



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Associate Director Development Review MBR
Karen Thomas, Development Review Specialist

DATE: July 27, 2026

SUBJECT: OP Supplemental Report III: Proposed Zoning Text and Map Amendments to create and map a new Wisconsin Avenue Mixed Use Corridor.

In a memorandum to the Zoning Commission dated July 14, 2026, the Office of Planning (OP) requested that the Zoning Commission postpone its Proposed Action scheduled for ZC 25-13 on Thursday, July 16, 2026 to the ZC Meeting on July 30, 2026. This request was to allow additional time for OP and OZLD to coordinate on the final language for the proposed text amendments. The proposed amendments are as follows:

- Where Zoning Commission design review is exempted for developments that provided 33% or more of their units for “very-low- and extremely-low-income households” this was made more specific by replacing “very-low- and extremely-low-income households” with “30% and 60% MFI”. The text also now states that monitoring of these units would be conducted by the Department of Housing and Community Development (DHCD), the District of Columbia Housing Finance Agency (DCHFA), or the District of Columbia Housing Authority (DCHA).
- Where Zoning Commission design review is required, it is clarified that the exemption for “historic landmarks” from design review is limited to any property subject to review under the Historic Landmark and Historic District Protection Act.
- Text is provided at **Attachment I** for all three zones where no Zoning Commission design review is required and at **Attachment II** for all three zones which includes a Zoning Commission Design Review process with exemptions.

ATTACHMENTS:

Attachment I – Proposed text **without** Design Review

Attachment II - Proposed text **with Zoning Commission** Design Review

ATTACHMENT I

TEXT AND MAP AMENDMENT WITHOUT ZONING COMMISSION DESIGN REVIEW

PROPOSED MAP AND TEXT AMENDMENTS

1. FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE (MU-10/FHM)

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 8, Friendship Heights Metro Mixed Zone, MU-10/FHM zone as and to create a new use for WMATA bus facilities to be permitted in the MU-10/FHM zone on lots owned by WMATA and on any lot adjacent to the MU-10/FHM zone and owned by WMATA as follows. Recent amendments to address design review are noted in **bold/underline** and ~~strikethrough~~ text.

a. Proposed Amendments to Subtitles B, DEFINITIONS, RULES OF MEASUREMENT USE CATEGORIES

Subtitle B, § 100.2 of Subtitle B § 100, DEFINITIONS, of Chapter 1, DEFINITIONS, of Subtitles B, DEFINITIONS, RULES OF MEASUREMENT USE CATEGORIES is proposed to be amended by adding the following:

WMATA Bus Facility: A public transit bus facility operated by the Washington Metropolitan Area Transit Authority.

The general Mixed Use Zone provisions of **Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

b. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new **Chapter 8, FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE, MU-10/FHM, in Subtitle G, MIXED USE (MU) ZONE** to read as follows:

CHAPTER 8 FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE — MU-10/FHM ZONE

800 GENERAL PURPOSE AND INTENT

800.1 The purposes of the MU-10/FHM zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;**
- (b) Permit mixed-use development at a high-density;**
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-10/FHM zone as subject to IZ Plus;**
- (d) Implement the design requirements of the Wisconsin Avenue Development Framework, 2024 to enhance the existing strengths and identity of the**

commercial areas and to transform them into attractive destinations for the community;

- (e) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (f) Encourage housing with units that are three (3) bedroom or more;**
- (g) Establish the designated roadways as set forth in Subtitle G, 801.1 as active, pedestrian-oriented commercial areas with a mix of neighborhood serving shops and services;**
- (h) Encourage walkability, connectivity and access to transit; and**
- (i) Provide for a mid-block east-west connection through Square 1657.**

801 DESIGNATED ROADWAYS

801.1 In the MU-10/FHM zone, the designated roadways shall be Wisconsin Avenue N.W., Jenifer Street, N.W. and 44th Street N.W.

802 DEVELOPMENT STANDARDS

802.1 Except as specifically modified by this chapter, the MU-10 zone development standards in Subtitle G, Chapter 2 shall apply. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall apply.

803 DENSITY

803.1 The maximum permitted Floor Area Ratio (FAR) in the MU-10/FHM zone shall be as set forth in the following table:

TABLE G § 804.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-10/FHM	7.8 (IZ+)	6.0

804 HEIGHT

804.1 In the MU-10/FHM 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 G § 805.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Including Penthouse Rooftop Structure (ft.)	Not or	Maximum Stories
MU-10/FHM	130		No Limit

805 LOT OCCUPANCY

805.1 In the MU-10/FHM zone, the maximum lot occupancy shall be eighty percent (80%) for residential use.

805.2 For any lot containing a WMATA bus facility the maximum lot occupancy shall be one hundred percent (100%) for a WMATA bus facility use, provided that any portion of such WMATA bus facility that is constructed adjacent to the public alleyway parallel to Harrison Street, N.W. shall comply with all height and setback requirements of Subtitle G § 807.3.

