

District of Columbia
Office of Planning



ANC 2F ZONING REGULATIONS REVIEW SUMMARY

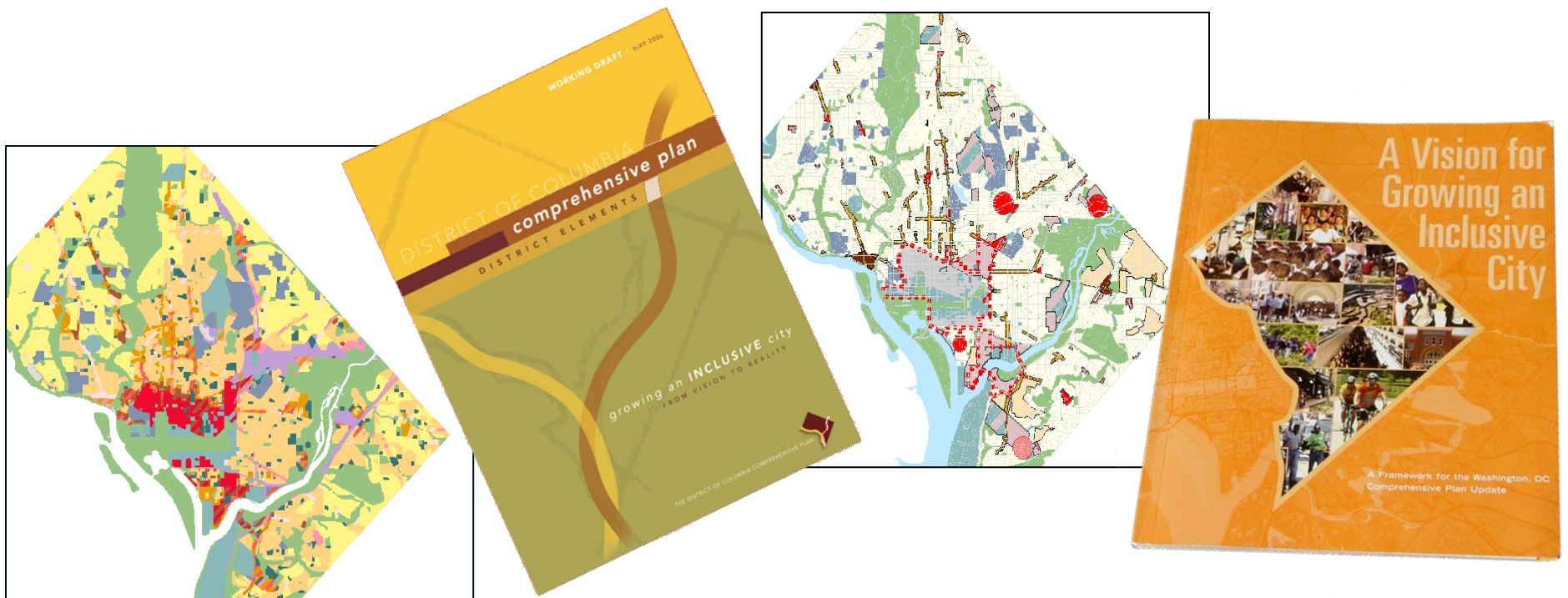
February, 2014

ZONING COMMISSION
District of Columbia
CASE NO.08-06A
EXHIBIT NO.660

Comprehensive Plan

The Comprehensive Plan, adopted by City Council in 2006 and updated in 2010, includes instruction to comprehensively update our antiquated 1958 zoning code, to help achieve a more sustainable, resilient, and healthy city with transportation options:

“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)



Why revise the code?

- OP's proposed revisions are intended to address Comprehensive Plan objectives aimed at recognizing our vibrant city and shaping the city of the future:
 - Preserve distinctive and safe neighborhoods
 - Promote transportation choices by updating 1950s-era parking requirements that contribute to traffic congestion and housing affordability concerns
 - Ensure quality environments and open spaces
 - Address “green building” and sustainable development
 - Encourage convenient access to healthy food and services
 - Enable seniors to remain in their neighborhoods
 - Provide access to jobs and self-employment opportunities

Current Status and Applicability

- The ZRR process was initiated in 2007, in response to Comprehensive Plan direction.
- After almost 7 years of meetings, research, and Zoning Commission hearings and meetings, OP submitted draft proposed ZRR text to the Zoning Commission on July 29, 2013.
- The Zoning Commission set down proposed ZRR text for public hearings on September 9, 2013.
- The Commission is now holding public hearings and gathering community feedback before providing OP with additional direction.
- Any revisions adopted by the Commission would be applicable only to new development, and would not retroactively impact existing development in the City.

Proposed Subtitle Format & Organization

- Current code follows a Chapter format
- Proposed code would follow a Subtitle format

Land Use Subtitles

Subtitle	Content
A	Authority and Applicability
B	Definitions
C	General Procedures
D	Residential House (R)
E	Residential Flats (RF)
F	Apartment (A)
G	Mixed Use (M)
H	Neighborhood Mixed Use (N)
I	Downtown (D)
J	Production, Distribution, and Repair (P)
K	Special Districts
W	Mapping
X	General Procedures
Y	Board of Zoning Adjustment
Z	Zoning Commission

ZRR – Proposed Zone Naming

- R-1 to R-3 (low density residential) zones called **R** zones
- R-4 (flats/two principal units) zones called **RF** zones
- R-5 (multi-family/apartment) zones called **A** zones
- C, CR, SP, W (commercial mixed use) zones called **M** zones
- Neighborhood Commercial Overlay zones called **N** zones
- CM, M (industrial/production, distribution, repair) zones called **P** zones

Overlays:

- Retain overlay provisions, but consolidate existing base zones text and overlay text into stand-alone zones
(example - R-4 becomes RF-1; DC/R-4 becomes RF-2)

Use Permissions

- Not proposing to change use permissions, but update the code to reflect current practice



Current Code:

- Current code includes an outdated use list with 600+ uses (Ice Sales, Telegraph Office, Penny Arcade)



Proposed Code:

- Includes use groups, to add clarity and flexibility
- Each use group would show sample uses and exceptions
- Use permissions would be spelled out for each zone

Retail

- (a) A use engaging primarily in the on-site sale of goods, wares, or merchandise directly to the consumer or persons without a resale license. These uses include goods commonly sold to individuals in small quantities for their direct use.
- (b) Examples include, but are not limited to: shop, appliance, computer, drug, jewelry, fabric, department, or grocery stores, clothing or gift boutique, and pawn and antique shops.
- (c) Exceptions: This use group does not include wholesale goods commonly sold to businesses in bulk, corner store use, or uses which more typically would fall within the Arts Design and Creation, Food and Alcohol Services, Automobile-related, Firearm Sales, Marine, Production, Distribution, and Repair, or Sexually-based Business use groups.

ACCESSORY USES

Residential House Zones (current R-1 – R-4)

Current	Proposed	Change?
By-Right : • Dr., Dentist Office • Child Dev. Center • Elderly Care • Boarders – 2 • Home Occupation	By-Right : • Dr., Dentist Office • Child Dev. Center • Elderly Care • Boarders – 2 • Home Occupation	No effective change, conditions incorporated Home Occupation Permit will still be required

Preserving Neighborhood Character

Development Standards that would remain unchanged for the Low Density Residential Zones:

- ▣ **Minimum Lot Size for New Subdivision**
- ▣ **Lot Occupancy**
- ▣ **Floor Area Ratio (FAR)(sq.ft.)**
- ▣ **Permitted Building Height**
- ▣ **Permitted Number of Stories**
- ▣ **Minimum Side Yards**
- ▣ **Minimum Rear Yards**



Preserving Neighborhood Character

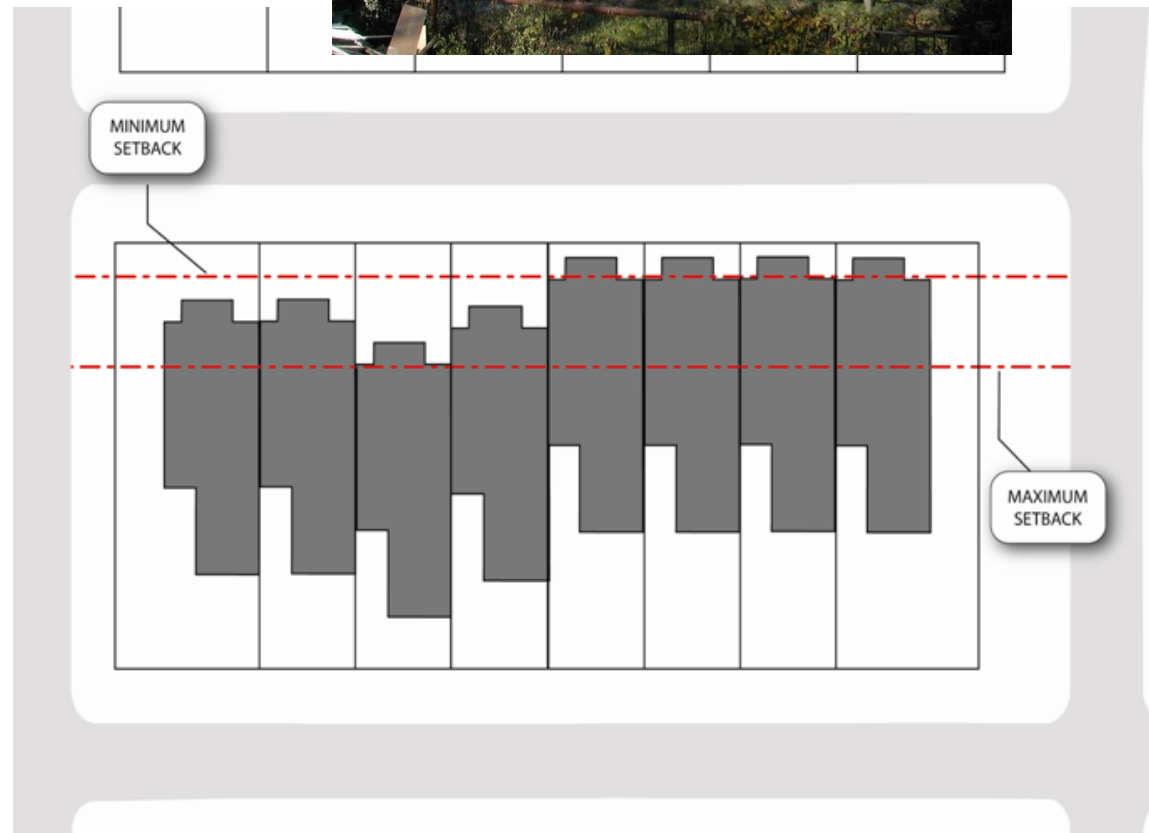
Proposed New Standards for Low Density Residential:

- Establish front-yard setbacks, which would help ensure new development is consistent with existing street character
- Eliminate current incentives to “fill in” narrow courts and side yards in rowhouse zones

Apply in 2F?

- Yes – within the current R-4 zoned although some of this is also within the DC Overlay and historic districts.

Existing Zone Name/Location	Proposed Zone Name/Location
R-4 Chap. 2, 3, 4,	RF-1 Subtitle E
DC/R-4 Chap. 2,3, 4, 15	RF-2 Subtitle E

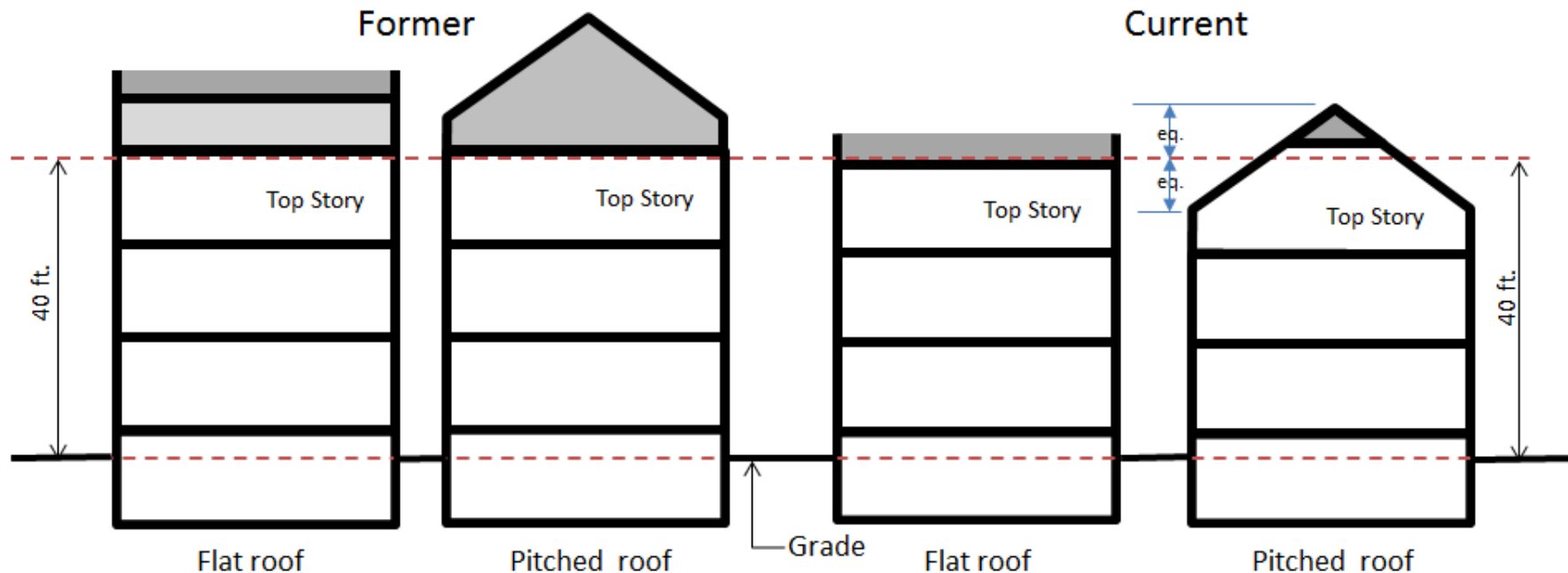


Preserving Neighborhood Character

Building Height:

- The Zoning Commission has already revised the measuring point for height of houses (Zoning Commission Case 12-13), which can effectively reduce the overall height of new construction by approximately 5 feet

Building Section, showing Former and Current methods for calculating height



Supporting Transportation Choices

- Provide more balance in zoning – less bias towards automobiles, and more support for varied options for all residents, young and old, in all parts of the city, without restricting or removing any parking
- Current requirements based on 1950s assumptions of auto-dependent city where people work downtown but live and shop in suburbs
- Approximately 38.5% of DC households do not own a car (45.8% in ANC 2F); over 80% have one or fewer cars
- Help address neighborhood character and affordability issues – a structured parking space can add \$15,000 to \$50,000 to the cost of a home

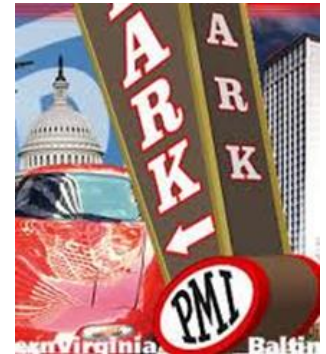


Parking Proposals

Transit Zones: No longer proposed

Current Proposal for Required Parking:

- Standardize requirement for multi-family (1 parking space for every 3 units greater than 4 units) and for office, retail, other uses
- By-right 50% reduction proposed for areas well-served by transit:
 - ½ mile of Metro, or
 - ¼ mile of Priority Bus Corridor or streetcar line
 - Would not apply in R-1 through R-4 areas
- Additional parking could be provided – a maximum is NOT proposed
- No parking requirement (although parking could be provided) for:
 - A single family home or flats with no alley access
 - A building in the downtown



Parking Proposals

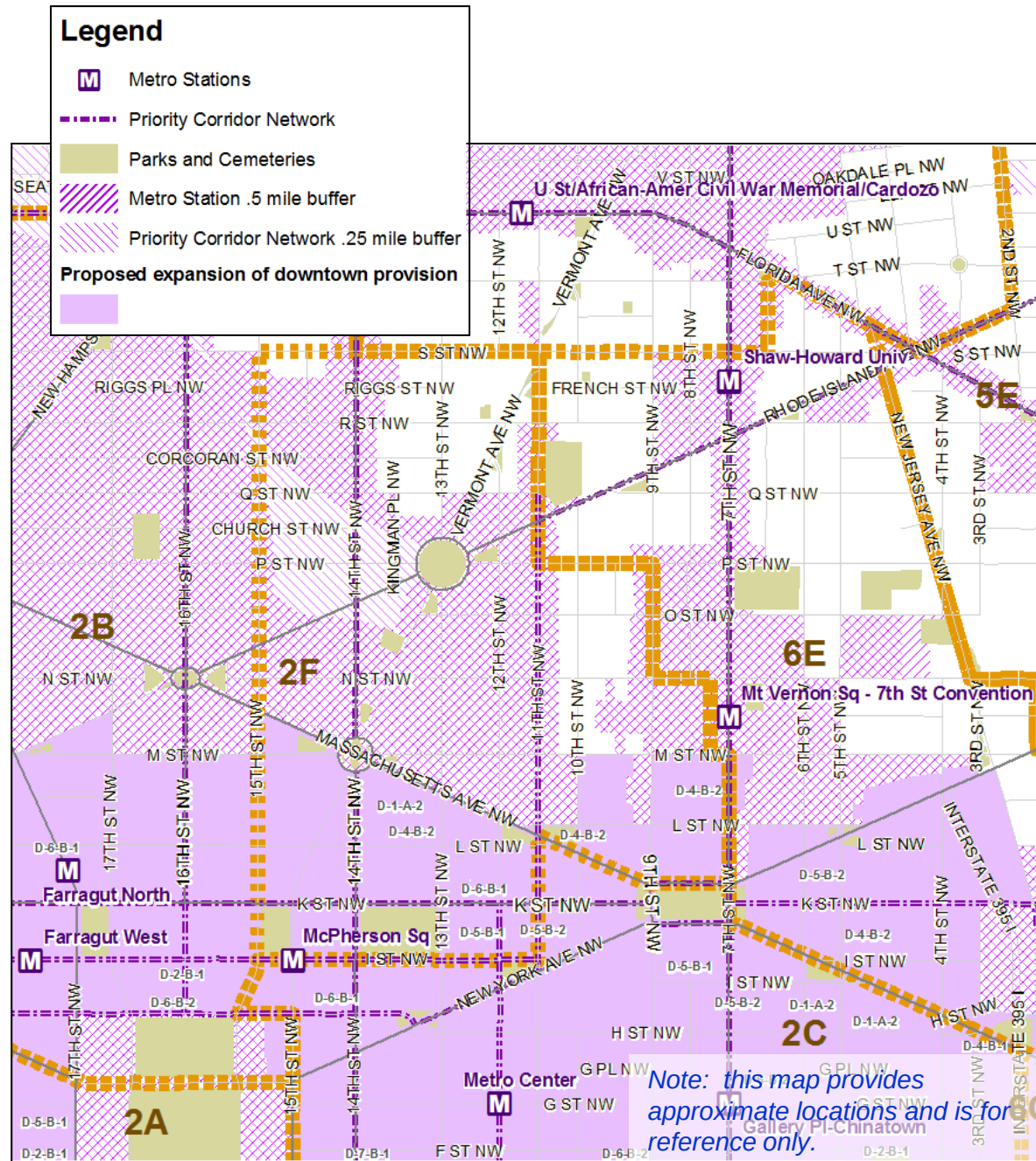
- A Transportation Demand Management (TDM) package would be required for:
 - relief from parking required, and
 - providing excessive parking (two or more times the required amount), except for detached houses and flats
- Easier to share parking between uses or locate off-site
- Require car-share spaces in large parking facilities and allow car-share to count toward required parking
- Increase landscaping requirements for surface parking lots and establish a maximum by-right size of 100,000 sq. ft. (+/- 350 spaces)
- Increase permitted number of compact spaces
- Enhance bike parking, including long and short term bike parking for all uses
 - Provide bike storage location, signage, and design requirements;
 - Require changing rooms, lockers, and showers for non-residential uses of more than 25,000 sq.ft.



