

Zoning Commissioner	Issue	Comments	Response	Hearing Date	OP Notes	ZC Notes
Marcie Cohen	Accessory Apartments	Can OP speak to Comp Plan direction regarding Accessory Apartments?	Comp Plan (H-1.5-B) specifically calls for changes that would facilitate development of accessory apartments: <i>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.</i>	Nov. 6 Hearing on Subtitle D		
Marcie Cohen	Accessory Apartments	What limits accessory apartments? Can OP look at the house size issue raised during public testimony because the restrictions should not result in encouraging illegal conversions.	Accessory Apartments are limited by both the size of the lot and the size of the house. OP will look at the minimum required square footage and evaluate whether it is too restrictive.	Nov. 6 Hearing on Subtitle D	modify text	
Marcie Cohen	Accessory Apartments	Lot size is too large; revisit lot size and alley width; reconfirm that DCFEMS wont accept a narrower alley than 24’	OP will revise the standards to ensure that the option is actually available to most properties.	Nov. 12 Hearing on Subtitle C	modify text	
Marcie Cohen	Accessory Apartments	Any rationale for the 5 year provision for the conversion of accessory buildings?	No specific rationale for the number of years; there was concern that some property owners would build an apartment in a detached garage now even though it could not be used, so it would qualify as an existing structure and could be rented without a special exception.	Nov. 7 Hearing on Subtitles E and F		
Anthony Hood	Accessory Apartments	Were the proposals reviewed in light of Fair Housing provisions?	Yes, the provisions were reviewed by OAG. Requests for reasonable accommodation are addressed by DCRA.	Nov. 7 Hearing on Subtitles E and F		
Anthony Hood	Accessory Apartments	Did OP look into DC tenant laws as it crafted the accessory apartment provisions.	Yes, OP consulted with the DHCD and OAG. The tenant laws are separate from zoning. Exemptions from rent control include an apartment owned by a natural person (i.e., not a corporation) who owns no more than four rental units in the District. This would cover accessory apartments. Additional information is available on the DHCD website at http://dhcd.dc.gov/service/rent-control . OP will include additional language to direct homeowners to the rental requirements.	Nov. 6 Hearing on Subtitle D		
Michael Turnbull	Accessory Apartments	Internal versus external accessory apartments, what are other communities doing?	OP will look at the surrounding jurisdictions and provide a summary.	Nov. 6 Hearing on Subtitle D		
Rob Miller	Accessory Apartments	Why only permit 1 accessory dwelling unit, why not allow 2 units?	Accessory apartment has been a permitted use in one form or another since the 1958 regulations were adopted. More than one accessory apartment within a SF house could begin to alter the residential building character. However, should the ZC advise, OP would provide text that maintains the living quarters over the garage as is currently permitted in the R-1 zones, in addition to an accessory apartment in the main dwelling. OP would recommend that the living quarters over the R-1 garages be "tenant neutral" and be permitted to be located within the rear yard setback to avoid infringing on the privacy of neighbors.	Nov. 6 Hearing on Subtitle D	modify text	
Rob Miller	Accessory Apartments	Are the Georgetown customized zones more lenient or more restrictive?	They are more lenient in allowing balconies on and use of accessory buildings for residential use; they are more restrictive in allowing accessory apartments (AccApts) in the principal building only by special exception whereas in other residential zones AccApts are proposed to be allowed by right.	Nov. 6 Hearing on Subtitle D		
Peter May	Alley Dwelling	Follow up with the Fire Department regarding accessory apartments. If the entrance is located close to a street, but not on a 24-foot alley, would that be OK?	OP will contact the Fire Department.	Nov. 6 Hearing on Subtitle D	modify text	
Anthony Hood	Accessory Building	If you had an existing structure in the rear yard would it be nonconforming?	No, it would still be a conforming structure.	Nov. 6 Hearing on Subtitle D		
Rob Miller	Accessory Building	Height of accessory structures?	The existing code permits an accessory building in any zone district to have a height of no more than 1 story or 15 ft. in height, except in an R-1-A or R-1-B zone only, wherein an accessory private garage may have a 2nd story used for living quarters of domestic employees up to 20 ft. (Sec. 2500.6). The draft text proposes a two-story/20-feet maximum height limit on accessory buildings in all zones.	Nov. 6 Hearing on Subtitle D		
Marcie Cohen	Adaptive Reuse for Housing	Anything that would preclude adaptive reuse for housing?	There are no limitation on converting buildings to residential use (except in the industrial zones which currently don’t allow residential use).	Nov. 14 Hearing on Subtitles I, J and K		
Rob Miller	Alley Lot, Accessory Building	Could you have a detached accessory building on an alley lot if the alley was less than 24 feet?	<u>Alley Lot:</u> A detached building could still be built on an alley lot, but it could not be used for residential use as a matter-of-right. Any residential use would be required to be considered through a special exception process which would include review by Fire and EMS services. In the R-1A, R-1B and the R-2 zones, the draft text proposes to prohibit dwelling units on alley lots regardless of alley width.	Nov. 6 Hearing on Subtitle D		
Michael Turnbull	Apts in RF zones	What is being done to address the concern about conversions in Mt. Pleasant?	The draft text proposes to bring forward the 900 square foot rule for conversion to apartments in the existing R-4 areas. OP has met with representatives of the Historic Mt. Pleasant and agreed to provide text that would limit the conversion within the historic district. Based on this work and comments from other communities, OP has been reviewing the R-4 zones to see if the conversion provision is still appropriate as a matter-of-right regulation.	Nov. 7 Hearing on Subtitles E and F	Text Amendment	

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Michael Turnbull	Arch Embellishments	Look at the Torti Gallas material presented; what is the issue and where is it in the proposed regs?	OP is reviewing this material. Most of the roof structure requirements are the same except for the specific reference to "Pergolas and similar structures" . The draft text proposes to require a 1-1 setback from the building's edge. OP agrees this could be contrary to past design practices and will propose a text modification to address Pergolas below the Height Act. Additionally OP is revising the text to clarify when a 10 ft. roof structure is applicable in the low density zones; Strongly supportive of proposed parking changes.	Nov. 12 Hearing on Subtitle C	modify text	
Marcie Cohen	Art	Would like to see more public art encouraged at street level	OP will look for areas within the regs to encourage public arts, especially through the arts overlay zones and the PUD regulations.	Nov. 12 Hearing on Subtitle C	modify text	