806 GENERAL DESIGN AND USE REQUIREMENTS

806.1 In the MU-10/FHM zone, the following design requirements shall apply to all new buildings or additions to an existing building on any lot fronting onto any of the designated roadways:

- (a) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a height of one hundred and ten feet (110 ft.);**
- (b) Tower projections to accentuate building corners are exempted from the setback requirements of Subtitle G § 806.1(a);**
- (c) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a point sixty-five feet (65 ft.) above a lot line abutting a moderate- or low-density residential zone or an alley abutting a moderate- or low-density residential zone;**
- (d) Street level frontage along a designated roadway shall be devoted to non-residential uses;**
- (e) The ground floor level of each new building or building addition with a commercial use shall have a minimum height of fifteen feet (15 ft.);**
- (f) Buildings on corner lots shall be constructed to all lot lines abutting a public street;**
- (g) New buildings shall be built so that at the street level, not less than seventy-five percent (75%) of the street wall(s) shall be constructed to the lot line abutting the street right-of-way, not including permitted projections into public space;**
- (h) For every one hundred feet (100 ft.) of uninterrupted building façade length, new buildings shall incorporate modulated and articulated building wall planes through the use of projections or recesses in accordance with the following:**

- (1) Inset balconies or recesses no less than six feet (6 ft.) in width and depth; and/or
 - (2) Projecting balconies or bays no less than four feet (4 feet) in width and depth.
- (i) New buildings shall not preclude retail entrances every twenty-five feet (25 ft.) on average for the linear frontage of buildings abutting Wisconsin Avenue, N.W. and every forty feet (40 ft.) for other commercial uses along the other designated roadways;
 - (j) New spaces in a new building shall have a minimum of fifty percent (50%) transparency along a building frontage on a designated roadway; and
 - (k) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.
- 806.2 Each space devoted to a commercial use with frontage on a designated roadway shall have an individual public entrance directly at grade with the public sidewalk along that roadway.
- 806.3 The ground floor of new buildings fronting on Wisconsin Avenue, N.W., between Western Avenue, N.W. and Harrison Street, N.W. shall be designed for retail, service, and/or eating and drinking establishment uses.
- 806.4 The ground floor of new buildings fronting on Wisconsin Avenue, N.W. and 44th Street NW shall be designed for the following non-residential uses and a minimum of 50% of the gross floor area of the ground floor of each new building shall be devoted to these uses:
 - (a) Animal sales, care, and boarding;
 - (b) Arts, design, and creation;
 - (c) Daytime Care;
 - (c) Eating and drinking establishments;
 - (d) Entertainment, assembly, and performing arts;
 - (e) Financial and general services; and
 - (f) Retail.
- 806.5 Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue NW, but rather from the alley where an alley exists, or side streets. Trash and recycling rooms shall be located internal to the building.
- 806.6 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 Wisconsin Avenue. N.W.

right-of-way and shall be screened along Wisconsin Avenue, N.W. with designated uses.

806.7 **A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three (3) -bedroom units.**

~~**806.7** The requirements of Subtitle G §§ 806.1-806.6 and 807.2 shall not apply to any building or lot containing a historic landmark.~~

807 SPECIFIC DESIGN REQUIREMENTS

807.1 In addition to the provisions of Subtitle G § 806, any new building or addition to an existing building in the specific squares and lots as set forth below, shall meet the **following additional design requirements**; ~~of Subtitle G § 808.~~

807.2 In the MU-10/FHM zone, any new development in Square 1657, Lot 24 shall provide an east-west pedestrian connection between Wisconsin Avenue, N.W. and 44th Street, N.W. in accordance with the following:

(a) A pedestrian connection shall:

- (1) Provide a maximum width of twenty-five feet (25 ft.);
- (2) Be uncovered for a minimum of seventy-five percent (75%) of its length;
- (3) Provide clear sightlines between the connecting streets;
- (4) Be open and available to the general public on a continuous basis;
- (5) Be used only for commercial frontage, outdoor seating, or open space, umbrellas, provided that no connection provided under this section shall be used for loading, vehicular parking, vehicular access, or trash storage; and
- (6) Provide an active pedestrian **connection** ~~corridor~~, with ground floor uses on adjacent buildings to include, but not limited to storefronts, live/work spaces and residential entrances; and
- (7) A restaurant use fronting on the pedestrian CONNECTION shall be designed to not exceed a maximum width of 40 feet (40 ft.).

(b) A pedestrian **connection** ~~corridor~~ provided in accordance with this section shall be considered as satisfying the public plaza requirement of Subtitle G § 212.1 and Subtitle C, Chapter 17.

807.3 Any portion of a new building in the MU-10/FHM zone, Square 1580, Lot 33, that abuts the public alley which runs parallel to Harrison Street N.W. shall:

- (a) Provide a minimum fifteen feet (15 ft.) landscaped setback from the lot line abutting the public alley parallel to Harrison Street, N.W., which shall not be used for loading; and
 - (b) Provide from the lot line abutting the public alley parallel to Harrison Street N.W., a setback of fifty feet (50 ft.) minimum for any portion of the structure above fifty feet (50 ft.) in height.
- 807.4 Any portion of a new building in the MU-10/FHM zone, Square 1657, Lot 24, that abuts the public alley which runs parallel to Harrison Street, N.W. shall;
 - (a) Provide a minimum fifteen feet (15 ft.) landscape setback from the lot line abutting the public alley parallel to Harrison Street, N.W, which shall not be used for loading; and
 - (b) Provide from the lot line abutting the public alley parallel to Harrison Street N.W. a 1:1 setback drawn at a forty-five degree (45°) angular plane from a point sixty-five feet (65 ft.) above the lot line.

808 HISTORIC BUILDINGS

808.1 The requirements of Subtitle G §§ 806 and 807 shall not apply to any property subject to review under the Historic Landmark and Historic District Protection Act.

