

District of Columbia Office of Planning



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**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director *JS*

**DATE:** March 8, 2011

**SUBJECT:** **Supplemental Report** for ZC #09-21, Union Station North  
Text Amendment to 11 DCMR and a Map Amendment to Square 717, Lots 7001  
and 7002 and Square 720, Lots 7000 and 7001 to guide development of the Union  
Station Air Rights

**BACKGROUND**

At the February 28<sup>th</sup> Public Meeting, the Commission expressed reservations about the proposed Union Station North (USN) zone's allowance of a maximum height of 130 feet, and how that potential height of buildings would relate to surrounding development, including Union Station. The Office of Planning suggests amendments to the text to address the Commission's concerns.

In the USN zone the design review process gives the Commission the ability to adjust building unit height, massing and design as deemed appropriate based on the review criteria. The additional text proposed at this time makes that power more explicit by refining a Stage 1 submittal requirement, a Stage 1 review criterion, and, just north of Union Station, limiting height unless exemplary design of building units is found to complement that historic landmark. Based on view studies previously submitted, as well as new sightline studies attached to this memorandum, heights in the range proposed should reduce the visibility of any structure immediately behind Union Station. The visual relationship between building units proposed in the USN and Union Station will also be examined by the State Historic Preservation Officer, who has complete review and approval authority over any development in the air rights property.

**CHANGES TO THE ZONING TEXT**

1. Section 2905 – A new proposal copies the approach used in the northeast corner of the USN district and would limit heights immediately behind Union Station. Two areas of height control would be added:
  - a. One from the southern property line next to Union Station, north 150 feet to a parallel line, within which height would be limited to 90 feet, unless the



Commission finds the design to be exemplary, in which case it could permit a height of up to 110 feet;

- b. A second area from the 150-foot-line north to another parallel line 300 feet from the southern property line, within which height would be limited to 110 feet, unless the Commission finds the design to be exemplary, in which case it could permit a height of up to 130 feet.

The sightline study on which these standards were based is attached to the memorandum. It shows a pedestrian's line of sight over the lower wing of Union Station toward the USN zone. A corresponding graphic was added to § 2905 to clarify the areas described in the text of the zone.

2. Section 2924.1(c) – A new submittal requirement for Stage 1 applications calls for ground-level renderings of Union Station and any building units immediately behind it.
3. Section 2925.3 – The existing Stage 1 review criterion that addresses visual relationships to surroundings calls out Union Station as an area to be specifically addressed. The current proposal strengthens that existing language to ensure that height is considered as part of the review of visual impacts.
4. Community Outreach Review Criteria – At the request of the ANC, and not related to the issue of height, OP has slightly modified the Community Outreach review criteria to emphasize that the applicant is expected to meet with the ANC, in addition to other outreach efforts.

## **ATTACHMENTS**

1. Revised USN Zoning Text
2. Sightline Study

JS/mrj

## **CHAPTER 29 UNION STATION NORTH (USN) DISTRICT**

### **2900 PREAMBLE**

- 2900.1 The Union Station North (USN) District is a Unique Location District created to implement the Comprehensive Plan and other public policy goals and objectives.
- 2900.2 Unique Location Districts are intended to apply to single large sites that require a cohesive, self-contained set of regulations to guide site design, building height and bulk, or other aspects of development.
- 2900.3 The USN District recognizes the unique characteristics and development constraints of the site and provides for appropriate, site specific methods for the measurement of height and density.
- 2900.4 The USN District shall constitute the Zoning Regulations for the geographic area referred to in § 2901.1. Where there are conflicts between this chapter and other chapters of this title, the provisions of the USN District shall govern.
- 2900.5 When used in this Chapter, the term “Transportation Way” means any piece of infrastructure, the intent of which is to convey people or goods from one place to another. Examples include, but are not limited to, sidewalks, stairs, elevators, fixed guideways for transit, and streets. Transportation ways may be either on, above or below ground, and may be either publicly or privately owned. Transportation ways do not include internal components of any portion of a building.

### **2901 APPLICABILITY**

- 2901.1 The USN District is mapped on the following squares and air rights lots, as more specifically described in the plat attached to Zoning Commission Order 09-21:
- (a) Square 717, Lots 7001 and 7002 (between H and K Streets, NE); and
  - (b) Square 720, Lots 7000 and 7001 (between Union Station and H Street, NE).
- 2901.2 The land and the volume of space below the air rights lots shall not be zoned USN. Development will occur on top of a structural platform that will span the railroad tracks underneath.
- 2901.3 The USN District shall not be applied to any lot located on the ground or any air rights lot outside of the boundaries described in § 2901.1.

## **2902 PURPOSES**

2902.1 The purposes of the USN District are to:

- (a) **Implement the Comprehensive Plan** by ensuring that development of the air rights is not inconsistent with the goals and policies of the Comprehensive Plan including:
  - (1) Creating a catalytic development, providing a connection between neighborhoods west of the railroad tracks and east of the railroad tracks with an active streetscape;
  - (2) The infill of an underutilized property near a multi-modal transportation hub, the provision of a mix of high density commercial and residential uses; and
  - (3) Preservation and enhancement of Union Station, and general economic development of the NoMa area and the District of Columbia.
- (b) **Reconnect the City** by creating an urban fabric that will reconnect the H Street commercial corridor to the east, North Capitol Street to the west, NoMa to the north and west, and Union Station to the south;
- (c) **Provide a Suitable Visual Relationship to Surroundings** by ensuring the provision of exemplary architecture for any building in the USN District, and encouraging upper story setbacks and minimized penthouses;
- (d) **Improve the Character of H Street** by establishing H Street, NE, between 1<sup>st</sup> and 2<sup>nd</sup> Streets, NE, as an attractive, active, pedestrian oriented street with active ground floor uses and a varied façade;
- (e) **Utilize Transportation Infrastructure** by facilitating development that would take advantage of Union Station's unique combination of local, regional and national investment in pedestrian, bicycle, rail transit, bus transit and intercity rail infrastructure, and ensuring that development complements, and allows the expansion and enhancement of the transportation infrastructure;
- (f) **Establish a Mix of Uses** throughout the USN District including residential and retail, as well as office, hotel and other permitted uses; and
- (g) **Create a Walkable Environment** by requiring suitable ground floor uses, appropriate building design and appropriate site layout, including wide sidewalks.

## **2903 THE PLATFORM**

- 2903.1 The buildings to be erected within the USN will be supported by two platforms erected above the existing railroad tracks and separated by H Street, NE (the “Platform” or “Platforms”).
- 2903.2 The Platforms will be generally horizontal structures that provide support for the new surface area, above the railroad tracks, on which development will be built.
- 2903.3 In addition to providing structural support, the Platforms may house mechanical equipment, parking and loading areas, and non-residential, residential, retail and arts uses permitted by §§ 2913 through 2916, as well as utilities and rail-related uses.
- 2903.4 Structures below the grade of the railroad tracks and generally vertical, above-grade columns and structures will support the Platforms (collectively “Foundation Systems”). The term “Platform” or “Platforms”, when used in this chapter, does not include Foundation Systems or any station and rail-related functions or facilities that are constructed below the Platforms on the subjacent lots.
- 2903.5 Although portions of a Platform may extend below the volume of an air rights lot, any provision of this Chapter pertaining to the Platform shall apply to the entire Platform.

