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MEMORANDUM

TO: District of Columbia Zoning Commission
FROM:  Jennifer Steingasser, Deputy Director
DATE: February 23, 2015
SUBJECT: Public Hearing Report for a Proposed Text and Map Amendment (ZC 14- 22)
Create New Zoning for the District's Portion of the Former Walter Reed Campus

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) proposes a text and map amendment to create a new zone category for the former Walter Reed campus along Georgia Avenue, NW. The WR zones would implement the Council-approved Walter Reed Army Medical Center Small Area Plan by providing for a mix of uses between moderate and medium densities, while achieving the vision of the plan for preservation of certain open spaces and the establishment of a more urban fabric in other areas. The proposed zones are not inconsistent with the Comprehensive Plan, and would implement the objectives and development parameters of the approved small area plan, which supplements the Comprehensive Plan. The Office of Planning, therefore, recommends that the Zoning Commission approve the proposed text and map amendments.

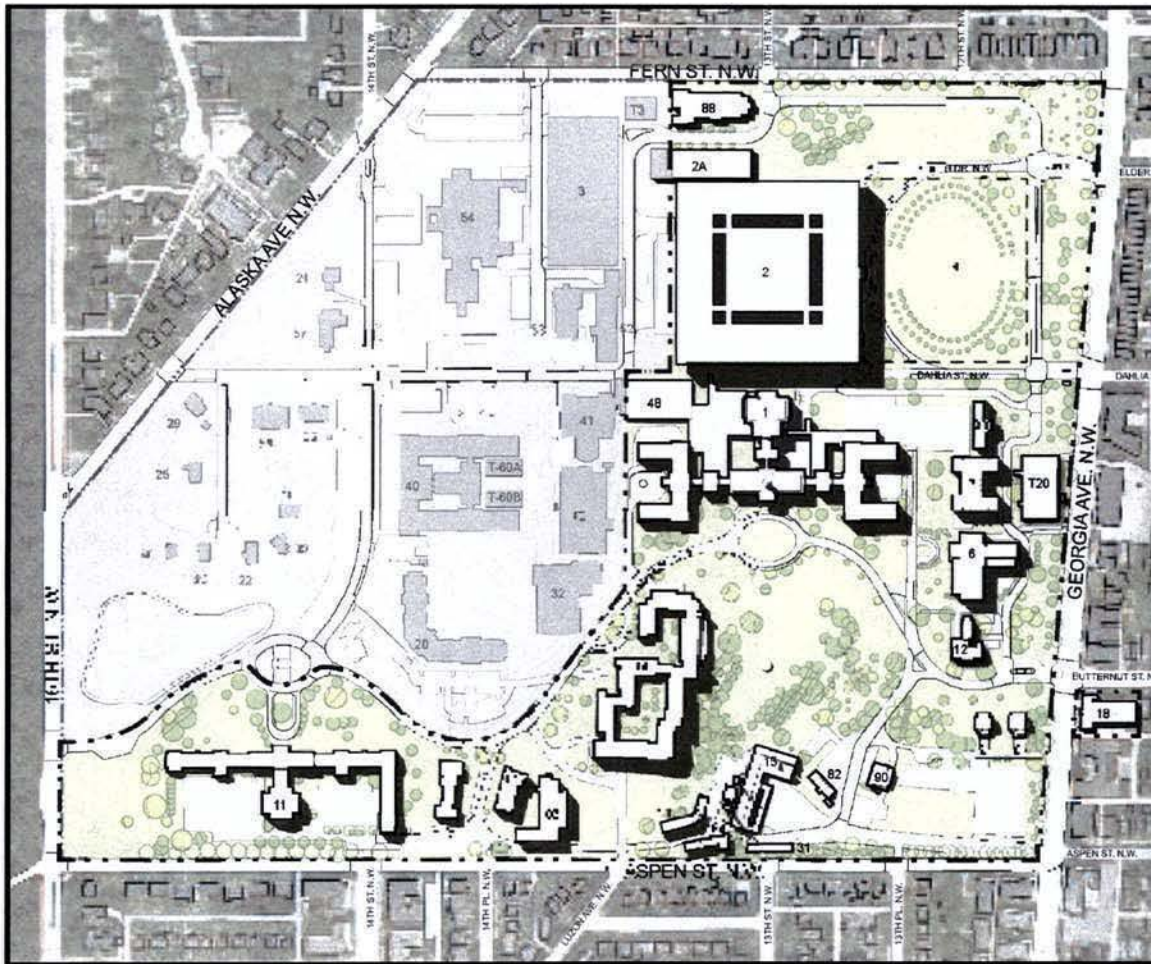
II. APPLICATION-IN-BRIEF

Proposed Text Amendment	Create a new zone category, the WR zone, to implement the Council-adopted Walter Reed Army Medical Center Small Area Plan
Proposed Map Amendment	A zoning map amendment to WR for the portion of the Walter Reed Campus to be transferred to District ownership
Small Area Plan Future Land Use Map Designations	Varies among several designations, including but not limited to Moderate Density Residential, Medium Density Commercial and Residential mixed use, Parks, Recreation and Open Space
Property Size (District Site)	Approximately 66 acres
Current Zoning	R-1-B, low density residential
Ward and ANC	Ward 4, ANC 4A (ANC 4B is across Georgia Avenue)

III. SITE AND AREA DESCRIPTION

The Walter Reed Army Medical Center campus is located between Georgia Avenue on the east, 16th Street on the west, Aspen Street on the south, Fern Street on the north, and Alaska Avenue on the northwest. Please refer to the map below.

ZONING COMMISSION
District of Columbia
CASE NO. 14-22
EXHIBIT NO. 9
WE ARE
ZONING COMMISSION
District of Columbia
CASE NO. 14-22
EXHIBIT NO. 9A

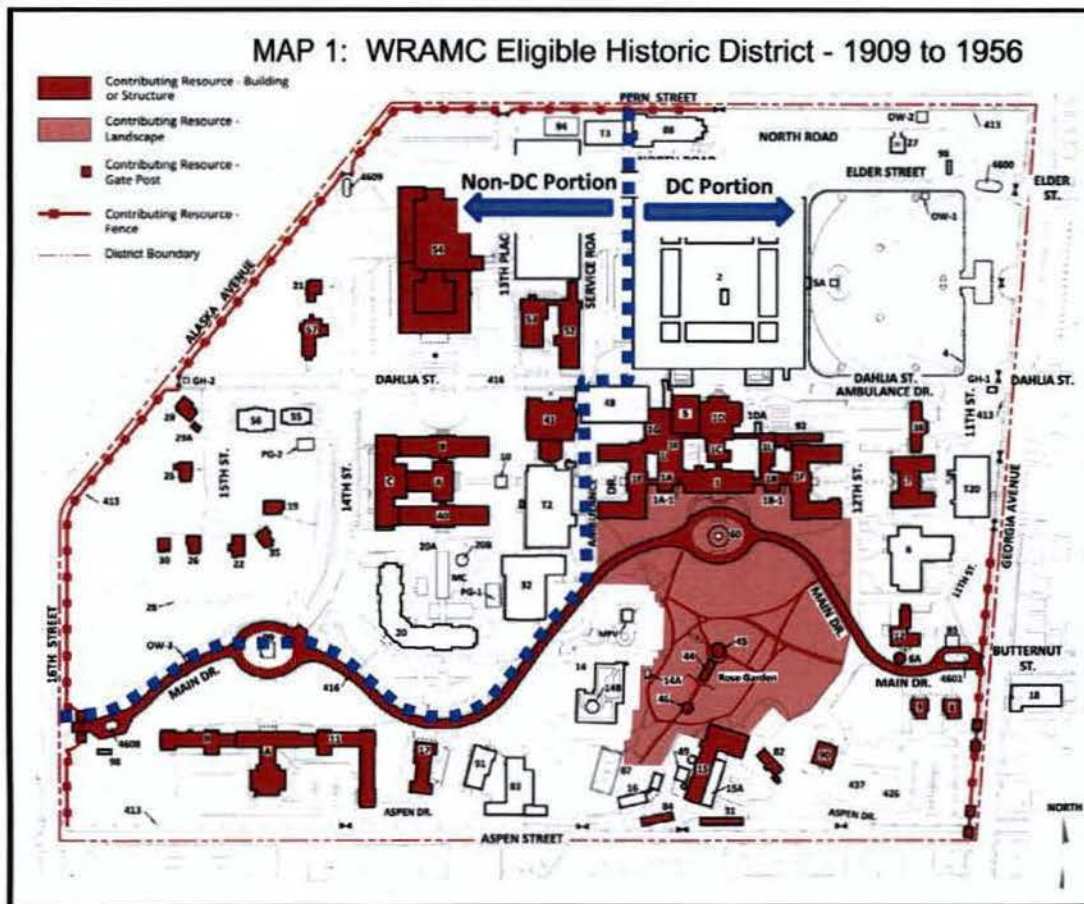


Map of Walter Reed from the small area plan showing all existing buildings (non-District portions greyed-out)

The entire site is approximately 110 acres in size and is zoned R-1-B. About 66 acres are to be transferred to the District as part of the Defense Department's Base Realignment and Closure (BRAC) process. This report will only refer to the District's portion of Walter Reed¹. The main portion of the site has significant topographical changes, with lower elevations generally along Aspen and 16th Streets, and the ground rising in some cases almost 60 feet to the high points at Fern Street. There are a number of existing buildings on the site, and those total approximately 4.1 million square feet of floor area.

All of the Walter Reed Campus is a designated historic district, which was established by the Historic Preservation Review Board on April 24, 2014. The buildings and landscapes shown in red below are the contributing buildings and features of the district.

¹ Building 18, on the east side of Georgia Avenue, is part of the transfer to the District, but no zoning change is proposed for that R-5-B-zoned property.



The property borders the neighborhoods of Shepherd Park, Takoma and Brightwood. These neighborhoods consist primarily of single family detached homes, with some semi-detached and attached homes as well. Some apartments can be found along Georgia Avenue, along with commercial uses. Moderate density apartment buildings are also located on 14th Street south of Walter Reed. Walter Reed is about half a mile, or seven blocks, to the Takoma Metro station, and is also served by several bus routes along Georgia Avenue, 16th Street and 14th Street. There are a number of playfields that serve the neighborhood; the following fields can be found within approximately one mile of the Walter Reed site:

- Fort Stevens Rec Center
- Shepherd Elementary School
- Takoma Elementary School
- Takoma Rec Center
- Coolidge High School
- Paul Public Charter School (Peabody and 9th Streets)
- Emery Rec Center
- Capital City Public Charter School (Kansas Ave. and Blair Road)

Because of the topography of the Walter Reed campus and the historic status, its open spaces would not be an ideal location for new playing fields.

IV. WALTER REED ARMY MEDICAL CENTER SMALL AREA PLAN

In May 2005, the Secretary of Defense recommended to the BRAC Commission the establishment of a new Walter Reed National Military Medical Center (WRNMMC) in Bethesda, Maryland. By mid-September 2011, the WRNMMC was co-located on the current campus of the National Naval Medical Center. The relocation of existing functions from the Walter Reed Army Medical Center (WRAMC) campus allows the site to be adaptively reused and redeveloped for new purposes.

The federal government will transfer the 66 acre portion of Walter Reed to the District. As part of the land disposition process, the federal government required the completion of a Base Reuse Plan by the Local Redevelopment Authority (LRA). In this case the LRA is the District Government acting through the Office of the Deputy Mayor for Planning and Economic Development. The Base Reuse Plan, which set out a general vision for the potential uses on the site, was approved by Council on July 10, 2012, and was subsequently transferred to the US Department of Housing and Urban Development, who also approved the plan. In addition to the general land use vision, the Reuse Plan included a traffic study and a market study, which informed density and parking recommendations in the Small Area Plan, as well as a selection of users for some of the existing buildings on the site. Any base closure process includes a requirement that portions of the site be made available to non-profit organizations. In this case, agreements have already been reached with various non-profits for the use of a number of the existing buildings for a homeless shelter, housing, and educational services.

