

TO: District of Columbia Zoning Commission

FROM: ^{JLS} Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: July 21, 2014

SUBJECT: Zoning Regulations Review (ZRR) Proposed Alternate Text, Number 2

The Zoning Commission (ZC) at its July 10, 2014, public meeting provided direction to the Office of Planning (OP) with respect to alternative text to refine the draft of the Zoning Regulations, which was set down by the ZC for public hearing in September 2013.

In addition to the alternatives submitted by OP in a memo dated June 9, 2012, and set down on July 10, 2014, the ZC requested some additions or modified alternatives be set down.

DEFINITIONS

To help address the issue of a meaningful connection in terms of treating phases of construction as one building; OP proposes the following be included in Definitions:

Building: A structure, requiring permanent placement on the ground that has one or more floors and a roof supported by columns or walls. When separated from the ground up or from the lowest floor up, each portion shall be deemed a separate building, except as provided elsewhere in this title. The existence of communication between separate portions of a structure below the main floor shall not be construed as making the structure one (1) building.

In order to be considered one “building” for zoning purposes, separate structures must be connected in the following way:

- 1) the connection is above ground, and
- 2) the connection is enclosed, and
- 3) the connection either:
 - a) is common space shared by users of all portions of the structure (e.g. a lobby or recreation room), or
 - b) allows open passage between separate portions of the structure (e.g. an unrestricted doorway or walkway)

Wall Plate

A horizontal member built into or laid along the top of a wall to support and distribute pressure from joists, rafters, etc.

USES:

Theater Use in residential zones, (R and RA and RF):

To allow for use of performing arts theaters in residential zones:

Live theatrical performance use of an existing theater or performance space in an institutional, educational, or performing arts building shall be permitted in an R

(Residential), RF (Residential Flat) or RA (residential Apartment) zone as a special exception subject to the following conditions:

- (a) The use shall not be organized for profit; and**
- (b) The use shall not likely become objectionable because of noise, hours of events, traffic, parking or other objectionable conditions.**

ZONE NAMES

The name conversion table is included to represent the feedback in naming from the July 10, 2014 meeting.

Current Zone Name	Setdown Zone Name September 9,2013	Proposed Zone Name July 10, 2014
Subtitle D - Residential House		
R-1-A and R-1-A/D	R-1	R-1-A
R-1-B and R-1-B/D	R-2	R-1-B
R-2 and R-2/D	R-3	R-2
R-3 and R-3/D	R-4	R-3
R-1-A/CBUT	R-5	R-21
R-1-A/TSP	R-6	R-6
R-1-B/TSP	R-7	R-7
R-1-A/FH-TSP	R-8	R-8
R-1-B/FH-TSP	R-9	R-9
R-2/FH-TSP	R-10	R-10
R-1-A/NO/TSP and R-1-A/NO/TSP/D	R-11	R-11
R-1-B/NO and R-1-B/NO/D	R-12	R-12
R-3/NO	R-13	R-13
R-1-A/WH	R-14	R-14
R-1-B/WH	R-15	R-15
R-3/FB	R-16	R-16
R-1-B/SSH1	R-17	R-17
R-1-B/SSH2	R-18	R-18
Modified R-1-B (Gtwn)	R-19	R-19
Modified R-3 (Gtwn)	R-20	R-20
Subtitle E – Residential Flat		
R-4 and R-4/D	RF-1	RF-1
R-4/DC	RF-2	RF-2
R-4/CAP	RF-3	RF-3
NEW ZONE	RF-4	RF-4
NEW ZONE	RF-5	RF-5
Subtitle F – Apartments		
R-5-A	RA-1	RA-1
R-5-B	RA-2	RA-2

Current Zone Name	Setdown Zone Name September 9,2013	Proposed Zone Name July 10, 2014
R-5-C	RA-3	RA-3
R-5-D	RA-4	RA-4
R-5-E	RA-5	RA-5
R-5-A/NO	RA-6	RA-6
R-5-B/CAP	A-7	RA-7
R-5-B/DC	A-9	RA-8
R-5-D/DC	A-10	RA-9
R-5-E/DC	A-11	RA-10