809 SPECIAL EXCEPTION RELIEF

- 809.1 Relief may be granted from the requirements of Subtitle G § 806 and § 807 if approved as a Special Exception by the Zoning Commission pursuant to Subtitle G § 5200 and Subtitle X § 901 provided that the project;**
- (a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 800; and
 - (b) Mitigate adverse impacts upon publicly accessible open space or public space and improvements, on or adjacent to the property that is the subject of the relief.

c. Proposed Amendments to Subtitles U, Use Permissions

Add a new Subsection 401.4 to Subtitle U, § 400, MATTER-OF-RIGHT USES (RA) of CHAPTER 4, USE PERMISSIONS RESIDENTIAL APARTMENTS ZONES, of SUBTITLE U as follows:

- 401.4 In the RA-2 zone, WMATA bus facility use shall be permitted as a matter of right in Square 1580, Lot 33.**

d. Proposed Amendments to Subtitles U, Use Permissions Mixed Use (MU) Zones

Add a new **Subsection 517.2 to Subtitle U, § 517, MATTER OF RIGHT USES (MU-USE GROUP G) of CHAPTER 5, USE PERMISSIONS MIXED USE (MU) ZONES** as follows:

517.2 In the MU-10/FHM zone, WMATA bus facility use shall be permitted as a matter of right in Square 1580, Lot 33 and Square 1657, Lot 24.

e. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new: **FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE**

124 FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE

124.1 The Friendship Heights Metro Mixed Use zone (MU-10/FHM) applies to the following square and lots and portions of lots around the Friendship Heights Metro Station:

- (a) All of Square 1579;**
- (b) Square 1580, Lot 33 except for the western portion fronting on 45th Street, N.W.;**
- (c) Square 1657, Lot 22, 24, 810 and the northern portion of Lot 26; and**
- (d) All of Square 1660.**

f. PROPOSED REZONINGS

- 1. Rezone Square 1579, Lots 0007, 0008 and 0010 from the MU-4 zone to the MU-10/FHM zone and apply the IZ+ designation;**
- 2. Rezone 1579, Lot 0011 from the RA-2 to the MU-10/FHM zone and apply the IZ+ designation;**
- 3. Rezone Square 1580, Lot 33 from the MU-4 and RA-2 zones to the MU-10/FHM zone and apply the IZ+ designation;**
- 4. Rezone Square 1657, Lot 22, 23, 24, 26, 810 from the MU-5A and RA-2 zones to the MU-10/FHM zone and apply the IZ+ designation;**
- 5. Rezone Square 1660 from the MU-7B zone to the MU-10/FHM zone and apply the IZ+ designation.**

PROPOSED MAP AMENDMENT

2. FRIENDSHIP HEIGHTS TRANSITION ZONE (RA-2)

No changes to the existing RA-2 zone development standards of Subtitle E are proposed.

PROPOSED REZONINGS

1. Rezone the R-2 zoned portion of Square 1580, Lot 0033 to the RA-2 zone and apply the IZ+ designation;
2. Rezone the R-2 zone portions of Square 1656, Lots 0009, 0807, 0808, and 0810 to the RA-2 zone and apply the IZ+ designation; and
3. Rezone the R-2 zone portions of Square 1666, Lots 0809 and 0810 to the RA-2 zone and apply the IZ+ designation.

PROPOSED MAP AND TEXT AMENDMENT

3. TENLEYTOWN METRO MIXED-USE ZONE (MU-10/TTM)

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 9, Tenleytown Metro Mixed Zone, MU-10/TTM zone as follows. The most recent amendments to address design review are in **bold/underline** and ~~striketrough~~ text.

The general Mixed Use Zone provisions of **Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

a. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new **Chapter 9, TENLEYTOWN METRO MIXED-USE ZONE, MU-10/TTM** in **Subtitle G, MIXED USE (MU) ZONE** to read as follows:

900 GENERAL PURPOSE AND INTENT

900.1 The purposes of the MU-10/TTM zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework Plan, February 2024;**
- (b) Permit mixed-use development at a high-density;**
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-10A/TTM zone as subject to IZ Plus;**
- (d) Encourage housing with units that are three (3) bedroom or more;**
- (e) Implement the design requirements of the Wisconsin Avenue Development Framework to enhance the existing strengths and identity of the commercial areas and to transform them into attractive destinations for the community;**
- (f) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (g) Establish the designated roadways as set forth in sections Subtitle G, § 901.1 as active, pedestrian-oriented commercial areas with a mix of neighborhood serving shops and services;**
- (h) Encourage walkability, connectivity and access to transit;**

(i) Complement residential and commercial uses with cultural, arts, social and entertainment uses; and

(j) Provide for a mid-block east-west connection through Square 1770.

901 DESIGNATED ROADWAYS

901.1 In the MU-10/TTM zone, the designated roadways shall be Wisconsin Avenue N.W., 40th Street, N.W./Fort Drive, N.W. Brandywine Street, N.W., Chesapeake Street, N.W., and Albemarle Street, N.W.

902 DEVELOPMENT STANDARDS

902.1 Except as specifically modified by this chapter, the MU-10 zone development standards in Subtitle G, Chapter 2 shall apply. 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.

