot lines for a distance equal to the minimum width of a required side yard in the district in which it is located.
- Garage, private - a building or other structure, or part of a building or structure, not exceeding 900 sq.ft. in area, used for the parking of one (1) or more motor vehicles and having no repair or service facilities.

Accessory Apartments

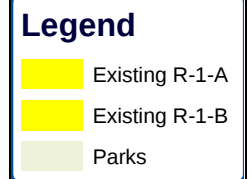
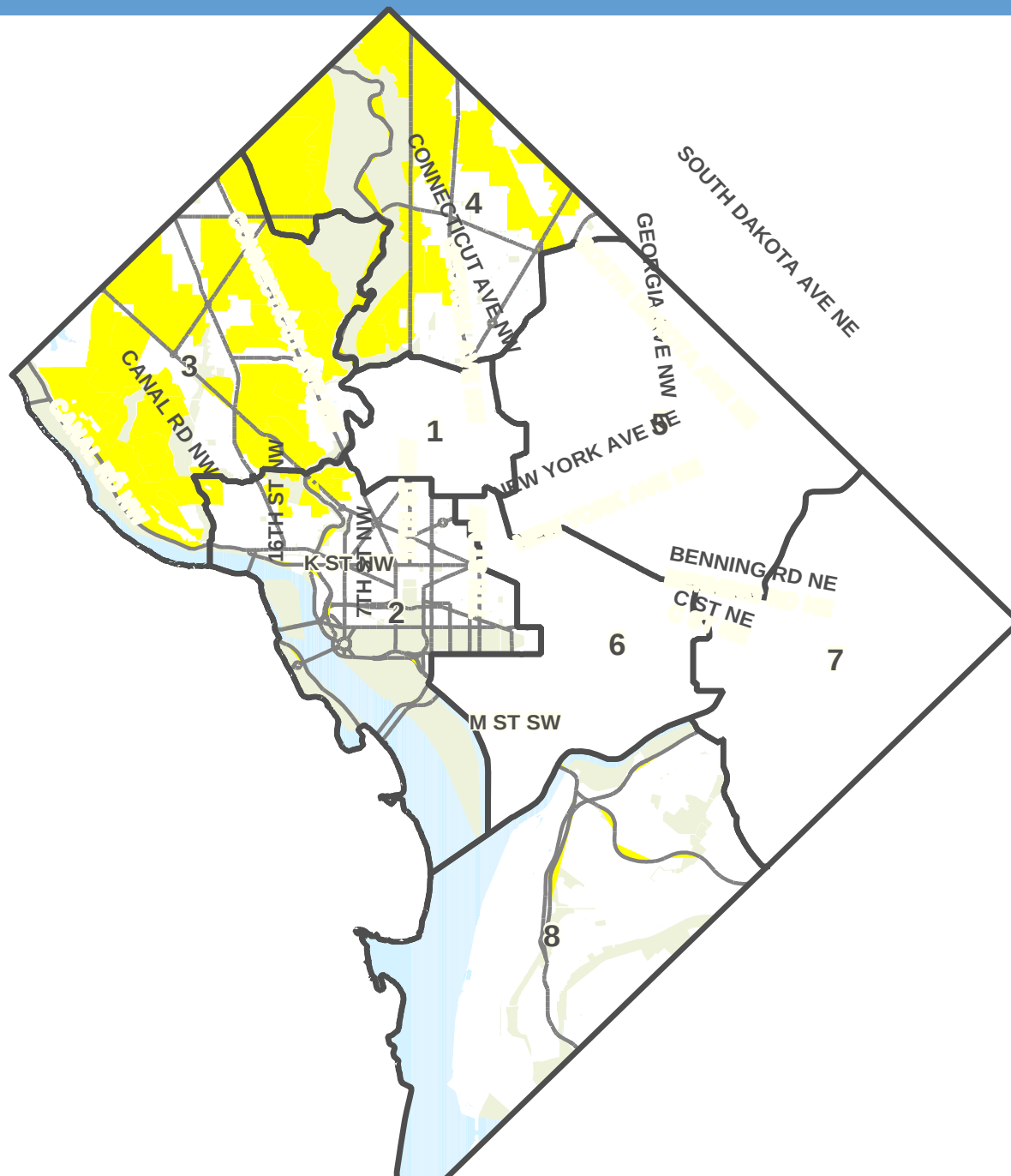
- **EXISTING REGULATIONS** (§ 202.10 in 1993)
- Department of Aging petitioned for Accessory Apartment to enable aging in place
- Unanimously adopted