Current Zone Name	Setdown Zone Name September 9, 2013	Proposed Zone Name July 10, 2014
Subtitle G - Mixed Use		
SP-1	M-1	MU-1
SP-2	M-2	MU-2
C-1	M-3	MU-3
C-2-A	M-4	MU-4
C-2-B	M-5	MU-5
C-2-C	M-6	MU-6
C-3-A	M-7	MU-7
C-3-B	M-8	MU-8
C-3-C	M-9	MU-9
CR	M-10	MU-10
W-0	M-11	MU-11
W-1	M-12	MU-12
W-2	M-13	MU-13
W-3	M-14	MU-14
SP-1/DC	M-16	MU-15
SP-2/DC	M-17	MU-16
C-2-A/DC	M-18	MU-17
C-2-B/DC	M-19	MU-18
C-2-C/DC	M-20	MU-19
C-3-B/DC	M-21	MU-20
C-3-C/DC	M-22	MU-21
CR/DC	M-23	MU-22
SP-2/CAP	M-24	MU-23
C-2-A/CAP	M-25	MU-24
C-2-A/CHC	M-26	MU-25
C-2-A/CAP/CHC	M-27	MU-26
C-2-A/NO	M-28	MU-27
C-3-A/FT	M-35	MU-28
CR/FT	M-36	MU-29
Subtitle H – Neighborhood Commercial		
C-1/MW	N-1	NC-1

C-2-A/TK	N-2	NC-2
C-2-A/CP	N-3	NC-3
C-2-A/WP	N-4	NC-4
C-2-B/WP	N-5	NC-5
C-3-A/ES	N-6	NC-6
C-2-A/GA	N-7	NC-7
C-3-A/GA	N-8	NC-8

Current Zone Name	Setdown Zone Name September 9, 2013	Proposed Zone Name July 10, 2014
C-2-A/HS-H	N-9	NC-9
C-2-B/HS-H	N-10	NC-10
C-2-C/HS-H	N-11	NC-11
C-3-A/HS-H	N-12	NC-12
C-3-B/HS-H	N-13	NC-13
C-2-A/HS-A	N-14	NC-14
C-3-A/HS-A	N-15	NC-15
C-2-A/HS-R	N-16	NC-16
C-2-B/HS-R	N-17	NC-17
Subtitle I - Downtown		
R-5-E in expanded downtown zone, DD/R-5-E; DD/Chinatown/R-5-E	D-1-A-2	D-1
SP-2 in expanded downtown zone	D-2-B-1	D-2
HR/C-3-C/TDR; C-3-C/Downtown East TDR	D-3-B-1	D-3
C-3-C/non-TDR in expanded downtown zone; HR/C-3-C/non-TDR	D-4-B-1	D-4
DD/C-2-C/HPA (housing priority area); DD/C-2-C/MVT/HPA	D-4-B-2	D-4-R
CG/C-3-C/TDR; C-3-C/TDR other than Downtown East TDR; DD/C-3-C/non-HPA	D-5-B-1	D-5
DD/C-3-C/HPA; DD/C-3-C/MVT/HPA	D-5-B-2	D-5-R
C-4/non HPA in expanded downtown zone	D-6-B-1	D-6
DD/C-4/non-HPA	D-6-B-1	D-7
DD/C-4/HPA	D-6-B-2	D-7-R
C-3-C /non-TDR Federal Properties in Federal Triangle South	D-8-B-1	D-8
C-5	D-7-B-1	D-9
Subtitle J – Production Distribution, Repair (PDR) (Industrial)		
CM-1, CM-1/LO	P-1	PDR-1
CM-2	P-2	PDR-2
CM-3	P-3	PDR-3
M	P-4	PDR-4
CM-1/CAP	P-5	PDR-5
CM-1/FT	P-6	PDR-6
M/FT	P-7	PDR-7

Subtitle K - Special Plan Zones		
SEFC/CR	SEFC-1	SEFC-1
SEFC/R-5-E	SEFC-2	SEFC-2
SEFC/R-5-D	SEFC-3	SEFC-3
SEFC/W-0	SEFC-4	SEFC-4
USN	USN	USN
HE	HE-1 through HE-4	HE-1 through HE-4
Current Zone Name	Setdown Zone Name September 9, 2013	Proposed Zone Name July 10, 2014
CG/R-5-E	CG-1	CG-1
CG/C-2-C	CG-2	CG-2
CG/C-3-C	CG-3	CG-3
CG/CR	CG-4	CG-4
CG/W-2	CG-5	CG-5
CG/W-1	CG-6	CG-6
CG/W-3	CG-7	CG-7
StE	STE-1 through STE-19	STE-1 through STE-19
C-2-A/ARTS	M-29	ARTS-1
C-2-B/ARTS	M-30	ARTS-2
C-3-A/ARTS	M-31	ARTS-3
CR/ARTS	M-32	ARTS-4
R-5-B/RC	A-8	RC-1
C-2-A/RC	M-33	RC-2
C-2-B/RC	M-34	RC-3