## **2904 SINGLE BUILDINGS AND BUILDING UNITS**

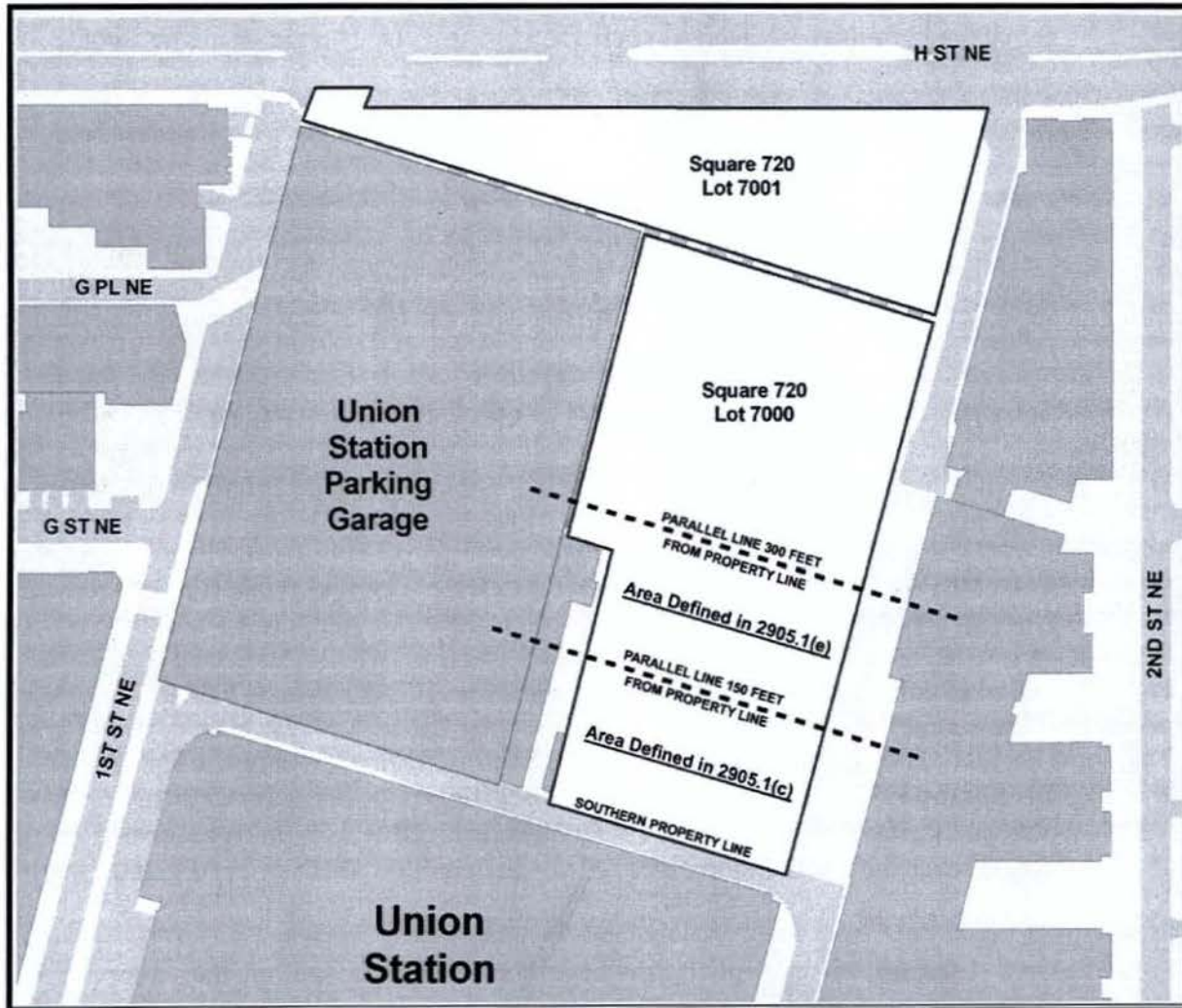
- 2904.1 For the purposes of the USN District each Platform and all improvements constructed thereon are deemed to comprise a single building.
- 2904.2 Any part of a single building that is not connected to any other part of the same single building, other than through the structure of the Platform, will be hereinafter referred to as a Building Unit.

## **2905 HEIGHT**

- 2905.1 **The maximum height** of a building or structure shall not exceed 130 feet, except that:
- (a) The maximum height of any portion of a building or structure that is both north of the centerline of Eye Street and east of a north-south line located 200 feet west of the eastern boundary of Lot 7002 in Square 717 shall not exceed 90 feet.
  - (b) Within the area defined in § 2905.1(a), a height of greater than 90 feet and no more than 110 feet shall be permitted if reviewed and approved by the

Zoning Commission pursuant to the procedures set forth in §§ 2917 and 2919, and subject to the following:

- (1) The Commission will make a preliminary decision whether to approve the additional height as part of its Stage 1 review;
  - ~~(1)(2)~~ The preliminary approval will become final unless modified or disapproved during the Stage 2 review;
  - ~~(2)(3)~~ In making its decision, the Commission shall consider the design review criteria set forth in §§ 2925.3, 2925.5 and 2925.8 and 2927.3 and 2927.9;
  - ~~(3)(4)~~ The Commission must find that the building unit or units located within the defined area exhibit exceptional architectural quality; and
  - (5) The Commission may require upper story setbacks or other design modifications that it deems necessary.
- (c) The maximum height of any portion of a building or structure that is both north of the southern property line of Lot 7000 in Square 720 and south of a parallel line 150 feet from the southern property line (as that area is depicted in the illustration appended to this subsection) shall not exceed 90 feet.
- (d) Within the area defined in § 2905(c), a height of greater than 90 feet and no more than 110 feet shall be permitted if reviewed and approved by the Zoning Commission pursuant to the procedures set forth in §§ 2917 and 2919, and subject to the criteria of 2905.1(b)(1) through 2905.1(b)(5).
- (e) The maximum height of any portion of a building or structure that is both north of a line parallel to and 150 feet from the southern property line of Lot 7000 in Square 720 and south of a parallel line 300 feet from the southern property line (as that area is depicted in the illustration appended to this subsection) shall not exceed 110 feet.
- (f) Within the area defined in § 2905(e), a height of greater than 110 feet and no more than 130 feet shall be permitted if reviewed and approved by the Zoning Commission pursuant to the procedures set forth in §§ 2917 and 2919, and subject to the criteria of 2905.1(b)(1) through 2905.1(b)(5).



2905.2      **The measurement of building height** shall be taken from the elevation of the sidewalk on H Street at the middle of the front of the building, to the highest point of the roof or parapet rather than from grade as would otherwise be required by § 199.

**2906      ROOFTOP PENTHOUSES**

2906.1      Rooftop penthouses not intended for human occupation, such as penthouses over mechanical equipment, a stairway, or an elevator shaft shall be erected or enlarged pursuant to §§ 770.6 through 770.8.

- 2906.2 Such a penthouse shall not exceed eighteen feet, six inches (18 ft., 6 in.), in height above the roof upon which it is located. Mechanical equipment shall not extend above the permitted eighteen foot, six inch (18 ft., 6 in.), height of the housing.
- 2906.3 A penthouse not intended for human occupancy may be erected to a height in excess of that authorized in the USN district subject to the provisions of the Height Act.
- 2906.4 Spires, towers, domes, pinnacles or minarets serving as architectural embellishments, ventilator shafts, antennas, chimneys, smokestacks, or fire sprinkler tanks may be erected to a height in excess of that which this section otherwise authorizes.
- 2907 MAXIMUM FLOOR AREA RATIO (FAR) – SINGLE BUILDING**
- 2907.1 The maximum FAR for any single building in the USN district shall be 6.5, which shall be computed in accordance with § 2909.
- 2908 MAXIMUM NON-RESIDENTIAL FLOOR AREA RATIO (FAR) – DISTRICT-WIDE LIMIT**
- 2908.1 The maximum non-residential FAR for the entire USN District is 5.5.
- 2908.2 Until 0.5 FAR of residential uses have been developed within the entire USN District, as evidenced by a certificate or certificates of occupancy for residential uses, no certificate of occupancy for non-residential uses may be issued that would result in a non-residential FAR for the entire USN District of greater than 3.0.
- 2908.3 Until 1.0 FAR of residential uses have been developed within the entire USN District, as evidenced by a certificate or certificates of occupancy for residential uses, no certificate of occupancy for non-residential uses may be issued that would result in a non-residential FAR for the entire USN District of greater than 4.0.
- 2908.4 The minimum residential FAR may be apportioned between the single building north of H Street and the single building south of H Street, provided that the aggregate residential floor area is not decreased.
- 2908.5 The minimum residential FAR shall not include the FAR dedicated to residential parking located above the level of the Platform.

