

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: **December 1, 2025 @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC25-09> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2313 031 3093 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 25-09 (Office of Planning – Text & Map Amendment to Create and Map a New Cleveland Park Neighborhood Mixed Use Zone - NMU-8A/CP and a New Woodley Park Neighborhood Mixed Use Zone - NMU-9A/WP)

THIS CASE IS OF INTEREST TO ANC 3C

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

On June 16, 2025, the Office of Planning filed a report, (OP Setdown Report) that served as a petition requesting amendments to the Zoning Regulations and Map. The area covered by the proposed text and map amendment includes the Cleveland Park Neighborhood Mixed Use Corridor and the Woodley Park Neighborhood Mixed Use Corridor. The Cleveland Park Neighborhood Mixed Use Corridor is the area fronting on the east and west sides of Connecticut Avenue, N.W. generally between Porter Street, N.W. and Macomb Street, N.W. There are a small number of lots or portions of lots which face side streets, Ordway Street, N.W. and Newark Street, N.W., and are typically part of larger development sites fronting onto Connecticut Avenue, N.W. The area is within the Cleveland Park Historic District.

The Woodley Park Neighborhood Mixed Use Corridor is the area generally fronting on the east and west sides of Connecticut Avenue, N.W. between Woodley Road, N.W., Calvert Street, N.W. and the east side of 24th Street, N.W., with a small number of lots fronting Calvert Street and Woodley Place, N.W. The area is within the Woodley Park Historic District.

The proposed Text Amendments would implement the 2021 Comprehensive Plan policy direction, guidelines of the Connecticut Avenue Development Guidelines (CADG) published by OP on September 2023, and other District and Rock Creek West policy documents. The proposal would create a new Cleveland Park Neighborhood Mixed Use Zone, NMU-8A/CP, and a new Woodley Park Neighborhood Mixed-Use Zone, NMU-9A/WP. The Cleveland Park Neighborhood Mixed

This hearing is governed by the Open Meetings Act. A portion of this hearing may be closed according to the Act.

Please address any questions or complaints arising under this hearing to the Office of Open Government at opengovoffice@dc.gov.

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EXHIBIT NO. 81

Use Zone would be mapped on properties fronting on Connecticut Avenue, generally between Porter Street, N.W. and Macomb Street, N.W. There are a small number of lots or portions of lots which face side streets, Ordway Street, N.W. and Newark Street, N.W. Square 2069, Lot 823, would be rezoned from the NMU-4/CP zone to the R-1B zone.

The Woodley Park Neighborhood Mixed Use zone, NMU-9A/WP, would be mapped on properties generally fronting on Connecticut Avenue, N.W. between Woodley Road, N.W., Calvert Street, N.W., and the east side of 24th Street, N.W., with a small number of lots fronting Calvert Street and Woodley Place, N.W. Square 2204, Lots 137 and 138 would be rezoned from the NMU-4/WP zone to the RF-1 zone.

Eating and drinking establishments are one of the uses permitted in Neighborhood Mixed Use (NMU) zones, although, fast food establishment and a food delivery business, a subset of eating and drinking establishments, are limited to no more than twenty-five percent (25%) of the linear street frontage, as measured along the lots in the designated use area in the particular zone (Subtitle H § 6006.1(d)). In many NMU zones, including the current NMU zones in Cleveland Park and Woodley Park, eating and drinking establishments are subject to that limitation (Subtitle H § 6001.3(b)). The requirement would be amended to exempt the proposed NMU-8A/CP and NMU-9A/WP zones from the eating and drinking establishment limitations consistent with the purpose and intent of NMU zone to encourage retention and establishment of a variety of retail, entertainment, and personal service establishments, to meet the needs of the surrounding area's residents, workers, and visitors.

At its June 26, 2025 public meeting, the Zoning Commission (“Commission”) voted to set down the proposed text and map amendment for a public hearing as a rulemaking case. The OP Report served as the Pre-hearing Filing required by Subtitle Z § 501.