Accessory Apartments

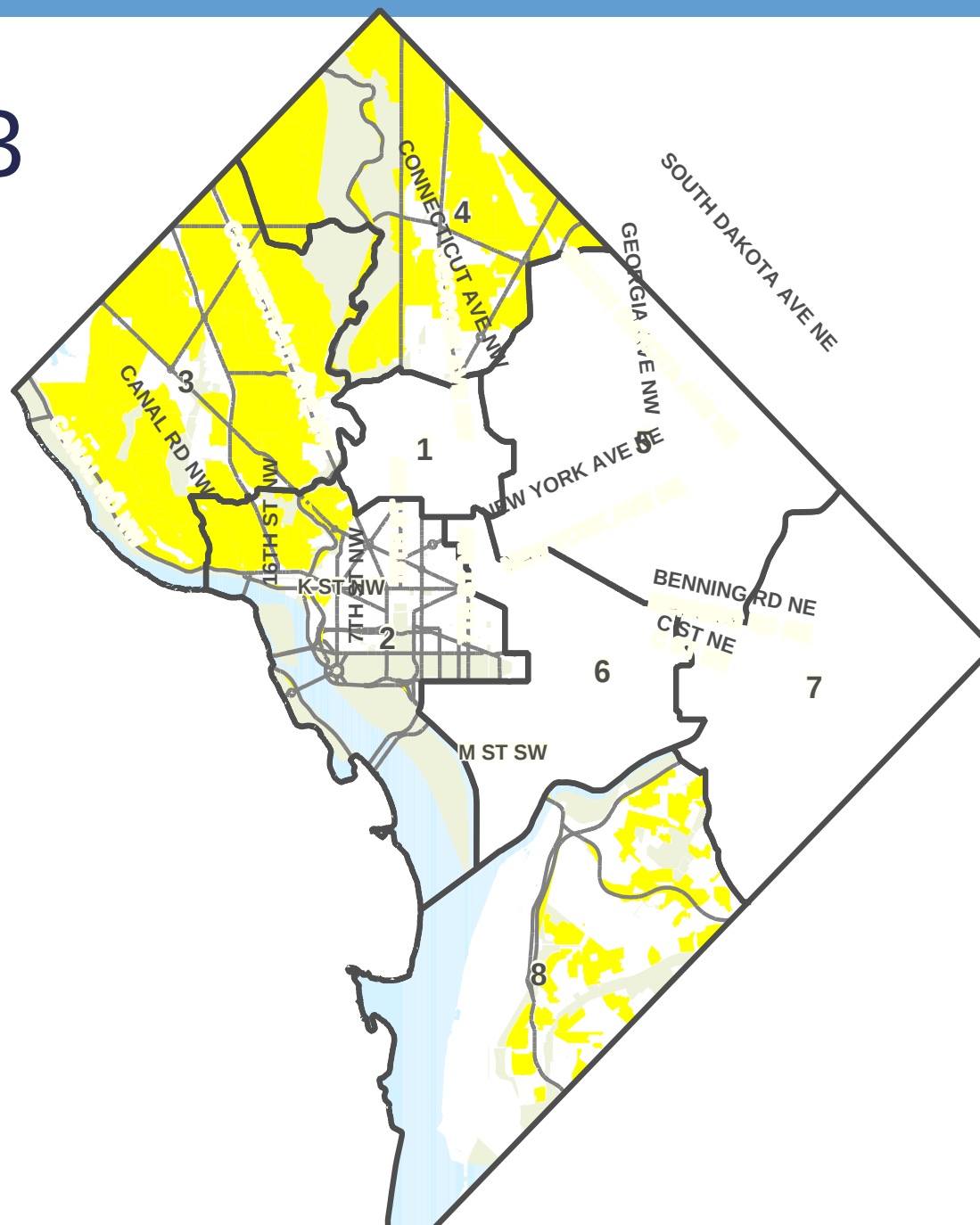
Existing Provisions

Current Zone	Principal Dwelling	Accessory Apartment (11 DCMR §202.10)	Domestic Quarters over Garage (11 DCMR § 2500.5)
R-1-A	1 – By-Right	1 – Special Exception	1 – By-Right
R-1-B	1 – By-Right	1 – Special Exception	1 – By-Right
R-2	1 – By-Right	1 – Special Exception	
R-3	1 – By-Right	1 – Special Exception	

R-1



R-1 - R-3



Accessory Apartment Proposal

- Interior By-Right
- Accessory Building, Existing = By right
 - 24 foot alley access or 10 foot side yard to street
- Accessory Building New Construction = Special Exception
- With VERY SIMILAR Conditions
- ERRATA: Minimum Lot size should be that permitted within the zone

Corner Stores

Comprehensive Plan

Policy ED-2.2.6	Promote the development of new grocery stores and supermarkets, particularly in neighborhoods where residents currently travel long distances for food and other shopping services. Because such uses inherently require greater depth and lot area than is present in many commercial districts, adjustments to current zoning standards to accommodate these uses should be considered.
Action NNW-2.1.B	Investigate zoning tools to retain Shaw's non-conforming retail corner stores and other existing retail uses within residential zones.

Zoning Commission Guidance

- Establish strict baseline limits for matter-of-right non-residential uses in each residential zone.
- Control the establishment of retail, service, institutional, and office uses through performance measures.
- Performance measures could be customizable to meet the needs of neighborhoods (i.e. hours of operation, maximum GFA, etc.).



Corner Stores

CURRENT

Not Allowed – Except for existing use with a current, valid C of O

PROPOSED

Permitted in R-3, R-4 only

Permitted by-right:

- An existing use
- Grocery, subject to conditions

Permitted by special exception:

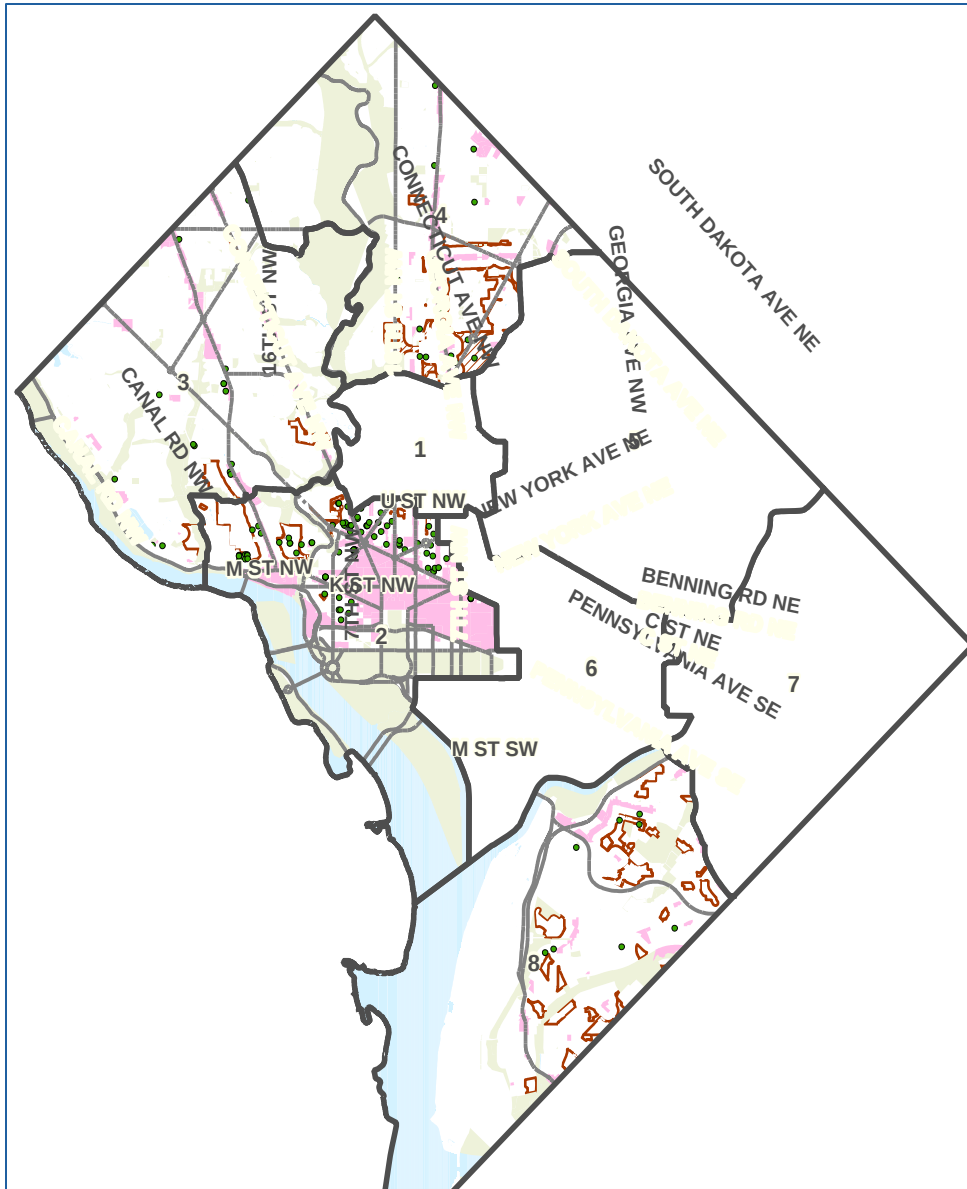
- Other specified Retail; General Service; Arts Design and Creation; or Eating and Drinking Establishment uses, subject to conditions

Not Permitted:

- In R-1, R-2 or R-5 zones



Potential Corner Store Locations

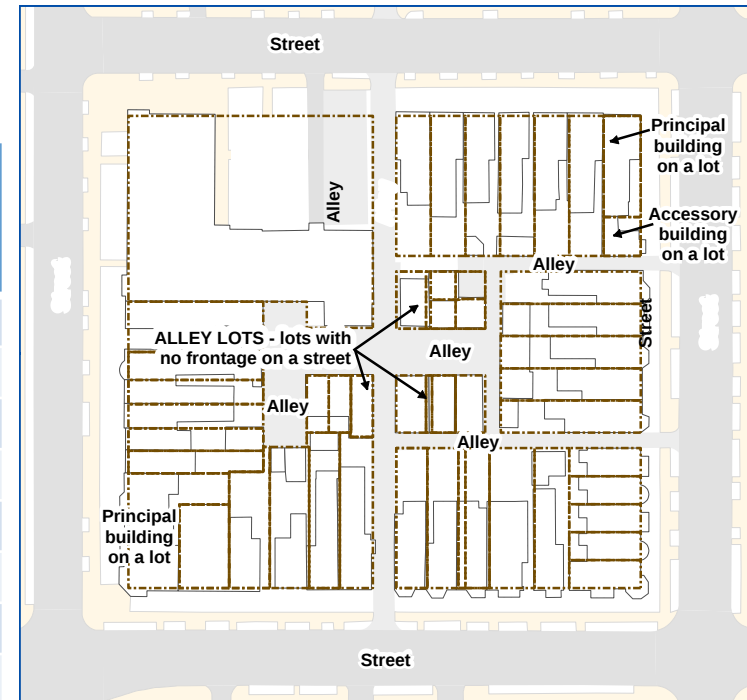


Legend

- R-3 & R-4 Potential Corner Store Locations
- Existing Corner Stores (2012)
- Existing Commerical Zones
- Parks

Alley Lots

Ward	Number of Alley Record Lots	Percentage of All Alley Record Lots
1	219	13
2	335	20
3	133	8
4	166	10
5	166	10
6	501	29
7	39	2
8	45	3



Zone	Number of Alley Record Lots	Percentage of All Alley Record Lots
R-1-A	2	0.1
R-1-B	148	8.6
R-2	121	7.1
R-3	318	18.6
R-4	692	40.4
R-5-A	79	4.6
R-5-B	92	5.4
R-5-C	10	0.6
R-5-D	1	0.1
R-5-E	8	0.5

Alley Permissions

	Current	Proposed
Uses – non residential	Artist Studio, Parking, Storage	Same
Alley Dwellings	One max, provided alley is 30' min. width	R-1 and R-2 – <i>not permitted</i> R-3 to R-5 – one max: • by right if alley is 24' min width; • one by sp. ex. if not • 450 s.f. min. lot area requirement for single res
New Alley Lots	Conform to zone lot dimensions	Conform to zone lot dimensions



Roof Structure

- LOWERED HEIGHT IN SINGLE HOUSEHOLD ZONES

18.5 feet

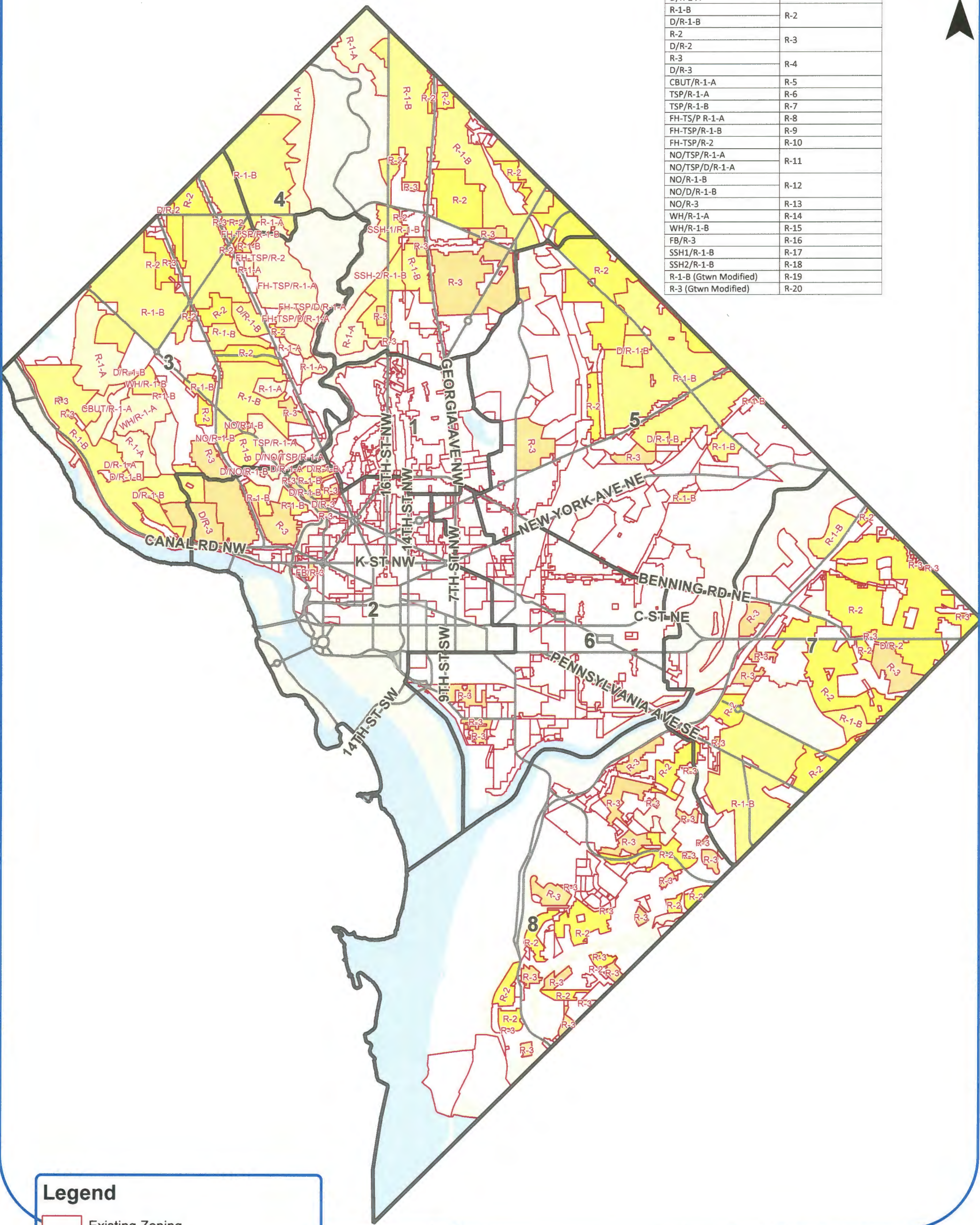
(§400.7)

10 feet

(§1502.3)

Map showing Low to Moderate Density Residential Areas
24 Zone Designations Current 20 Zone Designations Proposed

Current Zone Name	Proposed Zone Name
R-1-A	R-1
D/R-1-A	
R-1-B	R-2
D/R-1-B	
R-2	R-3
D/R-2	
R-3	R-4
D/R-3	
CBUT/R-1-A	R-5
TSP/R-1-A	R-6
TSP/R-1-B	R-7
FH-TS/P R-1-A	R-8
FH-TSP/R-1-B	R-9
FH-TSP/R-2	R-10
NO/TSP/R-1-A	R-11
NO/TSP/D/R-1-A	
NO/R-1-B	R-12
NO/D/R-1-B	
NO/R-3	R-13
WH/R-1-A	R-14
WH/R-1-B	R-15
FB/R-3	R-16
SSH1/R-1-B	R-17
SSH2/R-1-B	R-18
R-1-B (Gtwn Modified)	R-19
R-3 (Gtwn Modified)	R-20



Legend

Existing Zoning

Existing R-1-A plus R-1-A in overlays

Existing R-1-B plus R-1-B in overlays

Existing R-2 plus R-2 in overlays

Existing R-3 plus R-3 in overlays

Parks

R-1 through R-3 Zoned Areas
Office of Planning ~ November 6, 2013

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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.