**2909 COMPUTATION OF FAR**

- 2909.1 Computation of the maximum gross floor area for each building shall be determined by multiplying 6.5 by the area of a single building's lot, subject to the exclusions identified in § 2909.5.
- 2909.2 Computation of the maximum non-residential gross floor area for the entire USN shall be determined by multiplying 3.0, 4.0 or 5.5, as applicable, by the combined areas of each single building's lot, subject to the exclusions identified in § 2909.5.
- 2909.3 The lot of the single building north of H Street consists of the area within lots 7001 and 7002 in Square 717.
- 2909.4 The lot of the single building south of H Street consists of the area within lots 7000 and 7001 in Square 720.
- 2909.5 Lot area shall not include private rights-of-way that generally serve the principal entrances to building units, including the 14 foot minimum sidewalk width required by 2923.5.
- 2909.6 Notwithstanding § 2909.5, lot area shall include private rights-of-way that generally provide access to service, loading or automobile parking areas, as well as sidewalk area beyond the 14 foot minimum width required by 2923.5.
- 2909.7 The term "gross floor area" has the same meaning as defined in § 199, except that the term only applies to the area of all enclosed structures above the top of the Platforms.

**2910 BICYCLE PARKING**

- 2910.1 Bicycle parking spaces shall be provided at a minimum as follows:

| Type of use     | Indoor Spaces                                                                       | Outdoor spaces                                                                      |
|-----------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Residential     | One (1) for every three (3) units                                                   | One (1) for every twenty (20) units, with a minimum of two (2)                      |
| Non-residential | One (1) for every 10,000 square feet of gross floor area, with a minimum of two (2) | One (1) for every 40,000 square feet of gross floor area, with a minimum of two (2) |
| Retail/service  | One (1) for every 10,000 square feet of gross floor area,                           | One (1) for every 5,000 square feet of gross floor area, with a                     |

|  |                           |                    |
|--|---------------------------|--------------------|
|  | with a minimum of two (2) | minimum of two (2) |
|--|---------------------------|--------------------|

2910.2 All bicycle parking spaces shall be well lit and provide convenient access to the uses they are intended to serve.

2910.3 Outdoor spaces may be provided in public space subject to the approval of DDOT.

2910.4 All required bicycle parking spaces shall be a minimum of two feet (2 ft.) in width and six feet (6 ft.) in length.

2910.5 An aisle five feet (5 ft.) in width shall be provided between rows of bicycle parking spaces and the perimeter of the area devoted to bicycle parking.

2910.6 If a room or common locker not divided into individual spaces is used to meet these requirements, twelve square feet (12 ft.<sup>2</sup>) of floor area shall be considered the equivalent of one (1) bicycle parking space. Where manufactured metal lockers or racks are provided, each locker or stall devoted to bicycle parking shall be counted as one bicycle parking space.

2910.7 Signs shall be posted stating where bicycle parking spaces are located in each building or structure where bicycle parking spaces are required. The signs shall be located in a prominent place at each entrance to the building or structure. The sign shall have a white background with black lettering that is no less than two inches (2 in.) in height.

## **2911 OFF STREET AUTOMOBILE PARKING**

2911.1 The provisions of Chapter 21 do not apply to the USN District.

2911.2 There shall be no minimum number of automobile parking spaces required in the USN District.

2911.3 No lease or purchase agreement for a dwelling unit may include within its terms the sale or lease of an automobile parking space.

2911.4 Automobile parking spaces need not be located on the same lot with the building or building unit they are intended to serve, but must be located on a lot within or below the USN District.

## **2912 LOADING**

2912.1 Loading shall be provided as required in Chapter 22 for the C-3-C District.

**2912.2** The Zoning Commission may, as a special exception, permit the reduction, elimination, relocation or consolidation of loading facilities, provided that the applicant demonstrates that:

- (a) The proposed number of loading facilities will be adequate to serve the related uses;
- (b) The loading facilities are designed such that loading and unloading of service vehicles would be accomplished without the need to move good and materials across public areas;
- (c) The proposed loading facilities would not tend to affect adversely other modes of transportation using the adjacent public or private transportation way, as defined in § 2900.5;
- (d) The proposed loading facilities would not tend to affect adjacent properties adversely; and
- (e) The Commission may impose condition as to screening, lighting, coping, setbacks, fences, location of entrances and exits, widening of abutting transportation ways or any other requirement it deems necessary to protect the adjacent property and the safety and function of other modes of travel.

**2913 USES AS A MATTER OF RIGHT**

**2913.1** Any use permitted in the C-3-C District under § 741 shall be permitted as matter-of-right.

**2914 ACCESSORY USES AND BUILDINGS**

**2914.1** Any accessory use or building permitted in the C-3-C District under § 742 shall be permitted as an accessory use or building in the USN district.

**2915 SPECIAL EXCEPTIONS**

**2915.1** All uses not permitted as a matter-of-right in the C-3-C District but permitted as special exceptions in the C-1, C-2, and C-3 Districts are permitted as special exceptions in the USN District if approved by the Board of Zoning Adjustment under § 3104, except that Sexually-Oriented Businesses shall be prohibited.

**2916 GROUND FLOOR AREAS REQUIRED TO BE DEVOTED TO PREFERRED USES**

**2916.1** One hundred percent (100%) of the ground floor H Street frontage of building units shall be occupied by the preferred uses listed in §§ 1710 and 1711, except

for space devoted to building entrances or lobbies, space required to be devoted to fire control, or space dedicated to transit or rail entrances or passenger circulation.

2916.2 Banks or financial institutions identified in § 1710.1(h) shall occupy no more than one hundred (100) total linear feet of ground floor H Street frontage, and no more than 50 feet of ground floor H Street frontage in any one building unit.

2916.3 No single commercial occupancy shall occupy more than 100 total linear feet of ground floor H Street frontage.

2916.4 The entire ground floor of all building units shall have a minimum slab to slab height of 14 feet, except for those spaces within the ground floor of any building unit devoted to the following uses: mechanical, electrical and plumbing; storage; fire control; loading; and retail corridors and service corridors.

## **2917 ZONING COMMISSION REVIEW – GENERAL**

2917.1 All proposed buildings, structures, or any proposed exterior renovation to any existing buildings or structures that would result in an alteration of the exterior design, as well as any associated open spaces such as parks or plazas, shall be subject to review and approval by the Zoning Commission in accordance with the following provisions. No review or approval by the Zoning Commission is required for construction of Foundation Systems within the USN District.

2917.2 Sections 2918 and 2919 describe the following types of Zoning Commission reviews:

- (a) Master Plan;
- (b) Stage 1;
- (c) Stage 2; and
- (d) Consolidated.

2917.3 Any application must be signed by the owner of the subject air rights lot, but need not be signed by the owner of the subjacent lots, even if a portion of the Platform extends into the air space below the level of the air rights lot.