Current Zoning

The current Cleveland Park NMU-4/CP zone is a moderate density, mixed-use zone, intended to provide for a mix of moderate density residential and low density commercial uses. The maximum permitted height is 40-feet; the maximum lot occupancy is 100% for non-residential uses and sixty percent (60%) or seventy-five percent (75%) with IZ for residential uses; and the maximum FAR is 2.0, or 2.4 with IZ. The current zoning is not consistent with policy direction of the 2021 Comprehensive Plan.

Woodley Park is zoned NMU-4/WP and NMU-5A/WP. The NMU-4/WP is a moderate density mixed-use zone, intended to provide for a mix of moderate density residential and low density commercial uses. The maximum permitted height is forty feet (40 ft.) or fifty feet (50 ft.) with IZ; the maximum lot occupancy is one hundred percent (100%) for non-residential uses and sixty percent (60%) or seventy-five percent (75%) with IZ for residential uses; and the maximum FAR is 2.5, or 3.0 with IZ. The current zoning is not consistent with policy direction of the 2021 Comprehensive Plan.

The NMU-5A/WP is a medium density mixed-use zone, intended to provide for a mix of medium residential and low density commercial uses. The maximum permitted height is fifty feet (50 ft.) or fifty-five feet (55 ft.) with IZ; the maximum lot occupancy is one hundred percent (100%) for

non-residential uses and eighty percent (80%) for residential uses; and the maximum FAR is 3.0, or 3.6 with IZ. The current zoning is not consistent with policy direction of the 2021 Comprehensive Plan.

Proposed Zoning

Both the Cleveland Park and Woodley Park commercial corridors are within NMU (Neighborhood Mixed-Use) zones which are intended to, among other things, provide for a mix of residential, employment, retail, service, and other related uses in the area; preserve and enhance neighborhood shopping areas; encourage a general compatibility in scale between new and older buildings; and identify designated areas within which ground floor use restriction can apply. Each proposed NMU zone would replace the existing NMU zone and the boundaries are the same. In addition to general development provisions, other proposed provisions incorporate the recommendations of the CADG that would apply only in the NMU-8A/CP and NMU-9A/WP zones.

The Cleveland Park Neighborhood Mixed Use zone, NMU-8A/CP, would permit a maximum height of 75 feet; a maximum lot occupancy of 100% for residential and non-residential uses; and a maximum FAR of 5.0 with IZ+, and a maximum non-residential FAR of 2.0. Specific to this zone would be a minimum height requirement of 25 feet for new development; a twelve foot (12 ft.) rear yard above twenty feet (20 ft.) and a step back at a forty-five degree (45°) angle from a line located forty-feet (40 ft.) directly above the rear property.

The Woodley Park Neighborhood Mixed Use zone, NMU-9A/WP, assigned to the west side of Connecticut Avenue would permit a maximum height of ninety feet (90 ft.); a maximum lot occupancy of one hundred percent (100%) for residential and non-residential uses; and a maximum FAR of 6.0 with IZ+, and a maximum non-residential FAR of 2.0. The east side of Connecticut Avenue would permit a maximum height of 75 feet; a maximum lot occupancy of 100% for residential and non-residential uses; and a maximum FAR of 5.0 with IZ+, and a maximum non-residential FAR of 2.0; and a 12-foot rear yard above 20 feet and a step back at a forty-five degree (45°) angle from a line located forty-feet (40 ft.) directly above the rear property, except for Square 2203. Specific to this zone would be that a minimum seventy-five percent (75%) of the streetwall of new buildings should be along the property line of abutting street; building entrances every thirty feet (30 ft.) of linear frontage; and display windows would be of low emissive glass. Use permissions are included in Subtitle H, Chapter 60, and would include a requirement for ground floor non-residential space.

The proposal also includes a rezoning to R-1B a property that is split zoned R-1B and NMU-4A/CP, is developed with a single family dwelling, is within the historic district and is unlikely to be redeveloped at a higher density. Two properties along Calvert Place, N.W. are developed with single -family row dwelling, are within the NMU-4A/WP zone, do not front on Connecticut Avenue or any of the other side streets directly off Connecticut Avenue; and are more similar to adjacent properties in the RF-1 zone. Accordingly, the proposal includes a rezoning of these two properties to the RF-1 zone.