903 DENSITY

903.1 The maximum permitted Floor Area Ratio (FAR) in the MU-10/TTM zone shall be as set forth in the following table:

TABLE G § 904.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-10/TTM	7.2 (IZ+)	4.0

904 HEIGHT

904.1 In the MU-10/TTM 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 G § 905.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Including Rooftop Structure (ft.)	Not Including Penthouse or	Maximum Stories
MU-10/TTM	110		No Limit

905 LOT OCCUPANCY

905.1 In the MU-10/TTM zone, the maximum lot occupancy shall be eighty percent (80%) for residential uses.

906 GENERAL DESIGN AND USE REQUIREMENTS

906.1 In the MU-10/TTM zone, the following design requirements shall apply to all new buildings or additions to an existing building on any lot fronting onto any of the designated roadways:

- (a) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a height of ninety feet (90 ft.);
 - (b) Tower projections to accentuate building corners are exempted from the setback requirements of Subtitle G § 906.1(a);
 - (c) Street level frontage along a designated roadway shall be devoted to non-residential uses;
 - (d) The ground floor level of each new building or building addition with a commercial use on the ground floor shall have a minimum height of fifteen feet (15 ft.);
 - (e) Buildings on corner lots shall be constructed to all ~~property~~ lot lines abutting a public street;
 - (f) Retail uses and other active uses should be concentrated along Wisconsin Avenue, N.W., Brandywine Street, N.W., Chesapeake Street, N.W., Albermarle Street, N.W. and 40th Street, N.W.;
 - (g) New buildings shall be built so that not less than seventy-five percent (75%) of the street wall(s) at the street level shall be constructed to the lot line abutting the street right-of-way, not including permitted projections into public space;
 - (h) For every one hundred feet (100 ft.) of uninterrupted building façade length, new buildings shall incorporate modulated and articulated building wall planes through the use of projections or recesses in accordance with the following:
 - (1) Inset balconies or recesses no less than six feet (6 ft.) in width and depth; and/or
 - (2) Projecting balconies or bays no less than four feet (4 feet) in width and depth;
 - (i) New buildings shall not preclude retail entrances every twenty-five feet (25 ft.) on average for the linear frontage of buildings abutting Wisconsin Avenue, N.W. and every forty feet (40 ft.) for other commercial uses along the other designated roadways; and
 - (j) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.
- 906.2** Each space devoted to a non-residential use with frontage on a designated roadway shall have an individual public entrance directly at grade with the public sidewalk along that roadway.

906.3 The ground floor of new buildings fronting on the 4500 block of Wisconsin Avenue, N.W. shall be designed for the following non-residential uses and a minimum of 50% of the gross floor area of the ground floor of each new building shall be devoted to these uses:

- (a) Animal sales, care, and boarding;
- (b) Arts, design, and creation;
- (c) Daytime Care;
- (c) Eating and drinking establishments;
- (d) Entertainment, assembly, and performing arts;
- (e) Financial and general services; and
- (f) Retail.

906.4 Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue NW, but rather from the alley where an alley exists or side streets. Trash and recycling rooms shall be located internal to the building.

906.5 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 Wisconsin Avenue, N.W. right-of-way, and shall be screened along Wisconsin Avenue with designated uses.

906.6 A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three (3)-bedroom units.

907 SPECIFIC DESIGN REQUIREMENTS

907.1 In addition to the provisions of Subtitle G § 906, any new development or expansion in the specific squares and lots as set forth below, shall meet the following additional design requirements.

907.2 In the MU-10/TTM zone, any new development in Square 1770, shall provide an east-west pedestrian connection between Wisconsin Avenue N.W. and 40th Street/Fort Drive, N.W. in accordance with the following:

- (a) A pedestrian connection provided in accordance with this section shall:
 - (1) Be located at a midblock location that is south of the intersection of Wisconsin Avenue, N.W. and River Road, N.W.;
 - (2) Be a minimum of twenty feet (20 ft.) wide;
 - (2) Be uncovered for a minimum of seventy-five percent (75%) of its length;

- (3) Provide clear sightlines between the connecting streets;
 - (4) Be open and available to the general public on a continuous basis; and
 - (5) Be used only for commercial frontage, outdoor seating, or open green space. No connection provided under this section shall be used for loading, vehicular parking, vehicular access, or trash storage.
- (b) A development that provides a pedestrian connection in accordance with this section shall be exempt from the public plaza requirement of Subtitle G § 212.1 and Subtitle C, Chapter 17.

908 HISTORIC BUILDINGS

908.1 The requirements of Subtitle G §§ 906 and 907 shall not apply to any property subject to review under the Historic Landmark and Historic District Protection Act.

909 SPECIAL EXCEPTION RELIEF

909.1 Relief may be granted from the design requirements of Subtitle G §§ 906 and 907 if approved as a special exception by the Zoning Commission pursuant to Subtitle G § 5200 and Subtitle X § 901, and provided that the design of the building that is the subject of such relief;

- (a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 900; and**
- (b) Mitigate adverse impacts upon publicly accessible, open space, public space and improvements, or other public amenities.**

909.2 Relief may be granted from the pedestrian connection requirements of Subtitle G § 907 if approved as a special exception by the Zoning Commission pursuant to Subtitle G § 5200 and Subtitle X § 901, and provided it is demonstrated that one of the following circumstances exist:

- (a) The location of the proposed development within Square 1770 would not result in a pedestrian connection that is consistent Subtitle G § 907.2(a)(1); and**
- (b) The lot(s) comprising the development site have a change in grade between Wisconsin Avenue, N.W. and 40th Street/Fort Drive, N.W. that would require substantial stairs, ramps, or other means of vertical circulation within the pedestrian connection.**

II. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new TENLEYTOWN METRO MIXED-USE ZONE

126 TENLEYTOWN METRO MIXED-USE ZONE

126.1 The Tenleytown Metro Mixed Use zone (MU-10/TTM) applies to a geographic area around the Tenleytown Metro Station comprised of the following squares and lots:

- (a) Squares 1770 and 1769.**

III. Proposed Rezoning

1. Rezone Square 1770 from the MU-7B zone to the MU-10/TTM zone and apply the IZ+ designation; and
2. Rezone Square 1769, from the MU-4 zone to the MU-10/TTM zone and apply the IZ+ designation.