## **2918 ZONING COMMISSION REVIEW – MASTER PLAN**

2918.1 Prior to or together with either the first Stage 1 or the first Consolidated application submitted pursuant to this chapter, the applicant shall submit for review and approval by the Commission a Master Plan for the entire USN district.

- 2918.2 A Master Plan review will examine, for the entire USN District, the dimensions and locations of transportation ways, as defined in § 2900.5, and the general locations of open spaces and building sites, in accordance with the review criteria of § 2923.
- 2918.3 A Master Plan shall be determined by the Commission to be not inconsistent with the Comprehensive Plan, to generally further the purposes of the USN District and to be acceptable in all the review criteria of § 2923.
- 2918.4 An approved Master Plan may be modified through application to the Commission, and the application for modification shall be subject to the same approval criteria as set forth in 2918.3.
- 2918.5 An applicant must return to the Commission for review and approval of Stage 1 and Stage 2 applications or a Consolidated application prior to applying for a building permit or beginning construction of any portion of the approved Master Plan application.
- 2919 ZONING COMMISSION REVIEW – STAGE 1, STAGE 2, AND CONSOLIDATED APPLICATIONS**
- 2919.1 A Stage 1 or Stage 2 application may request review and approval of one or more building units, structures or open spaces, or of one or two buildings.
- 2919.2 An applicant may request consideration of the Stage 1 or Stage 2 applications individually or through a consolidated review.
- 2919.3 A Stage 1 review will examine the specific arrangement of building units on the site, the specific location of open spaces, the massing and height of building units, the mix of uses, access to structures, the location of transportation ways, as defined in § 2900.5, and access to and from the Platforms, in accordance with the Review Criteria of § 2925.
- 2919.4 A Stage 2 review will examine the outward appearance of building units, the design of landscape and hardscape, the functionality of transportation ways, and the general location of uses, in accordance with the Review Criteria of § 2927.
- 2919.5 A Consolidated review will examine all the aspects of design mentioned in §§ 2919.3 and 2919.4, in accordance with the review criteria of §§ 2925 and 2927. An application for Consolidated Review shall include all submittal requirements listed in §§ 2924 and 2926.
- 2919.6 A Stage 1, Stage 2, or Consolidated application shall be determined by the Commission to be not inconsistent with the Comprehensive Plan, not inconsistent with the approved Master Plan, to provide for a mix of uses, to be acceptable in

all other applicable Review Criteria as set forth in §§ 2925 and 2927, to generally further the purposes of the USN District, and to comply with all other requirements of this chapter.

2919.7 An approved Stage 1, Stage 2 or Consolidated application may be modified through application to the Commission, and the application for modification shall be subject to the same approval criteria as set forth in 2919.6.

2919.8 Upon the effective date of the Zoning Commission Order granting approval of a Stage 1 application, the applicant may apply for a building permit to construct any portion of the Platforms related to that Stage 1 application.

2919.9 An applicant must return to the Commission for review and approval of a Stage 2 application prior to applying for a building permit or beginning construction for any other portion of the approved Stage 1 Review Application.

## **2920 COMMUNITY REVIEW**

2920.1 In conformance with § 3099.1 of this Title, the affected ANC shall be granted party status to any application submitted pursuant to this chapter, and may participate in the public hearing for the application pursuant to §§ 3012.5 and 3012.6.

## **2921 AGENCY REVIEW**

2921.1 The Office of Zoning shall refer the application to the Office of Planning, the Department of Transportation, Fire and Emergency Services, the Department of the Environment and any other relevant District agencies for review and comment.

## **2922 MASTER PLAN SUBMITTAL REQUIREMENTS**

2922.1 An applicant requesting approval of a Master Plan application shall provide:

- (a) A written description of the proposal, including a description of how the Master Plan review criteria are met;
- (b) A plan or plans encompassing the entire USN District and showing:
  - (1) The location and dimensions of private rights-of-way and alleys;
  - (2) The lot areas to be used for FAR calculations, both for the entire USN District as well as the north and south buildings, pursuant to § 2909;

- (3) The general locations of plazas, parks or other open spaces;
- (4) The general locations of sites for future building units; and
- (5) Any other information needed to understand the project.

## **2923 MASTER PLAN REVIEW CRITERIA**

2923.1 The criteria stated in the subsections that follow are applicable to Master Plan applications.

2923.2 Internal Connectivity – Internal connections shall result in a form of development that generally reflects the grid pattern of the District and that avoids the creation of excessively large building blocks. Internal connections shall be provided through a combination of private rights-of-way, sidewalks, paths, plazas and parks, with a main multi-modal access point to both buildings from H Street, NE.

2923.3 External Connectivity – The Master Plan shall provide the opportunity for pedestrian connections in appropriate and feasible locations to surrounding development and surrounding neighborhoods including Union Station, NoMa west of the railroad tracks, and northern Capitol Hill.

2923.4 Private Rights-of-Way Width – To facilitate pedestrian and bicycle movement, the curb-to-curb width of private rights-of-way shall not be excessively large.

2923.5 Sidewalk Width – The width of sidewalks along private rights-of-way that generally serve the principal entrances to building units shall not be less than 14 feet.

2923.6 Community Outreach – The application shall demonstrate that community outreach has occurred through participation in multiple venues and through multiple formats, including the affected ANC, and which could include but not be limited to ~~meetings with the ANC,~~ meetings with the community, an informational website, emails or mailed flyers.

## **2924 STAGE 1 SUBMITTAL REQUIREMENTS**

2924.1 An applicant requesting approval of a Stage 1 Review Application shall provide:

- (a) A written description of the proposal, including a description of how the applicable review criteria are met;

- (b) Site plans, elevations, renderings, photosimulations, aerial axonometric massing diagrams, or any other suitable materials necessary to describe the project;
- ~~(b)~~(c) For any building unit located south of H Street, ground-level view studies from multiple vantage points showing the relationship between the proposed building unit and Union Station;
- ~~(e)~~(d) A circulation plan, including the location of all transportation ways, as defined in § 2900.5, off-street parking spaces and loading berths, including an indication of which spaces are designated for which use, and a reasonable numerical range of the number of parking spaces to be provided; The circulation plan shall show how the design facilitates north-south bicycle movement through the site and to areas outside the site, including the Metropolitan Branch Trail;
- ~~(d)~~(e) The area and dimensions of the application site;
- ~~(e)~~(f) The gross floor area and floor area ratio for each building unit, including a break-down for each use, and the total gross floor area and floor area ratio for the building, including a breakdown for each use;
- ~~(f)~~(g) A comprehensive transportation assessment for the development under consideration, addressing pedestrian, bicycle, transit and automobile capacity and circulation;
- ~~(g)~~(h) Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated, including the methods of calculating those quantities; and
- ~~(h)~~(i) Any other information needed to understand the project.

## **2925 STAGE 1 REVIEW CRITERIA**

- 2925.1 The criteria stated in the subsections that follow are applicable to Stage 1 applications.
- 2952.2 External Connectivity – The development shall provide pedestrian connections in appropriate and feasible locations to surrounding development and surrounding neighborhoods including Union Station, NoMa west of the railroad tracks, and northern Capitol Hill. The application shall indicate the location of all such proposed connections. Connections are especially encouraged near the intersection of 1<sup>st</sup> and K Streets, NE, 2<sup>nd</sup> and K Streets, NE and 2<sup>nd</sup> and Eye Streets, NE.