Comprehensive Plan Maps

As part of the 2021 update of the Comprehensive Plan (“Comp Plan”), Council approved changes to the Future Land Use Map (FLUM), the Generalized Policy Map and the Citywide and Rock

Creek West Area Elements, including the Connecticut Avenue corridor. The Comp Plan places a strong emphasis on the provision of new housing and new affordable housing opportunities, particularly in areas such as the Rock Creek West Planning Area where there is a lack of dedicated affordable housing.

The Generalized Policy Map (GPM) designates the Cleveland Park and the Woodley Park areas as being within a Main Street Mixed Use Corridor and within an area designated as a Future Planning Analysis Area. The GPM describes Future Planning Analysis Areas as *“areas of large tracts or corridors where future analysis anticipated to ensure adequate planning for equitable development.”* This planning analysis has been completed, and resulted in the Connecticut Avenue Development Guidelines (CADG), published by OP in September 2023. The vision of the CADG is to advance equity in housing and the provision of more affordable housing, a thriving retail and mixed use corridor, a safe and sustainable pedestrian ways and an inclusive built environment along the Connecticut Avenue main street corridor. The proposed zones are not inconsistent with the GPM as they would allow a mix of uses, particularly ground floor commercial uses and upper floor residential uses.

The Future Land Use Map (FLUM) designates the Cleveland Park corridor for mixed medium density residential and moderate density commercial uses, and mixed high density residential and low density commercial uses for the Woodley Park corridor. As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map, the maps are intended to provide generalized guidelines for development decisions. Both Cleveland Park and Woodley Park have a pedestrian oriented environment with traditional storefronts and strip shopping centers which are neighborhood mixed-use centers. Anticipated redevelopment under current regulations has not taken place and a more vibrant mixed-use corridor is envisioned around the Cleveland Park and Woodley Park Metro stations. The capacity for redevelopment exists to encourage greater economic development and housing opportunities to address Comp Plan policies and neighborhood needs.

A small lot within Cleveland Park, off Macomb Street, is proposed to be rezoned from the R-1B and NMU-4/CP zones to the R-1B zone. Due to the size of the lot and the existing house, it seems unlikely that the NMU-4/CP portion of the lot could be developed with the proposed recommendation. From historic maps, it seems a portion of the property was included in NMU-4/CP without any justification. In Woodley Park, two properties would not be included in the proposed NMU-9A/WP zone and would instead be rezoned to the RF-1 zone as they are developed with residential uses and are unlike other properties in the neighborhood commercial area. These properties are within the CADG.

Comprehensive Plan Citywide Elements

The proposed zones would implement many of the policies of the Citywide Element of the Comprehensive Plan including policies related to Land Use, Housing, Economic Development, Transportation, Environmental Protection, Urban Design and Historic Preservation. The proposed text and map amendments would allow for housing and affordable housing where none currently exists, while accommodating a mix of uses to serve the community. The production of affordable housing is a Comprehensive Plan priority and in Cleveland Park and Woodley Park would be implemented through the proposed new zones. In Cleveland Park, the current MU-4 zone on

which the NMU-4/CP is based, allows a mix of uses but is listed in both the Comp Plan and Zoning Regulations as a moderate density zone, and thus does not permit the medium density level of housing anticipated by the Comp Plan. The MU-8 zone on which the proposed NMU-8A/CP is based allows for medium density, mixed use developments, while allowing the incorporation of additional guidance from the CADG.

Similarly, in Woodley Park, the current NMU-4/WP is a moderate density zone, and the NMU-5A/WP zone is a medium density zone. The proposed NMU-9A/WP zone is based on the MU-9 zone which the Comp Plan and Zoning Regulations prescribe for high-density mixed-use developments. The proposed NMU-9A zone for Woodley Park would reflect the high-density recommendation of the Comp Plan, while allowing the incorporation of additional guidance from the CADG.