Concurrently, the Small Area Plan (SAP) was developed by the DC Office of Planning, in conjunction with the community, to satisfy local requirements for land use planning and zoning implementation, and to build on the vision laid out in the Reuse Plan. The planning process involved a number of public meetings and workshops designed to solicit neighborhood preferences on the future use and design of the site. The SAP was approved by Council on April 30, 2013.

The SAP focuses on four goals:

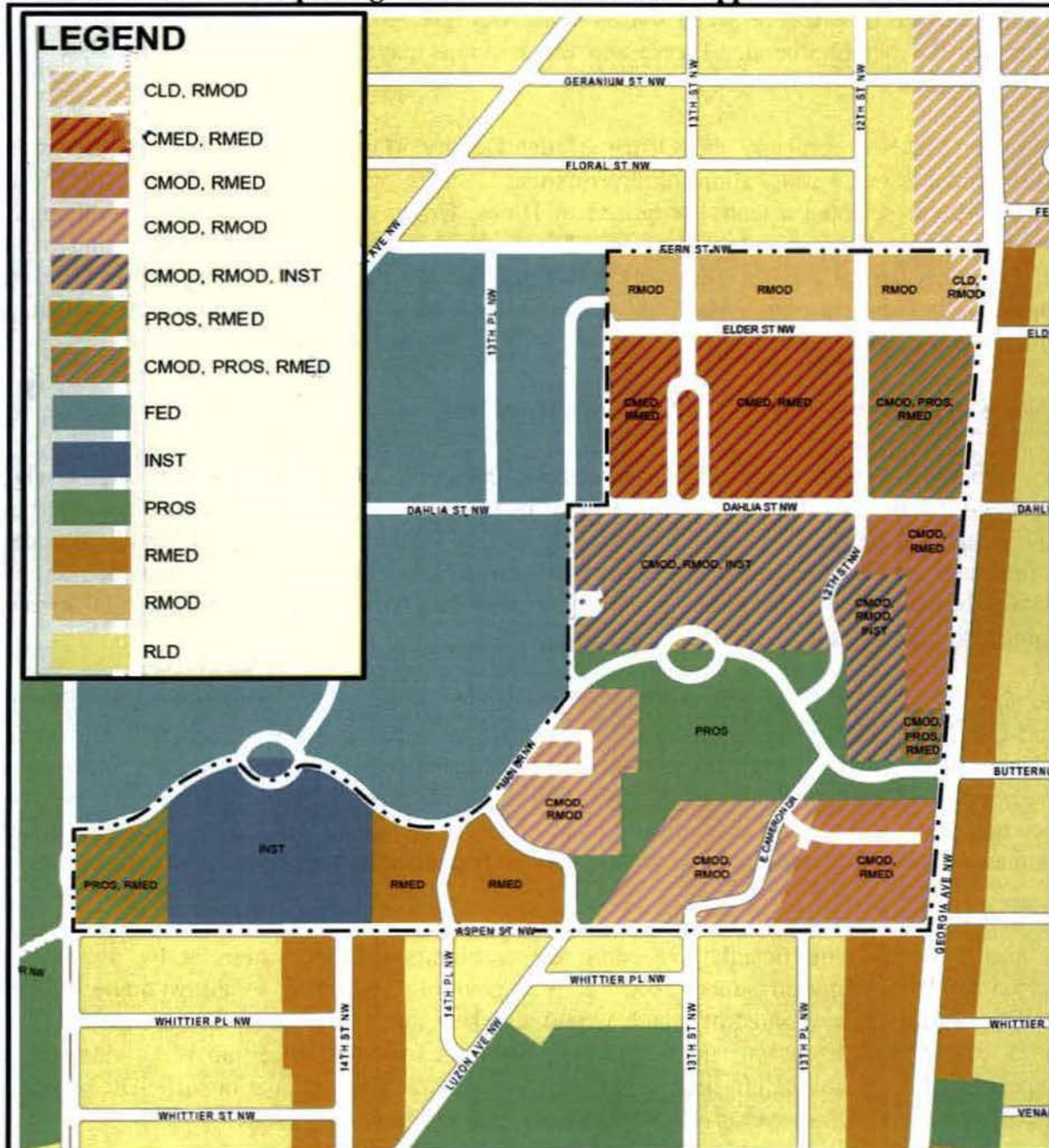
1. Integrate the Site with the Community
2. Provide a Mix of Uses
3. Create New Jobs and Revenue for DC
4. Activate the Site

To achieve those goals the plan lays out a number of guidelines and recommendations, including:

1. Preservation of the historic campus, including buildings and landscape
2. Provision of other key open spaces on the site
3. Streetscape guidelines for new construction to encourage pedestrian and retail activity
4. Building height, number of stories and massing for new construction
5. Discussion of appropriate uses
6. Discussion of the appropriate amount of parking on site

7. Sustainability goals for the site
8. Changes to the Comprehensive Plan's Future Land Use Map

Future Land Use Map Designations From the Council Approved Small Area Plan



The changes to the Comprehensive Plan's Future Land Use Map (FLUM) followed the symbology protocol for that map and recommended several different designations reflecting the outcome of the planning processes. The designations seek to create a mix of uses and densities on different portions of the site, within overall limits, that can be accommodated by the

transportation network. The proposed total floor area, including remaining existing and proposed new buildings, is approximately 3.1 million square feet, one million less than exists currently. The Future Land Use Map would also help preserve the historic landscapes of the campus, which were intended to provide a peaceful atmosphere for those recuperating at the hospital, as well as preserve green spaces along Georgia Avenue that could serve as parks or plazas for the neighborhood. Please see the previous page for the Future Land Use Map approved with the SAP.

Following the SAP process, the Office of the Deputy Mayor for Planning and Economic Development issued a solicitation for development teams to bid on the rights to develop the site, and the Mayor selected a team comprised of Hines, Urban Atlantic and Triden. Although a master developer for the site has now been chosen, the proposed zoning reflects and implements the goals, objectives and development parameters of the Small Area Plan, rather than any proposed development plan. The final development plan will reflect the Small Area Plan, as implemented through the zoning.

V. PROPOSED TEXT AND MAP AMENDMENTS

The Office of Planning proposes a new zone category, WR, which would contain eight individual zones, and which would implement the Council-adopted Walter Reed Army Medical Center Small Area Plan. Establishing zoning in this fashion would be comparable to recent Commission actions to establish zoning at Hill East and St. Elizabeth's, where the communities had weighed in on a detailed small area plan that was then approved by Council, and OP created zoning to implement the plan.

The eight WR zones would generally follow the land use designation boundaries on the Future Land Use Map. Please see the proposed boundaries on the map below. Each zone has typical bulk parameters for new construction such as height, FAR and lot occupancy. Certain zones have specific setbacks to maintain the open feel and landscape features, including mature trees, of certain parts of the historic campus. Other zones have build-to and streetscape requirements to enhance walkability and create a more pedestrian friendly environment.

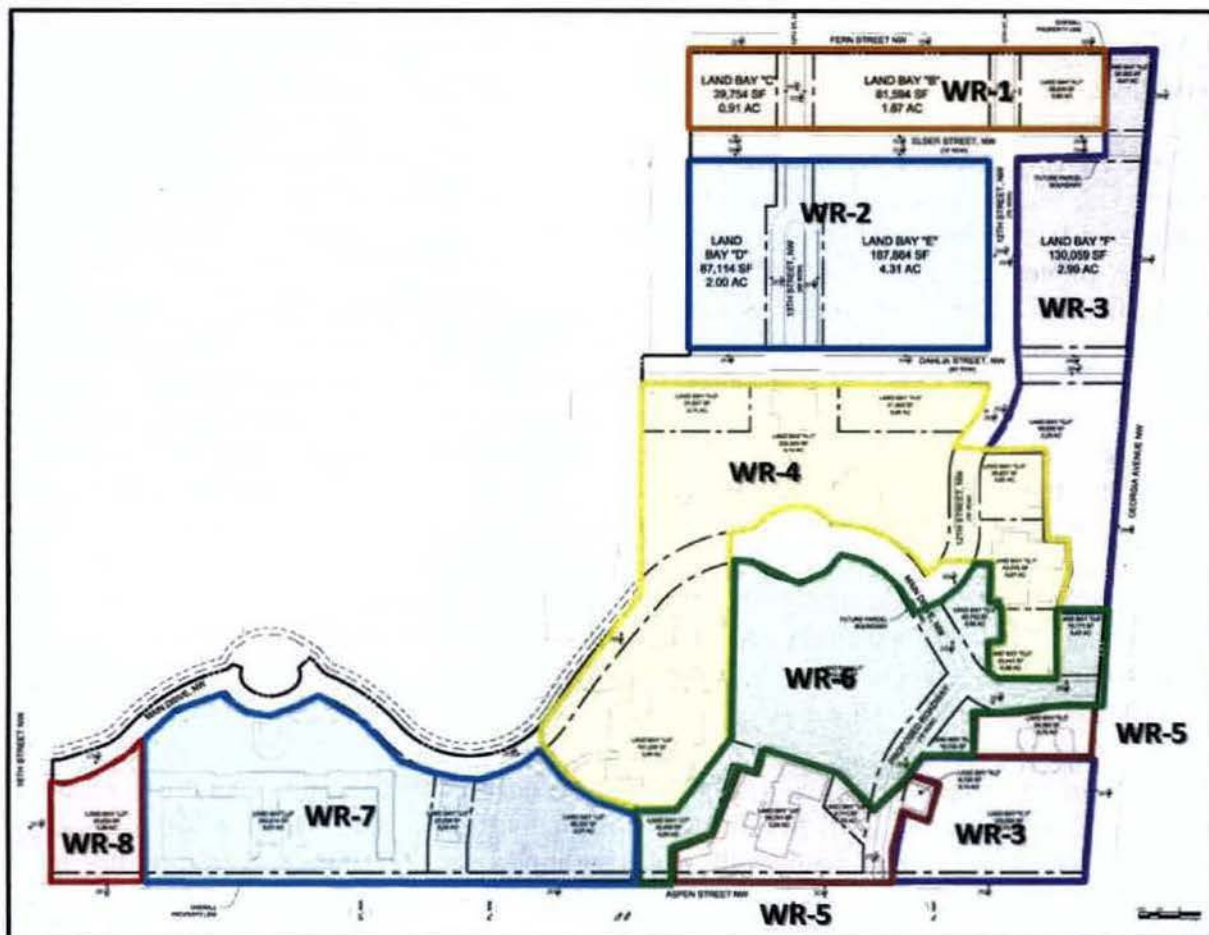
The bulk parameters are intended to achieve the desired density and building type on each part of the site while not significantly exceeding the recommended floor area set by the SAP at approximately 3.1 million square feet. It is a goal of the zoning to allow matter-of-right development of the site, most of which would also be subject to Historic Preservation Review Board review. Consistent with the SAP, PUDs would be available in certain WR zones, subject to specified density and height limitations, and provided the PUD results in sufficient benefit to the community. OP, however, does not anticipate a PUD for the property.

The land use and character of each zone can be summarized as follows:

- WR-1 – Moderate density rowhouses and flats with a typical rowhouse character
- WR-2 – Medium density mixed use with an urban feel

- WR-3 – Moderate to medium density mixed use providing streetwall for Georgia Avenue and a town-center-type plaza
- WR-4 – Moderate density mixed use within a campus setting
- WR-5 – Moderate density mixed use
- WR-6 – Open space zone preserving the Great Lawn and other open spaces
- WR-7 – Residential and institutional, including a school
- WR-8 – Moderate to medium density residential

WR will be made consistent with any direction from the Commission on the Zoning Regulations Review (ZRR). While the WR zone is drafted as a new chapter for inclusion in the current regulations, it would be located in Subtitle K of the proposed revised regulations under ZRR, along with other area-specific zoning such as that for St Elizabeth's, Hill East, and Southeast Federal Center. The draft WR chapter includes general regulation sections essentially duplicated from ZRR, such as Use Group definitions, and Bicycle Parking, and Loading sections. Should the Commission approve final action for the ZRR proposals, these sections would be eliminated in the WR chapter, and replaced with references to require conformity to the general provisions located elsewhere in the Regulations. In doing so, the WR chapter would become significantly shorter.