Proposed Map and Text Amendment

4. Wisconsin Avenue Mixed-Use Zone (MU-8A/WA)

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 10 Wisconsin Avenue Mixed-Use Zone, MU-8A/WA zone as follows. Amendments to reflect a design review process and historic preservation are noted in **bold/underline** and ~~strikethrough~~ text.

The general Mixed Use Zone provisions of Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

a. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new Chapter 10, WISCONSIN AVENUE MIXED-USE ZONE, MU-8A/WA, in Subtitle G, MIXED USE (MU) ZONE to read as follows:

CHAPTER 10 WISCONSIN AVENUE MIXED-USE ZONE — MU-8A/WA

1000 PURPOSE AND INTENT

1000.1 The purposes of the MU-8A/WA zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;**
- (b) Permit mixed-use development at a medium-density;**
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-8A/WA zone as subject to IZ Plus;**
- (d) Encourage housing with units that are three (3) bedroom or more;**
- (e) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (f) Encourage walkability, connectivity and access to transit; and**
- (g) Complement residential and commercial uses with cultural, arts, social and entertainment uses.**

1001 DEVELOPMENT STANDARDS

1001.1 Except as specifically modified by this chapter, the MU-8A zone development standards in Subtitle G, Chapter 2 shall apply. 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.

1002 DENSITY

1002.1 In the MU-8A/WA zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:

TABLE G § 1002.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-8A/WA	5.4 (IZ+)	1.0

1003 HEIGHT

1003.1 In the MU-8A/WA 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 G § 1003.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)	Maximum Stories	
MU-8A/WP	75	No Limit	

1004 REAR YARD

1004.1 In the MU-8A/WA zone, no minimum rear yard is required on properties adjacent to a MU zone.

1004.2 A minimum twelve feet (12 feet) rear yard is required abutting a R or RF-1 zone and a six feet (6 ft.) step back above forty-five feet (45 ft.) of building height. On properties abutting an alley adjacent to a R or RF-1 zone the six feet (6 ft.) step back should be provided above fifty five feet (55 ft.) of building height.

1005 SIDE YARD

1005.1 In the MU-8A/WA, 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.).

1006 LOT OCCUPANCY

1006.1 In the MU-8A/WA zone, the maximum permitted lot occupancy, shall be 80% for residential uses.

1007 GENERAL DESIGN AND USE REQUIREMENTS

1007.1 In the MU-8A/WA zone, the following design requirements shall apply to new buildings or additions on any lot fronting onto Wisconsin Avenue, N.W.

- (a) Each new building or addition to an existing building shall provide a step-back of six feet (6 ft.) minimum from the property line measured:

 - (1) From a point forty-five feet (45 ft.) above grade when directly abutting a low-density residential zone; or
 - (2) From a point fifty five feet (55 ft.) above grade when abutting an alley and a low-density residential zone;
- (b) Retail entrances shall face Wisconsin Avenue N.W; however, other uses could include storefronts, live/work residential, office, and other active ground floor uses;
- (c) Along Wisconsin Avenue, N.W. 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;
- (d) New buildings shall be designed so as not to preclude an entrance every thirty feet (40 ft.) on average for the linear frontage of the building;
- (e) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass;
- (f) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.
- (g) Each new building entrance with frontage on Wisconsin Avenue, N.W. shall have individual public entrance directly at grade with the public sidewalk;
- (h) On a corner lot that fronts onto both Wisconsin Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;
- (i) Buildings on corner lots shall be constructed to all property lot lines abutting a public street;
- (j) Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue, N.W., but rather from the alley where an alley exists or side streets. Trash and recycling rooms shall be located internal to the building and accessible from the alley or side street; and located at grade level of the building.
- (k) 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 Wisconsin Avenue, N.W. right-of-way and shall be screened along Wisconsin Avenue, N.W. with designated uses.

- (l) A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three (3)-bedroom units.**

1008 HISTORIC BUILDINGS

- 1008.1 The requirements of Subtitle G §§ 1007 shall not apply to any property subject to review under the Historic Landmark and Historic District Protection Act.**

1009 SPECIAL EXCEPTION RELIEF

- 1009.1 Relief may be granted from the requirements of Subtitle G § 1007 if approved as a Special Exception by the Zoning Commission pursuant to Subtitle G § 5200 and Subtitle X § 901 provided that the project;**

- (a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 1000; and**
- (b) Mitigate adverse impacts upon publicly accessible open space, public space and improvements, or other public amenities.**

b. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new: **WISCONSIN AVENUE MIXED-USE ZONE**

127 WISCONSIN AVENUE MIXED-USE ZONE

- 127.1 The Wisconsin Avenue Mixed Use zone (MU-8A/WA) applies to the following square and lots:**