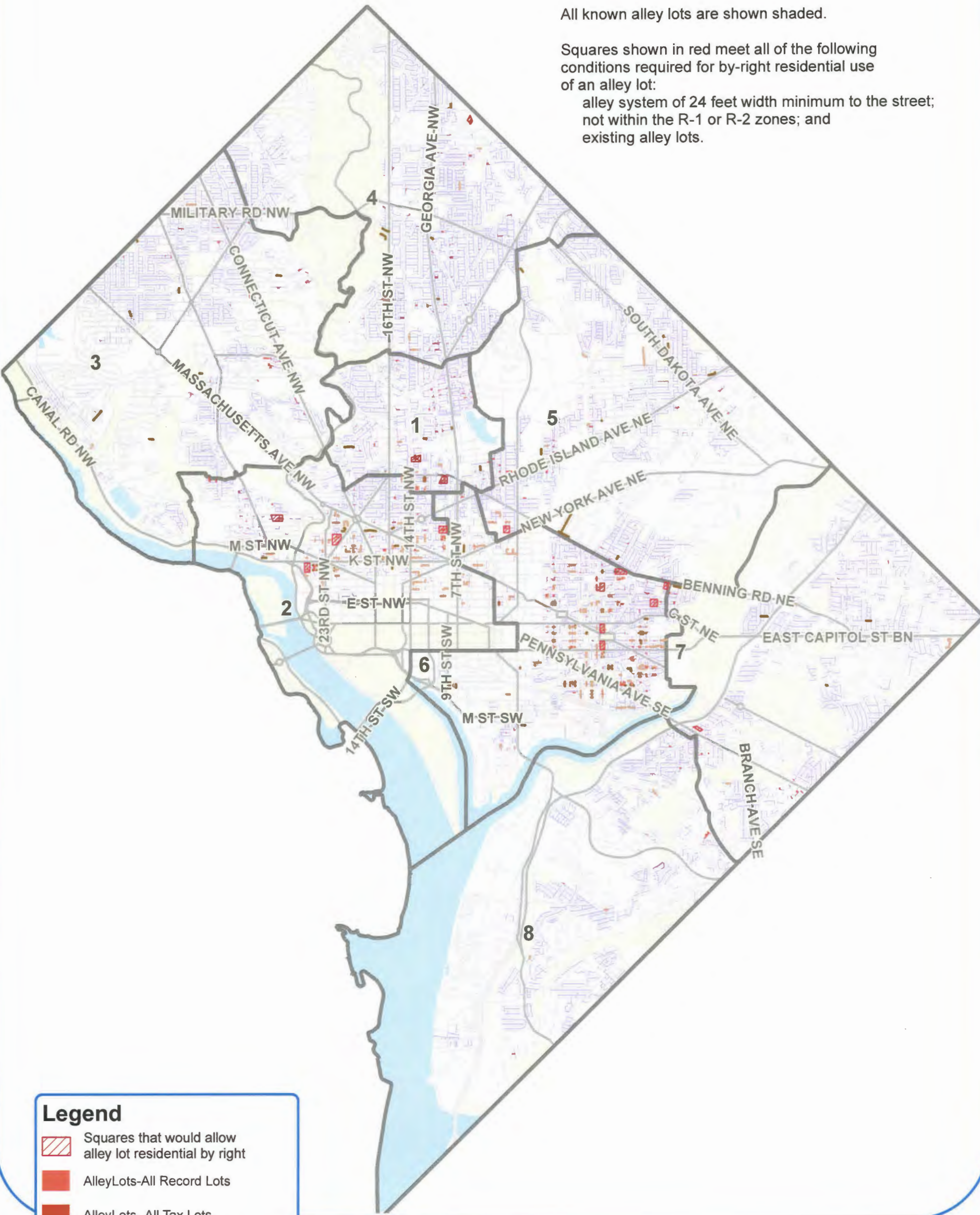


Map Showing Alleys and Alley Lots

An alley lot is a property with no street frontage, but rather front onto an open public alley.

All known alley lots are shown shaded.

Squares shown in red meet all of the following conditions required for by-right residential use of an alley lot:
alley system of 24 feet width minimum to the street;
not within the R-1 or R-2 zones; and
existing alley lots.



Legend

- Squares that would allow alley lot residential by right
- AlleyLots-All Record Lots
- AlleyLots -All Tax Lots
- AlleyROW 30 feet or more
- Alley ROW 24 feet or more
- Alleys
- Parks