Updates Since the Time of Setdown

OP has continued to work with the Office of the Deputy Mayor for Planning and Economic Development, DDOT, and OAG to refine the zoning language. OP has also met with the development team, the Walter Reed Citizen's Advisory Committee and ANC 4A, and is scheduled to present before ANC 4B on February 23. The following is a summary of the major changes to the text since the time of setdown. In the proposed zoning text, found at Attachment 2, new text can be seen in blue font with underline, and deleted text is in ~~red font with strikethrough~~.

Building Height Measurement in WR-1 – Section 3501.5 has been modified to clarify that height shall be measured in accordance with the standards of §§ 400.16 through 400.21, except that buildings fronting on Elder Street may be measured from the finished grade.

100% Lot Occupancy at the First Two Stories – The WR-2 and WR-3 zones have been edited to allow 100% lot occupancy on the first two stories. This change is in conformance with SAP goals for the creation of a streetwall in this part of the neighborhood, as well as other proposed regulations that include a build-to requirement. Please refer to §§ 3502.2, 3502.4 and 3502.6 in the WR-2, and §§ 3503.2, 3503.5 and 3503.8 in the WR-3.

Additional Density Transfer Flexibility – At the Citizen's Advisory Committee (CAC) meeting when OP presented the draft zoning text, Committee feedback included a request for additional flexibility for where density is placed on the site. Land Bay E in the WR-2 zone has the greatest potential to be a "donor" site, and other large mixed use parcels have the possibility to be recipient sites. Section 3502.5 already included a provision for density transfer to one land bay, but that section has been revised to allow density to be shifted to three specified land bays. The proposed text would allow no extra height or lot occupancy on the receiving parcels, but would allow an increase in density within the permitted building massing. The increased density on the receiving land bays would not make those land bays inconsistent with the land use designations of the SAP, and there would be no overall increase in the permitted density on the Walter Reed site.

Build-to Line in the WR-2 – Section 3502.6 requires a build-to line for Land Bay E. Flexibility is recommended to allow potential residential uses to sit back from the right-of-way up to ten feet. This could enhance residential privacy and provide for green space between the sidewalk and the residential entry.

Tree Preservation – The SAP placed a strong emphasis on creating a strong street presence along Georgia Avenue, and § 3503.8 helps to reaffirm that goal. But the plan also called for preservation of the "green" feel of the neighborhood. Section 3503.8, therefore, has been

revised to allow for buildings to set back from a street frontage if the setback is for the purpose of maintaining mature trees.

Georgia Avenue Plaza – The CAC emphasized the need to protect the plaza along Georgia Avenue that is called out in § 3503.10. In order to make it more difficult to vary from the requirements for the plaza, § 3503 10 was exempted from the general special exception relief of § 3543.

Edits to Use Provisions – Special exception requirements for animal-related uses have been updated to reflect the most recent regulations adopted by the Commission. Vehicle-related uses have been edited to allow storefront-type car dealerships, but not open air car lots.

Parallel Parking on Private Streets – At the time of setdown, the draft language contained an option that parallel parking on private streets either would or would not count toward the overall parking cap. After further discussions on that topic with DDOT, OP now recommends that parallel parking on private streets not count toward the parking cap as long as it is open to general use and not reserved for a specific use, individual or entity

Bicycle Parking Location – Section 3531.8(b) requires that bike parking in a garage be located on the first below-grade level or the first above-grade level. An exception has been added for instances where vehicular parking is segregated by use. In those instances, if retail elevators serve the P1 level, those same elevators would likely not serve the residential levels of a mixed use building, so residential bike parking on P1 would not be practical. The bicycle parking section is nearly identical to the language approved by the Commission in ZRR, and can be deleted from WR once the entirety of ZRR goes into effect.

Loading – The loading section, § 3532, has been replaced in its entirety with language taken from ZRR. This section can be deleted from WR once the entirety of ZRR goes into effect

At the time of setdown, the Commission asked about the possibility of providing useable rear yards for rowhouses in WR-1. If the Commission wishes to consider a requirement for that building form, it could potentially be achieved with a combination of build-to requirements, pervious surface requirements, and parking location requirements. The Commission also requested section drawings to understand the relationship between proposed heights as provided for in the SAP, and the heights of existing buildings across the street from Walter Reed. OP asked the developer selected for the Walter Reed site to prepare the sections, and they are included as Attachment 1 of this report. The potential buildings indicated in the drawings are only possible, theoretical structures that would be allowed under the WR zoning, and do not represent an actual proposal.

Affordable Housing

The proposed WR zoning would require that any development in this zone comply with Inclusionary Zoning. However, through the DMPED solicitation process which concluded in

November of 2013, the selected developer has committed to providing 18% of the residential gross floor area (20% of the total residential units) across the entire site as affordable housing and across a range of income levels, including housing for very low-income households. Numerically, this would exceed the IZ requirement. As noted by the Commission at the setdown meeting, since the selection of the development team through the RFP process, the DC Council adopted a new requirement that certain District land dispositions must target a higher level of affordable housing. OP has requested that DMPED address this and provide additional information on the land disposition process and the affordable housing commitments of the selected developer, at or prior to the public hearing.

VI. COMPREHENSIVE PLAN POLICIES

The proposal would particularly further the following Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

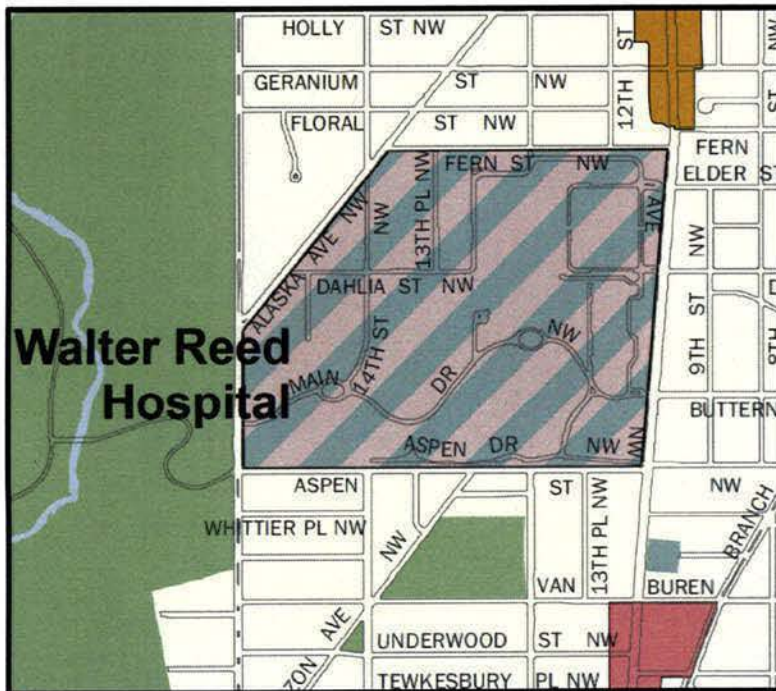
- (1) Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. (§ 217.1)
- (6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. (§ 217.6)
- (7) Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. (§ 217.7)
- (13) Enhanced public safety is one of the District's highest priorities and is vital to the health of our neighborhoods. The District must continue to improve safety and security, and sustain a high level of emergency police, fire, and medical assistance. Moreover, the District must engage in appropriate planning and capital investments to reduce the likelihood and severity of future emergencies. (§ 218.6)
- (21) Land development policies should be focused to create job opportunities for District residents. This means that sufficient land should be planned and zoned for new job centers in areas with high unemployment and under-employment. A mix of employment opportunities to meet the needs of residents with varied job skills should be provided. (§ 219.6)
- (24) Despite the recent economic resurgence in the city, the District has yet to reach its full economic potential. Expanding the economy means increasing shopping and services for many District neighborhoods, bringing tourists beyond the National Mall and into the city's business districts, and creating more opportunities for local entrepreneurs and small

businesses. The District's economic development expenditures should help support local businesses and provide economic benefits to the community. (§ 219.9)

- (27) Washington's wide avenues are a lasting legacy of the 1791 L'Enfant Plan and are still one of the city's most distinctive features. The "great streets" of the city should be reinforced as an element of Washington's design through transportation, streetscape, and economic development programs. (§ 220.3)

The application is also consistent with major policies from the Rock Creek East area element of the Comprehensive Plan. Policy RCE-2.3.1 states that upper Georgia Avenue should be a walkable commercial street with clearly identifiable activity centers, and that new development should reinforce the nodal pattern with retail, office and residential uses. Policy RCE-2.3.3 states that any redevelopment of Walter Reed should preserve the stability and quality of the surrounding neighborhoods, avoid transportation conflicts, and provide community amenities and employment opportunities.

VII. COMPREHENSIVE PLAN LAND USE MAPS



The Comprehensive Plan's Generalized Policy Map shows the Walter Reed site as a Federal property where, at the time of the Plan's adoption, a change of use was anticipated. This is indicated by the striped pattern on the plan at left.

At the time of the Comprehensive Plan's adoption, the future land use of Walter Reed was not known and the FLUM, therefore, showed the site simply as "Federal", reflecting the use at the time. That designation was superseded with the adoption by Council of the SAP's FLUM designations, shown earlier in this report, which will be incorporated into the Comprehensive Plan Future Land Use Map as part of the next Comp Plan amendment cycle.

VIII. COMMUNITY OUTREACH

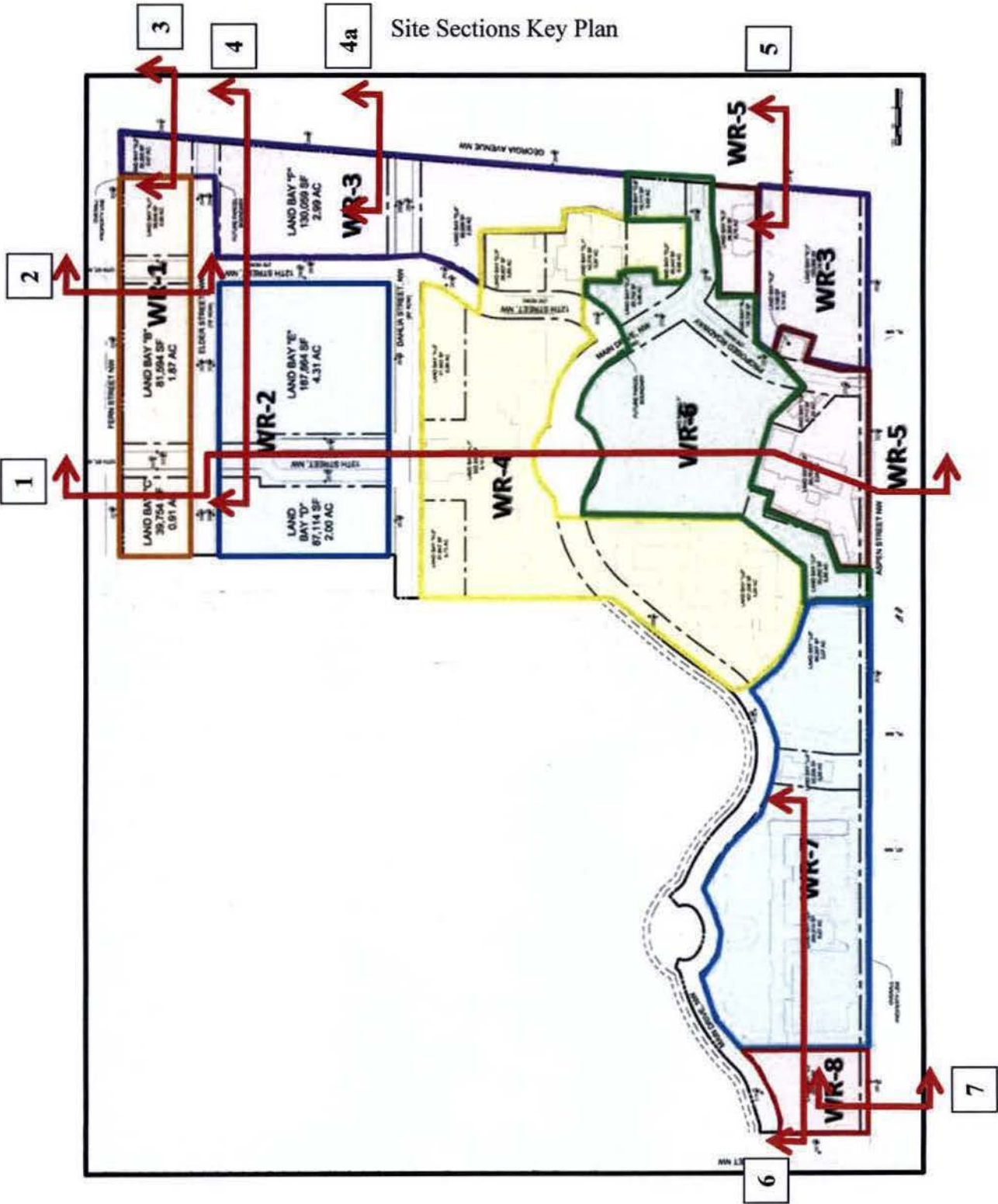
The Office of Planning presented the draft zoning text to the Walter Reed Community Advisory Committee (CAC) on January 12 and ANC 4A on February 3, and is scheduled to present the proposal to ANC 4B on February 23.