Rock Creek West Roadmap: The Office of Planning along with the Department of Housing and Community Development (DHCD) and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) undertook the [Rock Creek West Roadmap](#) study to examine where and how to build affordable housing within the Rock Creek West Area. The Rock Creek West Road Map identified several near-term opportunities to increase the supply of affordable housing and tools that can be used to realize those opportunities. The Connecticut Avenue Area was identified as one of three priority areas¹ in Rock Creek West to produce housing and affordable housing, supported by vibrant public spaces, retail and other amenities.

Connecticut Avenue Development Guidelines:

The Comp Plan also recommended a more detailed and holistic analysis be done of the Cleveland Park and Woodley Park corridors, looking at the physical, social, transportation, environmental, housing and economic issues of the area. After multiple community outreach, meetings and conversations, the [Connecticut Avenue Development Guidelines](#), (CADG) was published by OP in September 2023. The CADG places great emphasis on the provision of more housing and in particular affordable housing, as well as neighborhood retail, along Connecticut Avenue NW. The CADG also provided guidelines pertaining to streetscape design and to building use and form, particularly with respect to how commercial buildings address the streetscape, and how new buildings provide a transition towards lower density residential areas. The proposed zoning incorporates these zoning-related guidelines.

The complete record in the case can be viewed online at the Office of Zoning's Interactive Zoning Information System (IZIS), at https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-09.

PROPOSED TEXT AMENDMENT

The proposed amendments to the text of the Zoning Regulations are as follows: Proposed changes to current Zoning Regulations are highlighted, new text is shown in **bold underline** text, and deletions from existing text are shown in **bold strikethrough** text.

¹ Chevy Chase Area, Cleveland Park/Woodley Park Area, and the Wisconsin Avenue Area.

CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-8A/CP

The proposed amendments to the text of the Zoning Regulations is to replace the existing Chapter 5, Cleveland Park Neighborhood Mixed-Use Zone, NMU-4/CP with a new Chapter 5, Cleveland Park Neighborhood Mixed-Use Zone, NMU-8A/CP zone as follows:

The general Neighborhood Commercial Zone provisions of Subtitle H CHAPTER 1 – INTRODUCTION TO NEIGHBORHOOD MIXED-USE (NMU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR NEIGHBORHOOD MIXED-USE (NMU) ZONES would also continue to apply to the proposed new zones, but would not be amended as part of this Zoning Map and Text amendment petition.

I. Proposed Amendments to Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES

A new Chapter 5, CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-8A/CP to replace CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-4/CP ZONE in Subtitle H, NEIGHBORHOOD MIXED USE (NMU) to read as follows:

CHAPTER 5 CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE – NMU-8A/CP

500 PURPOSE AND INTENT

500.1 The purposes of the NMU-8A/CP zone shall be those of the MU-8A zone, as set forth in Subtitle G § 101, those of the Neighborhood Mixed Use zones, as set forth in Subtitle H § 101, and the following:

- (a) Implement the policies and goals of the 2021 Comprehensive Plan and the Connecticut Avenue Development Guidelines, published by the Office of Planning and dated September 2023;**
- (b) Allow and encourage additional residential development to help meet the need for housing, by accommodating a greater range of resident diversity to advance the District's housing equity goals, and by mapping the NMU-8A/zone as subject to IZ Plus;**
- (c) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (d) Enhance pedestrian activity, safety, and consumer support for businesses in the commercial area;**
- (e) Maintain Connecticut Avenue, N.W. between Porter Street, N.W. and Macomb Street, N.W. as an attractive, active, pedestrian oriented commercial corridor with residences and a convenient mix of neighborhood serving shops and services; and**
- (f) Encourage compatibility of development with the purposes of the Historic Landmark and Historic District Protection Act of 1978.**

500.2 The NMU-8A/CP zone is intended to permit mixed-use development at a medium density.

501 DEVELOPMENT STANDARDS

501.1 The MU-8A zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-8A/CP zone except as specifically modified by this chapter. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall control.