ZRR - Alley Lots and Alley Widths
Office of Planning ~ November 6, 2013

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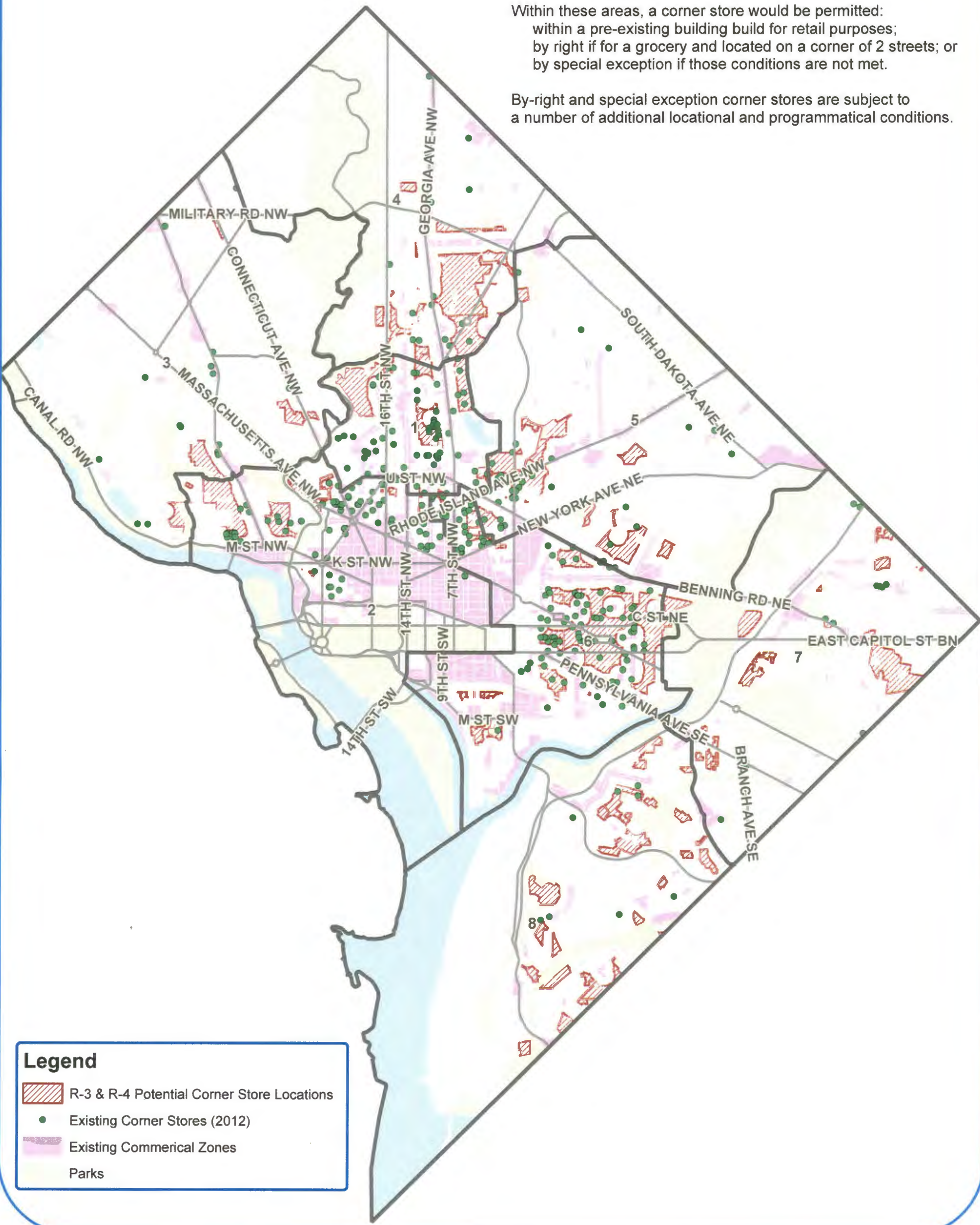
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Map showing potential locations for corner stores:
 zoned R-3 or R-4;
 a minimum of 500' from a commercial zone; and
 currently used for low density residential purposed.

Within these areas, a corner store would be permitted:
 within a pre-existing building build for retail purposes;
 by right if for a grocery and located on a corner of 2 streets; or
 by special exception if those conditions are not met.

By-right and special exception corner stores are subject to
 a number of additional locational and programmatical conditions.



Legend

- R-3 & R-4 Potential Corner Store Locations
- Existing Corner Stores (2012)
- Existing Commerical Zones
- Parks

ZRR - Potential Corner Store Locations
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District of Columbia Zoning Regulations Review

Low Density Residential Fact Sheet

Most the zoned land in the District is low to moderate density residential (existing R-1 through R-4 zones) – single family dwelling, duplexes, rowhouses, and flats. Low density zoning is found in all parts of the city, other than the downtown core. Many of our lower density residential areas could not be rebuilt under the current zoning. As our population increases, our household size decreases, and living patterns change, it is time to revisit the 1958 regulations.

OP's recommendations are intended to:

- Provide new provisions which better reflect the character of our lower density residential areas;
- Provide options to residents of these areas to address current needs and living patterns; and
- Modify provisions which do not reflect existing development patterns, which can reduce costly, and time consuming BZA approval processes.

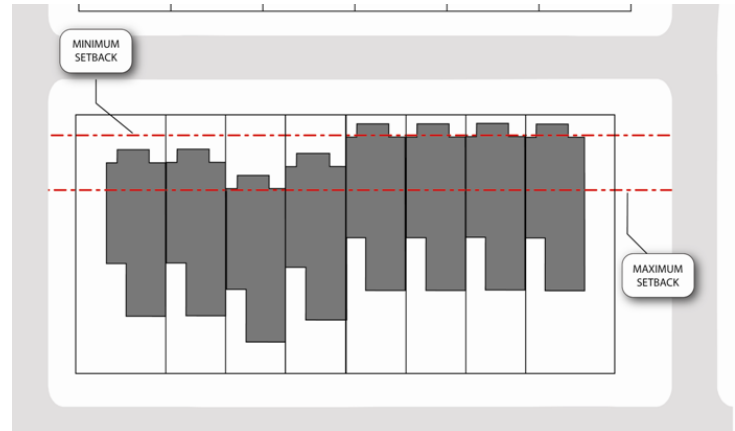
OP is **NOT** proposing substantive changes to any of the following provisions for principal dwellings in the low density residential zones:

- Minimum Lot Size;
- Lot Occupancy;
- Floor Area Ratio (FAR) or building square footage;
- Permitted Building Height;
- Permitted Number of Stories;
- Minimum Side Yards; or
- Minimum Rear Yard.

OP Proposals:

Building Height - Height (40 ft. maximum) and number of stories (3) would remain the same, but measuring point for height of houses would be revised to help to address “pop-up” additions.

Front Setback - A new front setback would be based on the prevailing setback on the block.



Lot occupancy – Permitted lot occupancy would not change, but the current incentives to “fill in” narrow courts and side yards in rowhouse zones would be removed.

Corner stores – Already common in many neighborhoods, a grocery store would be allowed by right and other permitted uses by special exception, subject to conditions and restrictions.

Accessory Apartment – Currently allowed by-right in limited situations, or by special exception, OP is proposing that they would be allowed by right in all zones within the house or an existing accessory building or by special exception within a new accessory building.

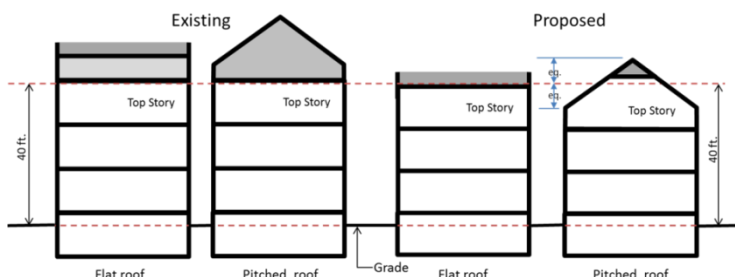
Parking – The current requirement for off-street parking would be retained, except parking would not be required if the lot has no alley access.