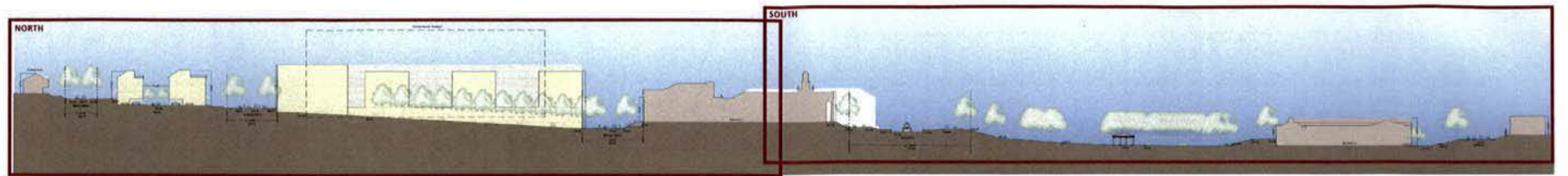
IX. ATTACHMENTS

1. Site Sections
2. WR Zoning Text

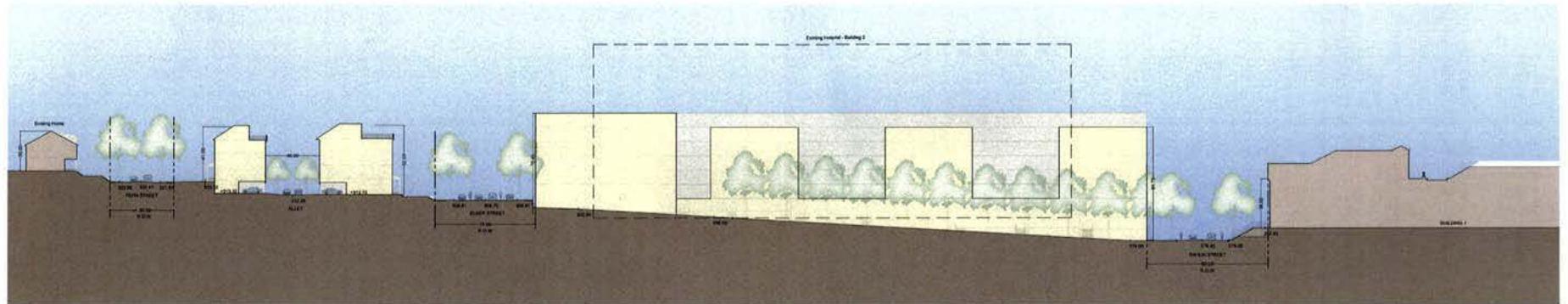
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Attachment 1
Site Sections

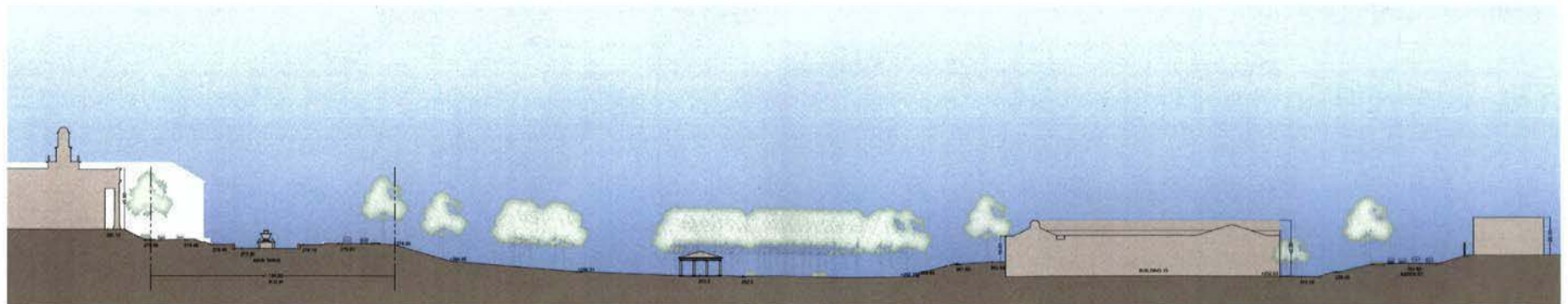




Section 1 - Overall Site Section Key Plan



Section 1 - Overall Site Section - North



Section 1 - Overall Site Section - South

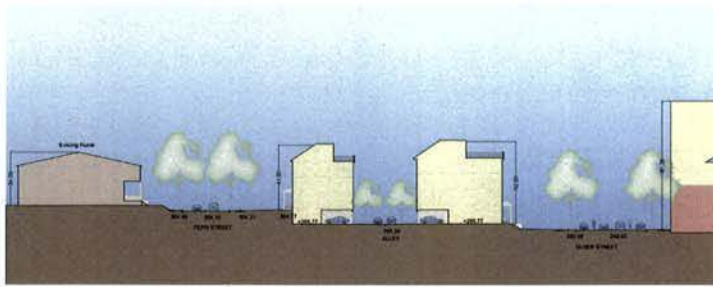
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Site Sections

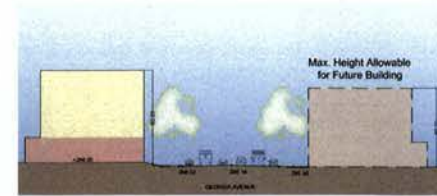
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February 19, 2015

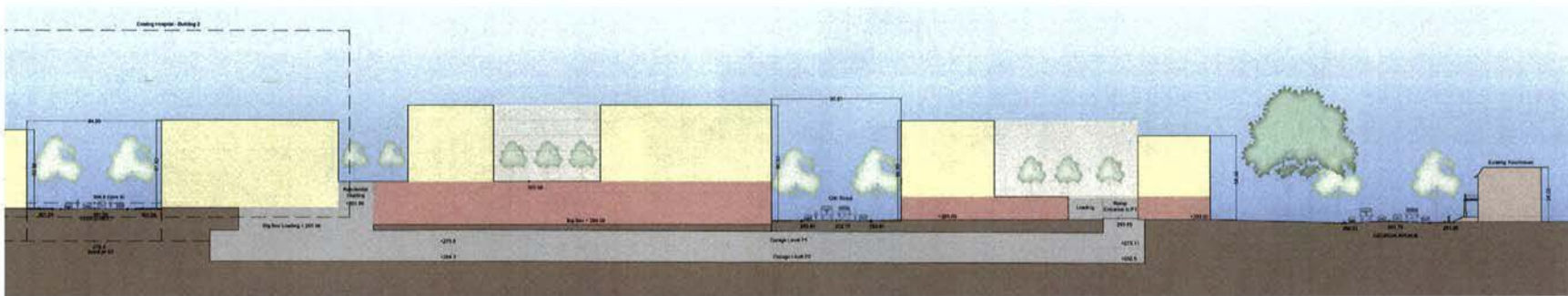
THE PARKS AT WALTER REED



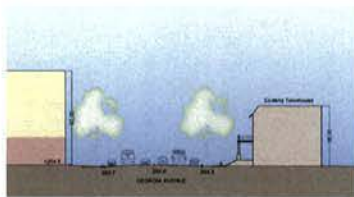
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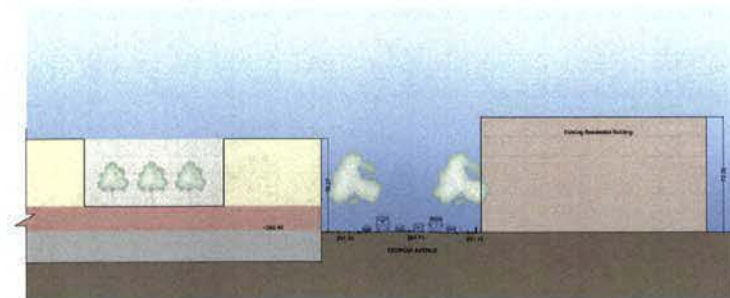
Section 3



Section 4



Section 4a



Section 5



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Site Sections

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THE PARKS AT WALTER REED

February 19, 2015

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Section 3591	Uses – Rule for Interpretation

3500 GENERAL PROVISIONS AND PURPOSE AND INTENT (WR)

3500.1 The purposes of the Walter Reed (WR) zones are to:

- (a) Provide for the growth of the former Walter Reed Army Medical Center campus with a broad mix of uses, achieved through the adaptive reuse of existing buildings as well as new construction, as generally indicated in the Comprehensive Plan and as recommended by the planning studies of the area;
- (b) Preserve the unique historic architectural and landscape character of the Walter Reed campus as a resource for the adjacent neighborhoods and the District as a whole;
- (c) Reweave the Walter Reed campus into the physical and social fabric of the adjacent neighborhoods by extending the existing street grid into the WR Zone;
- (d) Create a vibrant town center that will provide economic development, employment, and retail opportunities for the District and adjacent neighborhoods;
- (e) Advance sustainability performance with green building techniques and promote innovative energy uses and stormwater management; and
- (f) Accommodate selected uses pursuant to a Base Realignment and Closure Act Notice of Interest process.

3500.2 This Chapter shall constitute the Zoning Regulations for the geographic area described by the plat attached to Zoning Commission Order No. 14-22. Where there are conflicts between this Chapter and other Chapters or Subtitles of this Title, the provisions of this Chapter shall govern.

3500.3 The WR Zone is divided into the WR-1 through the WR-8 zones. Each zone may have one or more sub-areas, as identified in the Development Standards table for each zone. Each sub-area may be comprised of one or more Land Bays.

3500.4 Land Bays are defined on the plat attached to Zoning Commission Order No. 14-22.

3500.5 Any reference to a street refers to either existing or proposed streets as depicted on the plat attached to Zoning Commission Order No. 14-22.

3500.6 Any reference to a building number refers to the buildings as identified in the Walter Reed Army Medical Center Small Area Plan, adopted by the Council of the District of Columbia, April 30, 2013.