- (a) The MU-4 zoned portions of Square 1655, Lots 8, 11, 14 and 807;**
- (b) The MU-4 zoned portions of Square 1656, Lots 9, 808 and 809;**
- (c) Square 1659, Lots 1 and 2;**
- (d) Square 1665, Lots 10, 11, 801 and 802;**
- (e) The MU-4 zoned portion of Square 1666, Lots 804, 812 and 813;**
- (f) Square 1668, Lot 1;**
- (g) Square 1669, Lots 27, 34, 35, 36 and 805;**
- (h) The MU-7B zoned portion of Square 1729, Lot 7 and a portion of the Lot 808;**
- (i) Square 1730, Lots 15, 16, 17 and 807;**
- (j) Square 1731, Lots 2 and 3;**
- (k) Square 1732, Lot 54;**
- (l) The MU-4 zoned Lots 7, 18, 19, 20, 21, 817, 818, 827, 835, 836 and 839 in Square 1733;**
- (m) Square 1780, Lots 20, 24 and 820;**
- (n) Square 1783, Lots 1 and 804;**
- (o) Square 1784, Lots 14, 17 and 18;**
- (p) Square 1785, Lots 9, 14, 17, 18, 801, 802 and 803;**
- (q) Square 1786, Lots 6, 7, 8, 9, 810 and a portion of Lot 10;**
- (r) Square 1789, Lots 801, 802, and 803**

- (s) Square 1823, Lots 802, 803, 804, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 819, 820, 821, and 7000 to 7011;**
- (t) Square 1829, Lots 55 and 56; and**
- (u) Square 1831, Lot 37.**

c. PROPOSED REZONINGS

Apply the IZ+ designation to all the following areas:

1. Rezone the MU-4 zoned portions of Square 1655, Lots 8, 11, 14 and 807 to the MU-8A/WA zone.
2. Rezone the MU-4 zoned portions of Square 1656, Lots 9, 808 and 809 to the MU-8A/WA zone.
3. Rezone Square 1659, Lots 1 and 2 from the MU-4 to the MU-8A/WA zone.
4. Rezone Square 1665, Lots 10, 11, 801 and 802 from the MU-4 to the MU-8A/WA zone.
5. Rezone Square 1666, Lots 804 and 808 from the MU-4 to the MU-8A/WA zone.
6. Rezone Square 1668, Lot 1 from the MU-4 to the MU-8A/WA zone.
7. Rezone Square 1669, Lots 27, 34, 35, 36 and 805 from the RF-1 and MU-4 zones to the MU-8A/WA zone.
8. Rezone portions of Lot 7 and Lot 808 in Square 1729 from the R-1B and the MU-7B zones to the MU-8A/WA zone.
9. Rezone Square 1730, Lots 15, 16, 17 and 807 from the RA-1, MU-3A and MU-7B zones to the MU-8A/WA zone.
10. Rezone Square 1731, Lots 2 and 3 from the MU-7B zone to the MU-8A/WA zone.
11. Rezone Square 1732, Lot 54 from the MU-4 zone to the MU-8A/WA zone.
12. Rezone Square 1733, Lots, 7, 18, 19, 20, 21, 817, 818, 827, 835, 836 and 839 from the MU-4 zones to the MU-8A/WA zone.
13. Rezone Square 1780, Lots 20, 24 and 820 from the R-1-B and MU-3A zones to the MU-8A/WA zone.
14. Rezone Square 1783, Lots 1 and 804 from the MU-3A zone to the MU-8A/WA zone.
15. Rezone Square 1784, Lots 14, 17 and 18 from the MU-3A zone to the MU-8A/WA zone.
16. Rezone Square 1785, Lots 9, 14, 17, 18, 801, 802 and 803 from the MU-3A zone to the MU-8A/WA zone.
17. Rezone Square 1786, Lots 6, 7, 8, 9, 810 and the eastern portion of Lot 10 from the MU-4 zone to the MU-8A/WA zone.
18. Rezone Square 1789, Lots 801, 802, and 803 from the MU-4 zone to the MU-8A/WA zone.

19. Rezone Square 1823, Lots 802, 803, 804, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 819, 820, 821 and 7000 - 7011 from the MU-5A to the MU-8A/WA zone.
20. Rezone Square 1829, Lots 55 and 56 from the MU-4 zone to the MU-8A/WA zone.
21. Rezone Square 1831, Lot 37 from the MU-4 zone to the MU-8A/WA zone.

ATTACHMENT II

TEXT AND MAP AMENDMENT WITH ZONING COMMISSION DESIGN REVIEW

PROPOSED MAP AND TEXT AMENDMENT

1. FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE (MU-10/FHM)

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 8, Friendship Heights Metro Mixed Zone, MU-10/FHM zone as and to create a new use for WMATA bus facilities to be permitted in the MU-10/FHM zone on lots owned by WMATA and on any lot adjacent to the MU-10/FHM zone and owned by WMATA as follows. Recent amendments to address design review and historic preservation are noted in **bold/underline** and ~~strikethrough~~ text.

a. Proposed Amendments to Subtitles B, DEFINITIONS, RULES OF MEASUREMENT USE CATEGORIES

Subtitle B, § 100.2 of Subtitle B § 100, DEFINITIONS, of Chapter 1, DEFINITIONS, of Subtitles B, DEFINITIONS, RULES OF MEASUREMENT USE CATEGORIES is proposed to be amended by adding the following:

WMATA Bus Facility: A public transit bus facility operated by the Washington Metropolitan Area Transit Authority.

