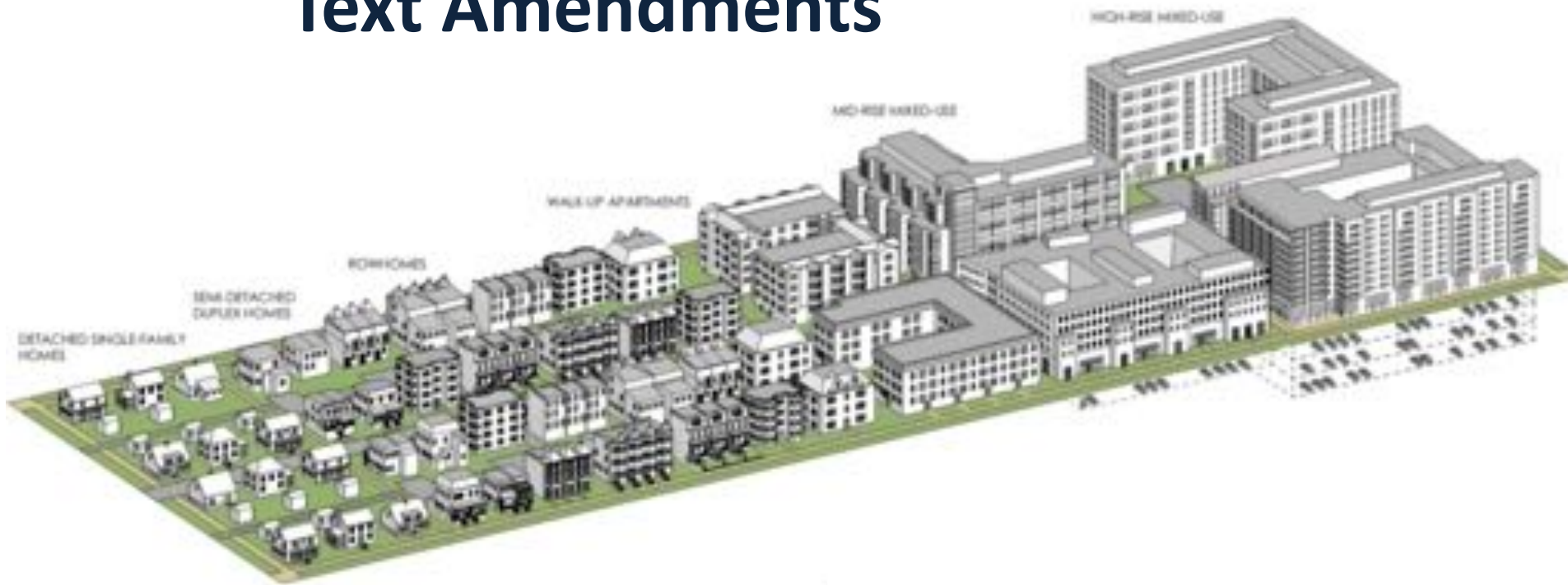


Z.C. Case 21-02

IZ-XL Phase #1

Text Amendments



April 26, 2021

Timeline of Recent IZ Amendments

04-33I

(Regular IZ)

Approved: 09/09/2019

20-02

(IZ Plus)

Final Action: 03/11/2021



Reorganization, technical
corrections, and
clarification of regulations.



Higher set-aside
requirements for map
amendments that
increase density.

Timeline of Recent IZ Amendments

20-02A (IZ Plus)

Set Down:

Modify set-aside
requirements for IZ Plus.

21-02 (IZ-XL #1)

Public Hearing: 04/26/2021

Apply Regular IZ to exempt
zones and increase the
height threshold for set-
aside requirements.

Timeline of Recent IZ Amendments

21-05 (IZ-XL #2)

Set Down: 03/11/2021



Apply Regular IZ to conversion of non-residential buildings to residential use.

21-XX (IZ-XL #3)

Set Down:



Explore opportunities for applying Regular IZ to downtown zones.

IZ Applicability

- R-3 in the Anacostia Historic District;
- MU-13 in the Georgetown Historic District;
- NC-6 (Eighth Street Zone) in the Capitol Hill Historic District;
- RA-5 and RA-10 (Dupont Circle Zone);
- CG-1; and
- MU-27 (Naval Observatory Zone).

R-3 in the Anacostia HD

Proposed IZ Bonus Density:

| Minimum Lot Width | | | Minimum Lot Area | |
|-------------------|-------|---------------------------|------------------|----------|
| MoR | IZ | IZ with Special Exception | MoR | IZ |
| 20 ft | 20 ft | 16 ft | 2,000 sf | 1,600 sf |

Note: The proposed density bonuses above are consistent with the existing bonuses for the R-3 zone outside of the Anacostia Historic District.



MU-13 in the Georgetown HD

Proposed IZ Bonus Density:

| Maximum Height | | Maximum FAR | | Maximum Lot Occupancy | |
|----------------|-------|-------------|-----|-----------------------|-----|
| MoR | IZ | MoR | IZ | MoR | IZ |
| 60 ft | 80 ft | 4.0 | 4.8 | 75% | 75% |

Notes:

- The MU-13 zone under ZR58 was the W-2 zone. This zone provided the same height and FAR bonuses as proposed above for the W-2 zone outside of the Georgetown Historic District.
- The MU-13 zone is presently only mapped in Georgetown because other areas that were zoned W-2 under ZR58 became different zones under ZR16.