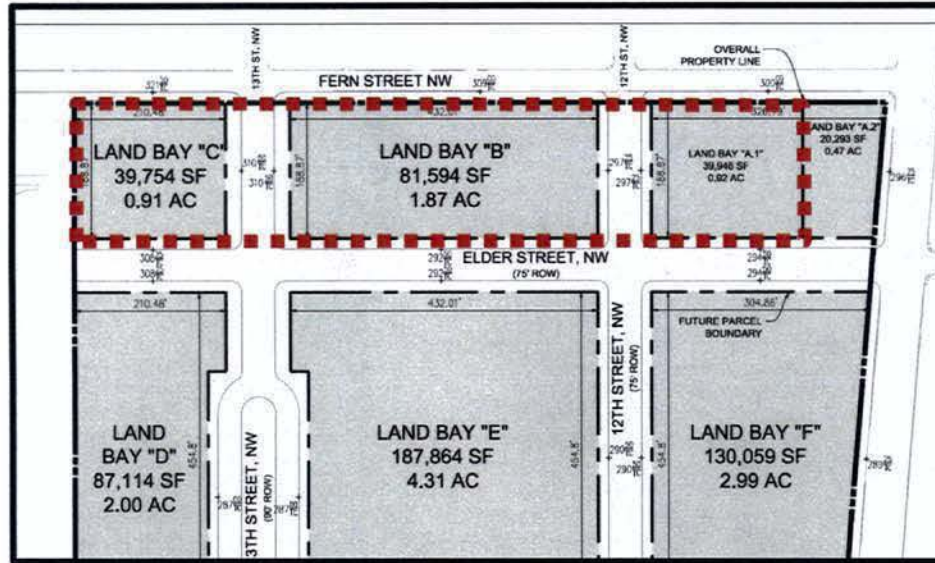
~~3500.6~~ 3500.7 The area of private rights-of-way shall not be included in the area of any land bay, nor included in the calculation of FAR.

~~3500.7~~ 3500.8 In the WR Zone, square footage allocated for streetcar related facilities or for the

production of energy, such as co- or tri-generation facilities, does not count against floor area ratio maximums.

~~3500.8~~3500.9 In the WR Zone, floor area allocated to a covered loading area, whose perimeter is at least 75% lined with other uses, does not count against floor area ratio maximums.

DRAFT

3501 WR-1 ZONE

3501.1 The WR-1 zone is intended to:

- (a) Provide for residential development that complements the character of nearby established residential neighborhoods;
- (b) Transition from the low to moderate scale residential uses north of Fern Street to the medium-density commercial and residential uses proposed for south of Elder Street; and
- (c) Discourage driveway access directly from the street to private off-street parking.

3501.2 The development standards for the WR-1 zone are set forth in the following table:

WR-1							
Sub-Area (Land Bays A.1, B and C)	Lot Width (min.)	Height (max.)	Stories (max.)	Lot Occupancy (max.)	Pervious Surface (min.)	Side Yard Setback (min.)	Rear Yard Setback (min.)
Lots with any frontage on Fern Street	18 ft.	40 ft. [alt. 50]	3 [alt. 4]	70%	10%	None required; 4 ft. if provided	None required [alt. 20 ft.]
Any other lot	18 ft.	45 ft. [alt. 55]	4 [alt. 5]	70%	10%	None required; 4 ft. if provided	None required [alt. 20 ft.]

3501.3 The maximum number of permitted dwelling units on any lot shall be two (2), which includes both principal and accessory units.

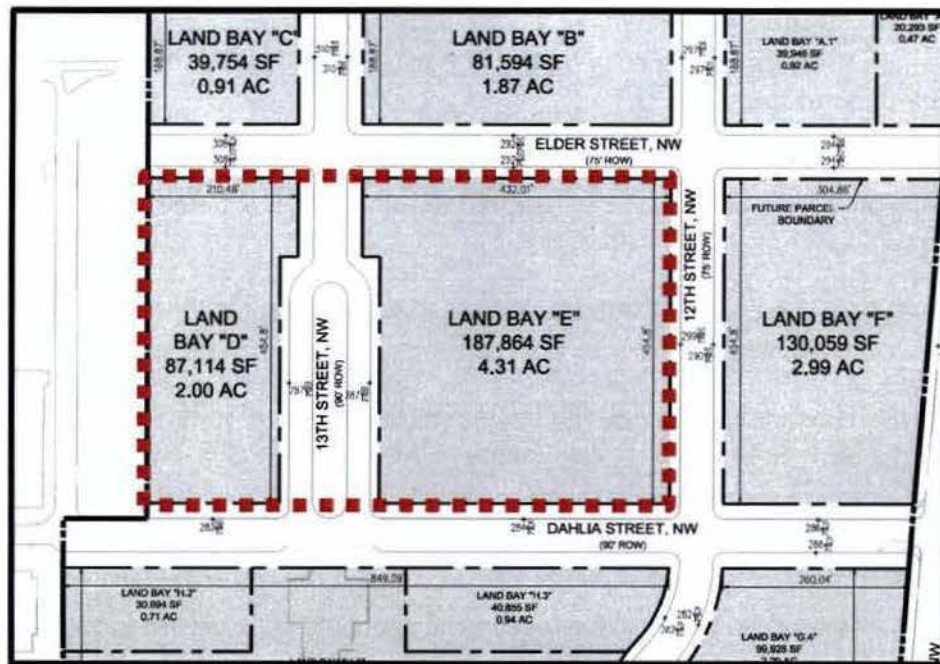
3501.4 For any Inclusionary or affordable residential unit that is administered through the

Department of Housing and Community Development, the minimum lot width shall be 16 ft.

- 3501.5 Height shall be measured in accordance with §§ 400.16 through 400.21, except that
~~F~~for any building fronting on Elder Street, the building height measuring point may
be established at ~~height may be measured from~~ the finished grade at the middle of the front of the building.
- 3501.6 No building shall be located between Fern and Elder Streets within fifty feet (50 ft.) of the western boundary of the WR zone.
- 3501.7 In the WR-1 zone, no driveway or garage entrance providing access to parking or loading areas shall be permitted from a public or private street.
- 3501.8 In the WR-1 zone, any private driveway shall be constructed of pervious materials. This does not apply to a private alley.
- 3501.9 An addition to a one-family dwelling or flat, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted, even though the addition or accessory structure does not comply with all of the requirements of § 3501.2, as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this subsection.
- (a) The addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:
 - (1) The light and air available to neighboring properties shall not be unduly affected;
 - (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
 - (3) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage;
 - (4) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; and
 - (b) The lot occupancy of all new and existing structures on the lot shall not exceed eighty percent (80%); and

- (c) The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties.

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3502 WR-2 ZONE

3502.1 The WR-2 zone is intended to:

- (a) Create a vibrant and pedestrian-oriented commercial and residential center to serve as a housing, commercial, and retail anchor for the Walter Reed campus, adjacent neighborhoods, and the District.
- (b) Promote an engaging streetscape to activate adjacent uses and users;
- (c) Encourage clear visibility of retail uses along 12th street from Georgia Avenue; and
- (d) Create new passive and active open space amenities to accommodate residential and retail uses.

3502.2 The development standards for the WR-2 zone are set forth in the following table:

WR-2					
Sub-Area	Height (max.)	Stories (max.)	Floor Area Ratio (max.)		Residential Lot Occupancy Above the <u>First Two Stories</u> <u>Ground Floor</u> (max.)
			Total	Non-Residential Use	
Land Bay D	85 ft.	7	2.5	1.0	80%
Land Bay E	85 ft.	7	3.75	1.0	80%

3502.3 The non-residential maximum FAR requirement shall be measured per sub-area, as opposed to per building.

3502.4 ~~Ground floor~~ Lot occupancy on the first two stories is permitted up to 100%, regardless of use.

~~3502.5 If less than 1.0 FAR of non-residential uses are developed in Land Bay E, excess non-residential floor area can be transferred to Land Bay K.1 in the WR-3 zone subject to the requirements of this subsection.~~

- ~~(a) No more than 50,000 square feet of non-residential floor area may be transferred;~~
- ~~(b) The maximum FAR and the maximum non-residential FAR on Land Bay E shall be reduced by the amount of floor area transferred;~~
- ~~(c) The maximum FAR and the maximum non-residential FAR on Land Bay K.1 shall be increased by the amount of floor area transferred;~~
- ~~(d) Before the transfer may occur, the applicant shall record in the Land Records of the District of Columbia a covenant for each property, in a form acceptable to the District, that states the maximum FAR and non-residential FAR permitted as a matter of right for both Land Bays, the amount of floor area being transferred, and the resulting maximum FAR and non-residential FAR for both Land Bays; and~~
- ~~(e) The applicant for any building permit for Land Bays E or K.1 shall submit with the permit application the covenant required by paragraph (d) as well as any and all calculations used to derive the matter of right and resulting FARs for the Land Bays.~~

~~3502.6~~ 3502.5 If less than 3.75 FAR is developed in Land Bay E, excess floor area can be transferred to Land Bay K.1 in the WR-3 zone, or Land Bay F in the WR-3 zone, or Land Bay D in the WR-2 zone, or a combination of those land bays, subject to the requirements of this subsection.

- (a) No more than 150,000 square feet of floor area may be transferred in total, of which no more than 50,000 square feet may be non-residential floor area;
- (b) The maximum total FAR and the maximum non-residential FAR on Land Bay E shall be reduced by the total amount of floor area transferred and the amount of non-residential floor area transferred, respectively;
- (c) The maximum total FAR and the maximum non-residential FAR on the receiving land bays shall be increased by the total amount of floor area transferred and the amount of non-residential floor area transferred, respectively;
- (d) The allowable building height and lot occupancy on the receiving parcels shall

not be increased, but the total FAR and the non-residential FAR of the receiving land bays may be increased to the amounts listed in the following table:

<u>Land Bay</u>	<u>Maximum FAR (Total)</u>	<u>Maximum FAR (Non-residential uses)</u>
<u>K.1</u>	<u>3.5</u>	<u>1.25</u>
<u>F</u>	<u>2.5</u>	<u>1.25</u>
<u>D</u>	<u>3.5</u>	<u>1.25</u>

~~(e)~~(e) Before the transfer may occur, the applicant shall record in the Land Records of the District of Columbia a covenant for each property, in a form acceptable to the District, that states the size, in square feet, of Land Bays E, K.1, F and D, the maximum FAR and non-residential FAR permitted as a matter-of-right for Land Bays E, K.1, F and D, the total amount of floor area being transferred, the amount of non-residential floor area being transferred, and the resulting maximum FAR and non-residential FAR for both Land Bays E, K.1, F and D; and

~~(d)~~(f) The applicant for any building permit for Land Bays E, K.1, F or D shall submit with the permit application the covenant required by sub-paragraph (e) as well as any and all calculations used to derive the matter-of-right and resulting FARs for the land bays.