502 DESIGNATED USE AREA

502.1 In the NMU-8A/CP zone, the designated use area shall include any lot that fronts on Connecticut Avenue, N.W. Within this area, designated uses shall be provided pursuant to Subtitle H § 6001.

503 DESIGNATED ROADWAY

503.1 In the NMU-8A/CP zone, the designated roadway shall be Connecticut Avenue, N.W. between Porter Street, N.W. and Macomb Street, N.W.

504 DENSITY

504.1 In the NMU-8A/CP zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:

TABLE H § 505.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
<u>Zone</u>	<u>Zone Maximum Total FAR</u>	<u>Maximum Non-Residential FAR</u>
NMU-8A/CP	5.0 (IZ+)	2.0

505 HEIGHT

505.1 In the NMU-8A/CP zone, the maximum permitted height of buildings or structures, not including a penthouse or rooftop structure, shall be as set forth in the following table:

TABLE H § 505.1: MAXIMUM HEIGHT AND NUMBER OF STORIES		
<u>Zone</u>	<u>Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)</u>	<u>Maximum Stories</u>
NMU-8A/CP	75	No Limit

506 PENTHOUSE AND ROOFTOP STRUCTURE

506.1 In the NMU-8A/CP zone, the maximum permitted height of a penthouse or rooftop structure shall be fifteen feet (15 ft.).

506.2 **The maximum number of stories for a penthouse or rooftop structure shall be one (1), except a second story shall be permitted for penthouse mechanical space.**

507 **REAR YARD**

507.1 **In the NMU-8A/CP zone, a minimum rear yard of twelve feet (12 ft.) above twenty feet (20 ft.) shall be provided.**

507.2 **No part of the building, including the penthouse or rooftop structure, shall project above a plane drawn at a forty-five degree (45°) angle from a line located forty feet (40 ft.) directly above the rear property.**

508 **SIDE YARD**

508.1 **In the NMU-8A/CP, no side yard is required; however, if a side yard is provided it shall be at least two inches (2 in.) wide for each one foot (1 ft.) of height of building but no less than five feet (5 ft.).**

509 **DESIGN REQUIREMENTS CLEVELEND PARK NMU-8A/CP MIXED-USE ZONE**

509.1 **In the NMU-8A/CP zone, the following design requirements shall apply to a new building or addition on any lot fronting onto Connecticut Avenue, N.W., Porter Street, N.W., Ordway Street, N.W., Newark Street, N.W., and Macomb Street, N.W.:**

- (a) New buildings shall be designed and built so that not less than seventy-five percent (75%) of the street wall at the street level shall be constructed to the property line abutting the street right-of-way, not including permitted projections into public space;**
- (b) New buildings shall be designed so as not to preclude an entrance every thirty feet (30 ft.) on average for the linear frontage of the building;**
- (c) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall be devoted to display windows having clear or clear/low emissivity glass and to entrances to commercial uses or to the building;**
- (d) Display windows should have minimum visibility depth of ten feet (10 ft.) into retail spaces;**
- (e) Each new building entrance with frontage on Connecticut Avenue, N.W. shall have individual public entrance directly at grade with the public sidewalk along Connecticut Avenue, N.W.;**

- (f) On a corner lot that fronts onto both Connecticut Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;
- (g) Vehicle parking, loading and trash collection shall be accessed from the alley where an alley exists. Trash and recycling rooms shall be located internal to the building, accessible from the alley, and located at-grade level of the building; and
- (h) Vehicle parking spaces shall be located below or at grade. If at grade, no portion of the parking shall be within twenty feet (20 ft.) of the Connecticut Avenue right of way and shall be screened along Connecticut Avenue with designated uses.