Marcie Cohen	Arts	(Real) arts use requirement? DC lags behind in public art. Need to be specific about what counts.	OP will look for areas within the regs to encourage public arts, especially through the Arts overlay zones, PUD regulations.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Rob Miller	Authority and Comp Plan	Include a statement in Subtitle A regarding Comprehensive Plan.	OP will add language to reference the Comp Plan.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Marcie Cohen	Bank Frontage	Banks - any limit on street frontage?	There is a proposed 20% limit per block face for financial service uses on Primary Streets in the D zones (Subtitle I Sec 602.2); a 25% limit per block face for financial service uses on Primary Streets in the Chinatown sub-area (Subtitle I Sec 609.3) and all other parts of the D zones (Subtitle I Sec 403.4).	Nov. 14 Hearing on Subtitles I, J and K		
Peter May	Big Box	Is there any recommended review for Big Box retail?	The draft text does not include a review mechanism for big box retail. However, OP will provide a proposal to address big box as a special exception use with an emphasis on impacts review similar to the large tract review and design standards.	Nov. 13 Hearing on Subtitle G and H	Text Amendment	
Marcie Cohen	Big Box	Is there a way to impact design of Big Box retail?	OP will provide a proposal to address big box as a special exception use with an emphasis on impact review similar to the large tract review and design standards.	Nov. 13 Hearing on Subtitle G and H	Text Amendment	
Rob Miller	Big Box	Big box - what's the breakdown for the Walmart projects in the pipeline? PUD, LTR, MOR? Agrees that economic development is not appropriate factor for zoning consideration, but is there a way to address impacts?	Two projects are part of pending PUDS at Skyland and East Capitol Street; One, on GA Ave, and was subject to a Large Tract Review; and the Walmart on H Street, NW was fully matter-of-right because it is in the DD overlay. OP will provide a proposal to address big box as a special exception use with an emphasis on impacts review similar to the large tract review and design standards.	Nov. 13 Hearing on Subtitle G and H	Text Amendment	
Anthony Hood	Big Box	In favor of public review. Wants to look at how to address impacts.	OP will provide a proposal to address big box as a special exception use with an emphasis on impacts review similar to the large tract review and design standards.	Nov. 13 Hearing on Subtitle G and H	Text Amendment	
Marcie Cohen	Bike Parking	Are they sufficient?	OP has worked with DDOT and WABA on the proposed standards and believe they are sufficient. However, OP has received some input on how the short term parking can conflict with public space requirements and OP will review the bike requirements and propose revisions.	Nov. 12 Hearing on Subtitle C	modify text	
Peter May	Bike Parking	Rack spacing- Is the 30" standard?	DDOT reports that 30" is the standard.	Nov. 12 Hearing on Subtitle C		
Peter May	Campus Plan	Address the issue of private roads that are publically accessible on campuses.	OP will make the language consistent with past practice for campus plan FAR calculations	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Marcie Cohen	Campus Plan	Is there a way to determine complexity so that the Zoning Commission can decide whether it is appropriate to handle a further processing with a campus plan?	OP will add language that clarifies that the ZC may make a determination not to proceed with a further processing simultaneously with a campus plan if the ZC decides it is too burdensome.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Michael Turnbull	Campus Plan	Need to consider the issue of limiting second stage review for campus plans.	OP will add language that clarifies that the ZC may make a determination not to proceed with a further processing simultaneously with a campus plan if the ZC decides it is too burdensome.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Rob Miller	Campus Plan	Campus plan provisions regarding commercial uses may be too restrictive from both a campus and neighborhood perspective. Campus resources shall serve the broader community.	OP will review the language.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Rob Miller	Campus Plan	Exclude private drives from FAR	OP will make the language consistent with past practice for campus plan FAR calculations	Nov. 12 Hearing on Subtitle C	modify text	
Rob Miller	Car-share spaces	Should there be more car-share spaces required than are proposed?	OP determined the car-share requirements are sufficient; a building owner could apply for more as part of a parking management plan to reduce required parking. OP has heard concern about requiring a building owner to give free space to a car-share since the car-share company is a for-profit business that could also use public space.	Nov. 12 Hearing on Subtitle C	modify text	
Peter May	Chancery	Resolve chancery issue through additional meetings.	OP will work with OAG on the language	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Peter May	Definitions - Comparison of Changes	Would like to see a mark up of the definition text.	OP will provide a side by side of the changes	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Michael Turnbull	Definitions - Comparison of Changes	Would like to see rationale for changes.	OP will provide the background reports and ZC guidance on rationale for proposed changes.	Nov. 5 Hearing on Subtitle B		
Anthony Hood	Comparison of Changes	Would like to see a statement of reason included with the comparisons.	OP will provide the background reports and ZC guidance on rationale for proposed changes.	Nov. 5 Hearing on Subtitle B		

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Anthony Hood	Corner Stores	What is the proposal for Corner Stores?	The only matter-of-right store could be a grocery store that meets the specified conditions; all other permitted uses would be permitted by special exception subject to conditions. The draft text proposes a minimum distance of 500 feet from commercial corridors.	Nov. 7 Hearing on Subtitles E and F		
Anthony Hood	Corner Stores	Does the 15% cap on alcohol sales make sense? Go far enough?	A corner store is limited to a maximum size of 1,200 square feet and of that only 15% may be used for alcohol sales which results in a maximum area of only 180 square feet for alcohol sales. In the Reed Cooke overlay there is a limit on accessory sales of alcohol which is based on a square footage that equates to 8% of the total floor area. Applying 8% to the maximum permitted size of a corner store would result in a maximum alcohol sales area of 96 square feet. Should the ZC determine a lesser percentage is appropriate, OP will amend the text. OP is also looking at the "percent of sales" approach instead of floor area as a way to limit alcohol sales.	Nov. 6 Hearing on Subtitle D		
Michael Turnbull	Corner Stores	Hearing concerns about the corner store proposal and the possibility for alcohol sales, quality of goods sold, commercial competition, and design issues.	OP is proposing that corner stores be permitted by special exception so that the neighborhood can weigh in. Only a grocery store is proposed to be a use by-right but we understand that enforcement may be an issue. OP is proposing that corner stores could feature other uses such as a florist or dry cleaner. There is a proposed condition that a corner store may not be within 500 of a mixed use zone to avoid competition with commercial corridors.	Nov. 6 Hearing on Subtitle D		