Applicable to ANC 2F?

• Yes:

- Some of the ANC would be within the area in which the downtown provisions would apply, so parking would not be required
- New development in the rest of ANC 2F would be eligible for the reduced parking, due to multiple metro stations and priority metro bus corridors
- Within the hatched area:
 - Parking would still be required for new construction, but requirement would be reduced by 50%;
 - Additional parking could be provided – no parking max.
- Other proposed parking provisions would apply in applicable zones.



Accessory Apartments

Comp 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.*

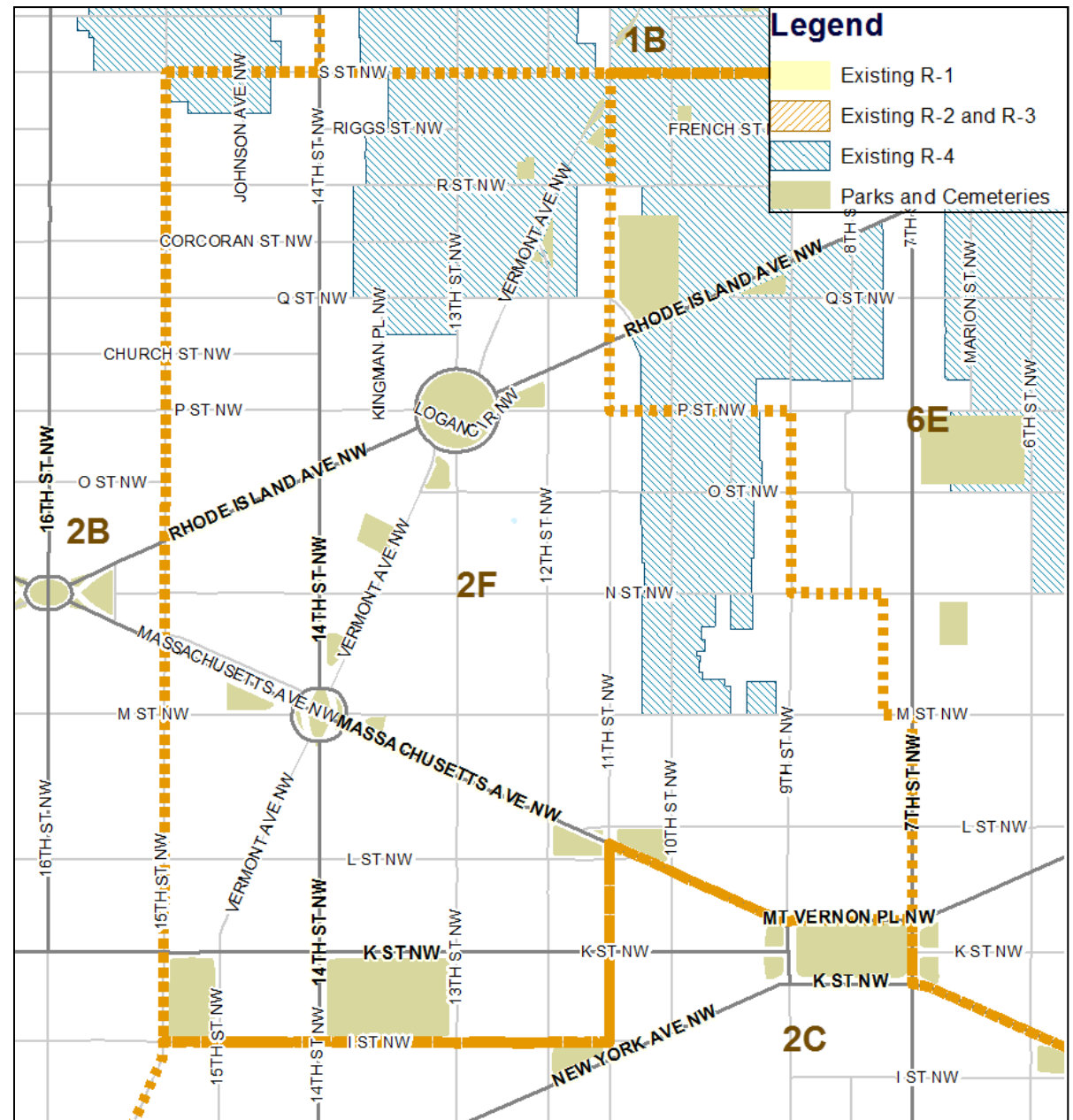
	Location	Existing Regulations Allow:	Total	Proposed Regulations Would Allow:	Total
R-1	In the house:	1 by s.e. subject to conditions PLUS		1 by right subject to conditions OR	
	In the accessory building:	1 for domestic by-right or by area variance for non-domestic	2	1 by right in existing accessory building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

- ❑ R-4 currently permits 2 units by right; the proposal would allow the second unit to be in a separate accessory building on the lot, subject to access conditions
- ❑ Current regulations allow an accessory building to be 15 ft. tall and one story (except for a domestic accessory apartment in R-1 where 20 ft. is allowed); proposed to allow 20 ft. and 2 stories.

Proposed to only be allowed on a lot which conforms to minimum lot area, but many existing lots (about 1/4 to over half of all lots, depending on the zone) are smaller than currently required, so at the request of the Zoning Commission, OP is studying the minimum lot and house size requirement for an accessory apartment.

Accessory Apartments in ANC 2F?

- **Limited** – There is no R-1 through R-3 zoning in Anc 2F.
- Part of the ANC is zoned R-4 and DC/R-4. In the R-4 zoned areas, a flat, or two units, is already permitted; the proposal would allow the second unit to be in a separate accessory building on the lot, subject to access conditions.



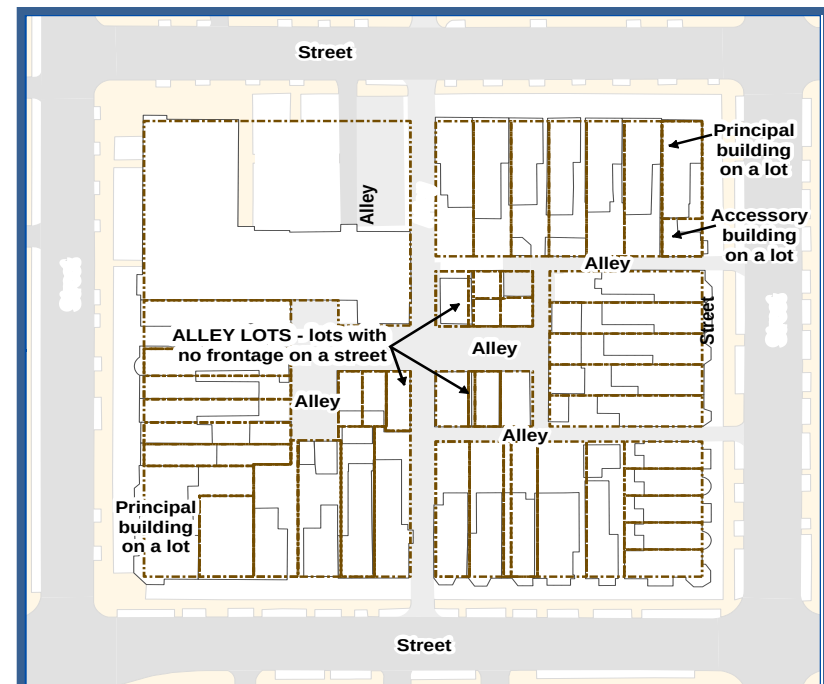
Alley Lots

	Current	Proposed
Uses – non residential	Artist Studio, Parking, Storage	Same
Alley Dwellings	One max, provided alley is 30' min. width	Current R-1 and R-2 – <i>not permitted</i> Current R-3 to R-4 – one alley dwelling max: • by right if alley is 24 ft. min width • by sp. ex. if alley is not 24 ft. wide • 450 s.f. min. lot area requirement
New Alley Lots	Conform to zone lot dimensions	Conform to zone lot dimensions

Are there alley lots in ANC 2F?