The general Mixed Use Zone provisions of Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

b. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new Chapter 8, FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE, MU-10/FHM, in Subtitle G, MIXED USE (MU) ZONE to read as follows:

CHAPTER 8 FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE — MU-10/FHM ZONE

800 GENERAL PURPOSE AND INTENT

800.1 The purposes of the MU-10/FHM zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;**
- (b) Permit mixed-use development at a high-density;**
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-10/FHM zone as subject to IZ Plus;**
- (d) Implement the design requirements of the Wisconsin Avenue Development Framework, 2024 to enhance the existing strengths and identity of the**

commercial areas and to transform them into attractive destinations for the community;

- (e) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (f) Encourage housing with units that are three (3) bedroom or more;**
- (g) Establish the designated roadways as set forth in Subtitle G, 801.1 as active, pedestrian-oriented commercial areas with a mix of neighborhood serving shops and services;**
- (h) Encourage walkability, connectivity and access to transit; and**
- (i) Provide for a mid-block east-west connection through Square 1657.**

801 DESIGNATED ROADWAYS

801.1 In the MU-10/FHM zone, the designated roadways shall be Wisconsin Avenue N.W., Jenifer Street, N.W. and 44th Street N.W.

802 DEVELOPMENT STANDARDS

802.1 Except as specifically modified by this chapter, the MU-10 zone development standards in Subtitle G, Chapter 2 shall apply. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall apply.

803 DENSITY

803.1 The maximum permitted Floor Area Ratio (FAR) in the MU-10/FHM zone shall be as set forth in the following table:

TABLE G § 804.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-10/FHM	7.8 (IZ+)	6.0

804 HEIGHT

804.1 In the MU-10/FHM 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 G § 805.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Including Penthouse Rooftop Structure (ft.)	Not or	Maximum Stories
MU-10/FHM	130		No Limit

805 LOT OCCUPANCY

805.1 In the MU-10/FHM zone, the maximum lot occupancy shall be eighty percent (80%) for residential use.

805.2 For any lot containing a WMATA bus facility the maximum lot occupancy shall be one hundred percent (100%) for a WMATA bus facility use, provided that any portion of such WMATA bus facility that is constructed adjacent to the public alleyway parallel to Harrison Street, N.W. shall comply with all height and setback requirements of Subtitle G § 807.3.

806 GENERAL DESIGN AND USE REQUIREMENTS

806.1 In the MU-10/FHM zone, the following design requirements shall apply to all new buildings construction or additions an existing building on any lot fronting onto any of the designated roadways:

- (a) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a height of one hundred and ten feet (110 ft.).**
- (b) Tower projections to accentuate building corners are exempted from the setback requirements of Subtitle G § 806.1(a);**
- (c) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a point sixty-five feet (65 ft.) above a lot line abutting a moderate- or low-density residential zone or an alley abutting a moderate- or low-density residential zone;**
- (d) Street level frontage along a designated roadway shall be devoted to non-residential uses;**
- (e) The ground floor level of each new building or building addition with a commercial use shall have a minimum height of fifteen feet (15 ft.);**
- (f) Buildings on corner lots shall be constructed to all lot lines abutting a public street;**
- (g) New buildings shall be built so that at the street level, not less than seventy-five percent (75%) of the street wall(s) shall be constructed to the -lot line abutting the street right-of-way, not including permitted projections into public space;**
- (h) For every one hundred feet (100 ft.) of uninterrupted building façade length, new buildings shall incorporate modulated and articulated building wall planes through the use of projections or recesses in accordance with the following**

- (1) Inset balconies or recesses no less than six feet (6 ft.) in width and depth; and/or
 - (2) Projecting balconies or bays no less than four feet (4 feet) in width and depth;
 - (i) New buildings shall not preclude retail entrances every twenty-five feet (25 ft.) on average for the linear frontage of buildings abutting Wisconsin Avenue, N.W. and every forty feet (40 ft.) for other commercial uses along the other designated roadways; and
 - (j) New spaces in a new building shall have a minimum of fifty percent (50%) transparency along a building frontage on a designated roadway.
 - (k) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.
- 806.2 Each space devoted to a commercial use with frontage on a designated roadway shall have an individual public entrance directly at grade with the public sidewalk along that roadway;
- 806.3 The ground floor of new buildings fronting on Wisconsin Avenue, N.W., between Western Avenue, N.W. and Harrison Street, N.W. shall be designed for retail, service, and/or eating and drinking establishment uses.
- 806.4 The ground floor of new buildings fronting on Wisconsin Avenue, N.W. and 44th Street NW shall be designed for the following non-residential uses and a minimum of 50% of the gross floor area of the ground floor of each new building shall be devoted to these uses:
 - (a) Animal sales, care, and boarding;
 - (b) Arts, design, and creation;
 - (c) Daytime Care;
 - (c) Eating and drinking establishments;
 - (d) Entertainment, assembly, and performing arts;
 - (e) Financial and general services; and
 - (f) Retail.
- 806.5 Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue NW, but rather from the alley where an alley exists, or side streets. Trash and recycling rooms shall be located internal to the building.
- 806.6 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 Wisconsin Avenue. N.W.

right-of-way and shall be screened along Wisconsin Avenue, N.W. with designated uses; and

~~806.7 The requirements of Subtitle G §§ 806.1-806.6 and 807.2 shall not apply to any building or lot containing a historic landmark.~~

807 SPECIFIC DESIGN REQUIREMENTS

807.1 In addition to the provisions of Subtitle G § 806, any new building or addition to an existing building in the specific squares and lots as set forth below, shall meet the additional design requirements of Subtitle G § 808.

