



# ZONING REGULATIONS REVIEW

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November 13, 2013

Subtitles G and H



# Zoning Commission Action to Date

| Subtitle | Case Number and Topic                                      | Public Hearing   | Guidance Public Meeting |
|----------|------------------------------------------------------------|------------------|-------------------------|
| G, H     | 08-06-5<br>Mixed Use/Commercial<br>(Mapping, Uses, Retail) | October 23, 2008 | December 8, 2008        |
| G, H     | 08-06-13<br>Mixed Use/Commercial<br>(Setbacks)             | October 25, 2010 | November 29, 2010       |

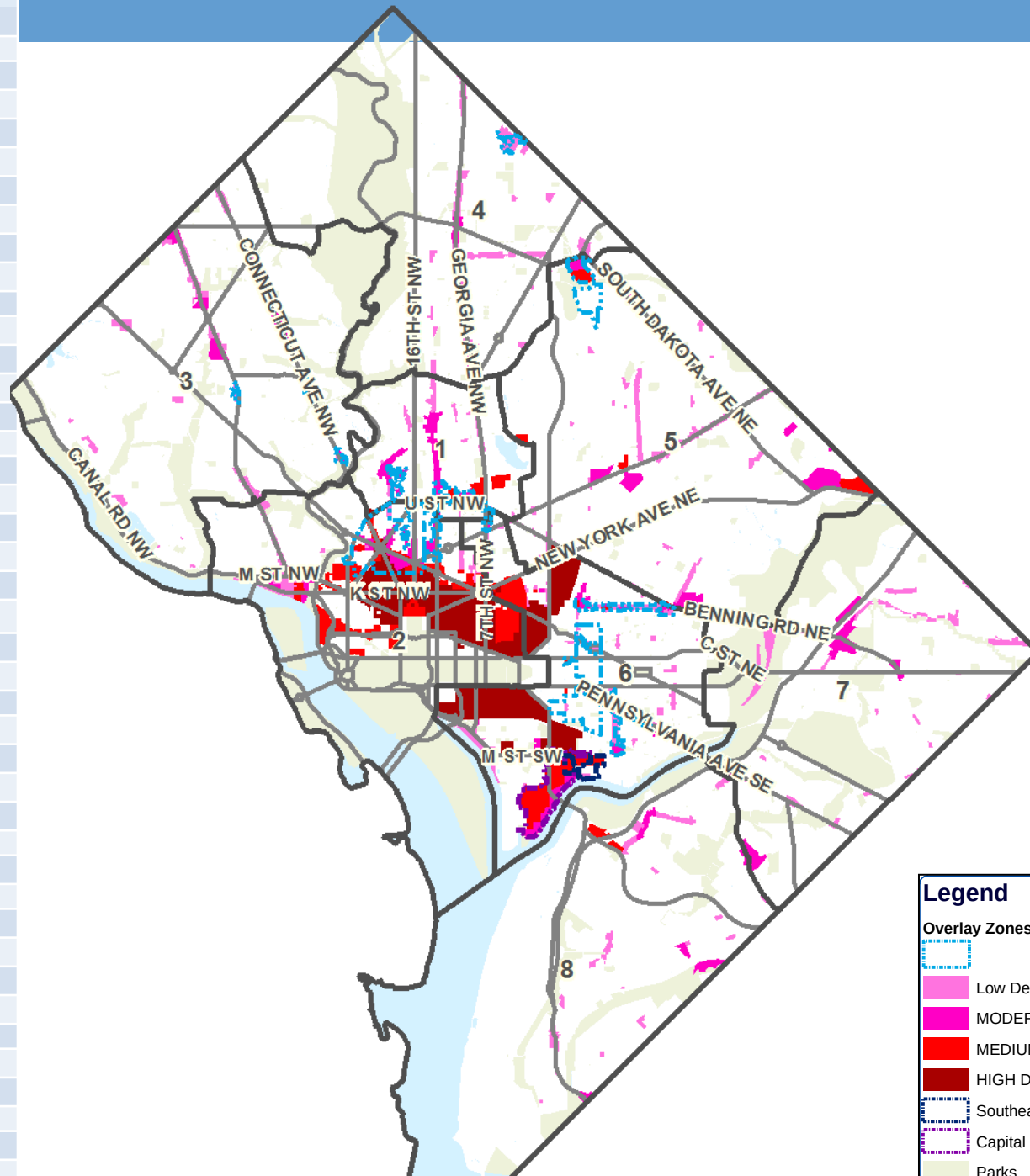
# ZC Guidance

## Commercial Zones and Overlays

- Replace existing commercial zone districts and overlays with standalone districts in which the uses and area restrictions are tailored to the needs of specific and contiguous geographic areas.