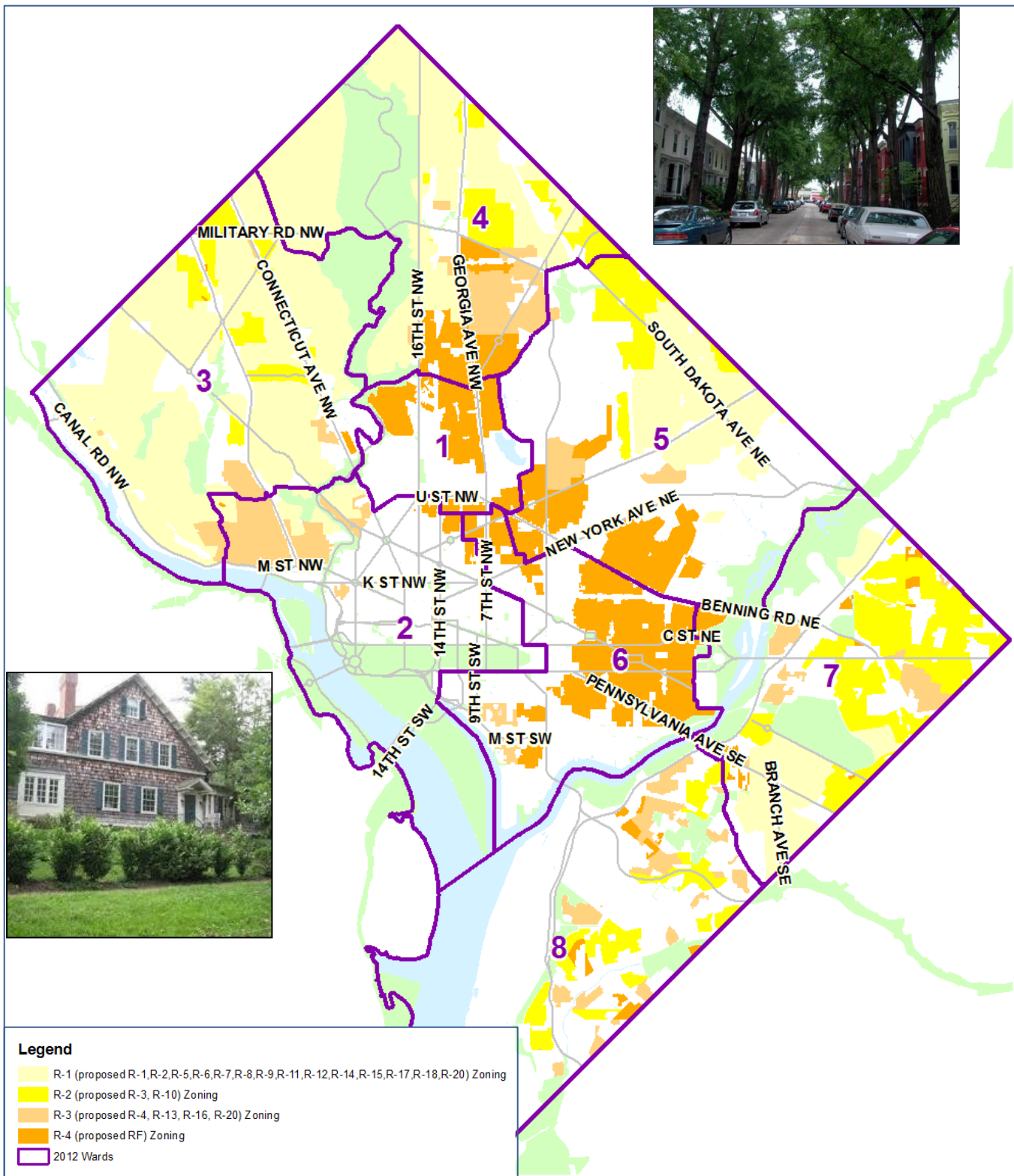
Lot size – Lot area and width requirements would be retained for any new subdivision; existing non-conforming lots that meet all other regulations could be developed.

Alley lots – Residential development of alley lots would no longer be permitted in current R-1 and R-2 zones, but would in other zones be permitted by-right, subject to access conditions, or by special exception. Other uses for alley lots would remain.

Pervious surface requirement (already approved by the Zoning Commission) - will help to ensure that all lots have some green space to allow stormwater infiltration.

Building Section, showing Existing and Proposed methods for calculating height





To view the proposed text, visit the Office of Zoning website at www.dcoz.dc.gov or the Office of Planning ZRR website, www.zoningupdate.org.

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Zoning Commission Public Hearings on the proposed text will be held November 4 – 14, 2013 – for more information or to sign up to testify at the hearings, please go to the Office of Zoning website at www.dcoz.dc.gov.



District of Columbia Zoning Regulations Review

Accessory Apartments Fact Sheet

What is an Accessory Apartment?

An accessory apartment (also known as an accessory dwelling unit, or ADU) is a separate, secondary dwelling unit on a single-family property. It can be in the principal building, such as a basement apartment, or in an accessory building, such as a carriage house or converted garage.

Household size is decreasing in DC, going from 3.2 persons per household in 1950 to 2.1 in 2010. As a result, some of our lower density housing is larger than what current residents need or want. Accessory apartments provide a way for residents to stay in their homes and their neighborhoods, while better utilizing the existing housing stock. They can also accommodate some of the increased housing demand in areas where infrastructure already exists, lessening pressure on undeveloped lands and providing housing options for new residents who, like us, wish to live in the city.

What are the benefits to DC residents?

- **Affordability**

Accessory apartments can provide additional income (“mortgage helpers”) for home owners, bringing home ownership within reach of more DC residents *and* creating new rental units.

- **Aging in Place**

Accessory apartments can create revenue for retirees and long term homeowners to allow them to stay in their homes longer, or provide a smaller living space that fits their changing lifestyle and housing needs.

- **Diversity**

Additional housing options in established neighborhoods can make more of the city accessible to a diverse population.

- **Security**

Additional “eyes on the street” and having someone else living close by can provide a sense of safety for existing homeowners.

Existing Accessory Apartment Regulations:

Currently, some zones allow accessory apartments by right - if they are being occupied by family members or household staff. Otherwise, accessory apartments are allowed only by special exception subject to criteria and conditions. The special exception requirement means that property owners have to go before the Board of Zoning Adjustment in a public hearing, which can be expensive and time consuming.

Existing accessory apartment conditions stipulate that it must be subordinate in size to the primary dwelling unit; that either the accessory apartment or the primary dwelling must be occupied by the owner of the property; and that only one accessory dwelling unit is allowed for each property.

OP Proposal:

OP proposes to allow accessory apartments by right (without requiring BZA approval) in residential zones, within the main house or within an existing accessory building, subject to conditions similar to those that exist in the current regulations. This would allow property owners to create accessory apartments without going through a lengthy review process and would remove antiquated restrictions on household staff and family requirements.

Special exception review would still be required to establish an accessory apartment in a new accessory building to ensure that the new building fits in with the neighborhood’s character; or if the proposed accessory building did not meet the criteria established in the zoning regulations.



Credit: City of Seattle



	Location	Existing Regulations Allow:	Total	Proposed Regulations Would Allow:	Total
R-1	In the house:	1 by special exception (s.e.) subject to conditions PLUS	2	1 by right subject to conditions OR	1
	In an accessory building:	1 for domestic by-right or by area variance for non-domestic		1 by right in existing accessory building subject to conditions OR 1 by s.e. in new or expanded accessory building	
R-2	In the house:	1 by s.e. subject to conditions	1	1 by right subject to conditions OR	1
	In an accessory building:	Would require an area variance		1 by right in existing accessory building subject to conditions OR 1 by s.e. in new or expanded accessory building	
R-3	In the house:	1 by s.e. subject to conditions	1	1 by right subject to conditions OR	1
	In an accessory building:	Would require an area variance		1 by right in existing accessory building subject to conditions OR 1 by s.e. in new or expanded accessory building	

By-right Accessory Apartment Conditions:

- Limit of one per lot.
- Either the principal dwelling or accessory apartment unit must be owner-occupied.
- Minimum lot size for an accessory apartment:
 - 7,500 sq.ft. in the existing R-1-A (R-1, R-5, R-6, R-8, R-11, R-14) zones;
 - 5,000 sq.ft. in the existing R-1-B (R-2, R-7, R-9, R-12, R-15, R-17, R-18, R-19) zones; and
 - 4,000 sq.ft. in the existing R-2 (R-3 and R-10) or R-3 (R-4, R-13, R-16, R-20) zones.
- Maximum number of people living on the property would be six (currently no limit exists).

