

COUNCIL OF THE DISTRICT OF COLUMBIA

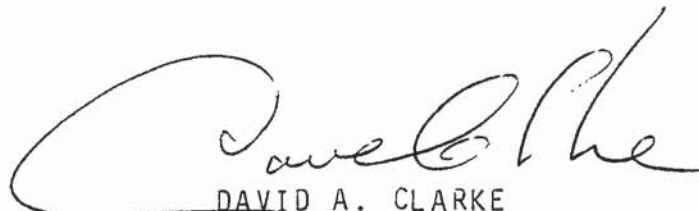
NOTICE

D.C. LAW 5-187

"District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198, "the Act", the Council of the District of Columbia adopted Bill No. 5-507 on first and second readings, December 4, 1984 and December 18, 1984, respectively. Following the signature of the Mayor on January 11, 1985, this legislation was assigned Act No. 5-252, published in the February 15, 1985 edition of the D.C. Register, (Vol. 32 page 873) and transmitted to Congress January 24, 1985 for a 30-day review, in accordance with Section 602 (c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 5-187, effective March 16, 1985.

  
DAVID A. CLARKE  
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

January	24,25,28,29,30,31
February	1,4,5,6,7,19,20,21,22,25,26,27,28
March	1,4,5,6,7,8,11,12,13,14,15

ZONING COMMISSION  
District of Columbia  
CASE NO.13-14  
EXHIBIT NO.896D

D.C. LAW 5 - 1 8 7

AN ACT

EFFECTIVE DATE MAR 1 6 1985

D.C. ACT 5 - 2 5 2

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

JAN 1 1 1985

To amend the District of Columbia Comprehensive Plan Act of 1984 by adopting a District Land Use Element and amending the General Provisions, Housing and Preservation and Historic Features Elements; and to require the preparation of ward plans.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984".

Sec. 2. The District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76), is amended by adding a new title XI to the District of Columbia Comprehensive Plan of 1984 to read as follows:

D.C. M.R.  
Note, D.C. Cod  
secs. 1-245,  
1-246, & 1-200  
(1985 supp.)

REVISION TO DISTRICT OF COLUMBIA

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TITLE XI - LAND USE ELEMENTSec. 1101. Declaration of Major Policies.

(a) The District is one of the nation's oldest and grandest planned urban centers. From the L'Enfant Plan's vision of establishing a grand capital in what was mostly farmland and forest in 1791, through the major planning efforts of the 19th and early 20th centuries up to the present, the District's land has served the same essential purposes: supporting the needs and living patterns of the people and serving as the seat of our federal government. The Plan provides that this foundation, the District's grand design, must be protected as 1 of the country's most precious assets. The Land Use Element challenge is to accommodate change necessary to enhance the vitality and livability of the District, while protecting and conserving its unique heritage and physical beauty.

(b) District neighborhoods are the cornerstones of the District's social and physical environments. Land use policies must ensure that all neighborhoods have adequate access to commercial services within the District and sufficient housing opportunities to accommodate a range of needs. Adequate recreational opportunities and access to cultural and educational facilities are also necessary ingredients of neighborhood vitality. In particular, the Land Use Element supports incentives for residential and commercial development east of the Anacostia River.

(c) The District's commercial land uses are classified based on their predominant functional characteristics. These classifications include: local neighborhood center, multi-neighborhood center, regional center, and the Central Employment Area. Many neighborhood commercial areas are strip-zoned with little vacant land in sizeable parcels, and changes may be needed in order to provide the range of services needed by neighborhood residents. Certain outlying commercial areas will be encouraged to grow and develop as catalysts for neighborhood revitalization and economic development. Commercial development should be managed so that traffic, inappropriate uses, noise, and pollution do not threaten neighborhood quality and stability.

(d) A new approach to the use of currently zoned industrial land is a key feature of the Plan's Land Use Element. Acknowledging the limited employment opportunities offered by many of the District's industrial land users, production and technical employment centers will be established. Office support services, including those serving the federal government, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services will be promoted in these centers. Land use and zoning changes may be required

to ensure that the District's production and technical employment centers encourage growth industries and industries that have a high ratio of employees to land area occupied.

(e) The policy direction for the District's public and institutional land requires District agencies to prepare updated master plans for government facilities to anticipate future land needs. The District's major colleges, universities, and similar institutions will be required to prepare and update master plans also. New administrative procedures centered in the Office of Planning are proposed to reduce the costs of institutional master plan review and implementation. Joint public and private development opportunities will be encouraged in master plan areas.