Yes, there are some alley lots, but:

- Few alley lots that appear to be on alleys at least 24' wide, so a new detached alley dwelling would not be permitted by right; and
- Many are in higher density zoned areas and are already part of a larger development with street frontage.



Corner Stores



CURRENT	PROPOSED
Not Allowed, except for an existing one with a current, valid C of O	Allowed in the current R-3 and R-4 zones only Grocery - by-right subject to conditions; Other uses (other retail, service, arts, or eating) - by SPECIAL EXCEPTION subject to conditions

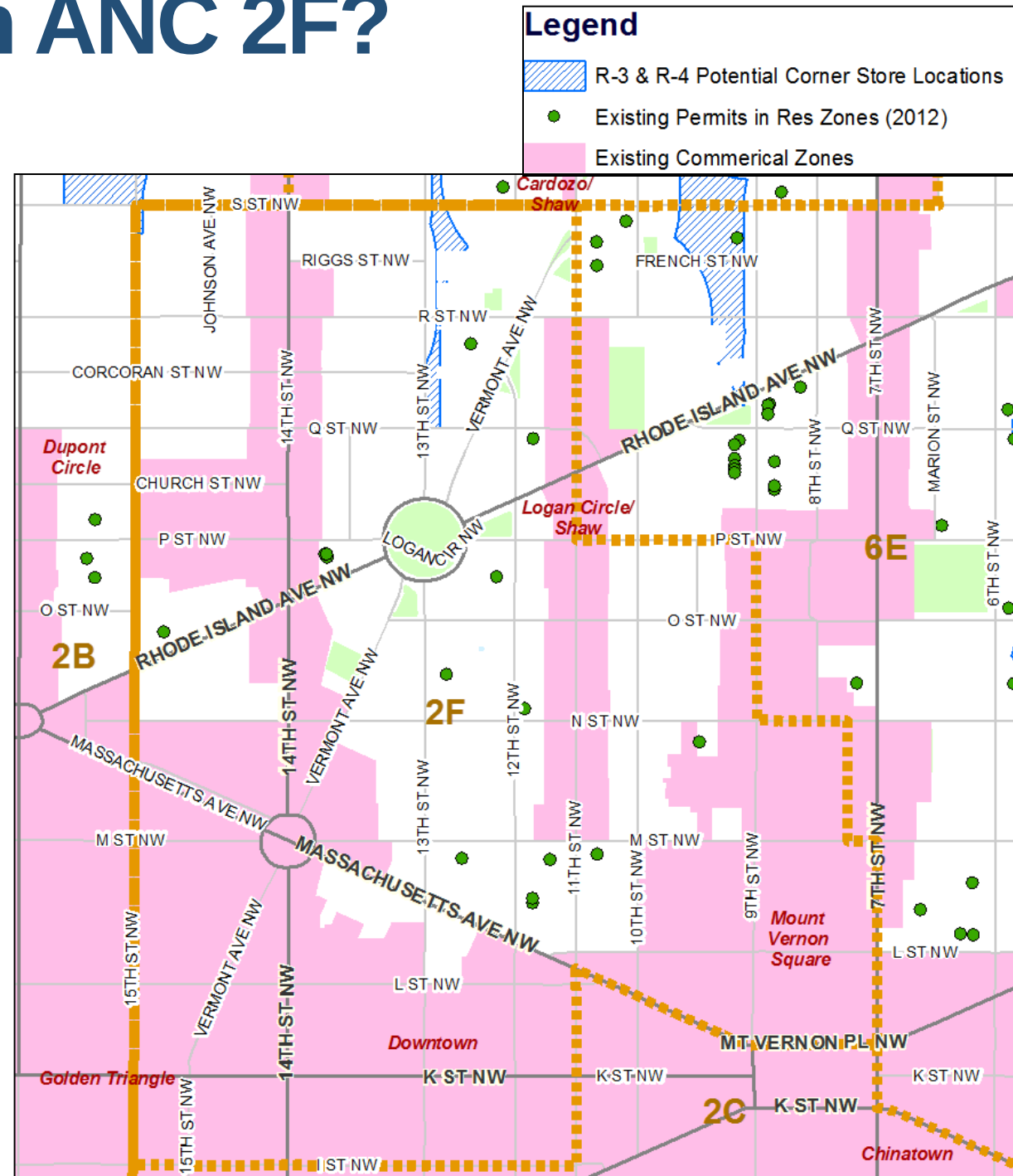
Proposed Conditions:

- Separated from Commercial zone
- No more than 4 within 500' of each other
- Corner site only or existing commercial use
- Size limited to 1,200 sq.ft. max
- Must be on ground floor
- Any parking must be screened
- All storage and garbage kept inside
- Hours limited to 7 AM to 9 PM
- No alcohol consumption on-site
- Off-site alcohol sales limited to 15% floor area
- One unlit sign
- Max employees on site at one time = 3 (including owner)
- No on-site cooking, but heating allowed

Corner Stores in ANC 2F?

Limited opportunity:

- A few narrow areas, shown hatched on the map.
- Any new corner store would have to meet the proposed conditions, including that it be located on a lot at the corner of two streets.
- Existing permits for businesses in residential areas are shown as green dots on the map.

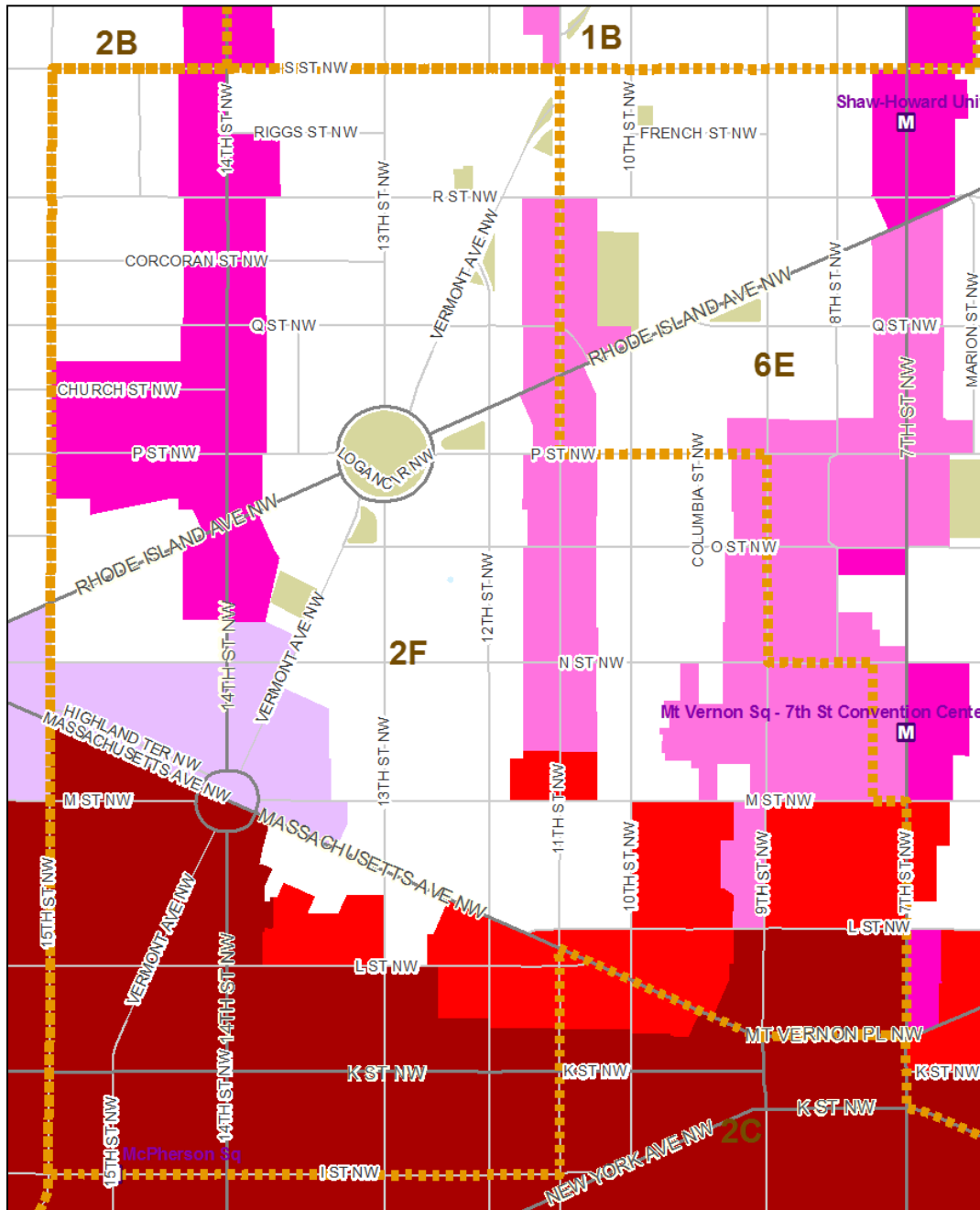


Commercial Zones and Overlays

- Retain overlay provisions, but consolidate existing commercial zone text and overlay text into stand-alone zones in which the uses and area restrictions are tailored to the needs of specific and contiguous geographic areas
- Retain prohibited and permitted uses for overlays
- Retain street frontage design requirements
- Continue to allow no side setback, but where provided, require a standard 4 feet
- Retain but standardize court requirements
- Remove lot occupancy requirements for residential stories
- Allow non-residential FAR of 2.0 in C-2-A zone on lot of less than 10,000 sq.ft. (currently 1.5 FAR)



Commercial Zoning in ANC 2F?