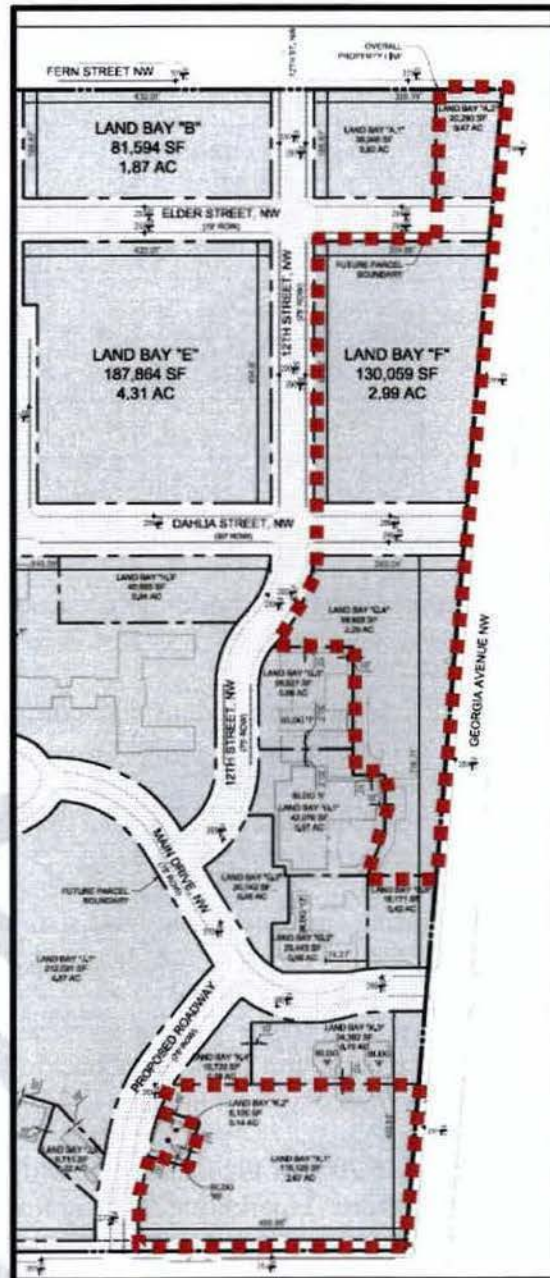
~~3502.7~~3502.6 In the WR-2 zone, no less than ~~100%~~70% of the façade of buildings located along Elder Street, Dahlia Street, 12th Street and 13th Street shall be built to within ten feet (10 ft.) of the property lines abutting the subject street to a height of not less than twenty-five feet (25 ft.), except that:

- (a) The requirements of this subsection shall not apply to the portions of building façades that front on a plaza located along 12th Street;
- (b) The height requirement of this subsection may be reduced to eighteen feet (18 ft.) if the roof immediately above the 18 foot façade is occupied by a public or private outdoor terrace; and
- (c) Relief from the build-to requirements of this subsection may be granted by the Board as a special exception subject to the requirements of § 3104, provided that the applicant adequately demonstrates that:
 - (1) The proposed design meets the intent of creating a streetwall along the street in question; and
 - (2) The area set back from the property line does not be unduly restrict access by the public by a gate, fence, wall or other barrier.

~~3502.8~~3502.7 In the WR-2 zone, all portions of the ground floor devoted to non-residential uses shall be subject to the following requirements:

- (a) The minimum floor to ceiling clear height shall be fourteen feet (14 ft.), except for those spaces within the ground floor of any building devoted to the following uses: mechanical, electrical, and plumbing; storage; fire control; loading; parking; and retail corridors and service corridors;
- (b) The surface of any streetwall or wall fronting on a plaza shall devote at least fifty percent (50%) of the surface area at the ground floor to display windows with clear glass or pedestrian entrances;
- (c) Each non-residential use with frontage on a public street or plaza shall have an individual public pedestrian entrance directly accessible from ~~at~~the sidewalk or plaza upon which the use has frontage;
- (d) Pedestrian entrances or areas where future entrances to non-residential uses could be installed without structural changes shall be located no more than an average distance of forty feet (40 ft.) apart on all facades fronting a public street or plaza;
- (e) On 12th Street, no single non-residential occupancy shall occupy more than one hundred (100) consecutive linear feet of ground floor building frontage. On other streets, no single non-residential occupancy shall occupy more than fifty (50) consecutive linear feet of ground floor building frontage; and
- (f) One or more building frontages of a grocery store may be exempt from the requirements of paragraph (e) provided that:
 - (1) The grocery store contains as an ancillary use a café, restaurant or similar use, or a seating area within the grocery store where food and beverages purchased on-site may be consumed;
 - (2) The use described in sub-paragraph (1) is located directly against the subject building frontage;
 - (3) Clear glass allows the plain view of the use from the exterior of the building;
 - (4) The use is open to the public at least during normal grocery store hours; and
 - (5) In no case shall a single non-residential occupancy occupy more than two hundred (200) consecutive linear feet of ground floor building frontage on 12th Street or 100 feet on any other street.

3503 WR-3 ZONE



3503.1 The WR-3 zone is intended to:

- (a) Provide for moderate to medium density commercial and residential development that activates Georgia Avenue frontage through enhanced ground floor retail opportunities, a more uniform street wall, and publically accessible plazas;
- (b) Maintains a sensitive scale of development in relation to properties on the east side of Georgia Avenue as appropriate; and
- (c) Preserve existing and encourage new green and open space to activate site, and to

allow for recreation opportunities as appropriate.

3503.2 The development standards for the WR-3 zone are set forth in the following table:

WR-3						
Sub-Area	Height (max.)	Stories (max.)	Floor Area Ratio (max.)		Residential Lot Occupancy Above the <u>First Two Stories</u> Ground Floor (max.)	Setbacks
			Total	Non-Residential Use		
Land Bay A.2	70 ft.	5	3.5	1.0	80%	n/a
Land Bay F	See § 3503.3	6	1.75	1.0	80%	n/a
Land Bay G.4	75 ft.	6	3.0	1.0	80%	n/a
Land Bay K.1	70 ft.	5	2.75	1.0	80%	See § 3503.7

3503.3 For Land Bay F, the maximum height of buildings or structures shall be 60 feet within 100 feet of Georgia Avenue, and 75 feet elsewhere.

3503.4 For Land Bays F, G.4 and K.1, the non-residential maximum FAR requirement shall be measured by sub-area, as opposed to per building.

3503.5 ~~Ground floor~~ Lot occupancy on the first two stories is permitted up to 100%, regardless of use, and except as limited by § 3503.10.

3503.6 Non-residential uses or building entrances to any use shall occupy one hundred percent (100%) of the ground floor building façades facing the plaza constructed pursuant to § 3503.10.

3503.7 In Land Bay K.1, any new construction shall be set back no less than 20' from the Aspen Street property line as it exists as of January 1, 2015.

3503.8 In the WR-3 zone, no less than 70% of the façade of buildings located along Fern Street, Elder Street, Dahlia Street, Aspen Street and Georgia Avenue shall be built to the property lines abutting the subject street right-of-way to a height of not less than twenty-five feet (25 ft.), except that:

(a) The requirements of this subsection shall not apply to the portions of building façades that front on a plaza established pursuant to § 3503.10;

~~(a)~~(b) The requirements of this subsection shall not apply to portions of building façades that are set back from the right-of-way for the purpose of preserving existing mature trees and for which trees the applicant for a building permit shall provide a permanent plan, approved by the Urban Forestry Administration, for tree maintenance and replacement.

~~(b)~~(c) The height requirement of this subsection may be reduced to eighteen feet (18

ft.) if the roof immediately above the 18 foot façade is occupied by a public or private outdoor terrace; and

(e)(d) Relief from the build-to requirements of this subsection may be granted by the Board as a special exception subject to the requirements of § 3104, provided that the applicant adequately demonstrates that:

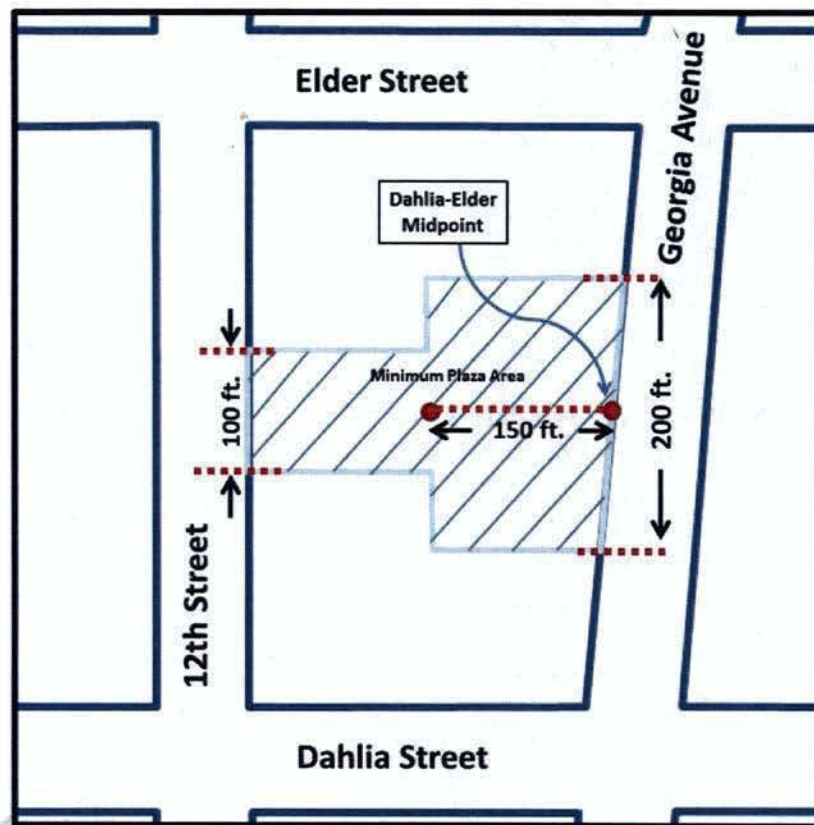
- (1) The proposed design meets the intent of creating a streetwall along the street in question; and
- (1) The area set back from the property line does not unduly restrict access by the public by a gate, fence, wall or other barrier.

3503.9 In the WR-3 zone, all portions of the ground floor devoted to non-residential uses shall be subject to the following requirements:

- (a) The minimum floor to ceiling clear height shall be fourteen feet (14 ft.), except for those spaces within the ground floor of any building devoted to the following uses: mechanical, electrical, and plumbing; storage; fire control; loading; parking; and retail corridors and service corridors;
- (b) The surface of any streetwall or wall fronting on a plaza shall devote at least fifty percent (50%) of the surface area at the ground floor to display windows with clear glass or pedestrian entrances;
- (c) Each non-residential use with frontage on a public street or plaza shall have an individual public pedestrian entrance directly accessible from the sidewalk or plaza upon which the use has frontage; and
- (d) Pedestrian entrances or areas where future entrances to non-residential uses could be installed without structural changes shall be located no more than an average distance of forty feet (40 ft.) apart on all facades fronting a public street or plaza.

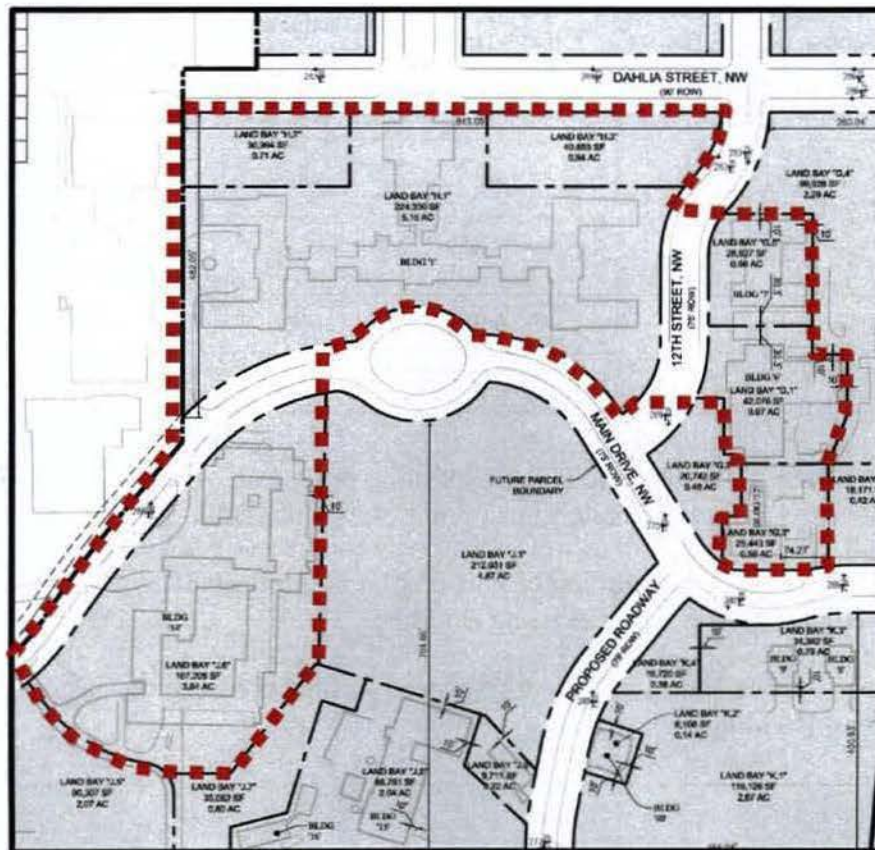
3503.10 In Land Bay F a plaza shall be provided which meets the criteria of this subsection.

