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MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ~~ASBY~~ Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: November 27, 2015
SUBJECT: Zoning Commission Case 15-17 - Child Development Homes

The following are responses to the Zoning Commission's questions at the November 2, 2015 public hearing for the proposed Child Development Homes Text Amendment:

1. Comments regarding Child Development Homes during Zoning Regulations Review (ZRR).

A search of the ZRR files revealed no expression of concerns regarding Child Development Homes. Comments expressed concerns for the lack of these facilities. One submission requested that due to the lack of child care facilities, the provision of space for child care could be accommodated similar to affordable housing.

2. The use of mechanical equipment in elderly care homes.

The proposed § 202.5(e) states:

No mechanical equipment is used except such as is permissible for purely domestic or household purposes.

The Commission wanted to know if the "mechanical equipment" referenced in this section would prohibit the uses of equipment such as the use of wheel chairs, oxygen tanks and other needed medical equipment in an elderly care home.

In consultations with the Zoning Administrator, it was confirmed that this section would not prohibit the use of needed medical equipment. The "mechanical equipment" referenced is intended to prevent the use of commercial-grade mechanical equipment and related apparatus, such as commercial laundry equipment and related venting to accommodate the laundering of dirty diapers in a home setting.

3. Child development homes as an accessory building in commercial districts.

Currently, child development homes are permitted as a matter-of-right in commercial zones as an accessory building and an accessory use incidental to a listed permitted use. For example, § 702.2 states:

ZONING COMMISSION
District of Columbia

CASE NO. **15-17**

EXHIBIT NO. **DC41**

702 2 A child development home shall be permitted in a C-1 District as an accessory building and use incidental to the uses permitted in §§ 701 through 711, provided.

The proposed amendment would also allow expanded child development homes in an accessory building and an accessory use in the commercial zones.

JS/mbr