Legend

- 2013 ANCs
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Current SP Zoning (transitional)
- Parks & Cemeteries

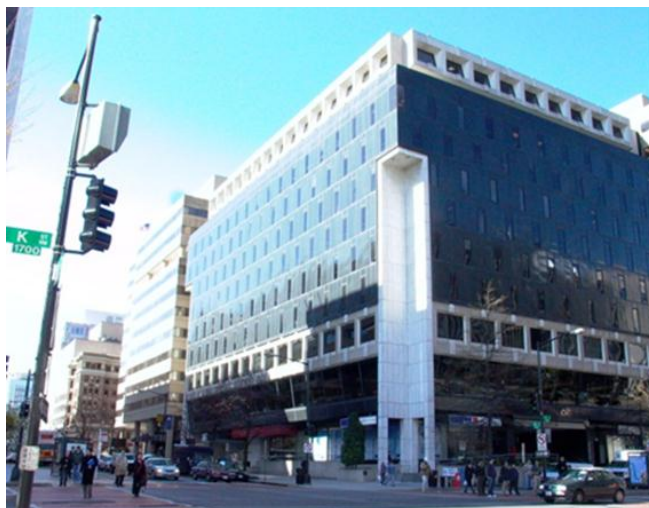
Existing Zone Name/Location	Proposed Zone Name/Location
SP-2 Chap. 5	M-2 Subtitle G
C-2-A, DD/C-2-A Chap. 7, 17	M-4 Subtitle G
C-2-C Chap. 7	M-6 Subtitle G
ARTS/C-3-A Chap. 7, 19	M-31 Subtitle G
DD/R-5-E Chap. 2, 3, 4, 17	D-1-A-2 Subtitle I
DD/C-2-C Chap. 7, 17	D-4-B-2 Subtitle I
C-3-C Chap. 7, 17	D-5-B-1 Subtitle I
DD/C-3-C - HPA Chap. 7, 17	D-5-B-2 Subtitle I
C-4 Chap. 7, 17	D-6-B-1 Subtitle I

Yes:

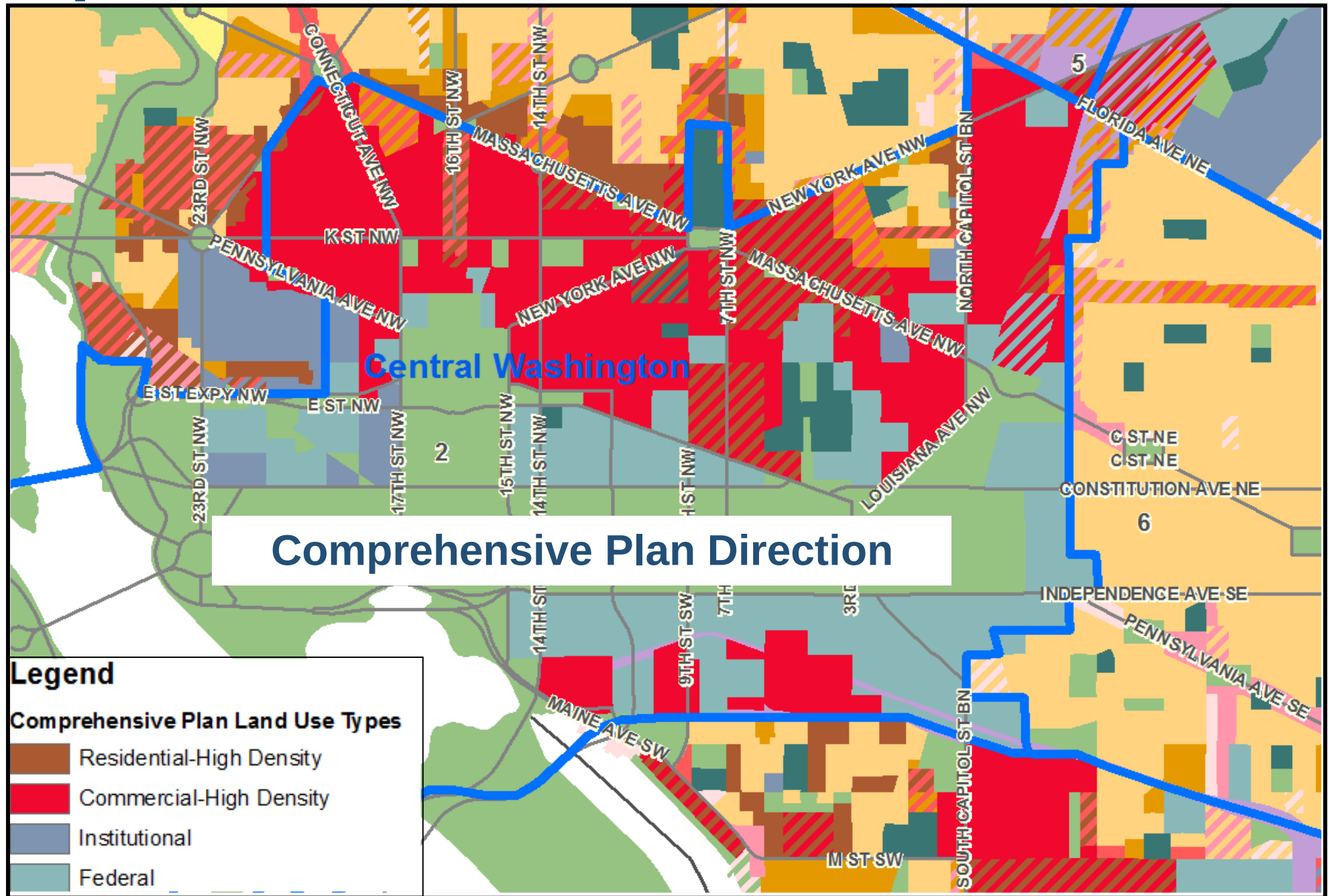
- A range of low to medium density commercial zoning, with high density commercial in the downtown area

Downtown Proposals

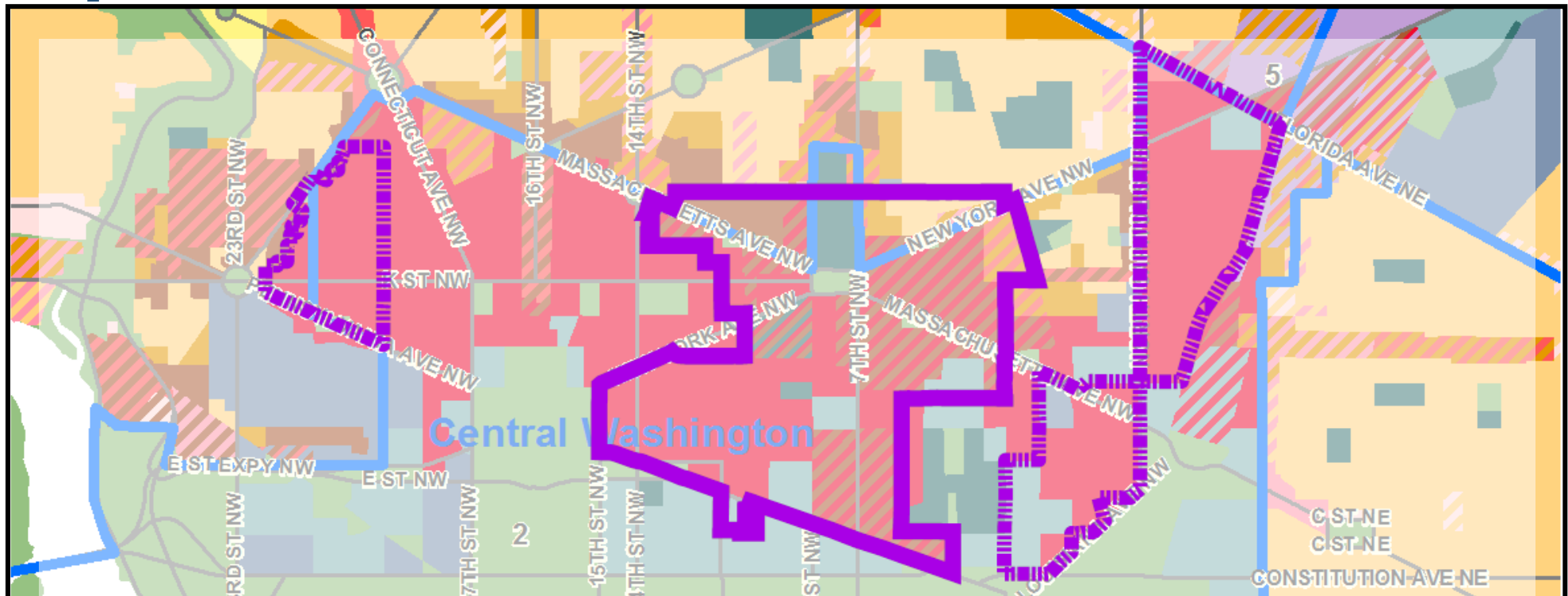
- Expand downtown provisions
- Consolidate 21 zones into 11 zones
- Standardize 2 existing approaches:
 1. *Zone-Based Rules, Across Different Locations;*
 2. *Location-Based Rules, Across Different Zones*
- Replace TDRs & CLD's with simpler Credit System
- Leave parking to the market – remove remainder of minimum parking requirement (but no parking maximum proposed)