An accessory apartment in the **principal dwelling** is subject to the following conditions:

- The house shall be at least 2,000 sq. ft. in area;
- The accessory apartment unit may not occupy more than 30% of the gross floor area of the house; and
- Any additional entrance that is created cannot be located on the street facing façade of the house.

An **accessory building** that houses an accessory apartment is subject to the following conditions:

- The accessory building must have been in existence on January 1, 2013;
- No expansion or addition may be made to the accessory building;
- A permanent access to the accessory building from the alley or the street must be provided; and
- The accessory building cannot also not be used for any other accessory use, except a garage.

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District of Columbia Zoning Regulations Review

Alley Lots Fact Sheet

What is an alley lot?

Alley lots are properties which face an alley but have no direct street access or frontage. The current zoning code allows limited use of alley lots in residential zones (such as parking, artist studios, and storage). A wider range of uses is permitted in commercial zones, but residential uses are strictly regulated in all zones. Single family alley dwellings are permitted only on alley lots accessible via a 30-foot wide alley network, and are generally limited to a height equal to the adjacent alley's width. Any new single family residence located on a sub-30-foot alley network or new multi-family housing requires a "use variance" from the Board of Zoning Adjustment, which is a high burden for relief, even if alley dwellings are common in the area.



The reason for this is likely that early alley dwellings were crude structures, usually without plumbing or electric lighting, and were associated with various societal ills. The alley dwelling reform movement worked to make construction of additional alley dwellings illegal, and most alley dwellings were removed. However, times have changed and DC has seen an increased demand and tolerance for limited alley dwellings in parts of the city, provided that issues of safety and privacy can be addressed.



Although these lots received much attention during ZRR meetings, they are actually not very common – there are only about 1,700 in total based on an OP count of alley record lots in 2012, and roughly half of them are in the oldest parts of the city – Capitol Hill in Ward 6 and Georgetown in Ward 2. The majority of record alley lots (almost 60%) are located within the current R-3 and R-4 zones, while relatively few (about 16%) are located in R-1 and R-2 zones. Approximately 14% of existing alley lots are currently being used as dwellings. OP analysis found very few 30 foot wide alley networks, the minimum currently required for a residential use.

Many of the other existing alley lots in residential areas are used for parking, or are green or unimproved space associated with an adjacent lot.

OP Proposal:

The proposed regulations would allow residents additional housing options:

- A single residence would be permitted by-right on a 24 foot wide alley system in the current R-3, R-4, R-5 and commercial zones, or by special exception on an alley lot that does not meet the alley width requirement.
- Residential use on an alley lot in the current R-1 and R-2 zones would not be permitted.
- Additional controls would limit potential impacts.





	Current	Proposed
Definition	Lot, alley - a lot facing or abutting an alley and at no point facing or abutting a street.	Lot, Alley: A lot that faces or abuts an alley that does not face or abut a street at any point, and that is recorded on the records of the Office of the Surveyor or the Office of Tax and Revenue on or before November 1, 1957.
New Alley Lots	Conform to zone lot dimensions	Conform to zone lot dimensions, or 1,800 sq.ft. in zones with no lot area requirement; 24 feet of alley frontage and alley network min.
Non-residential Uses	Artist Studio, Parking, Storage permitted by right in residential zones; Broad range of uses in mixed use and industrial zones	Would continue to be permitted in all residential zones A corner store is specifically not permitted Continue to allow broader range of uses in mixed use and industrial zones
Alley Dwellings	One maximum, provided alley system is 30' min. width minimum	Current R-1 and R-2 (R) zones – not permitted Current R-3 to R-4 (RF) zones – one maximum: • by right if alley is 24' width minimum; • by special exception if alley is less than 24' wide New A and M zones – single or multiple dwelling: • by right if alley is 24' width minimum; • by special exception if alley is less than 24' wide
Lot size	As per zone	450 sq.ft. minimum for use as a residence
Lot Occupancy	Not specified	80 to 100%, depending on lot size
Height	Up to 30 feet, based on alley width	Maximum 20 feet / 2 stories, measured from its midpoint along the alley frontage; except 20 feet / 2 stories to 30 feet / 3 stories in mixed use (M) zones
Setbacks	Not specified	5 feet minimum to any lot line shared with a non-alley lot; 12 feet min from centerline of alley;
Pervious surface	Not regulated	10% minimum

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District of Columbia Zoning Regulations Review

Corner Store Fact Sheet

Corner stores are small commercial establishments in otherwise lower density residential areas. Many DC neighborhoods have a tradition of corner grocery stores – Capitol Hill and Georgetown for example, but there are some corner stores in virtually every part of the city. Many of the existing businesses were built as corner stores, to serve the local resident population. They can help to build neighborhood cohesion, add convenience to residents, and lessen traffic congestion.

The existing regulations do not allow commercial uses in our residential districts, which often means extra car trips, more time spent traveling, and more emissions from cars as residents run errands. Although existing corner stores are “grandfathered”, new ones or changes to existing ones require BZA approval.

The proposed regulations would allow limited neighborhood serving commercial, service and arts uses in rowhouse residential areas. In particular, access to grocery stores is limited in many parts of the city, and the proposed zoning would especially encourage corner grocery stores, to make convenient, healthy living choices an option.

The goal is to make it easier for people to buy a gallon of milk or a morning cup of coffee close to their homes, and to save time and car trips spent on small errands.



This corner store in Southeast DC offers a variety of convenient grocery items and prepared foods for local residents.

OP Proposal:

A Corner Store could only be located on a lot that:

- Is at the intersection of two streets; or is an interior or through lot if the building was built prior to 1958 as a non-residential use;
- Is 500 feet from the nearest commercially zoned (M or N) property (750 feet for the R-20 zone);
- Is within 500 feet of no more than one other lot with an eating establishment use;
- Is within 500 feet of no more than three other lots with a Corner Store use uses;
- Is not an alley lot;
- Does not also contain an accessory apartment or another Corner Store; and
- Does not have more than one dwelling unit.