- (a) No part of a building above grade shall cover the areas described below, as illustrated in the diagram below. The resulting plaza is the minimum open space, and building façades need not front immediately upon or follow the boundaries of the prescribed open space:
 - (1) The central two hundred feet (200 ft.) of the frontage on Georgia Avenue between Dahlia and Elder Streets to a depth of one hundred feet (150 ft.) west of Georgia Avenue, with the depth measured at the midpoint between Dahlia and Elder Streets and drawn parallel to Dahlia and Elder Streets; and
 - (2) The central one hundred feet (100 ft.) of frontage on 12th Street between Dahlia and Elder Streets and extending east to connect to the open space described in § 3503.10(a)(1).



- (b) The open space described in § 3503.10(a) shall constitute a plaza that must:
- (1) Be open to the sky;
 - (2) Be open and available to the general public on a continuous basis;
 - (3) Be lighted and landscaped;
 - (4) Preserve at least 90% of the existing mature, healthy trees; and
 - (5) Provide at least 50% pervious surface, including any water feature.

3504 WR-4 ZONE



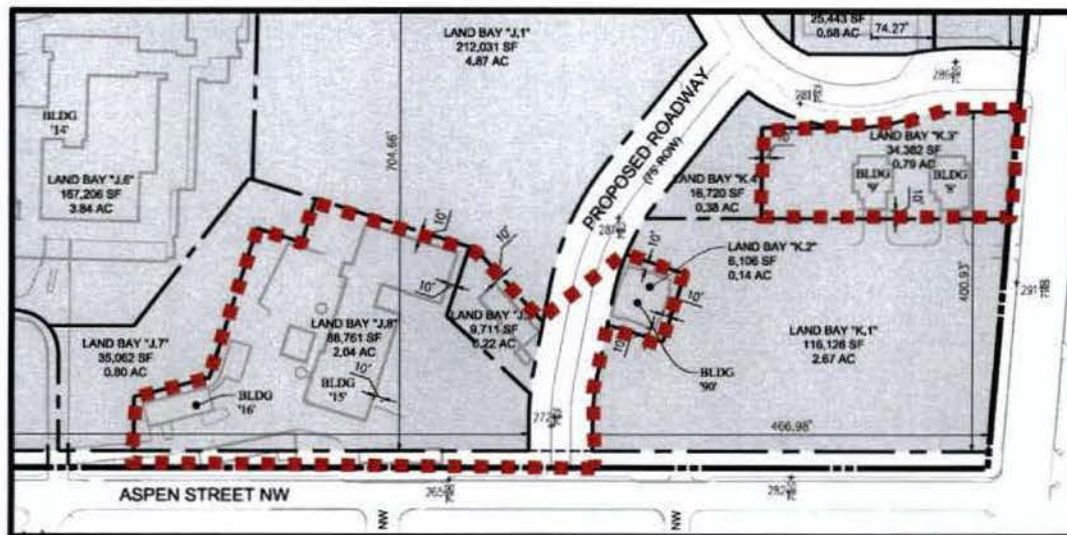
3504.1 The WR-4 zone is intended to:

- (a) Provide for moderate density commercial and residential development that adaptively reuses and sensitively develops proximate to historic resources; and
- (a)(b) Maintain the campus-like setting of Building 1 and other buildings through preservation of certain nearby open spaces.

3504.2 The development standards for the WR-4 zone are set forth in the following table:

WR-4					
Sub-Area	Height (max.)	Stories (max.)	Floor Area Ratio (max.)	Lot Occupancy (max.)	Setbacks
Land Bay H.1	40 ft.	3	1.0	60%	See § 3504.3
Land Bays H.2 and H.3	40 ft.	3	2.0	100%	See § 3504.3
Land Bays G.1 and G.5	50 ft.	4	1.75	75%	n/a
Land Bay G.3	40 ft.	4	0.9	60%	See § 3504.4
Land Bay J.6	55 ft.	4	1.15	50%	n/a

- 3504.3 In Land Bays H.1, H.2 and H.3, no building or portion of a building shall be constructed east of the easternmost point of existing Building 1.
- 3504.4 In Land Bay G.3, no building or portion of a building shall be constructed south of the southernmost point of existing Building 12.
- 3504.5 In Land Bay H.3, no surface parking lot is permitted east of the easternmost point of existing Building 1.

3505 WR-5 ZONE

3505.1 The WR-5 zone is intended to:

- (a) Provide moderate density residential and commercial development that also supports arts and cultural uses; and
- (b) Encourage continuous east/west green connections and passive and active recreation opportunities.

3505.2 The development standards for the WR-5 zone are set forth in the following table:

WR-5					
Sub-Area	Height (max.)	Stories (max.)	FAR (max.)	Lot Occupancy (max.)	Setbacks
Land Bay K.3	50 ft.	3 3	1.0	35%	See § 3505.3
Land Bays J.9 and K.2	35 ft.	2	0.75	75%	n/a
Land Bay J.8	35 ft.	2	0.4	40%	See § 3505.4

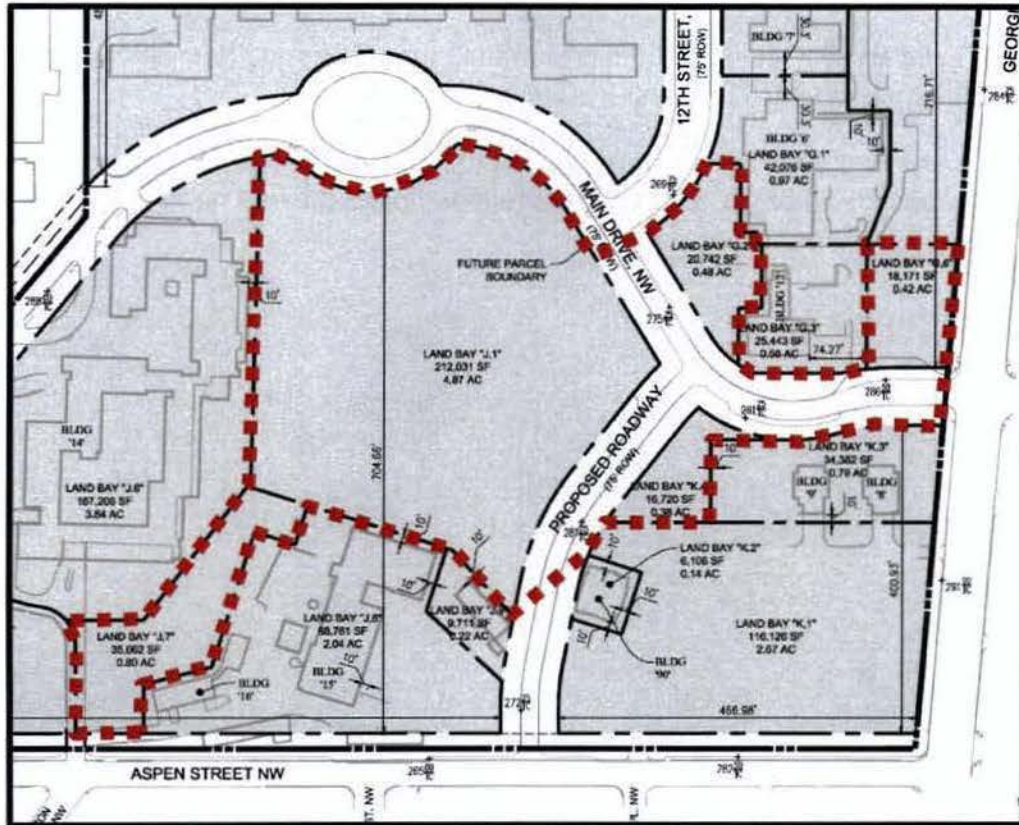
3505.3 In Land Bay K.3, no building or portion of a building shall be constructed north of the northernmost point of existing Buildings 8 or 9, or east of the easternmost portion of Building 8.

3505.4 In Land Bay J.8, any new construction shall be set back no less than 20' from the Aspen Street property line as it exists on January 1, 2015. Existing buildings may be renovated and adaptively reused, even if within the setback area.

3505.5 For new construction in Land Bay J.8, all portions of the ground floor devoted to non-

residential uses shall have a minimum floor to ceiling height of fourteen feet (14 ft.), except for those spaces within the ground floor of any building devoted to the following uses: mechanical, electrical, and plumbing; storage; fire control; loading; parking; and retail corridors and service corridors.

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3506 WR-6 ZONE

3506.1 The WR-6 zone is intended to:

- (a) Preserve the unique character of the Great Lawn and maintain the campus atmosphere at the heart of the historic Walter Reed campus, including the landscaped entrances to the WR zone around Main Drive and East and West Cameron Drives;
- (b) Assure that the Great lawn's permanent use is for its primary natural function as well as for enjoyment by the general public; and
- (c) Encourage continuous east/west green connections.

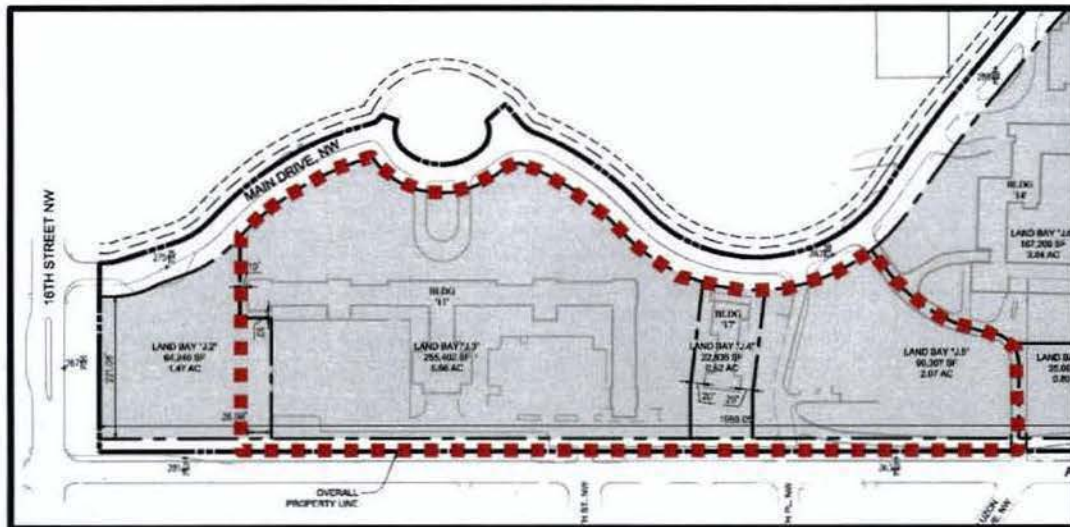
3506.2 The development standards for the WR-6 zone are set forth in the following table:

WR-6	
Sub-Area	FAR (max.)
Land Bays J.1, J.7, G.2, G.6, and K.4	0

3506.3 In the WR-6 zone no new surface parking lots are permitted.

- 3506.4 Notwithstanding the restriction of § 3506.2, temporary structures may be erected to house any temporary use, subject to the temporary use provisions of § 3591.6.
- 3506.5 In Land Bay J.7 an FAR of 0.5 is permitted for a Parks and Recreation use, or a similar use operated by a non-governmental entity.
- 3506.6 In Land Bay J.7, any new construction built pursuant to 3506.5 shall be set back no less than 20' from the Aspen Street property line as it exists on January 1, 2015.

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3507 WR-7 ZONE

3507.1 The WR-7 zone is intended to:

- (a) Provide medium density residential development that is sensitive to existing development on the south side of Aspen Street;
- (b) Encourage adaptive reuse of existing buildings to accommodate, among other uses, institutions; and
- (c) Encourage open and green space suitable for sustainable infrastructure and amenities as appropriate.