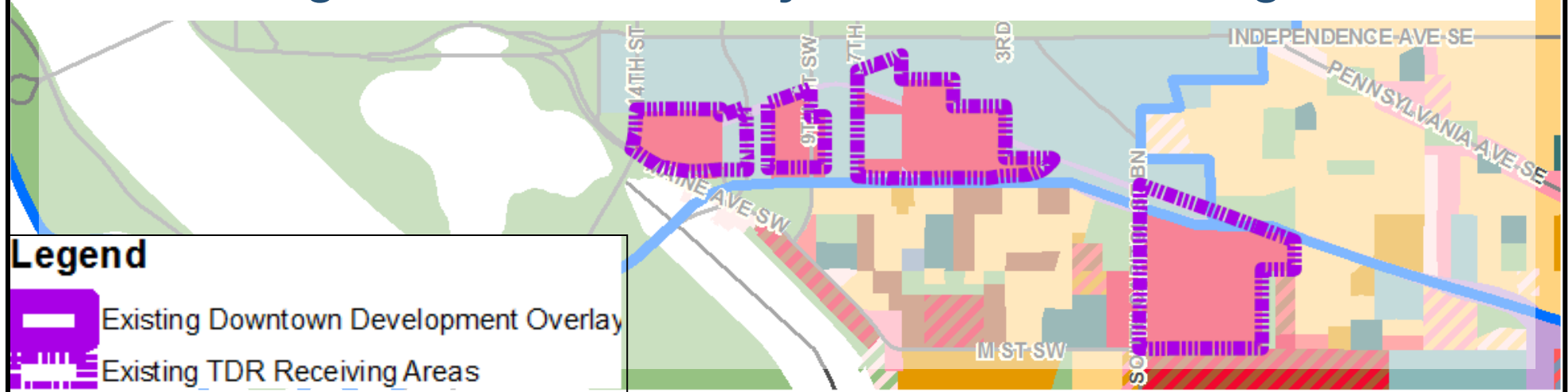
Expand Downtown Provisions



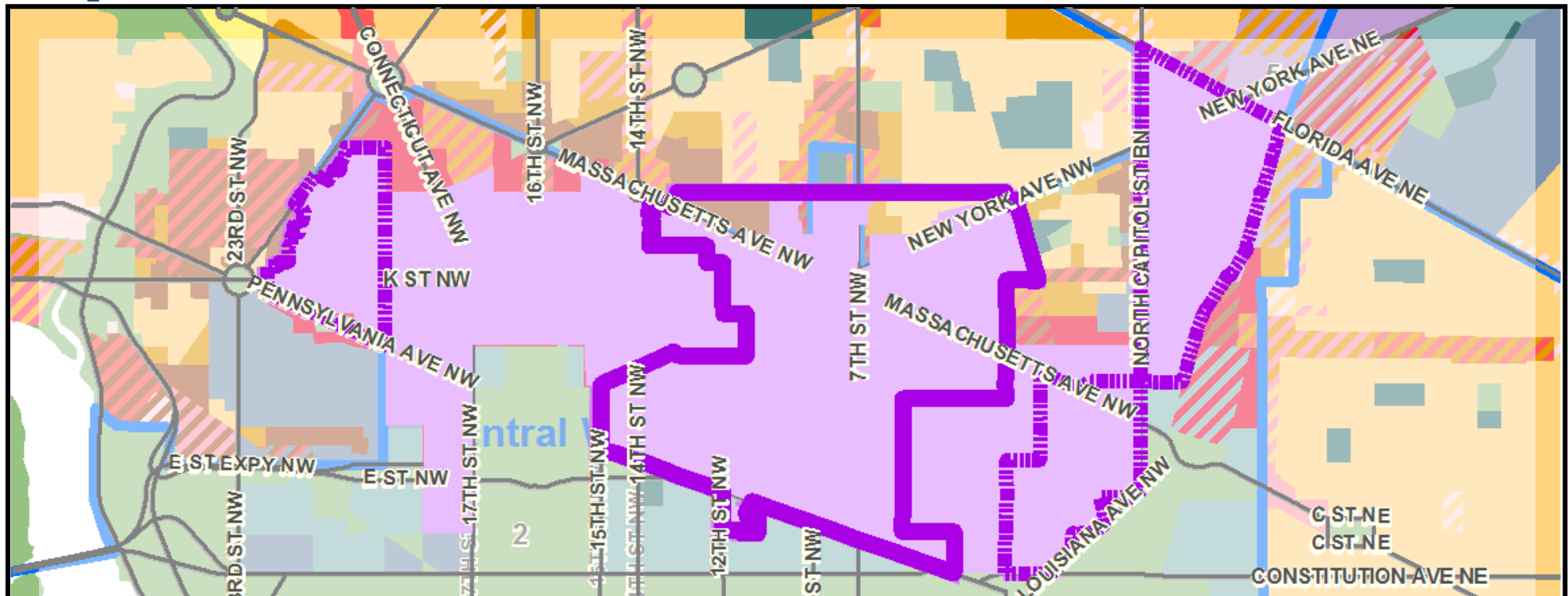
Expand Downtown Provisions



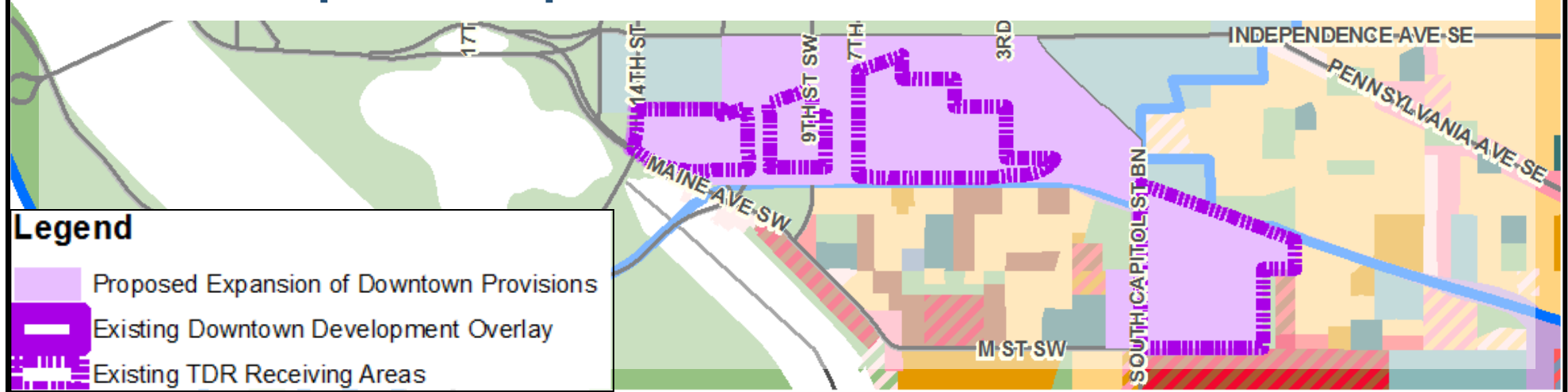
Existing Downtown Overlay and TDR Receiving Areas