A Corner Store could **NOT**:

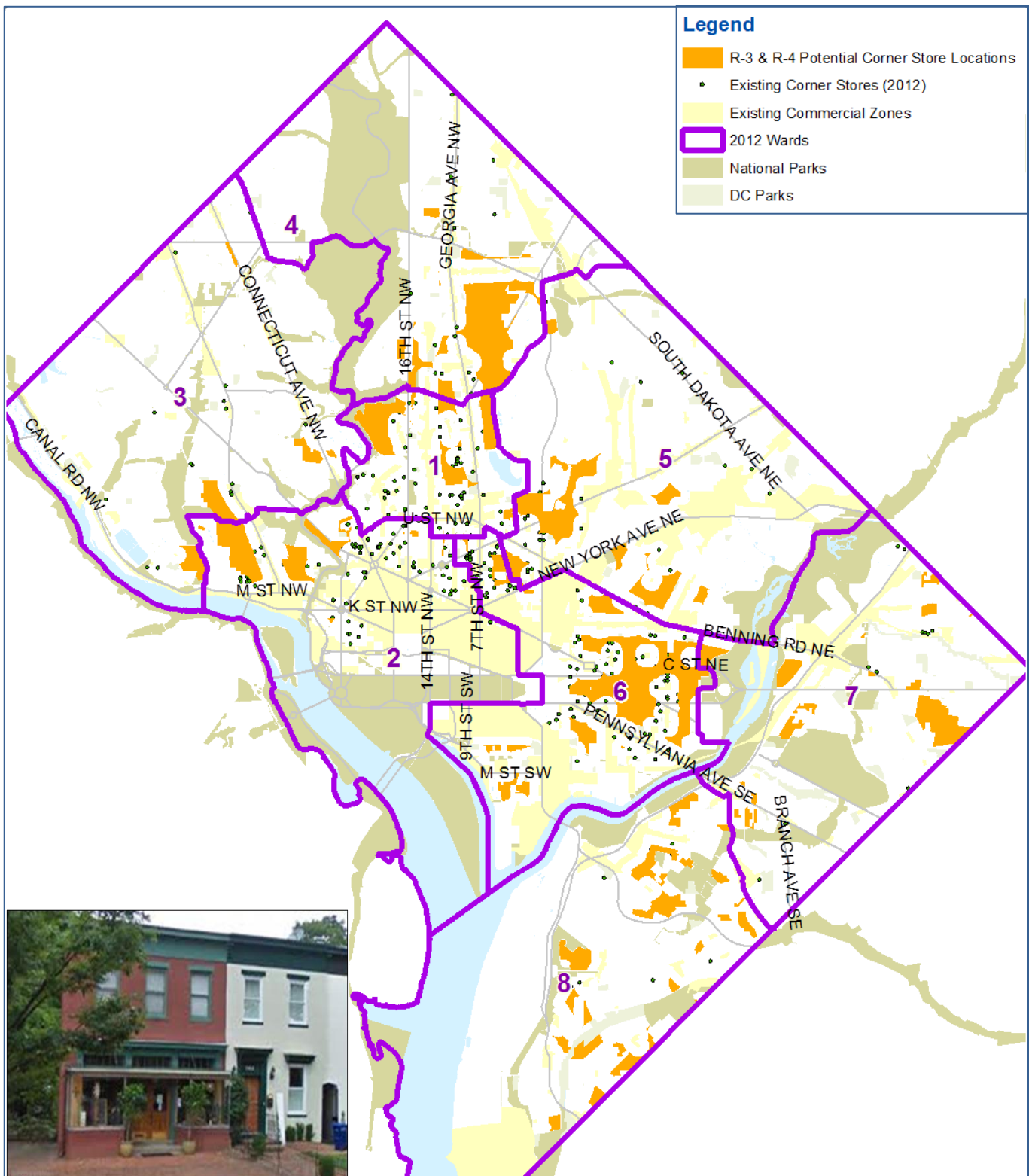
- Be located in an accessory building on the lot;
- Be more than 1,200 ft. in total area;
- Occupy any space above the ground story;
- Sell alcoholic beverages for on-site consumption;
- Devote more than 15% of the floor area to the sale of alcohol for off-site consumption;
- Include on-site cooking of food or the installation of grease traps; although food assembly and reheating would be permitted;
- Have outdoor storage of materials or trash and
- Include the on-site use or storage of dry-cleaning chemicals.

A corner grocery store would be permitted by right, provided:

- Hours of operation would be limited to 7:00 a.m. to 9:00 p.m.; and
- There could be no more than one external sign, not illuminated and flush-mounted.

A corner store for other retail, service, arts, or eating uses would be permitted only by special exception, with BZA approval.





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DC Office of Planning - E650 – 1100 4th Street SW Washington, D.C. 20024
www.dczoningupdate.org phone: 202-442-7600 email zoningupdate@dc.gov





District of Columbia Zoning Regulations Review

Sustainability Fact Sheet



DC has already distinguished itself as a national leader in transit ridership, bikeshare infrastructure, certified LEED and Energy Star buildings, and the amount of green space. We rank second in number of commuters who get to work by transit (after only New York) and second in number who get to work by walking. Our Capitol Bikeshare system is one of the oldest, largest, and most heavily used in the country. The Green Building legislation, the new Green Building Code, and new DDOE stormwater management programs are all working towards making development in the city more sustainable.

The Comprehensive Plan sets visionary goals and objectives for being a green and sustainable city. Rooted in the Comp Plan, the 2011 Sustainable DC Plan sets specific goals and targets for how DC can continue to move towards becoming the healthiest, greenest, and most livable city in the United States. Enhancing our natural and built environments, investing in a diverse clean economy, and reducing disparities among residents also creates a more educated, equitable and efficient city by developing a sustainable economy.



The Sustainable DC Plan addresses the built environment; climate; energy use and generation; food production; natural system protection; transportation options; waste management and reduction; and water consumption, quality,

and management. Not all of these objectives can be addressed through zoning, but through the ZRR process, we are making our zoning code more responsive to green initiatives.

OP Proposals include:

- **Green Area Ratio (GAR)** for apartment, mixed use, commercial, industrial and institutional uses (adopted by the Commission and effective October, 2013).
- **Pervious surface** requirement for low density residential (adopted by the Zoning Commission and effective October, 2013).
- Eliminate minimum parking requirements in the expanded downtown, including in areas close to the Anacostia River.
- Reduce parking requirements in areas well served by mass transit (metro, bus, streetcar).
- Eliminate minimum parking requirement in low density residential areas where there is no alley, to minimize curb cuts and impacts on street parking and streetscapes.
- Require car-share spaces in parking lots.
- Limit size / visual impact of surface parking lots and increase landscaping requirements, including shade trees.
- Increase long- and short-term bicycle parking requirements.





- Require bicycle facilities (secure storage, showers, lockers) for bikes in commercial buildings over 25,000 sq. ft. that provide long-term bicycle parking
- Establish TDM measures as part of any parking relief request.



- Require TDM measures for over-parking (more than 150% of required amount), including planting of street trees, provision of car share spaces, and electric car charge stations.
- Facilitate sharing of parking between sites and uses.
- Facilitate neighborhood serving (walkable) retail and services – corner stores – in our rowhouse neighborhoods, to reduce the need to drive to meet day-to-day needs.



- Extend existing waterfront setback requirements to all zones along the rivers.
- Allow additional density downtown for new residential development.

- Permit urban agriculture in all parts of the city.
- Require additional landscape buffering for industrial uses.
- Facilitate development of non-conforming infill lots.
- Remove some of the impediments to providing legal accessory dwelling units.
- Reduce barriers to the provision of green roofs / solar panels on buildings.



- Permit building projections such as solar shading fins.
- Reinforce sustainability as a PUD expectation and benefit.
- Facilitate minor additions or repairs to non-conforming buildings, encouraging their retention and reuse.

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