II. Proposed Amendments to Subtitle H, Neighborhood Mixed-Use (NMU) Zones

The proposed amendments to the text of the Zoning Regulations is to replace the existing Chapter 6, Woodley Park Neighborhood Mixed-Use Zone, NMU-4/WP and NMU-5/WP with a new Chapter 5, Woodley Park Neighborhood Mixed-Use Zone, NMU-9A/WP zone as follows:

A new Chapter 6, WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONE, NMU-9A/WP to replace WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES, NMU-4/WP ZONE and NMU-5A/WP ZONE in Subtitle H, NEIGHBORHOOD MIXED USE (NMU) to read as follows:

CHAPTER 6 WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONE — NMU-9A/WP

600 PURPOSE AND INTENT

600.1 The purposes of the NMU-9A/WP zone shall be those of the MU-9A zone, as set forth in Subtitle G § 101, those of the NMU zones, as set forth in Subtitle H § 101, and the following:

- (a) Implement the policies and goals of the 2021 Comprehensive Plan and the Connecticut Avenue Development Guidelines, published by the Office of Planning and dated September 2023;
- (b) Allow and encourage additional residential development to help meet the need for housing, by accommodating a greater range of resident diversity to advance the District's housing equity goals, and by mapping the NMU-9A/zone as subject to IZ Plus;
- (c) Encourage sustainable, well designed new development that is compatible with the surrounding built environment and contributes to the main street character;
- (d) Enhance pedestrian activity, safety, and consumer support for businesses in the commercial area;
- (e) Maintain Connecticut Avenue, N.W. between Woodley Place, N.W. and Calvert Street, N.W. as an attractive, active, pedestrian oriented

commercial corridor with residences and a convenient mix of neighborhood serving shops and services; and

(f) Encourage compatibility of development with the purposes of the Historic Landmark and Historic District Protection Act of 1978.

600.2 The NMU-9A/CP zone is intended to permit mixed-use development at a high density including additional residential uses above commercial uses.

601 DEVELOPMENT STANDARDS

601.1 The MU-9A zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-9A/WP zone except as specifically modified by this chapter. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall control.

602 DESIGNATED USE AREA

602.1 In the NMU-9A/WP zone, the designated use area shall include any lot that fronts on Connecticut Avenue, N.W. or 24th Street, NW (Square 2203). Within this area, designated uses shall be provided pursuant to Subtitle H § 6001.

603 DESIGNATED ROADWAY

603.1 In the NMU-9A/WP zone, the designated roadway shall be Connecticut Avenue, N.W.

604 DENSITY

604.1 In the NMU-9A/WP zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:

<u>TABLE H § 604.1: MAXIMUM PERMITTED FLOOR AREA RATIO</u>		
<u>NMU-9A/WP Zone</u>	<u>Zone Maximum Total FAR</u>	<u>Maximum Non-Residential FAR</u>
<u>West of Connecticut Avenue</u>	<u>6.0 (IZ+)</u>	<u>2.0</u>
<u>East of Connecticut Avenue</u>	<u>5.5 (IZ+)</u>	<u>2.0</u>

605 HEIGHT

605.1 In the NMU-9A/WP zone, the maximum permitted building height, not including a penthouse or rooftop structure, shall be as set forth in the following table:

TABLE H § 505.1: MAXIMUM HEIGHT AND NUMBER OF STORIES

<u>NMU-9A/WP Zone</u>	<u>Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)</u>	<u>Maximum Stories</u>
<u>West of Connecticut Avenue</u>	<u>90</u>	<u>No Limit</u>
<u>East of Connecticut Avenue</u>	<u>75</u>	<u>No Limit</u>

606 PENTHOUSE AND ROOFTOP STRUCTURE

606.1 In the NMU-9A/WP zone, the maximum permitted height of a penthouse or rooftop structure for mechanical space shall be fifteen feet (15 ft.).

606.2 The maximum number of stories for a penthouse or rooftop structure shall be one (1), except a second story shall be permitted for penthouse mechanical space.

607 REAR YARD

607.1 In the NMU-9A/WP zone, a minimum rear yard of twelve feet (12 ft.) above twenty feet (20 ft.) shall be provided; except on Square 2203 where a rear yard shall not be required.

607.2 No part of the building, including the penthouse or rooftop structure, shall project above a plane drawn at a forty-five degree (45°) angle from a line located forty feet (40 ft.) directly above the rear property except on Square 2203 where this provision shall not be required.