|               |      |
|---------------|------|
| SP-1          | M-1  |
| SP-2          | M-2  |
| C-1           | M-3  |
| C-2-A         | M-4  |
| C-2-B         | M-5  |
| C-2-C         | M-6  |
| C-3-A         | M-7  |
| C-3-B         | M-8  |
| C-3-C         | M-9  |
| CR            | M-10 |
| W-0           | M-11 |
| W-1           | M-12 |
| W-2           | M-13 |
| W-3           | M-14 |
| SP-1/DC       | M-16 |
| SP-2/DC       | M-17 |
| C-2-A/DC      | M-18 |
| C-2-B/DC      | M-19 |
| C-2-C/DC      | M-20 |
| C-3-B/DC      | M-21 |
| C-3-C/DC      | M-22 |
| CR/DC         | M-23 |
| SP-2/CAP      | M-24 |
| C-2-A/CAP     | M-25 |
| C-2-A/CHC     | M-26 |
| C-2-A/CAP/CHC | M-27 |
| C-2-A/NO      | M-28 |
| C-2-A/ARTS    | M-29 |
| C-2-B/ARTS    | M-30 |
| C-3-A/ARTS    | M-31 |
| CR/ARTS       | M-32 |
| C-2-A/RC      | M-33 |
| C-2-B/RC      | M-34 |
| C-3-A/FT      | M-35 |
| CR/FT         | M-36 |



### Legend

#### Overlay Zones - Commercial Areas

-  Southeast Federal Center (Subtitle K)
-  Low Density - C-1, C-2-A, W-0, W-1
-  MODERATE DENSITY - C-2-B, C-3-A, W-2, SP-1
-  MEDIUM DENSITY - C-2-C, C-3-B, W-3, SP-2, CR
-  HIGH DENSITY - C-3-C, C-4, C-5
-  Capital Gateway (Subtitle K)
-  Parks

# Guidance

- Ground Floor Design Standards
- Consolidation of Use Lists
- Limitation of Certain Uses on the Ground Floor
- Side and Rear Setbacks
- Courts
- Zone to Zone Transition Regulations
- Plaza Requirements



# Guidance

- FAR Limits on Commercial Uses
- Residential Lot Occupancy in Mixed Use Zones

|               | <b>Current (C-2-A)</b>                | <b>Proposed (M-4)</b>                        |
|---------------|---------------------------------------|----------------------------------------------|
| Height        | 50'                                   | No change                                    |
| FAR           | 2.5                                   | No change                                    |
| FAR, non-res  | 1.5                                   | 2.0                                          |
| Lot Occupancy | Commercial - none<br>Residential – 60 | Commercial - no change<br>Residential – none |



# Guidance (modified)

- Retail Use Size Limitations
- Ground Floor Retail Uses
- Use Concentration Limitation



# Overlay and Underlying Zones

- **1301 GENERAL PROVISIONS**
- 1301.1 The NC Overlay District is mapped in combination with the underlying Commercial District and not instead of the underlying district.
- **720 COMMUNITY BUSINESS CENTER DISTRICTS (C-2)**
- 720.3 The C-2-A Districts shall be located in low and medium density residential areas with access to main highways or rapid transit stops, and shall include office employment centers, shopping centers, and medium-bulk mixed use centers.



