

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: ^{JLS}
Jennifer Steingasser, Deputy Director

DATE: January 30, 2015

SUBJECT: 08-06C : Setdown Report for Map Amendment to implement the Comprehensive Zoning Regulations Revisions (ZRR) in case 08-06A

This report serves as the Pre-hearing Filing required by 11 DCMR §3013 as a prerequisite to the advertisement of the proposed map amendments.

I. BACKGROUND AND SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends that the Zoning Commission set down for a public hearing the proposed map amendment.

The proposed map amendment reflects the proposed comprehensive revisions to the Zoning Regulations (aka ZRR) in case ZC 08-06A through the remapping of the existing zone district names to the new zone district names as shown in the following table. The boundaries of the new zone district names are the same as the existing zone district except as proposed for the R-19 and R-20 zones and parts of the new proposed D zone districts as described in Section II of this report.

Current Zone Name	Proposed Action Zone Name December 11, 2014
Subtitle D - Residential House	
R-1-A and R-1-A/D	R-1-A
R-1-B and R-1-B/D	R-1-B
R-2 and R-2/D	R-2
R-3 and R-3/D	R-3
R-1-A/TSP	R-6
R-1-B/TSP	R-7
R-1-A/FH-TSP	R-8
R-1-B/FH-TSP	R-9
R-2/FH-TSP	R-10
R-1-A/NO/TSP and R-1-A/NO/TSP/D	R-11
R-1-B/NO and R-1-B/NO/D	R-12
R-3/NO	R-13
R-1-A/WH	R-14

R-1-B/WH	R-15
R-3/FB	R-17
R-1-B/SSH1	R-16
R-1-B/SSH2	
R-1-B (Gtwn)	R-19
R-3 (Gtwn)	R-20
R-1-A/CBUT	R-21
Subtitle E – Residential Flat	
R-4 and R-4/D	RF-1
R-4/DC	RF-2
R-4/CAP	RF-3
NEW ZONE	RF-4
NEW ZONE	RF-5
Subtitle F – Apartments	
R-5-A	RA-1
R-5-B	RA-2
R-5-C	RA-3
R-5-D	RA-4
R-5-E	RA-5
R-5-A/NO	RA-6
R-5-B/CAP	RA-7
R-5-B/DC	RA-8
R-5-D/DC	RA-9
R-5-E/DC	RA-10
Subtitle G - Mixed Use	
SP-1	MU-1
SP-2	MU-2
C-1	MU-3
C-2-A	MU-4
C-2-B	MU-5
C-2-C	MU-6
C-3-A	MU-7
C-3-B	MU-8
C-3-C	MU-9
CR	MU-10
W-0	MU-11
W-1	MU-12
W-2	MU-13
W-3	MU-14
SP-1/DC	MU-15
SP-2/DC	MU-16

C-2-A/DC	MU-17
C-2-B/DC	MU-18
C-2-C/DC	MU-19
C-3-B/DC	MU-20
C-3-C/DC	MU-21
CR/DC	MU-22
SP-2/CAP	MU-23
C-2-A/CAP	MU-24
C-2-A/CHC	MU-25
C-2-A/CAP/CHC	MU-26
C-2-A/NO	MU-27
C-3-A/FT	MU-28
CR/FT	MU-29
Subtitle H – Neighborhood Commercial	
C-1/MW	NC-1
C-2-A/TK	NC-2
C-2-A/CP	NC-3
C-2-A/WP	NC-4
C-2-B/WP	NC-5
C-3-A/ES	NC-6
C-2-A/GA	NC-7
C-3-A/GA	NC-8
C-2-A/HS-H	NC-9
C-2-B/HS-H	NC-10
C-2-C/HS-H	NC-11
C-3-A/HS-H	NC-12
C-3-B/HS-H	NC-13
C-2-A/HS-A	NC-14
C-3-A/HS-A	NC-15
C-2-A/HS-R	NC-16
C-2-B/HS-R	NC-17
Subtitle I - Downtown	
DD/R-5-E, DD/Chinatown/R-5-E (properties in the following squares 453, 485, and 517)	D-1-R
SP-2, HR/SP-2	D-2
HR/C-3-C/TDR, C-3-C/Downtown East TDR (the C-3-C and HR/C-3-C zoned portions of Squares 565, 567, 569 through 574, 625, 626, 627, 628, 629, 630 and 631)	D-3
C-3-C/non-TDR (exp. Downtown), HR/C-3-C/non-TDR	D-4