608 SIDE YARD

608.1 In the NMU-9A/WP zone, no side yard is required; however, if a side yard is provided it shall be at least two inches (2 in.) wide for each one foot (1 ft.) of height of building but no less than five feet (5 ft.).

609 DESIGN REQUIREMENTS WOODLEY PARK NMU-9A/WP MIXED-USE ZONE

609.1 In the NMU-9A/WP zone, the following design requirements shall apply to a new building or addition on any lot fronting onto Connecticut Avenue, N.W., Woodley Road, N.W., Calvert Street, N.W., and 24th Street, N.W.:

- (a) New buildings shall be designed and built so that not less than seventy-five percent (75%) of the street wall at the street level shall be constructed to the property line abutting the street right-of-way, not including permitted projections into public space;**
- (b) New buildings shall be designed so as not to preclude an entrance every thirty feet (30 ft.) on average for the linear frontage of the building;**
- (c) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall be devoted to display windows having clear or clear/low emissivity glass and to entrances to commercial uses or to the building;**

- (d) Display windows should have minimum visibility depth of ten feet (10 ft.) into retail spaces;**
- (e) Each new building fronting on Connecticut Avenue, N.W. shall have an individual public entrance directly at grade with the public sidewalk along Connecticut Avenue, N.W.;**
- (f) On a corner lot that fronts onto both Connecticut Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;**
- (g) Vehicle parking, loading and trash collection shall be accessed from the alley where an alley exists. Trash and recycling rooms shall be located internal to the building, accessible from the alley, and located at-grade level of the building; and**
- (h) Vehicle parking spaces shall be located below or at grade. If at grade, no portion of the parking shall be within twenty feet (20 ft.) of the Connecticut Avenue right-of-way and shall be screened along Connecticut Avenue with designated uses.**

III. Proposed Amendments to Subtitle H, Neighborhood Mixed-Use (NMU) Zones.

CHAPTER 10 THROUGH CHAPTER 12 [RESERVED], Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES, is proposed to be amended to read as follows:

The table in Subtitle H § 6000.8 of § 6000, GENERAL USE PERMISSIONS, of CHAPTER 60, USE PERMISSIONS FOR NEIGHBORHOOD MIXED USE (NMU) ZONES, of Subtitle H, NEIGHBORHOOD MIXED USE (NMU) ZONES is proposed to be amended to read as follows:

TABLE H § 6000.8: NMU USE GROUPS		
Use Group A	Use Group B	Use Group C
NMU-3A/MW	NMU-4/TK NMU-4/CP NMU-4/WP NMU-4/GA ... NMU-8A/CP	NMU-5A/WP NMU-7B/H-A ... NMU-9A/WP

Subsections 6001.2, 6001.3(b) and (e), and 6001.4(c), (d) (e), (f), and (g) of § 6001, DESIGNATED AND RESTRICTED USES of CHAPTER 60, USE PERMISSIONS FOR NEIGHBORHOOD MIXED USE (NMU) ZONES, of Subtitle H, NEIGHBORHOOD MIXED USE (NMU) ZONES are proposed to be amended to read as follows:

6001.2 The NMU zone designated uses, for the purposes of this subtitle, are those permitted in the following use categories subject to any conditions of this section:

- (a) Animal sales, care, and boarding;
- (b) Arts, design, and creation;
- (c) Eating and drinking establishments;

- (d) Entertainment, assembly, and performing arts;
- (e) Financial and general services; and
- (f) Retail

6001.3 The designated uses shall occupy no less than fifty percent (50%) of the gross floor area of the ground floor level of the building within a designated use area, subject to the following requirements:

- (a) No more than twenty percent (20%) of the ground floor level area shall be financial services, travel agencies, or other ticket offices;
- (b) Except in the NMU-4/CC1, NMU-4/CC2, NMU-4/H-H, NMU-4/H-A, NMU-4/H-R, NMU-5A/H-H, NMU-5A/H-R, NMU-6B/H-H, NMU-7B/H-H, NMU-7B/ES, NMU-7B/H-A, **and** NMU-8B/H-H, **NMU-8A/CP, and NMU-9A/WP** zones eating and drinking establishments, and fast food establishments where permitted, shall be subject to the following limitations:
- ...
- (e) ~~For the purposes of this section the designated use areas of the NMU-4/WP and NMU-5A/WP zones shall be treated as a single zone.~~