Anthony Hood	Corner Stores	It's about balance when it comes to the corner store and accessory apartment proposals.	OP agrees; OP mapped the potential locations for corner stores and revised the proposal to permit them by special exception instead of as a matter-of-right except for grocery.	Nov. 7 Hearing on Subtitles E and F		
Anthony Hood	Corner Stores	What did OP hear and how did OP evaluate the corner store proposal in light of the variety of neighborhoods?	The initial proposal was for matter of right corner stores in the R-3 and R-4 zones. OP mapped all the R-3 and R-4 zoned areas, added existing corner stores and a buffer of 500 feet from any non-residential zoning to identify areas where they might apply. After visiting several R-3/4 neighborhoods we added review criteria regarding topography of sites, because many of the rowhouse neighborhoods built after 1900 are on terraced lots and to cut the earth away for store fronts would be architecturally inappropriate. OP initially proposed the adjunct convenience stores currently permitted in R-5 apartment buildings be permitted to have external entrances which is currently prohibited. After hearing from several neighborhoods about the impact of drawing commercial into residential zones, OP withdrew that recommendation. Additionally OP heard from some R-3 neighborhoods about the difference between older rowhouse neighborhoods like Capitol Hill which were developed with commercial corners and the those built after 1900 in the outer parts of the city which were not. OP then modified the recommendation to require a special exception except for groceries.	Nov. 7 Hearing on Subtitles E and F		
Marcie Cohen	Corner Stores	There could be other uses under the corner store proposal, correct?	Yes; Corner stores may be Retail, General Service, or Arts/Design/Creation uses; only a grocery is proposed as a matter of right use but the other uses could be permitted by special exception.	Nov. 7 Hearing on Subtitles E and F		
Marcie Cohen	Corner Stores	Is residential permitted above a corner store?	OP will correct the wording to clarify that residential should be permitted above a corner store.	Nov. 7 Hearing on Subtitles E and F	modify text	
Rob Miller	Corner Stores	Why not extend the corner store proposal to apartment zones?	There is already a provision for commercial adjunct uses within the apartment zones so corner stores were not proposed.	Nov. 7 Hearing on Subtitles E and F		
Rob Miller	Corner Stores	Is residential permitted above a corner store?	OP will correct the wording to clarify that residential should be permitted above a corner store.	Nov. 7 Hearing on Subtitles E and F	modify text	
Marcie Cohen	Corner Stores	How do we assure produce is fresh?	There is no way for zoning to provide this level of assurance.	Nov. 12 Hearing on Subtitle C		
Rob Miller	D zones	.5 FAR ground floor retail requirement in NOMA	OP will look into the issue.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Peter May	D zones	Federal Triangle South zone - how mapped, what are the restrictions, should it be in the DD or Subtitle K?	OP is continuing to work on the proposed zone and the federal stakeholders. Additional text will be provided.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Anthony Hood	D Zones	Who is authorized to expand the downtown?	The CEA (Central Employment Area), is defined in the Comp Plan, the Comp Plan also includes the Central Area Planning element, which is different from the CEA. The Comp Plan is adopted by the City Council; the Downtown zoning as proposed is consistent with the established Central Area Comp Plan element.	Nov. 12 Hearing on Subtitle C		
Peter May	D Zones - Comparison of Changes	Concern that a lot more is changing than described. It may be helpful to do a side-by-side comparison for the DD.	OP has prepared a side by side of all development standards, crosswalks for all zones, a side by side for the Neighborhood commercial zones and is working on the D and will provide a comparison.	Nov. 14 Hearing on Subtitles I, J and K		
Peter May	D Zones - Comparison of Changes	It would be helpful to have a comparison of the new credit system to the existing CLD and TDR program?	OP's intent is to ensure that everyone maintains their economic value in both the CLDs and the TDRs. .	Nov. 14 Hearing on Subtitles I, J and K		
Marcie Cohen	D Zones	TDRs and CLDs - needs more explanation	OP will provide additional information on the proposed credit system, as well as the CLD and TDR program that is in place today.	Nov. 14 Hearing on Subtitles I, J and K		
Peter May	D Zones - Existing SP zone Building Height	Height setback on 16th Street?	This has been addressed in the proposed regulations (Subtitle I Section 306.1.) by keeping the existing height limit of 90 feet for 16th Street. OP will include clarifying language	Nov. 14 Hearing on Subtitles I, J and K		

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Peter May	D Zone - Existing SP zones Comparison of standards	Would be helpful to have a summary of how and where things have changed for the Special Purpose zones in Subtitle K.	OP will prepare a comparison.	Nov. 14 Hearing on Subtitles I, J and K		
Peter May	D Zones	FBI site	The site currently has C-4 zoning. Because the site is federal property in federal use local zoning does not apply. The site is not called out as being subject to the Penn Ave Development Plan. Subtitle I does need clarification on the exact zone district for this site , but the intent is that the site would maintain a C-4 equivalent zone in the new regulations.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Michael Turnbull	D Zones - New	Concerns from West End/Foggy Bottom.	There is confusion in the use of terms within the testimony. The terms are close but very different in meaning. "Central Employment Area", "Central Washington" and "Central Business District" are very different and although they may overlap in certain areas of the city they are not the same nor interchangeable. All 3 are defined in the Comp Plan. The <u>Central Employment Area</u> is: A legal definition used primarily by the federal government in the location of projects, leasing of space, determination of parking standards, etc. and synonymous with the major concentration of federal and commercial land uses in the core of the District of Columbia. (page 5, Glossary of Terms & Index, 2006 Comp Plan). <u>Central Washington</u> is: Planning Area developed for use in the Comp Plan; corresponds to the monumental core of the city and the adjoining central business district areas. <u>Central Business District</u> is: The major employment, shopping, and commercial activity center in the city. For the purposes of the Comp Plan, generally refers to the area north of the National Mall and south of Mass Ave, between Foggy Bottom and Capitol Hill. ** Foggy Bottom and the West End neighborhood are included within the <u>Near Northwest Area</u> Element (Chapter 21), not the Central Washington Area Element (Chapter 16). The new D zones are proposed for those areas within the Central Washington Area identified on the Future Land Use Map as high density commercial, high density residential or high density mixed use and do <u>not</u> extend into the Near Northwest Area.	Nov. 14 Hearing on Subtitles I, J and K		