- 2925.3 Building Unit Heights and Visual Relationship to Surroundings – A suitable height for each building unit and appropriate massing relationship between proposed building units and adjacent neighborhoods, Union Station and other historic landmarks, and the Federal precincts near the Capitol and the Supreme Court shall be provided, with particular attention paid to the eastern portion of the property north of Eye Street, NE. The application shall also generally indicate what types of materials would be used on the portions of the exterior of the Platforms constructed pursuant to § 2917.14 that would be visible to the public.
- 2925.4 Transportation Hierarchy – The movement of pedestrians, bikes and transit shall be prioritized, and provide reasonable accommodation for automobiles. The location of parking and loading access shall not unduly impact the movement of pedestrians and bicyclists.
- 2925.5 Division of Building Form – Monolithic buildings or the creation of excessively large building blocks shall be avoided. Building unit massing and orientation should reflect the pattern of other development in the District.
- 2925.6 Publicly Accessible Space – Any public space provided such as streets, parks or plazas shall be easily visible and publicly accessible.
- 2925.7 Mix of Uses – The application shall demonstrate how the proposal contributes to an overall mix of uses in the USN District.
- 2925.8 Impacts on Surroundings – The proposed development shall not tend to substantially affect nearby properties adversely due to obstruction of light or air or because of noise, odors, or other impacts on air quality, including exhaust from trains. The development shall incorporate sufficient venting mechanisms for railroad uses below the site.
- 2925.9 Building Livability – The vibration and noise caused by the movement of trains under residential buildings shall be mitigated.
- 2925.10 Community Outreach – The application shall demonstrate that community outreach has occurred through participation in multiple venues and through multiple formats, including the affected ANC, and which could include but not be limited to ~~meetings with the ANC,~~ meetings with the community, an informational website, emails or mailed flyers.

## **2926 STAGE 2 SUBMITTAL REQUIREMENTS**

- 2926.1 An applicant requesting approval of a Stage 2 Review Application shall provide:
- (a) Information required in § 2924.1(a) through (f);

- (b) Elevations, detail drawings, renderings or other graphics that clearly demonstrate the proposed architectural details, signage, materials to be used, and the lighting scheme for the building units;
- (c) Typical floor plans and sections that show the location of uses, access to uses, points of fenestration, general internal circulation, projections and any other feature necessary to understand the project, and a table showing the floor area of each use;
- (d) A detailed landscaping plan;
- (e) A list of environmental features and characteristics of the development; and
- (f) Any other information needed to understand the overall architectural character of the project.

**2927 STAGE 2 REVIEW CRITERIA**

- 2927.1 The criteria stated in the subsections that follow are applicable to Stage 2 applications.
- 2927.2 External Connectivity – External connections shall provide adequate size, materials, lighting and signage to move users easily and safely.
- 2927.3 Visual Relationship to Surroundings – A suitable visual relationship between building units and adjacent neighborhoods, Union Station and other historic landmarks, and the Federal precincts near the Capitol and the Supreme Court shall be provided, with particular attention paid to the eastern portion of the property north of Eye Street, NE.
- 2927.4 Active Entrances to Building Units – Public and publicly accessible areas such as sidewalks, parks and plazas shall be activated through the use of operational entrances to retail, office, residential and other uses.
- 2927.5 Visual Façade Permeability – Where there are no operational entrances to uses, design of structures fronting on public and publicly accessible areas shall incorporate windows. Or, where windows are not appropriate, unarticulated blank walls shall be minimized to the extent possible.
- 2927.6 Environmental Stewardship – A high degree of environmental stewardship should be demonstrated; Characteristics may include, but not be limited to the following:
- (a) Onsite energy generation;

- (b) Rainwater harvesting;
- (c) Green roofs, including green spaces on the upper surface of the Platforms;
- (d) Other landscaping on the upper surface of the Platforms such as rainwater capturing tree boxes;
- (e) Use of native species, drought tolerant species, adequate planting depth and efficient irrigation in landscaping;
- (f) Use of efficient plumbing fixtures and fittings, enhanced insulation and cool roofing;
- (g) Use of environmentally friendly products in construction and operation;
- (h) Natural lighting, including large windows, light wells, skylights, and daylight penetration to railroad facilities below the Platforms;
- (i) Natural ventilation, including balconies, terraces, operable windows and vent shafts;
- (j) Minimizing construction waste; or
- (k) Facilitation of transit usage by allowing and/or constructing improved access to transit facilities and interconnections between transit modes.

2927.7 Private Open Space – Residential uses shall incorporate private open space such as balconies and terraces for individual units where practical and architecturally compatible.

2927.8 Design of Open Spaces – Public and private open spaces shall incorporate shaded areas and adequate seating capacity.

2927.9 Light and Air – Adequate light and air shall be provided to all building units in the USN District.

2927.10 Parking Access – Convenient access shall be provided from any parking provided to the uses it is intended to serve.

2927.11 Community Outreach – The application shall demonstrate that community outreach has occurred through participation in multiple venues and through multiple formats, including the affected ANC, and which could include but not be limited to ~~meetings with the ANC,~~ meetings with the community, an informational website, emails or mailed flyers.

**2928 ASSOCIATED RELIEF**

- 2928.1 Relief from any section of this chapter may be heard and decided by the Commission as a special exception in accordance with § 3104. In addition to the criteria of § 3104, the applicant shall demonstrate that the purposes of the USN District would be met even if the relief were granted.
- 2928.2 An applicant requesting approval of a project that would result in nonconformity with the minimum residential or maximum non-residential FAR for the USN District, as established by § 2908, shall demonstrate how the proposal would not be inconsistent with purpose of establishing a mix of uses.
- 2928.3 The Zoning Commission may hear and decide any additional request for special exception or variance relief from any other provision of the Zoning Regulations for the subject property.
- 2928.4 Request for relief shall be advertised, heard and decided together with the application for Zoning Commission review and approval.

**2929 TIMEFRAME FOR APPROVAL**

- 2929.1 The Zoning Commission may approve timeframes within which time an application must be filed for a building permit or a Stage 2 application must be filed.

**2930 MINOR MODIFICATIONS**

- 2930.1 The Zoning Administrator shall have authority to approve minor modifications in the final plans approved by the Zoning Commission as set forth in §§ 2409.6 and 2409.7.

**2931 SCHEDULE OF FEES**

- 2931.1 At the time of filing an application with the Zoning Commission, the applicant shall pay the filing fee specified in § 3180.1(b)(16), plus such fees as apply to any additional zoning relief requested. The provisions of § 3181 relating to the administration of fees shall apply, except that the applicant may appeal any decision of the Director regarding the fee schedule to the Zoning Commission, which shall decide the appeal as a preliminary matter to hearing the application.

***OTHER AMENDMENTS TO THE ZONING REGULATIONS***

- To indicate that the USN District is subject to Inclusionary Zoning and the bonus density granted pursuant to that requirement, amendments to Chapter 26 as follows:

2602.1 Except as provided in § 2602.3, the requirements and incentives of this chapter shall apply to developments that:

- (a) Are mapped within the R-2 through R-5-D, C-1 through C-3-C, USN, CR, SP, or W-1 through W-3 zone districts, unless exempted pursuant to §2602.3; and

2603.2 An inclusionary development of steel and concrete frame construction located in the zone districts stated in §2603.1 or any development located in a C-2-B, C-2-C, C-3, USN, CR, R-5-C, R-5-D, SP, W-2 or W-3- zone district shall devote the greater of 8% of the gross floor area being devoted to residential use or 50% of the bonus density utilized for inclusionary units.

2603.4 Developments located in CR, C-2-B through C-3-C, USN, W-2 through W-3, and SP zone districts shall set aside 100% of inclusionary units for eligible moderate-income households.

- To declare that applications pursuant to Chapter 29 would be contested cases, an amendment to § 3010.2(d) as follows:

3010.2(d) Applications for Zoning Commission review and approval pursuant to Chapters 16, ~~and 18~~ and 29 of this Title.