NC-6 (8th St.) in the Capitol Hill HD

Proposed IZ Bonus Density:

| Maximum Height | | Maximum FAR | | Maximum Lot Occupancy | |
|----------------|-------|-------------|-----|-----------------------|-----|
| MoR | IZ | MoR | IZ | MoR | IZ |
| 45 ft | 55 ft | 3.0 | 3.6 | 75% | 75% |

Note: Square 0907 is proposed to be exempted from the IZ program because it contains the Navy Yard Car Barn Historic Landmark. The landmark already covers 100% of the lot and is limited in its ability to cannot accommodate additional density.



RA-5

Proposed IZ Bonus Density:

| Maximum Height | | Maximum FAR | | Maximum Lot Occupancy | |
|----------------|-------|-------------|-----|-----------------------|-----|
| MoR | IZ | MoR | IZ | MoR | IZ |
| 90 ft | 90 ft | 6.0 | 7.2 | 75% | 80% |



RA-10 (Dupont Circle)

Proposed IZ Bonus Density:

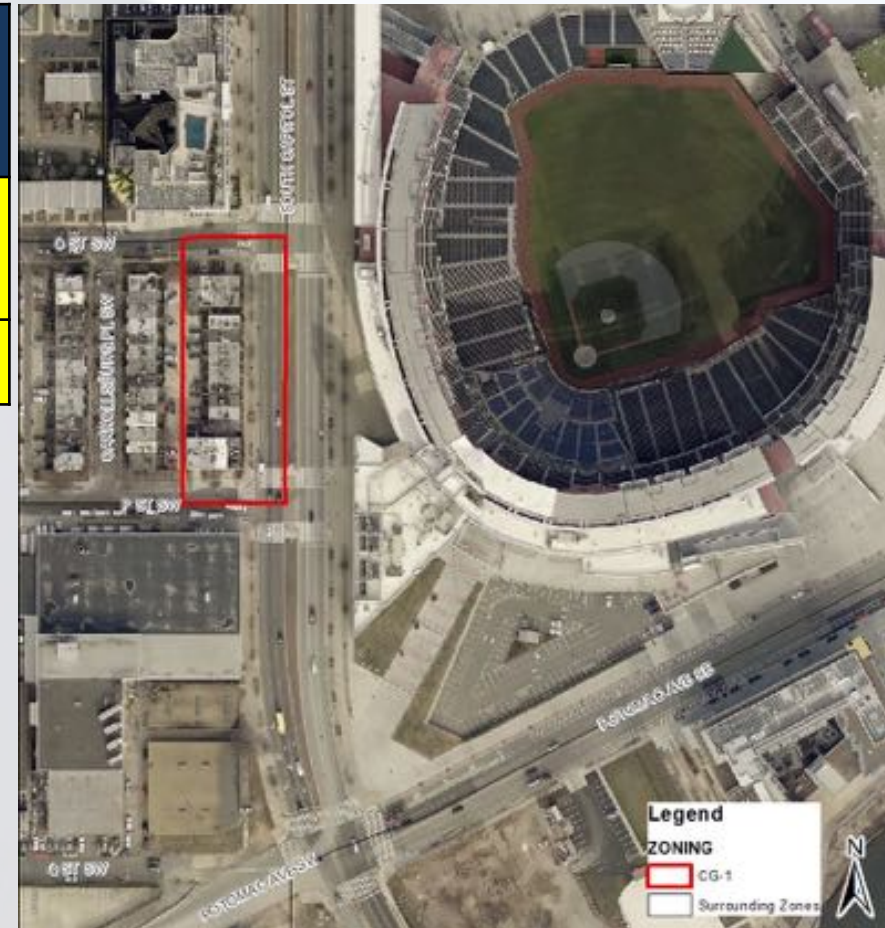
| Maximum Height | | Maximum FAR | | Maximum Lot Occupancy | |
|----------------|-------|-------------|-----|-----------------------|-----|
| MoR | IZ | MoR | IZ | MoR | IZ |
| 90 ft | 90 ft | 6.0 | 7.2 | 75% | 80% |



CG-1

Proposed IZ Bonus Density:

| Maximum Height | | Maximum FAR | | Maximum Lot Occupancy | |
|----------------|-------|-------------|-----|-----------------------|-----|
| MoR | IZ | MoR | IZ | MoR | IZ |
| 90 ft | 90 ft | 6.0 | 7.2 | 75% | 90% |



MU-27 (Naval Observatory)

Proposed IZ Bonus Density:

| Maximum Height | | Maximum FAR | | Maximum Lot Occupancy | |
|----------------|-------|-------------|-----|-----------------------|-----|
| MoR | IZ | MoR | IZ | MoR | IZ |
| 40 ft | 40 ft | 2.5 | 3.0 | 60% | 75% |

Note: The MU-27 zone is equivalent to an MU-4 zone except for its limitation on height. The proposed bonus density is consistent with the bonus density already permitted in the MU-4 zone.



Set-Aside Requirement

| Construction Type: | Non-Type 1 Construction (Stick-Built) | Type 1 Construction (Concrete and Steel) |
|-----------------------------|---|--|
| Existing Height Threshold : | 50 feet or less | Greater than 50 feet |
| Proposed Height Threshold: | 85 feet or less | Greater than 85 feet |
| Set-Aside Requirement: | Greater of: <ul style="list-style-type: none">• 10% of residential GFA; or• 75% of utilized bonus density (generally up 12.5% set-aside) | Greater of: <ul style="list-style-type: none">• 8% of residential GFA; or• 50% of utilized bonus density (generally up 8.33% set-aside) |

Thank you!