Marcie Cohen	D Zones	Are surface parking lots allowed in downtown?	Surface lots are permitted only by special exception in the DD.	Nov. 14 Hearing on Subtitles I, J and K		
Marcie Cohen	D Zones	CLDs and vesting rights?	OP has been working extensively with the attorneys that represent the owners of CLD and TDRs to make sure they maintain vested rights and value. Additionally text modifications may be proposed.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Rob Miller	D Zones	Clarify intent regarding expansion of Downtown.	The proposed new D zones are consistent with the "Central Area" of the Comp Plan and the high density areas designated on the Comp Plan FLUM; the proposed new D zones <u>do not</u> expand the "Central Employment Area (CEA)" The CEA is established by Council and adopted as part of the Comp Plan. Through the existing DDD overlay, receiving zones were created that allow high density development by right through the use of density generated in the current DDD overlay. The proposed new D zones are high density on the Comp Plan connect the receiving zones and put the emphasis on housing.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Michael Turnbull	D-8-1-B zone	Delay implementation of the D-8-1-B zone (federal area of the SW)?	OP anticipates that it will be ready with refined language with sufficient time for incorporation into the ZRR text but additional text modification may be proposed.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Anthony Hood	Data	Was it reviewed from all parts of the city?	OP researched issues by Census tract, Wards, ANC, District wide and by zones.	Nov. 12 Hearing on Subtitle C		
Marcie Cohen	Data and Reports	Make sure all posted on line	OP has posted all reports, ZC guidance reports, Public hearing reports and consultant reports on the www.dczoningupdate.org website.	Nov. 12 Hearing on Subtitle C		
Marcie Cohen	Definitions	Did the Zoning Administrator review all the definitions?	Yes, The Zoning Administrator and the ZA staff have reviewed all the definitions.	Nov. 5 Hearing on Subtitle B		
Marcie Cohen	Definitions	Why haven't we defined area variance and use variance?	OAG advised that we not include those definitions.	Nov. 5 Hearing on Subtitle B		
Marcie Cohen	Definitions	Define arts and density credits, TDR, and others.	OP will add additional language	Nov. 5 Hearing on Subtitle B	modify text	
Peter May	Definitions	A side-by-side comparison of the definitions would be helpful.	OP will provide a side by side of the definitions with an explanation of any changes.	Nov. 5 Hearing on Subtitle B		
Peter May	Definitions	Definitions of cellar and existing grade.	The ZC recently adopted new language for measuring building height in case 12-11; The new language specifically prohibits berms from being used for measuring building height. OP will check for consistency throughout the subtitles. There is no proposal to change to cellar and basement definitions. Basement counts in FAR and lot occupancy, but cellars do not.	Nov. 5 Hearing on Subtitle B	modify text	
Peter May	Definitions	Do we want to include structures in lot occupancy?	The draft ZRR text will be amended to reflect the final language and provisions regarding this issue as established through the ZC Case # 13-06 (retaining walls) once final action is taken in that case.	Nov. 5 Hearing on Subtitle B	modify text	

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Rob Miller	Definitions	Cellar definition?	The ZC recently adopted new language for measuring building height in case 12-11; The new language specifically prohibits berms from being used for measuring building height. OP will check for consistency throughout the subtitles. There is no proposal to change to cellar and basement definitions. Basement counts in FAR and lot occupancy, but cellars do not.	Nov. 5 Hearing on Subtitle B	modify text	
Rob Miller	Definitions	Would like to see a statement of reason included with the side-by-side comparisons and why any definitions are no longer recommended.	OP will provide the requested rationale for proposed changes; and will include definitions for low and moderate income.	Nov. 5 Hearing on Subtitle B	modify text	
Michael Turnbull	Document Changes and Comments	Would like to see some way to help the public engage - e-mail, blog, etc.	OP has prepared a summary of proposals focused on each ANC. It which was mailed out to every ANC and posted on the OP website and is in the case file as exhibit numbers 621 through 664; OP has also prepared a section-by-section crosswalk that links every section in the existing code with its location in the proposed code, also on the OP website and in the case file. OP has also prepared a development standards comparison table for every zone, and a detailed section comparison of the new Neighborhood Mixed use zones and the Neighborhood commercial overlays. The Office of Zoning has mailed out many public notices and also maintained extensive web-based outreach.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Rob Miller	Document Changes and Comments	Would like to see a comment summary/response document similar to what was prepared for the Comprehensive Plan.	This table represents the comments and responses as of April 25, 2014. OP will continue to update the table as comments are submitted and post on the ZRR website and file in the official case file.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Michael Turnbull	Drive-thru	Should we still be accommodating them at banks?	They are currently not permitted in most Neighborhood commercial zones and in the DDD overlay. OP will look at this issue in all commercial zones.	Nov. 12 Hearing on Subtitle C		
Anthony Hood	Dwelling Size	The proposal needs to address micro units on trailers	The building code controls minimum residential size and when a use is temporary.	Nov. 6 Hearing on Subtitle D		
Anthony Hood	Ease of use	Would still like to see a tutorial to show how someone might walk through the code, but the proposed text is beginning to appear easier to use. Ease of use for people both familiar and not familiar with the code.	OP will work with OZ on a tutorial and the zone-specific summary documents. Office of Zoning is also working on a Guide Book on the new regs	Nov. 14 Hearing on Subtitles I, J and K		
Rob Miller	Effective Date	Effective date and phase-in discussion. GAR may provide good precedent.	OP will work with OAG, OZ and DCRA on this issue and look at the phase in of the Green Area Ratio as an example.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Michael Turnbull	External Effects	PDR and external effects?	The external effects are generally regulated by other agencies (DDOE and DCRA) and these standards are more strict. The draft text proposes that the external effects be applicable to all industrial uses. OP will include a reference to the other regulations in the new text.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Michael Turnbull	GAR	GAR comments from Casey tree re canopy	Agree, New text to reflect Casey recommendations	Nov. 12 Hearing on Subtitle C	modify text	