(f) The District's waterfronts and shorelines are great natural assets which may be conserved and protected but which also represent exciting opportunities for the District's future development. The Land Use Element calls for the preparation of waterfront and shoreline plans to tap this recreational, cultural, housing, and commercial potential.

(g) Several new planning mechanisms are introduced as techniques to guide the future physical development of the District.

(1) Special treatment areas are areas where uniquely tailored solutions will be necessary to achieve Plan objectives. Innovative tools and programs will be focused on these areas.

(2) Development opportunity areas are identified which will accommodate the District's major growth and development needs.

(3) Housing opportunity areas are areas where the District expects and encourages either new housing or rehabilitated housing.

(4) A new college and university master plan designation is applied to the District's major colleges, universities and other large institutional land users. Within this planning and regulatory framework, new procedures will be required to ensure that adjoining neighborhoods are well protected while recognizing the special needs and opportunities provided by these large land users.

(5) New mixed use areas which allow for different combinations of uses and intensities are proposed to stimulate new housing and job opportunities and, at the same time, eliminate uses that are not appropriate in residential neighborhoods.

(h) Development in Metrorail station areas will be undertaken to assure orderly growth, compatible mixes of uses, appropriate densities, good pedestrian and vehicular circulation, and appropriate combinations of public and private action.

(i) Public actions necessary to implement the Plan's land use policies include the establishment of an advisory Interagency Planning Council to coordinate District agency land use actions and to assist in agency reviews of major development proposals. Other proposals include the development of a zoning and land use revision program, achieving greater effectiveness in code enforcement operations, updating the Plan every 5 years, and preparing a midpoint report between Plan updates.

(j) Ward and small area plans represent the second and third tiers of the District's planning structure. The Plan is the instrument which will guide the development of ward and small area plans. The second- and third-tier plans will be more detailed than the Plan and will incorporate the broadest range of planning techniques and solutions practical to achieve the District's goals and objectives.

(k) The Land Use Element does not identify or fix every use, height, and density on every block in the District. The text and the maps construct a guiding framework within which public and private land use and zoning decisions are to be made.

#### Sec. 1102. Land Use Goal.

It is the goal of the District to assure the efficient use of land resources within legal, economic, fiscal, environmental, and other public policy constraints to meet neighborhood, community and District-wide needs, and to help foster other District goals.

#### Sec. 1103. Objectives for Residential Neighborhoods.

The residential neighborhood objectives are to conserve the essentially satisfactory qualities of the District's many stable residential neighborhoods, to enhance other neighborhoods to improve and achieve stability, to redirect public and private initiatives to neighborhoods most in need of improvement and stability, to encourage development of adequate neighborhood shopping and support services in all sections of the District, to protect residential neighborhoods from disruptive uses, and to prevent concentrations of nonresidential uses in residential neighborhoods.

ORIGINAL

Sec. 1104. Residential Land Use Categories.

(a)(1) The low density residential land use category includes single-family detached and semi-detached housing as the predominant uses.

(2) The moderate density residential land use category includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.

(3) The medium density residential land use category includes multiple-unit housing and mid-rise apartment buildings as the predominant uses and may also include, as appropriate uses, low and moderate density housing areas.

(4) The high density residential land use category includes high-rise apartment buildings as the predominant uses and may also include, as appropriate uses, low, moderate, and medium density housing. High density residential land use areas are adjacent to the Central Employment Area, major employment centers, major arterial streets and appropriate commercial areas.

(b) These residential land use categories are generally depicted on Maps 1 and 2.

Sec. 1105. Policies in Support of the Residential Neighborhoods Objectives.

The policies established in support of the residential neighborhoods objectives are as follows:

(1) Promote the conservation, enhancement and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses;

(2) Conserve and maintain the District's sound, established neighborhoods through the strict application and enforcement of housing, building, and zoning codes and the maintenance of the general level of existing residential uses, densities, and heights;

(3) Encourage the maintenance of existing homes in good repair and encourage the rehabilitation and construction of one- and two-family homes in low density residential land use areas;

(4) Develop neighborhood improvement programs and neighborhood land use proposals for residential areas that have deficiencies which threaten neighborhood quality, through coordinated community and government action programs