DD/C-2-C/HPA, DD/C-2-C/MVT/HPA	D-4-R
C-3-C/TDR Receiving zones other than Downtown East, DD/C-3-C/non HPA	D-5
DD/C-3-C/HPA, DD/C-3-C/MVT/HPA	D-5-R
C-4/non HPA (exp. Downtown)	D-6
DD/C-4/HPA	D-6-R
DD/C-4/non HPA, DD/C-5	D-7
C-3-C/non TDR Fed. Prop. in Federal Triangle South	D-8
Subtitle J – Production Distribution, Repair (PDR) (Industrial)	
CM-1, CM-1/LO	PDR-1
CM-2	PDR-2
CM-3	PDR-3
M	PDR-4
CM-1/CAP	PDR-5
CM-1/FT	PDR-6
M/FT	PDR-7
Subtitle K - Special Plan Zones	
SEFC/CR	SEFC-1
SEFC/R-5-E	SEFC-2
SEFC/R-5-D	SEFC-3
SEFC/W-0	SEFC-4
CG/R-5-E	CG-1
CG/C-2-C	CG-2
CG/C-3-C	CG-3
CG/CR	CG-4
CG/W-2	CG-5
CG/W-1	CG-6
CG/W-3	CG-7
C-2-A/ARTS	ARTS-1
C-2-B/ARTS	ARTS-2
C-3-A/ARTS	ARTS-3
CR/ARTS	ARTS-4
R-5-B/RC	RC-1
C-2-A/RC	RC-2
C-2-B/RC	RC-3
Zones with NO Name Change	
USN	USN
HE-1 through HE-4	HE-1 through HE-4
StE-1 through StE-19	StE-1 through StE-19

II. Zone Boundaries:

The boundaries of the new zone district names and the existing zone district names are the same as currently mapped except as proposed for the R-19 and R-20 zones and parts of the new proposed D zone districts generally described in this section.

1. Proposed new R-19 zone district: Map the following squares or portions of squares currently in the R-1-B zone district to the R-19 zone district:

<u>Squares East side of Wisconsin Ave, NW</u>	<u>Squares West side of Wisconsin Ave, NW</u>
1312, 1312S	1280 through 1282
1313	1254 through 1256
1320	1285
	1289

2. Proposed new R-20 zone district: Map the following squares or portions of squares currently in the R-3 zone district to the R-20 zone district:

<u>Squares East side of Wisconsin Ave, NW</u>	<u>Squares West side of Wisconsin Ave, NW</u>
1201 through 1206	1208 through 1215
1218 through 1223	1232 through 1243
1226 through 1231	1256 through 1262
1244 through 1248	1266 through 1271
1253 through 1255	1280
1272 through 1274	1282 through 1284
1277 through 1279	
1290, 1291	
1293 through 1298	
1296E, 1296S, 1296SS	
1302 through 1311	
1308S, 1311S,	

3. D-5 zone district: In addition to the changes identified in the table in Section I above, the following properties are recommended to be mapped into the D-5 zone district:
 - a. Squares 646 and 648 identified as high density commercial on the Comprehensive Plan Future Land Use Map (FLUM), currently in the C-3-A zone district;
 - b. All of squares 649 identified as high density commercial on the Comprehensive Plan Future Land Use Map (FLUM), currently in the C-3-A and CG/ C-3-C zone district;

- c. Those portions of squares 698, 699, 743N and 742 from the CG/C-3-C zone district; Squares 695 NW, 695W, 695, 696, 697, 697N, 699, 699N, 698, 737N, 737, 738, 739, 740, 741, 742, 743N, and 766;
4. D-4 zone district: In addition to the changes identified in the table in Section I above remap squares 624, 563, 564, 566 and 568 from the HR/C-3-C and C-3-C zone districts to the D-4 zone district;
5. RA-2 zone district: In addition to the changes identified in the table in Section I above remap Square 482 and those portions of squares 449, 514, 524 in the DD/R-5-B zone district to the RA-2 zone district; and
6. MU-6 zone district: In addition to the changes identified in the table in Section I above remap those portions of squares 449, 514, 524 in the DD/C-2-C to the MU-6 zone district.

The Office of Planning will work with the Office of Attorney General to prepare the final language for the public hearing notice to accurately reflect detailed boundaries as they have been presented in the text of case ZC 08-06A.