Rob Miller	Hearing Process	Don't want to give the impression that the DDOT report is not required at setdown.	OP will add clarifying text.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Rob Miller	Hearing Process	Would like OP to provide a report in appeals cases.	No text amendment is required for this action.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Anthony Hood	Hearing Process	Is the ability to participate by video conference used in other jurisdictions?	The Office of Zoning will work with the OAG on the procedural issues.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Michael Turnbull	IZ	Credits and IZ?	This was an attempt to simplify the system. The intent is to encourage housing. The only way to get additional density is by providing housing, arts, or buying credits. IZ is required in the expansion area and all areas where it is currently applicable.	Nov. 14 Hearing on Subtitles I, J and K		
Rob Miller	IZ in the new D zones	What is being done to encourage housing?	IZ applies in all 5 of the new D zones; only the zones that are currently exempt under the existing regulations are proposed to be exempt in the proposed regulations. In the existing DD zones, OP kept the entitlements the same. The base FAR is 6.5 (the current C-3-C) and to increase the FAR a builder must provide housing, preferred uses, or purchase housing credits. Additional by-right height has been provided, but that is intended to allow flexibility for architecture. OP will add clarifying text.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Marcie Cohen	IZ	Address Coalition for Smarter Growth's concerns about income levels for affordability.	OP will provide additional language to clarify definitions; additional modifications will be brought forward as a separate text case.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Michael Turnbull	IZ	AMI issue, condo fees are a real issue with IZ.	Agree- needs to be reviewed; IZ revisions will be separate case from ZRR b/c of complexities	Nov. 12 Hearing on Subtitle C		
Rob Miller	IZ	Need to clarify definitions of low and moderate income; Would support a lower AMI	IZ revisions will be separate case from ZRR b/c of complexities	Nov. 12 Hearing on Subtitle C		
Rob Miller	IZ	Find any discretionary density and make sure it is subject to an IZ requirement; CG and new DT	OP will review all zones.	Nov. 12 Hearing on Subtitle C	Text Amendment	
Rob Miller	IZ	Provide a chart of Areas NOT subject to IZ, currently and proposed	OP will provide the chart	Nov. 12 Hearing on Subtitle C		
Peter May	IZ	Should be more aggressive; is 8%/10% the wrong incentive?	IZ revisions will be separate case from ZRR b/c of complexities	Nov. 12 Hearing on Subtitle C		

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Peter May	Mixed Use FAR	Explain the FAR changes proposed for what is now the C-2-A?	The proposed provision would apply by-right only to an existing building on a lot 10,000 sq. ft. or less in area, and it could only be applied to the ground floor and the floor immediately above the ground floor. Under current regulations it can be difficult for property owners to use the second floor of existing buildings because of the 1.5 FAR limitation on non-residential uses and the building codes which require separate entrances and fire code standards for residential uses. The provision is in response to guidance provided from the ZC on November 29, 2010. New construction could apply for a special exception (Sub G, Section 1300.4). OP will add language to clarify that for new construction, any additional use is limited to 0.5 FAR.	Nov. 13 Hearing on Subtitle G and H	modify text	
Peter May	Naming of Zones	Is there a reason that the zone naming convention is different for the D zones?	OP will be revising the zone names in the DD to match the other subtitles. ANC 1C also made a suggestion (exhibit 691) to group the existing overlay zones together into individual chapters so the relationship between the zones stays together. OP thinks this a good idea and will provide a rearrangement of the zones and names; Also OP heard a lot of concern about the potential for confusion because of how similar some of the new zone names are to the existing zone names in the low density residential zones. OP will propose some new zone names based on this input.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Anthony Hood	Naming of Zones	Can OP look at changing the Apartment (A) zones to Residential Apartment (RA) zones?	Yes. OP will change the zone designations to RA. ANC 1C also made a suggestion (exhibit 691) to group the existing overlay zones together into individual chapters so the relationship between the zones stays together. OP thinks this a good idea and will provide a rearrangement of the zones and names; Also OP heard a lot of concern about the potential for confusion because of how similar some of the new zone names are to the existing zone names in the low density residential zones. OP will propose some new zone names based on this input.	Nov. 7 Hearing on Subtitles E and F	modify text	
Anthony Hood	New Zone	Customized zones - will this tool be available to other areas beyond Georgetown? Need to expand provisions in Subtitle X.	Yes, should the ZC accept the zone concept, they will be available to other communities much the same way that overlays have been available to communities.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Michael Turnbull	New Zone Process	Can OP provide more information on customized zones?	Subtitle X outlines the procedures for the creation of new zones. They will work much like the current overlay process in that they will be initiated by the community or called for through small area plans or Comp Plan. It would be a very public process following the text and map amendment process of public hearings.	Nov. 6 Hearing on Subtitle D	modify text	
Marcie Cohen	New Zones	A process map on how to create a new zone	OP will expand the provision of Subtitle X on how to create a new zone.	Nov. 12 Hearing on Subtitle C	modify text	
Marcie Cohen	Overlays	Overlays are being translated into discrete individual zones, correct?	Yes; the intent purpose and restrictions of each overlay are transferred to neighborhood commercial zones in Subtitle H. A side by side comparison for each Neighborhood commercial zone has been prepared.	Nov. 7 Hearing on Subtitles E and F		
Peter May	Overlays	Explain the status of Overlays.	The draft regulations have not eliminated or reduced the achievements and protections of the overlays. The overlays have been merged with their underlying base zone and all the uses into one zone, which include the same provisions, intent, restrictions and uses. The new zones also can include more specific Comprehensive Plan language. OP has prepared a detailed comparison of the overlay and development standards. OP will regroup other overlay sections as suggested by ANC 1C (exhibit 691)	Nov. 13 Hearing on Subtitle G and H		
Marcie Cohen	Overlays	Better align overlay content - demonstrate that all old information has been pulled in to the proposed text.	OP has produced a detailed comparison of the overlays, development standards and a section-to section crosswalks which show where the provisions from the existing code can be found in the proposed text. With respect to the Eighth Street overlay concern about fast food establishments, OP will review the draft text to ensure language reflects the correct intent. OP will regroup other overlay sections as suggested by ANC 1C (exhibit 691)	Nov. 13 Hearing on Subtitle G and H	Comparison done	