- To clarify that applications pursuant to Chapter 29 should be scheduled for a hearing upon receipt by the Office of Zoning, an amendment to § 3011.1 as follows:

3011.1 As soon as an application or petition is accepted for filing by the Director of the Office of Zoning, the Director shall place a copy of the application or petition in the public record of the Commission and refer a copy to the D.C. Office of Planning for review and recommendation on whether the matter should be processed further, except that applications for Zoning Commission review and approval pursuant to Chapters 16, ~~and 18~~ and 29 of this Title, which are deemed complete by the Director, shall be immediately scheduled for hearing consistent with the notice provisions of this chapter. The exception from the requirements of this subsection shall not apply to an application for Zoning Commission approval pursuant to § 1606 unless accompanied by a written report of the Office of Planning certifying that the application is compliant with the standards of that section.

- To clarify that upon receipt by the Office of Zoning, an application pursuant to Chapter 29 should be referred to the Office of Planning, an amendment to § 3012.1 as follows:

3012.1 As soon as an application or petition is set down for public hearing, the matter shall be referred to the D.C. Office of Planning and any other public agencies that may be requested to provide information and assistance, depending on the nature of the case. As soon as an application requesting Zoning Commission review and approval pursuant to Chapters 16, ~~and 18~~ and 29 of this Title is accepted for filing by the Director of the Office of Zoning, a copy of the application shall be referred to the D.C. Office of Planning and other appropriate agencies for review and comment. A copy shall also be sent for review and comment to:

- (a) The National Capital Planning Commission of all Chapter 18 applications and those application for approval pursuant to 11 DCMR § 1603; and
- (b) The Capitol Police Board for those applications for approval pursuant to 11 DCMR § 1606.18.

- To declare that a building permit may be issued for a structure in the USN District, even if that structure is not on a record lot, an amendment to § 3202.3 as follows:

3202.3 Except as provided in the building lot control regulations for Residence Districts in § 2516 and § 5 of An Act to amend an Act of Congress approved March 2, 1893, entitled “An Act to provide a permanent system of highways in that part of the District of Columbia lying outside of cities,” and for other purposes, approved June 28, 1898 (30 Stat. 519, 520, as amended; D.C. Code, 2001 Ed. § 9-101.05 (formerly codified at D.C. Code § 7-114 (1995 Repl.))), a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record; Except a building permit may be issued for:

- (a) Buildings and structures related to a fixed right-of-way mass transit system approved by the Council of the District of Columbia;
- (b) Boathouse, yacht club, or marina that fronts on a public body of water, is otherwise surrounded by public park land, and is zoned W-0;
- (c) Any combination of commercial occupancies separated in their entirety, erected, or maintained in a single ownership shall be considered as one (1) structure;

(d) Trapeze school and aerial performing arts center to be constructed pursuant to § 1804.7; and

(e) A structure in the USN District to be constructed on an air rights lot that is not a lot of record.

- To include the Union Station North (USN) District in the list of Zone Districts, an amendment to § 105.1 as follows:

(s) Union Station North (USN)

- To allow for parking spaces to be provided on different lots, an amendment to § 2116.1 as follows:

2116.1 Except as provided in §§214, 510, 708, 730, 743.2(d), 753.1(c), 761.2, 803.1, 926, 2116.5, ~~and 2117.9(c)~~ and 2911.46, all parking spaces shall be located on the same lot with the buildings or structures they are intended to serve.

- Chapter 31, § 3104.1 is amended by inserting the zone district designation “USN” into the chart appended to § 3104.1, so that the revised chart will read as follows:

| TYPE OF SPECIAL EXCEPTION                                                                              | ZONE DISTRICT                                          | SECTIONS IN WHICH THE CONDITIONS ARE SPECIFIED |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------|
| Accessory apartment to one-family detached dwelling                                                    | R-1 District                                           | § 202.10                                       |
| Accessory mechanical amusement machines used to display sexual activities or specific anatomical areas | C-3-C, C-4, C-5 (PAD) Districts                        | § 2501.5                                       |
| Accessory uses in C-5 (PAD) District not specifically permitted                                        | C-5 (PAD) District                                     | § 761.5                                        |
| Additions to one-family dwellings or flats                                                             | Any R District                                         | § 223                                          |
| Adult day treatment facility                                                                           | R-1, R-2, and R-3 District                             | §205                                           |
| Animal Boarding                                                                                        | Any C-2, C-3, C-4, <u>USN</u> , C-M or M District      | §§ 721.7, 721.8, 735, 736, 802.21 and 822.14   |
| Animal shelter                                                                                         | Any C-2, C-3, <del>or C-4</del> <u>or USN</u> District | §739                                           |

|                                                                                                      |                                                       |                          |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------|
| Athletic field operated by local community organization                                              | Any R District                                        | § 209                    |
| Antenna for commercial TV or FM                                                                      | Any R, SP, or CR District, W-1, W-2, or W-3 Districts | §§211, 514, 617, and 914 |
| Antenna, other than commercial                                                                       | Any R, SP, or CR District, W-1, W-2, or W-3 Districts | §§212,515, 617, and 914  |
| Art gallery                                                                                          | R-5 District                                          | § 361                    |
| ARTS Overlay District - substitution of bonus use for existing legitimate theater use                | ARTS Overlay District                                 | § 1904.5                 |
| ARTS Overlay District - use and area requirements                                                    | ARTS Overlay District                                 | §§ 1901.4 and 1906.1     |
| Automobile sales or repair                                                                           | CR District                                           | § 614                    |
| Automobile accessory sales                                                                           | C-1 District                                          | § 710                    |
| Boathouse                                                                                            | W-0 District                                          | §921                     |
| Bowling alley                                                                                        | CR, C-1, W-1, W-2, and W-3 Districts                  | §§ 609, 709, and 908     |
| Building lot control                                                                                 | Any R District or within 25 feet of an R District     | §2516                    |
| Building service trades, including plumber, electrician, exterminator, and air-conditioning mechanic | CR, W-1, W-2, and W-3 Districts                       | §§612 and 912            |
| CAP Overlay District - uses                                                                          | CAP Overlay District                                  | §§1201.3 and 1202        |
| Caretaker's Residence                                                                                | W-0 District                                          | §924                     |
| Carport - location                                                                                   | Any District                                          | §2300.8                  |
| CB/UT Overlay District - area requirements, tree removal, grading, and topographical change          | CB/UT Overlay District                                | §§1568.3 and 1569        |
| Child/elderly development center                                                                     | Any R District                                        | § 205                    |
| Church programs                                                                                      | SP District                                           | § 517                    |
| Clerical and religious group residences                                                              | SP District                                           | § 516                    |