6001.4 The following conditions shall apply to the matter-of-right designated uses in a designated use area in the specified NMU zones:

- ...
- (e) ~~In the NMU-4/CP zone, no dwelling unit or rooming unit in existence as of October 1, 1987, shall be converted to any nonresidential use or to a transient use such as hotel or inn; provided, that this restriction shall not apply to the ground floor of the building; that is, that floor that is nearest in grade elevation to the sidewalk;~~
- (d)(c) In the NMU-4/TK, NMU-4/H-H, NMU-5A/H-H, NMU-6B/H-H, NMU-7B/H-H, and NMU-8B/H-H zones, residential uses may also be considered designated uses;
- ...

IV. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

104 CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE

104.1 The Cleveland Park Neighborhood Mixed-Use zone (**NMU-4/CP NMU-8A/CP**) applies to a compact geographic area surrounding the Cleveland Park Metrorail Station and within the Cleveland Park Historic District, comprising those lots in Squares 2218, 2219, 2222, 2068, 2069, and 2082.

122 WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES

122.1 The Woodley Park Neighborhood Mixed-Use zones (**NMU-4/WP and NMU-5A/WP NMU-9A/WP**) **apply** **applies** to a compact geographic area surrounding the Woodley Park/Zoo Metrorail station, **and within the Woodley**

Park Historic District, comprising **those lots in Squares 2202 and 2203 and Square 2204.**:

(a) ~~Those lots in the NMU-4 zone in Squares 2202 and 2203; and~~
(b) ~~Those lots in the NMU-5A zone in Square 2.~~

V. Proposed Rezonings

1. The new NMU-8A/CP zone would replace the current NMU-4/CP zone resulting in the following rezonings:

Square	Lot(s)	From	To
2068	0038, 0039, 0091, 0092, 0809, 0811, 0818,	NMU-4/CP	NMU-8A/CP
2069	823	R-1B and NMU-4/CP	R-1B
2069	0047, 0049, 0806, 0807, 0816, 0824, 0825, 0827, 0828, 829, 830, 831, 832, 833, 834	NMU-4/CP	NMU-8A/CP
2082	0048	NMU-4/CP	NMU-8A/CP
2218	0005, 0006, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0021, 0022, 0023, 0025, 0031, 0032, 0815, 0821	NMU-4/CP	NMU-8A/CP
2219	0001, 0002, 0003, 0004, 0005, 0006, 0007, 0809, 0810, 0811, 0813	NMU-4/CP	NMU-8A/CP
2222	0015, 0016, 805	NMU-4/CP	NMU-8A/CP

2. The new NMU-9A/WP zone would replace the current NMU-4/WP and NMU-5A/WP zones resulting in the following rezonings:

Square	Lot(s)	From	To
2202	0116	NMU-4/CP	NMU-9A/WP
2203	0095, 0104, 0105, 0106, 0116, 0117, 0824, 0825, 0826	NMU-4/WP	NMU-9A/WP
2204	137 and 138	NMU-4/WP	RF-1
2204	0130, 0131, 0132, 0133, 0139, 0140, 0144, 0145, 0146, 0147, 0148, 0149, 0150, 0151, 0152, 0161, 0162, 0163, 0826, 0833, 0835	NMU-5A/WP	NMU-9A/WP

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

1. Organizations	5 minutes each
2. Individuals	3 minutes each

How to participate as a witness - written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record, provided that **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing, unless approved by the Commission upon request to be introduced at the public hearing**. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

"Great weight" to written report of ANC

Subtitle Z § 505.1 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 505.2, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, TAMMY STIDHAM, GWEN WRIGHT, AND JOSEPH S. IMAMURA ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗？如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quí vị có cần trợ giúp gì để tham gia không? Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.