Michael Turnbull	Overlays	Need to provide more information and more assistance; reinforce that all information has been included in the proposed text.	The draft regulations have not eliminated or reduced the achievements and protections of the overlays. The overlays have been translated into their own zones, which include the same provisions, intent, restrictions and provisions. OP has produced a detailed comparison of the overlays, development standards and a section-to section crosswalks which show where the provisions from the existing code can be found in the proposed text. OP will work with Reed-Cooke to ensure that its use permission concerns are addressed. OP will regroup other overlay sections as suggested by ANC 1C (exhibit 691)	Nov. 13 Hearing on Subtitle G and H		
Rob Miller	Overlays	Reformatting of overlays.	OP will regroup other overlay sections as suggested by ANC 1C (exhibit 691)	Nov. 13 Hearing on Subtitle G and H	modify text	

Zoning Commissioner	Issue	Comments	Response	Hearing Date	OP Notes	ZC Notes
Peter May	Overlays	Intent regarding overlays was not to change any provisions.	The intent and provisions of the overlays are all embodied within the new zones; the restrictions, conditions and limitations also are in the new zones.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Marcie Cohen	Overlays	Collapsing the overlays and base zones was meant to address the fact that the system was working.	Agreed	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Rob Miller	Parking	What is status of comprehensive parking study referenced in Cheh, Evans letter?	DDOT is conducting the study and reported it is already in progress and they expect the first draft to be available by early 2014.	Nov. 12 Hearing on Subtitle C		
Marcie Cohen	Parking	How can we assure shared docks are accessible to residents?	OP will add text that requires shared docks are accessible. Failure to keep the docks accessible would be a zoning violation and subject to fines.	Nov. 12 Hearing on Subtitle C	modify text	
Peter May	Parking	Want to understand ALL the tools DDOT is looking at		Nov. 12 Hearing on Subtitle C		
Peter May	Parking	Have to be comfortable with any potential parking spillover from downtown and corridors into residential neighborhoods		Nov. 12 Hearing on Subtitle C		
Peter May	Parking D zones	Will the lack of parking minimums in the new D zone result in issues of spill over parking?	DDOT needs to address the RPP issue. Will need an RPP exclusion in some of these areas, and OP will review the proposal.	Nov. 14 Hearing on Subtitles I, J and K		
Peter May	Parking	Prepare parking comparison table	OP will post and provide the Commission with the comparison table.	Nov. 12 Hearing on Subtitle C		
Anthony Hood	Parking	Involve AAA	OP has used the AAA for data for ownership costs and welcomes any factual data and information provided by AAA.	Nov. 12 Hearing on Subtitle C		
Anthony Hood	Parking	A larger map of areas proposed for no parking minimums	OP will provide a larger scale set of maps.	Nov. 12 Hearing on Subtitle C		
Anthony Hood	Parking	The data should be posted regarding the cost of parking spaces.	OP has posted all reports, ZC guidance reports, Public hearing reports and consultant reports on the www.dczoningupdate.org website. The construction cost figures were attained from the RSMMeans website.	Nov. 12 Hearing on Subtitle C		
Michael Turnbull	Parking	Was city-based data used for parking proposals?	Yes, OP used city based data. DC DMV and US Census; Will look at Cleveland Park and Adams Morgan comments	Nov. 12 Hearing on Subtitle C		
Marcie Cohen	Parking	Is there a way to incorporate design standards for above-grade parking garages?	OP will look into the issue and draft text as appropriate.	Nov. 14 Hearing on Subtitles I, J and K	Text Amendment	
Anthony Hood	Party Status	Party status issue needs to be looked at.	The draft text proposes a party status process for PUDs (Subtitle X Section 317); additional language will be prepared to require an applicant for party status must be present at the time of determination by the ZC and at the hearing to have party status.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Rob Miller	PDR (Industrial Uses)	Buffers for industrial uses at 25 and 15 feet.	These distances are established in the Langston overlay (Existing Code Sec 806.5); OP proposes that the requirements and protections of the Langston overlay be continued and extended to <u>all</u> industrial areas, not just Langdon overlay. The draft text proposes that these buffers be applied citywide (Proposed Code Subtitle J, Section 209). Both the setback buffer and screening by fence or wall are required.	Nov. 14 Hearing on Subtitles I, J and K		
Rob Miller	PDR (Industrial Uses)	Issue of oversaturation of uses, such as auto repair, in PDR zones.	OP has reviewed the uses in PDR zones adjacent to Res zones and will propose a recommendation in the draft text for special exception review of night clubs and auto repair. Additional revisions may happen at a later time based on the results of the Ward 5 Industrial Land Use Study.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Rob Miller	PDR (Industrial Uses)	Issue of oversaturation of auto oriented uses?	OP has reviewed the uses and will propose a limit on auto repair and special exception standard.	Nov. 5 Hearing on Subtitle B	modify text	
Anthony Hood	PDR (Industrial Uses)	Issue of oversaturation of auto oriented uses?	OP has reviewed the uses and will propose a limit on auto repair and special exception standard.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Michael Turnbull	PDR (Industrial Uses)	Saturation point for industrial uses near residential zones, as referenced by ANC Judi Jones	OP has reviewed the uses and will propose a limit on auto repair and special exception standard.	Nov. 5 Hearing on Subtitle B	modify text	
Anthony Hood	PDR (Industrial Uses)	Are there Soil remediation requirements in the industrial zones	Soil remediation in all zones is covered by the DC Brownfields Act but OP will add a reference to the Act in the PDR subtitle.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Anthony Hood	PDR (Industrial Uses)	Langdon Overlay - is soil remediation strictly prohibited in all PDR zones?	Soil remediation in all zones is covered by the DC Brownfields Act but OP will add a reference to the Act in the PDR subtitle.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Anthony Hood	PDR	J100.2(b) - general Provision of PDR zones need to recognize residential neighbors	OP will add language about protecting neighboring residential uses from industrial uses.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Anthony Hood	PDR	Look at external effects - thought they covered all industrial zones.	The external effects cover all the M and CM zones. OP will add language to reference the agencies that now administer the regulations.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Anthony Hood	PDR	J 302.5 - Emergency Shelter at 2210 Adams Place NW - this shouldn't be extended into new regulations	OP reviewed the order for ZC Case 05-05 that allowed the use at Adams Place to be established. The use had to obtain a certificate of occupancy within one year of the effective date of the order. The effective date was February 22, 2008, therefore the text is no longer needed and will be deleted from the proposed new regulations.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Anthony Hood	PDR	Are the Langdon Overlay protections in the draft text?	yes; the Langdon Overlay provisions now apply to <u>all</u> industrial zones through out the city not just the Langdon area. The conditions for buffers are proposed to be applicable to all industrially zoned through Sub J Section 209 (page J-9).	Nov. 14 Hearing on Subtitles I, J and K		