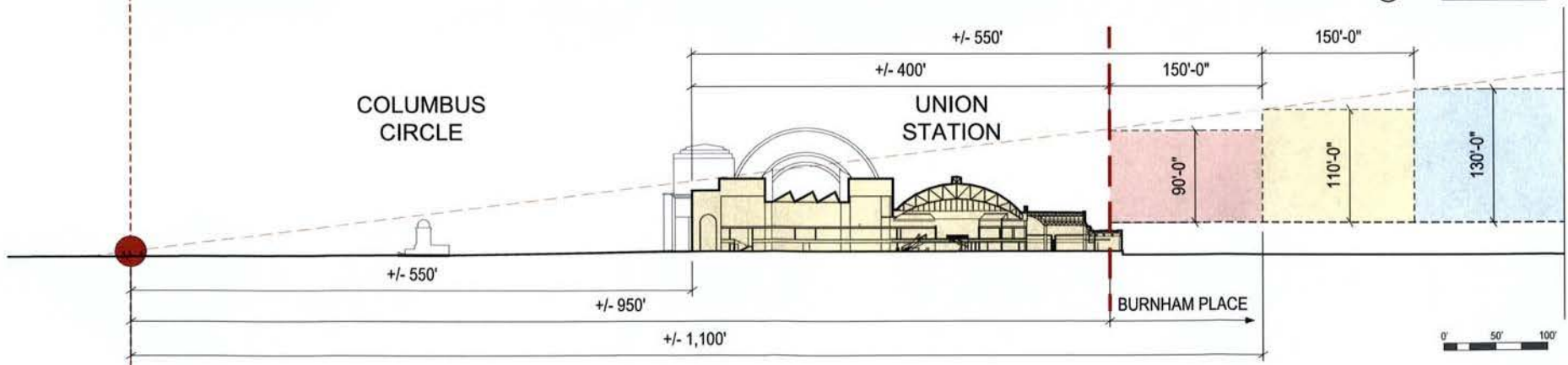
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|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|
| Commercial adjuncts to hotel with less than 100 rooms or suites                                     | R-5-B, R-5-C, R-5-D, and R-5-E Districts                        | § 356                                                                |
| Community-based residential facility                                                                | Any R, SP, CR, C-1, or C-2 District, W-1, W-2, or W-3 Districts | §§ 218 - 221, 303 - 306, 335, 357 - 360, 513, 616, 711, 732, and 913 |
| Community center building operated by local community organization                                  | Any R District                                                  | § 209                                                                |
| Community service center                                                                            | R-4 and R-5 Districts                                           | §§ 334 and 352                                                       |
| Convenience stores and personal services in apartment house                                         | R-5 Districts                                                   | § 354                                                                |
| District government use in former public school buildings.                                          | R-1 District                                                    | § 222                                                                |
| Electric substation                                                                                 | Any R, SP, or CR District, W-1, W-2, or W-3 Districts           | §§ 207, 509, 608, and 907                                            |
| Electronic Equipment Facility                                                                       | C-3, C-4, <u>USN</u> , C-M, or M District                       | §§ 745, 756, 802.10 - 802.16, and 822.9 - 822.14                     |
| Excavation of clay, sand, or gravel                                                                 | Any R or C District                                             | § 2505.3                                                             |
| Expansion of former public school buildings with District government uses, or other permitted uses. | R-1 District                                                    | § 222                                                                |
| Extension of use, height, and bulk                                                                  | Any District                                                    | §§ 107.8 and 2514.2                                                  |
| Fast food restaurant near Residence District                                                        | C-3-A District                                                  | § 743.4                                                              |
| Floating home                                                                                       | W-0 District                                                    | §922.3 and §922.3                                                    |
| FT Overlay District - setback, landscaping, and fencing                                             | FT Overlay District                                             | § 1564                                                               |
| Gasoline service stations                                                                           | C-1, C-2, and <del>C-3</del> , <u>and USN</u> Districts         | §§ 706, 726, and 743.1                                               |
| Home occupation not specifically permitted or prohibited in § 203                                   | R-1 District                                                    | § 203.10                                                             |
| Hospital or clinic                                                                                  | CR, W-1, W-2, or W-3 Districts                                  | §§ 606 and 906                                                       |

|                                                                                |                                                             |                                              |
|--------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------|
| Hotel or inn                                                                   | SP District                                                 | § 512                                        |
| Intermediate materials recycling facility                                      | C-M District                                                | § 802.3                                      |
| Laboratory, research or testing                                                | CR District                                                 | § 613                                        |
| Langdon Overlay - setback, landscaping, fencing, and parking requirements      | LO Overlay District                                         | § 806.6                                      |
| Laundry or dry cleaning establishment                                          | C-2, C-3, C-4, and C-5 (PAD), <u>and USN</u> District       | §§ 729, 743.2(c), 753.1(b), and 761.2        |
| Light manufacturing, processing, fabricating, or milling                       | CR, W-1, W-2, or W-3 Districts                              | § 610 and 909                                |
| Loading berths - location and number                                           | Downtown Urban Renewal Area <u>and USN District</u>         | § 2202.2                                     |
| Loading berths - modification of access, maintenance, and operations standards | Any District                                                | § 2204.13                                    |
| Marina                                                                         | W-0 District                                                | §922                                         |
| Massage establishment                                                          | C-2, C-3, C-4, C-5 (PAD), <u>USN</u> , C-M, and M Districts | §§ 731, 743.3, 753.2, 761.2, 802.2 and 822.2 |
| Mechanical parking garage                                                      | C-3 Districts                                               | § 743.1                                      |
| Miscellaneous uses                                                             | CR or W Districts                                           | §§ 618, 915 and 922                          |
| Motorcycle sales or repair                                                     | CR, C-2, C-3-A, and C-3-B Districts                         | §§ 614, 727, and 743.2                       |
| MW Overlay District - lot greater than 10,000 square feet                      | MW Overlay District                                         | § 1308.2                                     |
| Natural gas regulatory stations                                                | Any R, SP, or CR District, W-1, W-2, or W-3 Districts       | §§ 207, 509, 608 and 907                     |
| Naval Observatory Precinct Overlay District - special exceptions               | NO Overlay District                                         | § 1533                                       |
| Neighborhood Commercial Overlay District - special exceptions                  | NC Overlay District                                         | § 1304                                       |
| Nonconforming antenna - temporary replacement                                  | Any District                                                | § 2001.12                                    |

|                                                                      |                                                                  |                                                                                       |
|----------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Nonconforming use - change                                           | Any District                                                     | § 2003                                                                                |
| Nonprofit organization use of existing residential building and land | Any R District                                                   | § 217                                                                                 |
| Not-for-profit use in former public school buildings.                | R-1 District                                                     | § 222                                                                                 |
| Office building - construction, addition, or conversion              | SP District                                                      | § 508.1                                                                               |
| Park operated by local community organization                        | Any R District                                                   | § 209                                                                                 |
| Parking garage                                                       | R-5 and SP Districts                                             | §§ 355 and 506                                                                        |
| Parking garage on alley lot                                          | R-4 and R-5 Districts                                            | §§ 333 and 352                                                                        |
| Parking lot                                                          | Any R or SP District                                             | §§ 213 and 505                                                                        |
| Parking lot on alley lot                                             | R-4 and R-5 Districts                                            | §§ 333 and 352                                                                        |
| Parking lot standards                                                | R-1, R-2, R-3, R-4, and R-5-A Districts and contiguous districts | §§ 2303.2 - 2303.5                                                                    |
| Parking spaces - location and amount                                 | Downtown Urban Renewal Area                                      | §§ 2103.2 - 2103.6                                                                    |
| Parking spaces - location of accessory spaces                        | Any District                                                     | §§ 214, 510, 708, 730, 743.2(d), 751.1(c), 761.2, 803.1, 824, 926.1 and 2116.5-2116.9 |
| Parking spaces - location, row dwellings                             | Any District                                                     | § 2117.9(c)                                                                           |
| Parking spaces - reduction or elimination for boathouses             | W-0 District                                                     | § 926.3                                                                               |
| Parking spaces, nonresidential - reduction in required amount        | Any District                                                     | § 2108                                                                                |