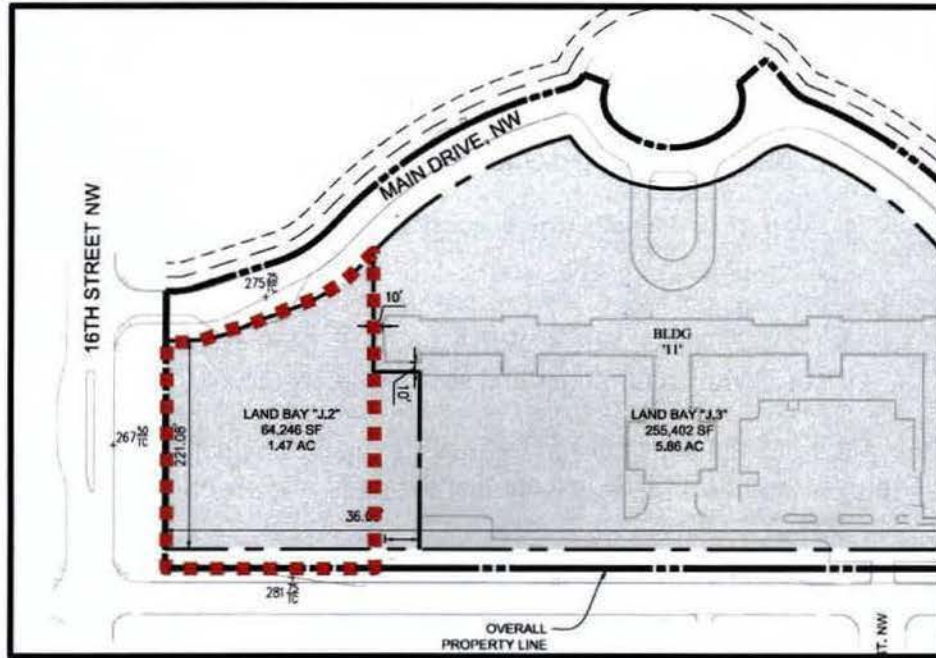
3507.2 The development standards for the WR-7 zone are set forth in the following table:

WR-7					
Sub-Area	Height (max.)	Stories (max.)	FAR (max.)	Lot Occupancy (max.)	Setbacks
Land Bay J.5	55 ft.	5	1.25	50%	See § 3507.3
Land Bay J.4	25 ft.	2	1.0	50%	See § 3507.3
Land Bay J.3	45 ft.	4	0.75	40%	See § 3507.3 See § 3507.4

3507.3 In the WR-7 zone, any new construction shall be set back no less than 20' from the Aspen Street property line as it exists on January 1, 2015.

3507.4 In Land Bay J.3, no building or portion of a building shall be constructed north of the northernmost point of existing Building 11.

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3508 WR-8 ZONE

3508.1 The WR-8 zone is intended to:

- (a) Provide medium density residential development that is sensitive to existing development on the south side of Aspen Street; and
- (b) Encourage open and green space suitable for sustainable infrastructure and amenities as appropriate.

3508.2 The development standards for the WR-8 zone are set forth in the following table:

WR-8					
Sub-Area	Height (max.)	Stories (max.)	FAR (max.)	Lot Occupancy (max.)	Setbacks
Land Bay J.2	See §3508.3	5	3.25	80%	See §3508.4

3508.3 In the WR-8 zone, the maximum height of buildings or structures shall be as follows:

- (a) Within 25 feet of the setback specified in § 3508.4, 50 feet above the finished grade at the middle of the Aspen Street building façade; and
- (b) Elsewhere, 65 feet as measured from whichever measuring point is chosen for the building for the purpose of measuring height.

3508.4 In the WR-8 zone, any new construction shall be set back no less than 20' from the Aspen Street property line, as it exists on January 1, 2015.

3509 [RESERVED]**3510 HEIGHT AND ROOFTOP STRUCTURES (WR)**

3510.1 For the purposes of applying general zoning requirements of this Title:

- (a) The WR-1, WR-7 and WR-8 zones shall be considered Residence Zones and shall be subject to § 411; and
- (b) The WR-2, WR-3, WR-4, WR-5, and WR-6 zones shall be considered Mixed Use or Commercial Zones and shall be subject to §§ 770.6 – 770.9 and 777.

3510.2 In the WR zone, the point chosen for measurement of height shall conform to the other provisions of this Title, except that the point may be on either a public or private street.

3511 STREETSCAPE STANDARDS (WR)

3511.1 In all WR zones, all buildings are subject to the following design requirements:

- (a) Facades that front on public or private streets or plazas shall not have blank walls uninterrupted for more than ten (10) feet by doors, windows or architectural features that modulate and articulate the building wall planes. Projections permitted into the public right of way by other regulations shall satisfy this requirement; and
- (b) Security grilles shall have no less than seventy percent (70%) transparency.

3512 USE PERMISSIONS (WR)

3512.1 This table specifies which use groups, defined in § 3590, are permitted by right (P), by right with conditions (C), as a special exception (S), or not permitted (N) within the WR Zones as either a principal or accessory use:

Zone Use Category	WR-1	WR-2	WR-3	WR-4	WR-5	WR-6	WR-7	WR-8
Agriculture, large	P	P	P	P	P	P	P	P
Agriculture, residential	P	P	P	P	P	P	P	P
Animal Sales, Care and Boarding	N	S §3514.3	S §3514.3	S §3514.3	S §3514.3	N	N	N
Antennas	C §3513.2	C §3513.2	C §3513.2	C §3513.2	C §3513.2	N	C §3513.2	C §3513.2
Arts Design and Creation	C §3513.3	P	P	P	P	P	P	C §3513.3
Basic Utilities	P	P	P	P	P	P	P	P
Chancery	P	P	P	P	P	N	P	P
Community-based Institutional Facility	S §3514.7	S §3514.7	S §3514.7	S §3514.7	S §3514.7	N	S §3514.7	S §3514.7
Daytime Care	C §3513.5	C §3513.6 S §3514.4	C §3513.6 S §3514.4	C §3513.6 S §3514.4	C §3513.6 S §3514.4	N	C §3513.6 S §3514.4	C §3513.6 S §3514.4
Eating and Drinking Establishments	N	C §3513.7 S §3514.5	C §3513.7 S §3514.5	C §3513.7 S §3514.5	C §3513.7 S §3514.5	P	N	N
Education, College/University	N	P	P	P	P	N	C §3414.8	N
Education, Private	N	P	P	P	P	N	C §3414.8	N
Education, Public	N	P	P	P	P	N	C §3414.8	N
Emergency Shelter	C §3513.4 S §3514.6	C §3513.4 S §3514.6	C §3513.4 S §3514.6	C §3513.4 S §3514.6	C §3513.4 S §3514.6	N	C §3513.4 S §3514.6	C §3513.4 S §3514.6
Entertainment, Assembly and Performing Arts	N	P	P	P	P	P	N	N
Firearm Sales	N	N	N	N	N	N	N	N
Government, Large	N	N	N	N	N	N	N	N
Government, Local	N	P	P	P	P	N	N	N
Institutional, General	N	P	P	P	P	N	P	P

Zone Use Category	WR-1	WR-2	WR-3	WR-4	WR-5	WR-6	WR-7	WR-8
Institutional, Religious-Based	P	P	P	P	P	P	P	P
Lodging	N	P	P	P	P	N	N	N
Marine	N	N	N	N	N	N	N	N
Medical Care	N	P	P	P	P	N	P	P
Motor Vehicle-related	N	NS §3514.8	NS §3514.8	NS §3514.8	NS §3514.8	N	N	N
Office	N	P	P	P	P	N	P	N
Parking	C §3513.9	C §3513.9	C §3513.9	C §3513.9	C §3513.9	N	C §3513.9	C §3513.9
Parks and Recreation	P	P	P	P	P	P	P	P
Production, Distribution and Repair	N	N	N	N	N	N	N	N
Residential	P	P	P	P	P	N	P	P
Retail	C §3513.10	P	P	P	P	P	C §3513.10	C §3513.10
Service, Financial	N	P	P	P	P	N	N	N
Service, General	N	C §3513.11	C §3513.11	C §3513.11	C §3513.11	N	N	N
Sexually-based Business Establishment	N	N	N	N	N	N	N	N
Transportation Infrastructure	P	P	P	P	P	P	P	P
Waste-related Services	N	N	N	N	N	N	N	N

3512.2 For the purposes of the WR Zone, a community garden or playground managed by a non-profit organization or homeowners' association shall be considered a use in the Parks and Recreation use group provided the community garden or playground is open to the public.

3512.3 A Home Occupation use, including a business, profession, or other economic activity, which is conducted full-time or part-time in a dwelling unit that serves as the principal residence of the practitioner, shall be permitted subject to the following conditions:

- (a) The home occupation use shall comply with the requirements of § 203 of this Title; and
- (b) The home occupation use is not within a dwelling unit in an accessory building.

A home occupation use not meeting all of the above conditions may be permitted as a special exception by the Board under § 3104 of this Title.

3513 CONDITIONAL USES (WR)

- 3513.1 The following conditions shall apply to the By Right with Conditions (C) uses in § 3512.
- 3513.2 Antennas shall be permitted subject to the standards and procedures that apply to the particular class of antenna in Chapter 27 of this Title, which shall be applied to the WR Zone as follows:
- (a) The WR-1, WR-7 and WR-8 zones shall be considered Residential/R zones; and
 - (b) The WR-2, WR-3, WR-4, WR-5, and WR-6 zones shall be considered as C-2-A zones.
- 3513.3 An Arts Design and Creation use shall be permitted if it is clearly incidental to and accessory to the primary residential use, and subject to the following:
- (a) The practitioner of the Arts Design and Creation use must reside on the premises;
 - (b) All operations and storage of materials shall occur inside the building;
 - (c) Incidental sales of art work or other craft produced on site shall be permitted within the dwelling; and
 - (d) The practitioner may teach the art to one or more apprentices.
- 3513.4 An Emergency Shelter for one (1) to four (4) persons shall be a matter-of-right use. An Emergency Shelter for more than four (4) persons may be permitted as a Special Exception pursuant to § 3514.6.
- 3513.5 In the WR-1 zone, Daytime Care uses shall be permitted by right subject to the following conditions:
- (a) The dwelling unit in which the use is located shall be the principal residence of the caregiver; and
 - (b) The use otherwise shall meet the definition of a home occupation.
- 3513.6 Daytime Care uses shall be permitted by right subject to the following conditions in the WR-2, WR-3, WR-4, WR-5, WR-7 and WR-8 zones:
- (a) A Daytime Care use is permitted by right for no more than twenty-five (25) persons not including resident supervisors or staff and their families;
 - (b) Any outdoor play area shall be located on the same lot as the Daytime Care use; and

- (c) Daytime Care uses not meeting the above conditions may be permitted by special exception subject to § 3514.4 and the special exception criteria of § 3104.
- 3513.7 All Eating and Drinking Establishment uses shall be permitted by right except that:
 - (a) A drive-through shall not be permitted; and
 - (b) Fast Food Establishments and Fast Food Delivery Services may be permitted by special exception pursuant to § 3514.5 and if approved by the Board as a special exception under § 3104.
- 3513.8 Education (Public, Private, College/University) uses shall be permitted in the WR-7 zone only on Land Bay J.3.
- 3513.9 Parking shall be permitted by right provided that all off-street parking is provided in compliance with the provisions of § 3530;
- 3513.10 A Sale in the nature of a yard sale, garage sale, or home sales party may be held at a dwelling unit at most four (4) times during a twelve (12) month period.
- 3513.11 Service, General uses shall be permitted by right subject to the following condition:
 - (a) A laundry or dry cleaning facility shall not exceed twenty-five hundred square feet (2,500 s.f.) of gross floor area.