Zoning Commissioner	Issue	Comments	Response	Hearing Date	OP Notes	ZC Notes
Anthony Hood	PDR	Buffering for residential adjacent to industrial?	There is a new proposal in the draft text to require a 25 foot buffer on industrial lands when adjacent to residential lands. The buffer requirements include both a solid screening, such as a fence or wall, and landscape screening (Sub J Section 209). The section is title "Transition Section" but could be renamed "Buffer" if the Commission finds it a more direct section title. Additional external effects are generally regulated by other agencies (DDOE and DCRA). The draft text proposes that the external effects be applicable to all industrial uses. OP will include a reference to the other regulations in the new text.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Peter May	Pop-Ups	Thoughts on the pop up issue? What can be done? Can you get at it through the zoning regulations?	The draft text includes some measures that could help, including how building height is measured and reducing the permitted height for roof structures to 10 feet. OP will look at other tools, including limiting number of stories, height of buildings, limiting conversions for more than two units, and design review.	Nov. 6 Hearing on Subtitle D	Text Amendment	
Anthony Hood	Pop-Ups	Need to respond to the concerns voiced about pop ups.	The draft text includes some measures that could help, including how building height is measured and reducing the permitted height for roof structures to 10 feet. OP will look at other tools, including limiting number of stories, height of buildings, limiting conversions for more than two units, and design review.	Nov. 6 Hearing on Subtitle D	Text Amendment	
Michael Turnbull	Private School Parking	What was reason for changing the parking calculation to sq. footage?	Proposed for better predictability of minimums and to accommodate school programmatic changes without requiring returning to BZA; Reviewed metrics used by other jurisdictions, which tended more toward structure. Will return to employee based standards.	Nov. 12 Hearing on Subtitle C	modify text	
Rob Miller	Private School Parking	Concern that sq. ft. approach won't capture full impacts;	OP reviewed the metrics used by other jurisdictions, which tended more toward structure; will return to employee based standards. Will return to employee based standards.	Nov. 12 Hearing on Subtitle C	modify text	
Peter May	Private School Standards	Not the intent to increase the burden for private schools with the proposed campus plan provisions.	Agreed; OP will modify the language to be consistent with historic practice for permitting private schools.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Anthony Hood	Public Participation	Concerned about participation.	A summary of activities since <u>Jan 1, 2012</u> : OP attended 25 ANC meetings, 62 civic or community meetings, hosted 8 community meetings and 8 open houses. OP sent emails to every ANC member, paper notices and a computer disc to every ANC, notices to every Place of Worship in the city, and delivered copies of the draft to each DC public library. The Zoning Commission has held 15 public hearings since November 2013 with multiple notices sent from the Office of Zoning to every ANC member and to each Councilmember. Both OP and OZ have websites that provide information and copies of the ZRR, with information on how to participate. Additionally the ZC has extended the open record until Sept 15, 2014. OP will continue to work with ANCs and explaining the proposed changes.	Nov. 6 Hearing on Subtitle D		
Michael Turnbull	PUD	West End concerns.	The ZC and the Courts have agreed that use of a PUD is an appropriate toll to implement a Campus Plan provided the campus plan is approved.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Michael Turnbull	PUD	Zoning Administrator - new provision?	The draft proposal maintains the level of ZA flexibility at 2% (Subtitle X, Section 312); Any ZA interpretation still requires a reporting to the ZC.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Michael Turnbull	PUD	Clarify that reports from other agencies (DDOT) may be available at setdown and will be available at the hearing.	OP will add clarifying text.	Nov. 4 Hearing on Subtitle A, W, X, Y and Z	modify text	
Rob Miller	PUD Benefits	PUD monetary contributions are acceptable, if tied to C of O.	The language recently adopted by the ZC through case 12-10 clarifies that monetary contributions may be made and that they are tied to the Certificate of Occupancy. Existing section 2403.6 reads " <i>Monetary contributions shall only be permitted if made to a District government program or if the applicant agrees that no certificate of occupancy for the PUD may be issued unless the applicant provides proof to the Zoning Administrator that the items or services funded have been or are being provided.</i> " The exact language is reflected in the draft text as Subtitle X section 305.3 (d).	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Rob Miller	Res Use in Mixed Use zones	Suggestions on ways that residential buildings in the Downtown mixed use zones can have the same regulatory protections from noise as buildings in residential zones.	These issues require regulatory coordination with agencies that author and administer noise, alcohol and public space regulations. OP is aware that there is staff in DCRA that is attempting to coordinate these changes and will work with them on trying to find a solution, including changes to their regulations and identifying the change in zone names. Regarding zoning, OP will add a requirement that shared loading be accessible to all tenants.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Marcie Cohen	Residential Development Standards	Is there a Building Depth proposal?	OP did not bring forward this proposal, but instead proposed to maintain use of rear yard setbacks.	Nov. 7 Hearing on Subtitles E and F		

Zoning Commissioner	Issue	Comments	Response	Hearing Date	OP Notes	ZC Notes
Rob Miller	Residential Development Standards	Is there a change in residential Lot occupancy?	OP is proposing a 60% lot occupancy for all housing types in the R-4 zones. Many comments have expressed concern about this and OP will review the standards again.	Nov. 7 Hearing on Subtitles E and F	modify text	
Marcie Cohen	Residential use - Co-housing	Has OP looked in co-housing? Can the concept be introduced through ZRR?	OP will look into this issue.	Nov. 6 Hearing on Subtitle D	tbd	
Peter May	Retaining walls	Make sure text gets included in ZRR	OP will do.	Nov. 12 Hearing on Subtitle C	modify text	