|                                                                                                                                        |                                                                       |                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Parking spaces, nonresidential - reduction in required amount outside Central Employment Area and with connection to Metrorail Station | Any District                                                          | § 2107                                                                                      |
| Playground operated by local community organization                                                                                    | Any R District                                                        | § 209                                                                                       |
| Pet grooming establishment                                                                                                             | Any C-2, C-3, C-4, <u>USN</u> , C-M, or M District                    | §§736, 802.25, and 822.20                                                                   |
| Pet shop                                                                                                                               | Any C-2, C-3, C-4, <u>USN</u> , C-M, or M District                    | §§737, 802.26, and 822.21                                                                   |
| Prepared food shop with greater than eighteen seats for patrons                                                                        | C-1, C-2-A                                                            | 712                                                                                         |
| Private stable                                                                                                                         | Any R District                                                        | § 208                                                                                       |
| Public recreation and community center                                                                                                 | Any R, SP, CR, or W District                                          | §§ 402.7, 403.3, 408.1, 531.2, 532.3, 538.1, 632.1, 634.4, 931.3, 932.4, 937.1, and 2001.13 |
| Public school (not meeting the Requirements of Chapter 4).                                                                             | Any R District                                                        | 206                                                                                         |
| Public storage garage on alley lot                                                                                                     | R-4 and R-5 Districts                                                 | §§ 333 and 352                                                                              |
| Public utility pumping stations                                                                                                        | Any R, SP, CR, or C District, <u>USN</u> , W-1, W-2, or W-3 Districts | §§ 207, 509, 608, 707, 728, 743.2(b), 753.1, 761.2, and 907                                 |
| RC Overlay District - area and use restrictions                                                                                        | RC Overlay District                                                   | § 1403                                                                                      |
| Rear yard requirements - waiver                                                                                                        | C-3 or C-4 District                                                   | § 774.2                                                                                     |
| Repair garage                                                                                                                          | C-2, and C-3, and <u>USN</u> Districts                                | §§ 726.1 and 743.1                                                                          |
| Residential developments, new                                                                                                          | R-5-A District                                                        | § 353                                                                                       |
| Retail, service, arts and cultural uses as specified                                                                                   | W-0 District                                                          | §925                                                                                        |
| Roof structures - location, design, number, and all other regulated aspects                                                            | Any District                                                          | §§ 411.11, 537.1, 639.1, 777.1, 845.1, and 936.1                                            |

|                                                             |                                                    |                                    |
|-------------------------------------------------------------|----------------------------------------------------|------------------------------------|
| School - private school other than trade school             | Any R District                                     | § 206                              |
| School - private school or trade school                     | W-1, W-2, or W-3 Districts                         | § 912                              |
| School - residence for teachers and staff of private school | R-1, R-2, R-3, and R-4 Districts                   | § 206                              |
| Sexually-oriented businesses                                | C-3, C-4, and C-5 (PAD) Districts                  | §§ 744, 754, and 761.2             |
| Solid waste handling facility                               | C-M and M Districts                                | §§ 802.4 - 802.9 and 822.3 - 822.8 |
| SSH Overlay District - nonresidential uses                  | SSH Overlay                                        | § 1553                             |
| Storage of wares and goods on alley lot                     | R-4 and R-5 Districts                              | §§ 333 and 352                     |
| Swimming pool operated by local community organization      | Any R. District                                    | § 209                              |
| Telephone exchange                                          | R4, R-5, SP, CR, and W-1, W-2, and W-3 Districts   | §§ 332.1(b), 509, 608, and 907     |
| TSP Overlay District - ground coverage and tree removal     | TSP Overlay District                               | § 1515                             |
| Veterinary boarding hospital                                | Any C-2, C-3, C-4, <u>USN</u> , C-M, or M District | §§ 738, 802.27, and 822.22         |
| Warehouse use                                               | CR, W-1, W-2, and W-3 Districts                    | §§ 611 and 910                     |
| Wholesale use                                               | CR, W-1, W-2, and W-3 Districts                    | §§ 611 and 910                     |
| Yacht club                                                  | W-0 District                                       | § 923                              |



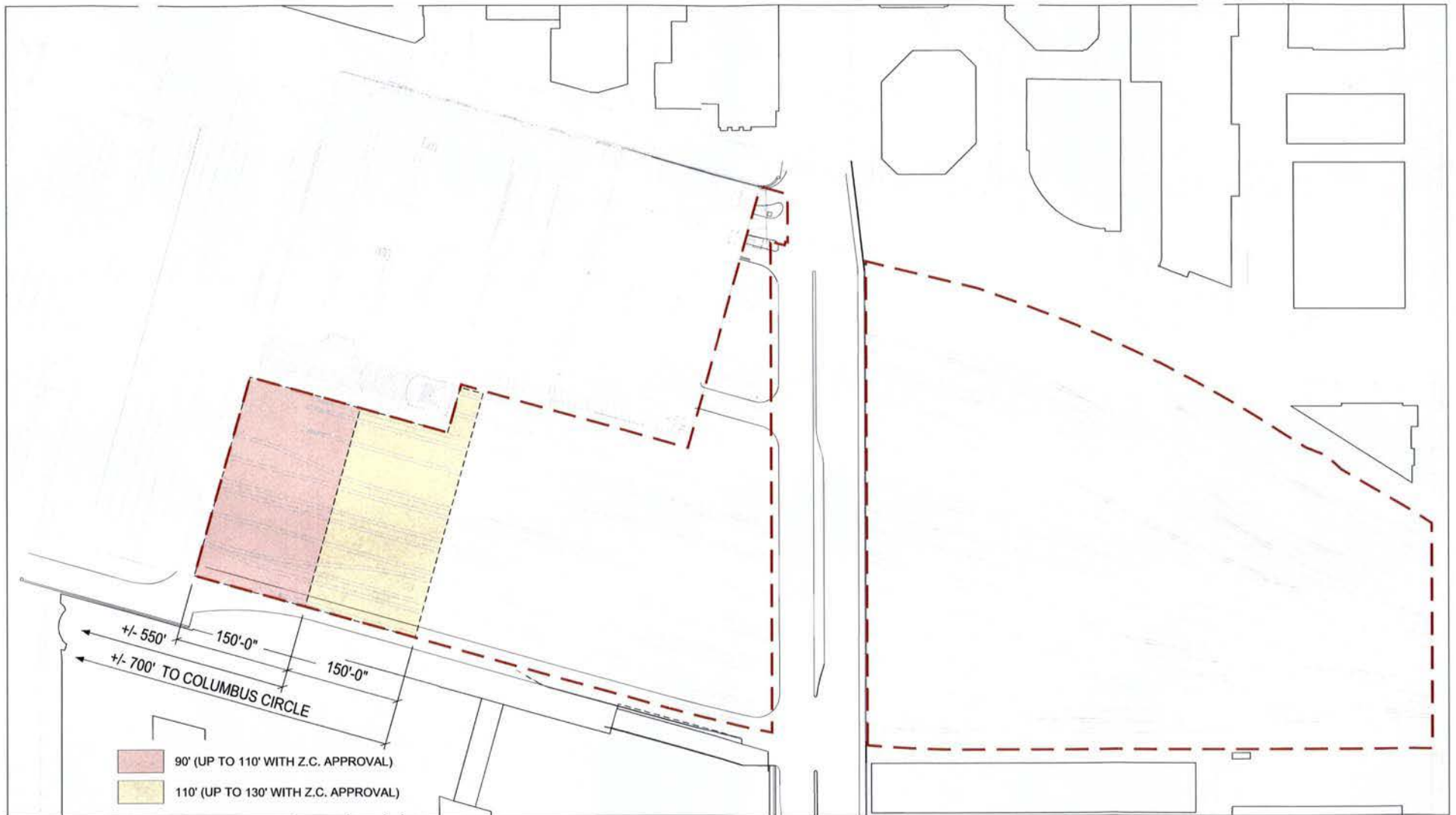
## UNION STATION NORTH (USN) DISTRICT

## SIGHTLINE STUDY THROUGH UNION STATION

Zoning Case No. 09-21

07 MAR 2011

prepared by **Akridge** + shalom baranes associates



## UNION STATION NORTH (USN) DISTRICT

Zoning Case No. 09-21

07 MAR 2011

PLAN