Expand Downtown Provisions



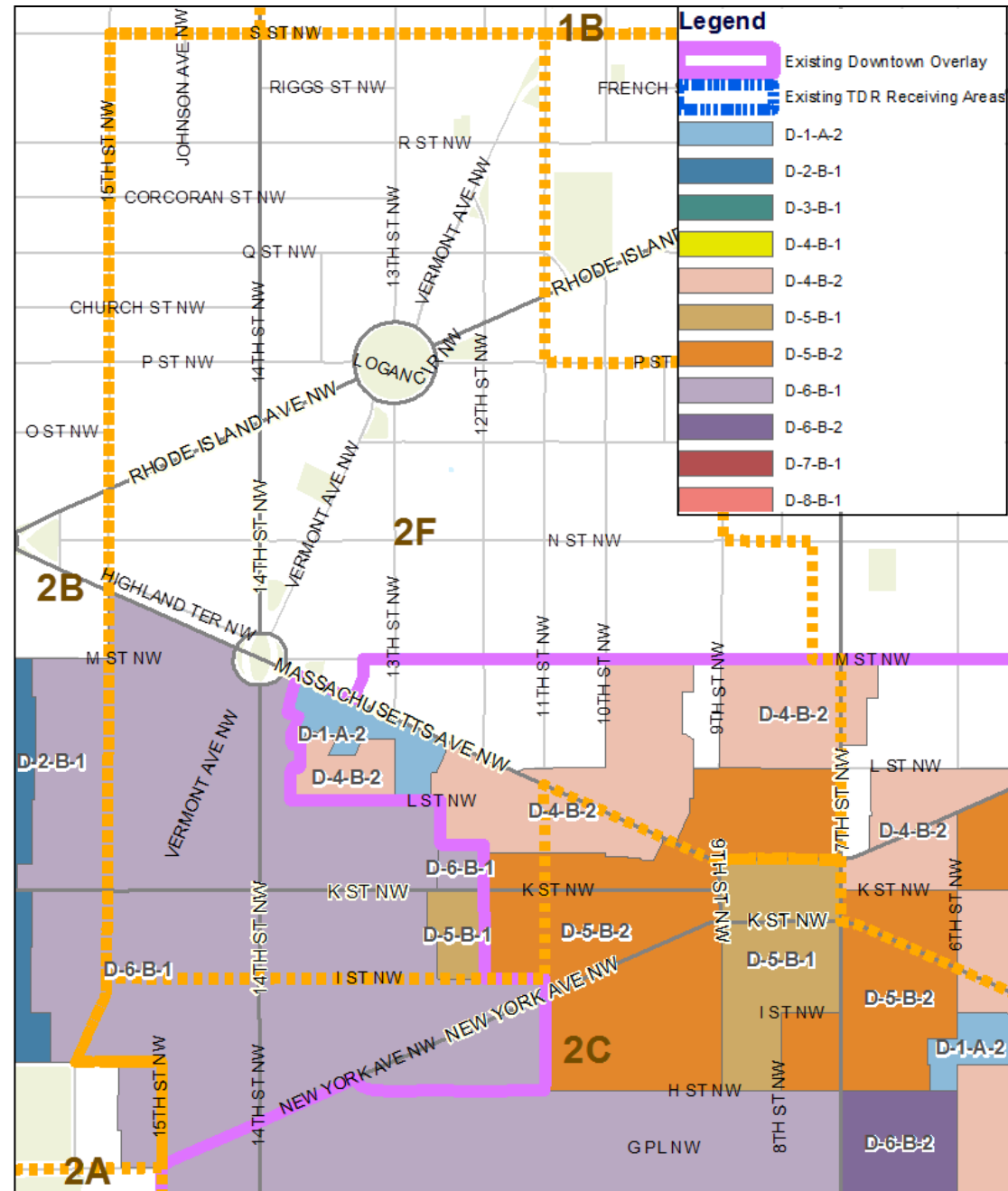
Proposed Expansion of Downtown Provisions



Proposed Downtown Zones in 2F

Existing Zone Name/Location	Proposed Zone Name/Location
DD/R-5-E Chap. 3, 4, 17	D-1-A-2 Subtitle I
DD/C-2-C Chap. 7, 17	D-4-B-2 Subtitle I
C-3-C, DD/C-3-C Chap. 7, 17	D-5-B-1 Subtitle I
DD/C-3-C - HPA Chap. 7, 17	D-5-B-2 Subtitle I
C-4 Chap. 7, 17	D-6-B-1 Subtitle I

- A portion of ANC 2F is within the current Downtown Overlay.
- Additional area, zoned high density and designated for high density development in the Comp Plan would be included.
- Does not include area north of Massachusetts Avenue NW that is in the current Downtown Overlay, but is zoned residential or lower density commercial.

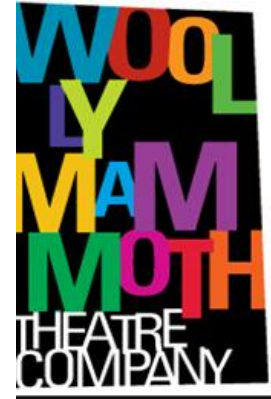


Downtown Location-Based Regulations

Sub-Areas with additional design or use requirements:

8 Existing Zoning Sub-Areas

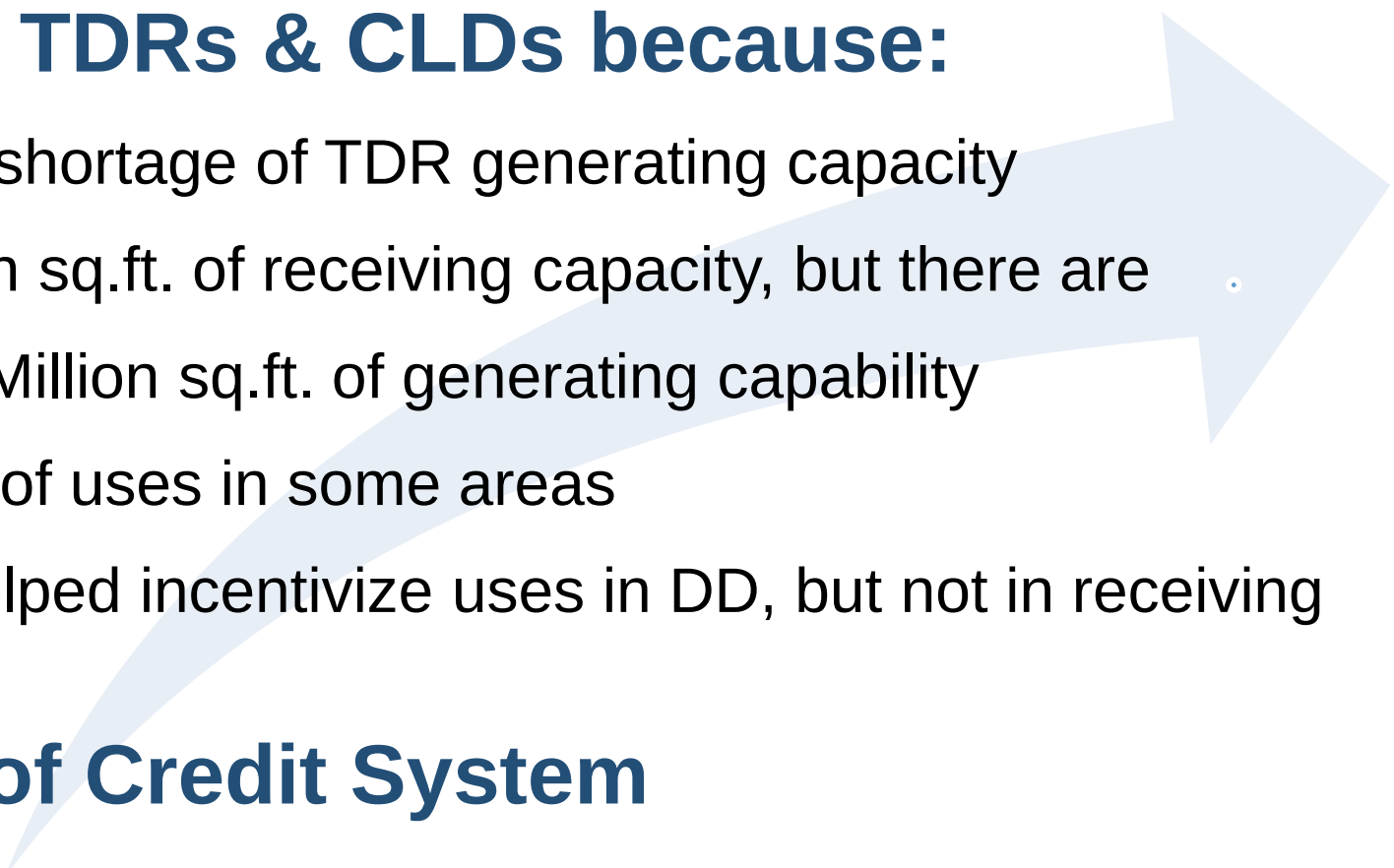
- ☐ Retail Core
- ☐ Arts
- ☐ Pennsylvania Avenue
- ☐ Chinatown
- ☐ Mass Ave. Corridor and Mt. Vernon Square
- ☐ Mt. Vernon Triangle
- ☐ Blagden Alley Transition Area
- ☐ M Street, SE



2 New Sub-Areas Identified in Comprehensive Plan

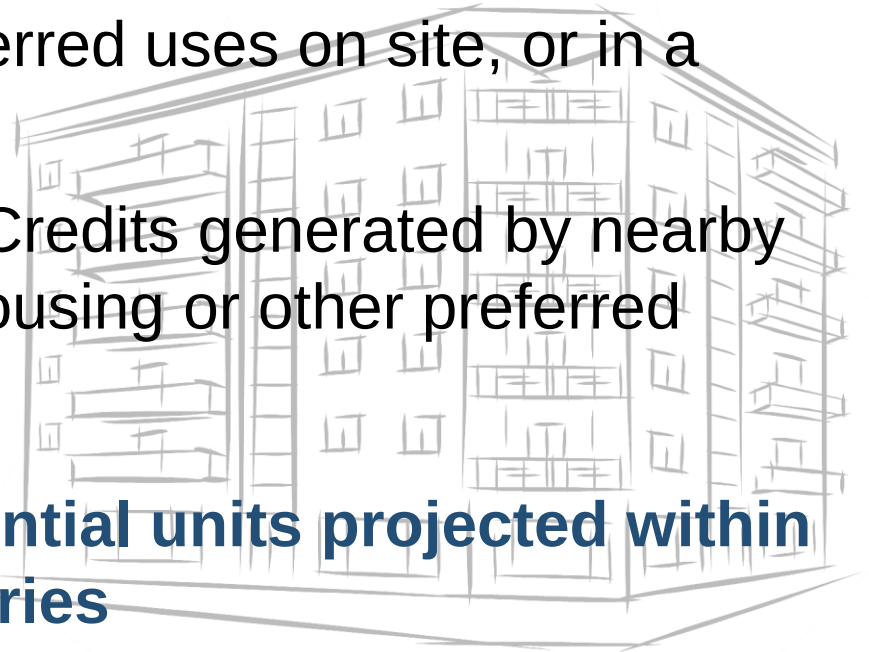
- ☐ Lower Connecticut Avenue Corridor
- ☐ NoMA Retail Corridor