Michael Turnbull	Roof Structures	Cap on height of roof structures for historic structures.	OP will look into the issue.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Michael Turnbull	Roof Structures	What is the proposal regarding the 10-foot height limit for roof structures?	OP will clarify that 1) the proposed ten feet is for single family and flats residential buildings, 2) institutional building in low density zones are still permitted the 18.5 feet; 3) that existing roof structures on apartment buildings (for example a building with a rooftop pool) may be used for recreational activities; and 4) setbacks from historic adjacent buildings	Nov. 6 Hearing on Subtitle D	modify text	
Rob Miller	Roof Structures	Roof top penthouse and mechanical are capped at 10 feet?	OP will clarify that 1) the proposed ten feet is for single family and flats residential buildings, 2) institutional building in low density zones are still permitted the 18.5 feet; 3) that existing roof structures on apartment buildings (for example a building with a rooftop pool) may be used for recreational activities; and 4) setbacks from historic adjacent buildings	Nov. 6 Hearing on Subtitle D	modify text	
Rob Miller	Roof Structures	Roof structures?	OP will add language to clarify that roof structures may rise 18.5 feet for institutional and educational uses in the R and RF zones.	Nov. 7 Hearing on Subtitles E and F	modify text	
Peter May	Roof Structures	Review setback from historic structure	OP will do.	Nov. 12 Hearing on Subtitle C	modify text	
Rob Miller	Roof Structures	DCBIA roof structure concerns?	OP will review the comments provided by DCBIA and determine whether revisions are appropriate.	Nov. 13 Hearing on Subtitle G and H	modify text	
Peter May	Trash Location	C§2107.3 – should be in front as last result	OP will amend text to reflect this.	Nov. 12 Hearing on Subtitle C	modify text	
Peter May	Usability	Once finalized, will the document be easier to read and navigate online?	Yes; the Office of Zoning will automate access to the information and is working on a guide	Nov. 4 Hearing on Subtitle A, W, X, Y and Z		
Rob Miller	Uses and Definitions	Can the issue raised regarding mechanized versus automated parking be addressed?	We are happy to revise the definitions to include mechanized parking in place of automated parking.	Nov. 5 Hearing on Subtitle B	modify text	
Peter May	Uses - Animal	Any thoughts on the small domestic animal issue? Should we include a referral to the Department of Health provisions?	OP will clarify the language; Department of Health (DOH) regulates animal control, domestic animals, animal hobbies, even animal drives. The DOH regulations include licensing, hygiene, spacing from residential uses and property lines, and enforcement provisions, through titles 24 and 16.	Nov. 5 Hearing on Subtitle B	modify text	
Marcie Cohen	Uses - Animal	Concerned about agriculture. Inserting "small" in front of domestic animal may not go far enough. Need to be cautious.	OP will clarify the language.	Nov. 5 Hearing on Subtitle B	modify text	
Marcie Cohen	Uses - Animal	Vet and Boarding standards should be loosened	OP will amend the text to accommodate more veterinary care and boarding.	Nov. 12 Hearing on Subtitle C	modify text	
Marcie Cohen	Uses	Firearms sales?	The draft text reflects the existing regulations which were established after much legal input. OAG will provide information regarding the existing regulations.	Nov. 14 Hearing on Subtitles I, J and K		
Marcie Cohen	Uses	Agricultural use in industrial zones? Would it be possible for someone to grow marijuana?	Large scale agriculture is permitted in PDR zones. Marijuana is a licensed use. The ZA considers it agricultural, so it would be possible in PDR zones.	Nov. 14 Hearing on Subtitles I, J and K		
Anthony Hood	Uses	Sexually oriented businesses?	OP will look at regulating proximity to residential uses in lieu of residential zones.	Nov. 14 Hearing on Subtitles I, J and K	modify text	
Rob Miller	Uses	RLIUPA	OAG reviewed the proposed institutional use groups. We will make sure that church-based school programs are not an issue.	Nov. 5 Hearing on Subtitle B		
Rob Miller	Uses	Would like to see community garden added residential agriculture use category.	OP will add community garden to residential agriculture.	Nov. 5 Hearing on Subtitle B	modify text	
Michael Turnbull	Uses	Apartment issue above corner stores	OP will clarify that residential is a permitted use above a corner store.	Nov. 5 Hearing on Subtitle B	modify text	
Anthony Hood	Uses	Waste-related service in PDR zones?	The existing standards and restrictions for these uses that are in the current regulations have been brought forward in the draft ZRR text (Subtitle J Sec 303.9 (page 22)); there is no lessening of the requirements.	Nov. 5 Hearing on Subtitle B		
Marcie Cohen	Uses in Res zones	Theaters and museums would not be permitted uses in R-4? Gives her pause.	These uses are not proposed to be permitted because they can be incompatible uses in residential neighborhoods and use otherwise residential buildings. Existing ones could remain and these uses would be permitted in apartment zones. However OP will propose text to allow use of church/school theater space by outside groups as a special exception use.	Nov. 7 Hearing on Subtitles E and F	Text Amendment	

<i>Zoning Commissioner</i>	<i>Issue</i>	<i>Comments</i>	<i>Response</i>	<i>Hearing Date</i>	<i>OP Notes</i>	<i>ZC Notes</i>
Peter May	Uses in Res zones	Speak to the comments regarding the loss of housing to other uses.	The draft proposal does not increase the available use of residentially zoned land by non-residential uses. The non-residential uses are the same as are in the existing code, except that the draft text proposes to no longer permit "private club" or galleries in the R-4 zone equivalents and there is on the size of all CBIFs. OP has been reviewing the R-4 rowhouse zone and the impact of the conversion to more than two units based on lot area and will be proposing some additional limitations which should help protect family size units from being converted to small multifamily units. The draft regulations propose to limit the size of CBRFs which will reduce larger group homes in low density areas. OP will look at the uses and geographic boundaries of the arts uses and ensure the provisions are not increasing non-residential opportunities.	Nov. 7 Hearing on Subtitles E and F		
Michael Turnbull	Uses in Res zones	Comment on the concerns expressed about certain permitted uses causing the loss of residential units.	OP has proposed no longer permitting gallery uses in the R-4 and limits on size of CBIFs.	Nov. 7 Hearing on Subtitles E and F	Text Amendment	
Michael Turnbull	Uses in Res zones	Treatment of Neighborhood Conservation Areas and concern that they are being made commercial.	There is no commercialization proposed for Neighborhood Conservation Areas. The draft text is restricts galleries within the R-4 zones, but does propose corner stores as a special exception except for grocery stores. These corner stores are subject to spacing and size limitations.	Nov. 14 Hearing on Subtitles I, J and K		
Rob Miller	Uses in Res zones	Why not a special exception for theater uses?	OP will look at this proposal.	Nov. 7 Hearing on Subtitles E and F	modify text	