# Neighborhood Mixed Use

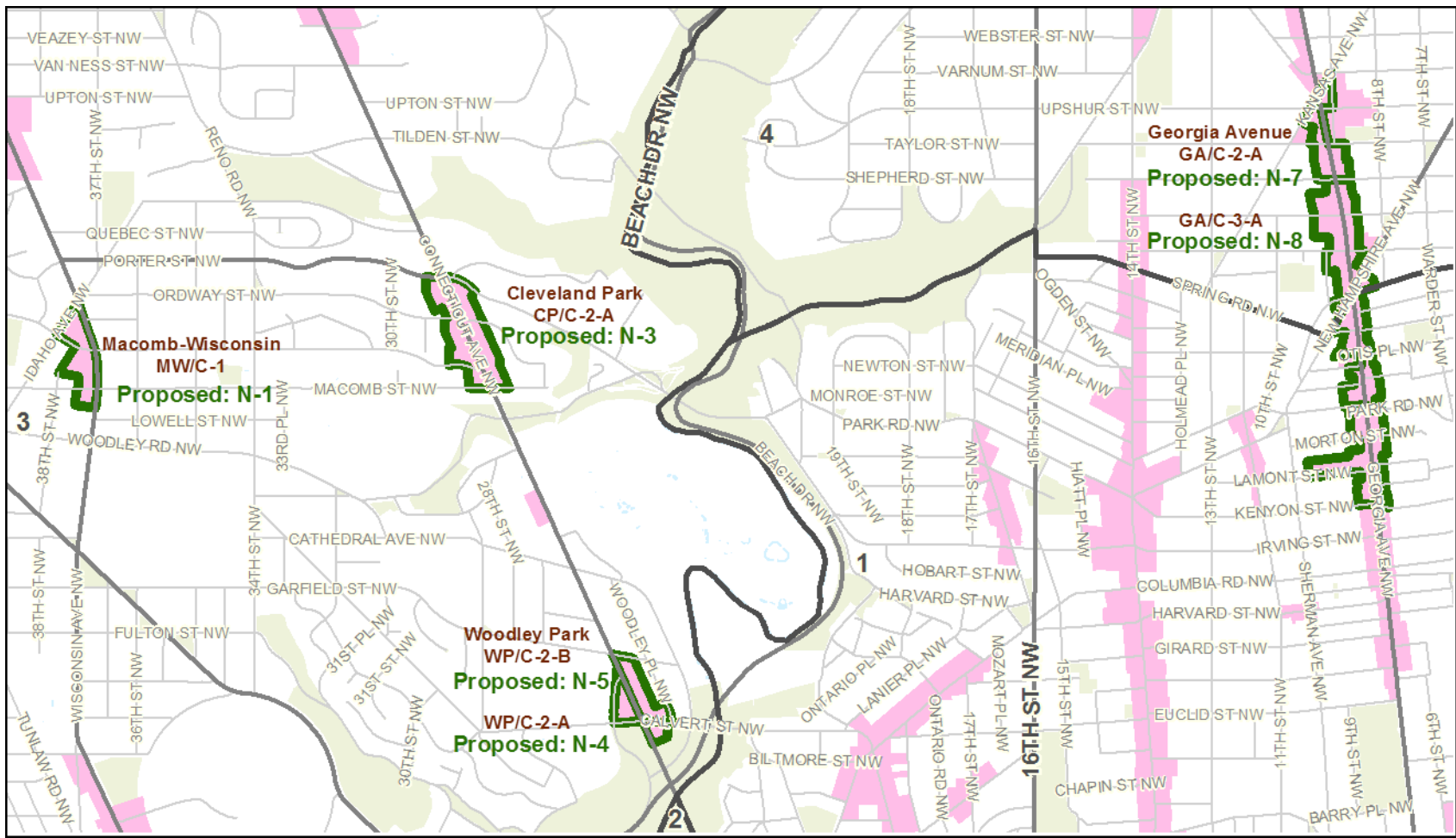
| Subtitle H – Neighborhood Mixed Use |      |
|-------------------------------------|------|
| C-1/MW                              | N-1  |
|                                     |      |
| C-2-A/TK                            | N-2  |
| C-2-A/CP                            | N-3  |
|                                     |      |
| C-2-A/WP                            | N-4  |
| C-2-B/WP                            | N-5  |
|                                     |      |
| C-3-A/ES                            | N-6  |
|                                     |      |
| C-2-A/GA                            | N-7  |
| C-3-A/GA                            | N-8  |
|                                     |      |
| C-2-A/HS-H                          | N-9  |
| C-2-B/HS-H                          | N-10 |
| C-2-C/HS-H                          | N-11 |
| C-3-A/HS-H                          | N-12 |
| C-3-B/HS-H                          | N-13 |
| C-2-A/HS-A                          | N-14 |
| C-3-A/HS-A                          | N-15 |
| C-2-A/HS-R                          | N-16 |
| C-2-B/HS-R                          | N-17 |

# Neighborhood Commercial - Examples

Commercial Zoning

Existing Neighborhood Commercial Overlays

Proposed Neighborhood Commercial Zoning



# Guidance

- Adaptability of New Retail Space



# Comprehensive Plan

|                                                                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning Changes to Reduce Land Use Conflicts in Residential Zones | Action LU-2.3.A                     | <p>As part of the comprehensive rewrite of the zoning regulations, develop text amendments which:</p> <ul style="list-style-type: none"> <li>a. Expand buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones;</li> <li>b. More effectively manage the non-residential uses that are permitted as a matter-of-right within commercial and residential zones in order to protect neighborhoods from new uses which generate external impacts;</li> <li>c. Ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods;</li> <li>d. Provide for ground-level retail where appropriate while retaining the residential zoning along major corridors; and</li> <li>e. Ensure that there will not be a proliferation of transient accommodations in any one neighborhood</li> </ul> |
| Multi-Family Neighborhoods                                       | Policy LU-2.1.10                    | <b>Maintain the multi-family residential character of the District's Medium and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas, and make these areas more attractive, pedestrian-friendly, and transit accessible.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Commercial Corridors                                             | Policy UD-3.1.6 and Policy UD-3.1.7 | <p>Along walkable shopping streets create street walls with relatively continuous facades built to the front lot line in order to provide a sense of enclosure and improve pedestrian comfort.</p> <p>Create attractive and interesting commercial streetscapes by... avoiding windowless facades and gaps in the street wall.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Reduce Land Use Conflicts in Commercial Zones                    | Action LU-2.4.B                     | <b>Control the uses which are permitted by-right in commercial zones; avoid concentration of particular uses with the potential for adverse effects; and consider performance standards to reduce potential conflicts.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