Downtown – Improved Credit System

- **Replaces TDRs & CLDs because:**
 - Long term shortage of TDR generating capacity
 - 17 Million sq.ft. of receiving capacity, but there are
 - 2.5 to 3 Million sq.ft. of generating capability
 - Imbalance of uses in some areas
 - TDRs helped incentivize uses in DD, but not in receiving zones
 - **Benefits of Credit System**
 - Broader Trade Areas = easier trading, broader mixing of uses
 - Bankability = clearer tracking and more transparent market
 - Transition Rules would preserve relative values of existing CLDs and TDRs
- 

Downtown - Housing

- **Housing in Downtown would be required where it is now required**
- **Housing units would be incentivized** in the proposed expanded downtown area:
 - Existing commercial density limits retained
 - Additional density allowed only by:
 - Providing housing or other preferred uses on site, or in a defined nearby area; or by
 - Purchasing and transferring of Credits generated by nearby developments that built more housing or other preferred uses than was required
- **Approximately 27,000 new residential units projected within the expanded Downtown boundaries**



Downtown - Historic Preservation

Each square foot (Landmark or Contributing Building)	Credits generated
1 sq.ft. converted to housing	2 credits
1 sq.ft. of GFA permitted by zoning but left undeveloped	1 credit



- Eligibility:
 - Downtown Historic District (building less than 6 FAR)
 - Pennsylvania Avenue Historic District (building less than 6 FAR)
 - Non-historic building with pre-1936 C of O
- Not to exceed 4 FAR of Credit Generation
- Generation and Use in same trade area



Height Restrictions

- 90 foot limit retained on landmarks and contributing buildings in historic districts in current R-5 through C-3-C zones

Downtown - Retail Requirements

- Required on streets as identified by Comp Plan and current zoning
- 0.5 FAR requirement for retail on ground floor, with 0.25 FAR limit for service uses
- Exempts landmarks, places of worship, residential, lodging
- Retail Floor Design Requirements
 - 14 ft. clear ground floor to depth of 36 ft.
 - Clear glazing, doors every 40 ft.
 - Limit garage or loading entrances on major retail streets, unless required by District Department of Transportation (DDOT) or approved by special exception



Proposed Process Changes

Board of Zoning Adjustment (BZA):

- Increase filing deadlines for applicant and agencies
- Clarify rules for electing the Chair
- Clarify rules related to review of Chancery cases

	Filing Deadline	
	Existing	Proposed
Supplemental information by applicant	14 days	21 days
Transportation Consultant report	20 days	45 days
Government agency reports	7 days	10 days

Zoning Commission (ZC):

- Increase filing deadlines for applicant and agencies
- Establish 2 year expiration for dormant setdowns
- Allow ZC to hear any case BZA can hear
- **Planned Unit Developments (PUDs):**
 - PUD with no map amendment = one vote
 - PUD with Map Amendment = two votes
 - Standardize bonus density achievable = 20%; height as specified in ZC guidance
 - Formalize pre-application process for community input
 - ANC input at PUD setdown – Setdown Form



Map / Text Amendments:

- Process for neighborhood zoning modifications established in Subtitle X

Campus and School Plans

- 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
- Campus Plans
 - Include guidance for adjunct commercial uses
 - Provide details for counting students
 - Clarify building height measurement point for campuses
 - Add university use of commercial properties
- 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

Chanceries

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

ZRR Public Meetings and Hearings (to date)

Over 300 ZRR meetings and hearings so far:

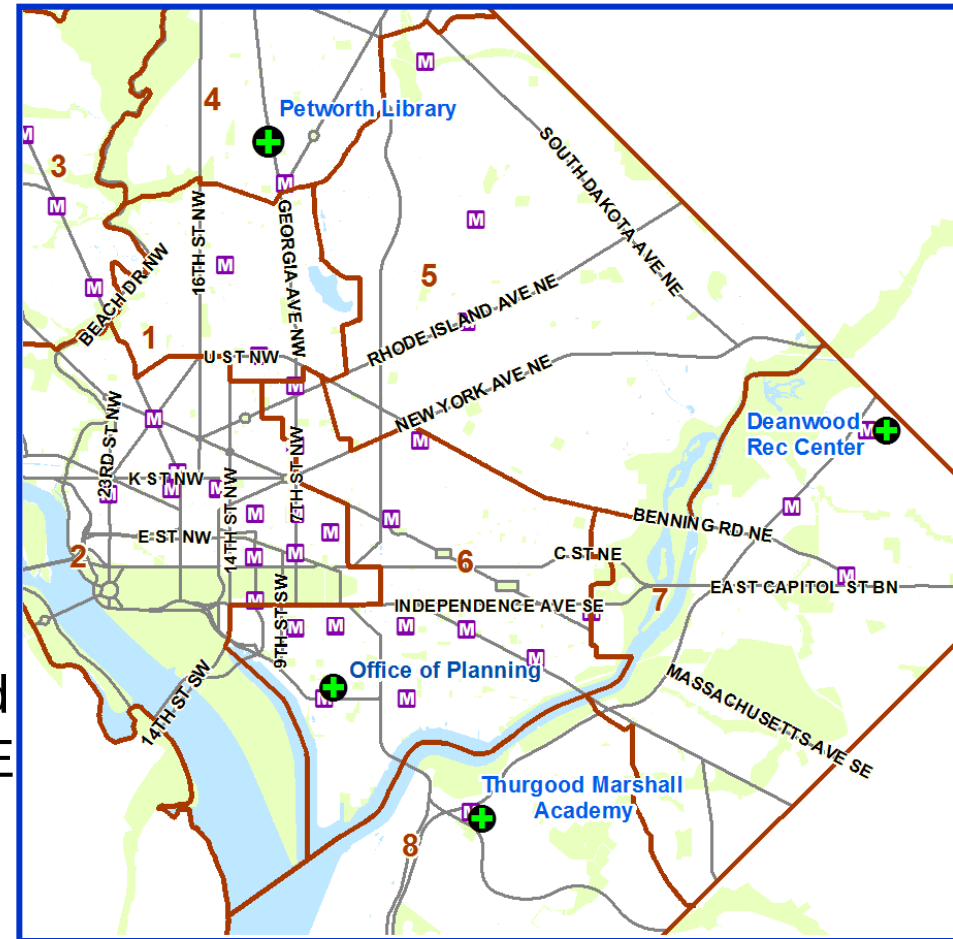
- Zoning Commission Round Tables June 21 and July 12, 2007
- Focused Work Group Meetings 2007 – 2011 = **81**
- Task Force Meetings 2007 – 2013 = **41**
- Zoning Commission Meetings and Hearings:
 - Specific Topics & Process = **44**
 - Proposed Text = **13** (to date)
 - DCOZ notice to each ANC for each meeting and hearing
- OP meetings with ANCs = **35** (to date)
 - Met with ANCs in every ward of the District
- Community Group meetings = **84** (to date)
 - Community group meetings in every ward of the District



Copies of proposed text were sent to each ANC and placed in each DC public library in September, 2013

Next Steps:

- **Zoning Commission Hearings** continue – contact the DC Office of Zoning for dates, locations and times (www.dcoz.dc.gov, or phone 202-727-6311).
- **OP Open Houses**, for anyone to discuss the ZRR proposals with OP staff:
 - Tues. March 4, 9 am to 8 pm,
OP - 1100 4th St. SW, Suite E650
 - Tues. March 11, 4 pm to 8 pm,
Petworth Library, 4200 Kansas Ave. NW
 - Wed. March 12, 4 pm to 8 pm,
Deanwood Recreation Center,
1350 49th St. NE
 - Sat. March 15, 10 am to 2 pm, Thurgood Marshall Academy, 2427 MLK Jr. Ave SE
 - Fridays March 7, 15, 21, & 28, 9 am to 5 pm, 1100 4th St. SW, Suite E650
- The Zoning Commission will hold the record open for written comments until **April 25, 2014**. Submit written comments at www.dcoz.dc.gov.



Where to go for more information?

- www.planning.dc.gov (OP website)
- www.dcoz.dc.gov (Office of Zoning website)
- www.DCZoningUpdate.org (ZRR website)
- www.ZoningDC.org (ZRR blogsite)
- zoningupdate@dc.gov (ZRR e-mail)
- OP Phone 202-442-7600
- Hard copies of the draft proposed text are available at all DC Public Libraries, and on the OP and OZ websites