807.2 In the MU-10/FHM zone, any new development in Square 1657, Lot 24 shall provide an east-west pedestrian connection between Wisconsin Avenue, N.W. and 44th Street, N.W. in accordance with the following:

(a) A pedestrian connection shall:

- (1) Provide a maximum width of twenty-five feet (25 ft.);
- (2) Be uncovered for a minimum of seventy-five percent (75%) of its length;
- (3) Provide clear sightlines between the connecting streets;
- (4) Be open and available to the general public on a continuous basis;
- (5) Be used only for commercial frontage, outdoor seating, or open space, umbrellas, provided that no connection provided under this section shall be used for loading, vehicular parking, vehicular access, or trash storage; and
- (6) Provide an active pedestrian connection, with ground floor uses on adjacent buildings to include, but not limited to storefronts, live/work spaces and residential entrances.
- (7) A restaurant use fronting on the pedestrian connection shall be designed to not exceed a maximum width of 40 feet (40 ft.).

(b) A pedestrian connection provided in accordance with this section shall be considered as satisfying the public plaza requirement of Subtitle G § 212.1 and Subtitle C, Chapter 17.

807.3 Any portion of a new building in the MU-10/FHM zone, Square 1580, Lot 33, that abuts the public alley which runs parallel to Harrison Street N.W. shall:

- (a) Provide a minimum fifteen feet (15 ft.) landscaped setback from the lot line abutting the public alley parallel to Harrison Street, N.W., which shall not be used for loading; and

- (b) Provide from the lot line abutting the public alley parallel to Harrison Street N.W., a setback of fifty feet (50 ft.) minimum for any portion of the structure above fifty feet (50 ft.) in height.

807.4 Any portion of a new building in the MU-10/FHM zone, Square 1657, Lot 24, that abuts the public alley which runs parallel to Harrison Street, N.W. shall;

- (a) Provide a minimum fifteen feet (15 ft.) landscape setback from the lot line abutting the public alley parallel to Harrison Street, N.W, which shall not be used for loading; and
- (b) Provide from the lot line abutting the public alley parallel to Harrison Street N.W. a 1:1 setback drawn at a forty-five degree (45°) angular plane from a point sixty-five feet (65 ft.) above the lot line.

808 **ZONING COMMISSION REVIEW OF BUILDINGS, STRUCTURES, AND USES**

808.1 **For all new development or addition to an existing building with a land area of fifteen thousand square feet (15,000 sq. ft.) or greater shall be subject to review and approval by the Zoning Commission in accordance with the following provisions.**

- (a) **In addition to proving that the new development or addition to an existing building meets the provisions of Subtitle G § 806 and 807 and Subtitle X, Chapter 9, an applicant requesting approval under this section shall prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:**
 - (1) **Help implement the purpose and intent outlined in Subtitle G § 800;**
 - (2) **Be protective of lower scale residences and be in context with the surrounding neighborhood;**
 - (3) **Enhance pedestrian environments;**
 - (4) **Minimize conflict between vehicles and pedestrians;**
 - (5) **Incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of the main street character;**
 - (6) **Promote safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses;**
 - (7) **Penthouses and rooftop structures shall be subject to the regulations of Subtitle C, Chapter 15 and the height and story limitations specified in this chapter;**

- (8) Ensure development of the area meets a high level of environmental performance and incorporates sustainability best practices; and
- (9) A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three- (3)-bedroom units.
- (10) Incorporate the location of access to parking and loading, the location of service areas to recognize the proximate residential neighborhood use and context, as applicable.

808.2 Each application for review under this section will be referred to the Office of Planning, Department of Transportation, Department of Energy and Environment, and other District agencies deemed appropriate for review and comment.

808.3 ~~The Zoning Commission may hear and decide any additional requests for special exception or variance relief from the requirements of Subtitle G § 806, 807 and 809 and shall be subject to all the applicable criteria and variance standards. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.~~

808.3 At the time of filing an application with the Zoning Commission, the applicant shall pay the filing fees to the Office of Zoning pursuant to Subtitle Z, Chapter 16, plus such fees as apply to any additional zoning relief requested.

809 HISTORIC BUILDINGS

809.1 The requirements of Subtitle G §§ 806 and 807 shall not apply to any property subject to review under the Historic Landmark and Historic District Protection Act.

810 DESIGN REVIEW EXEMPTION FOR AFFORDABLE HOUSING FOR LOW AND VERY-LOW INCOME HOUSEHOLDS

810.1 Development proposals that reserve at least thirty three percent (33 %) of housing units as Affordable Housing for households that meet the low income (60% MFI) and/or very low income (30% MFI) of the and affordable to low- and low-income thresholds for the life of the building and are monitored by the Department of Housing and Community Development (DHCD), the District of Columbia Housing Finance Agency (DCHFA), or the District of Columbia Housing Authority (DCHA) administered through the Department of Housing and Community Development shall be exempted from the Zoning Commission review in Subtitle G § 808 [908 and 1008].

810.2 ~~The requirements of Subtitle G §§ 806, 807.2 and 808 shall not apply to any historic landmark.~~

811 SPECIAL EXCEPTION RELIEF

811.1 Relief may be granted from the design requirements of Subtitle G §§ 806, 807 and 808, if approved as a special exception by the Zoning Commission pursuant to

Subtitle G § 5200 and Subtitle X § 901, and provided that the design of the building that is the subject of such relief:

(a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 800; and

(b) Mitigate adverse impacts upon publicly accessible open space or public space and improvements, on or adjacent to the property that is the subject of the relief.

c. Proposed Amendments to Subtitles U, Use Permissions

Add a new Subsection 401.4 to Subtitle U, § 400, MATTER-OF-RIGHT USES (RA) of CHAPTER 4, USE PERMISSIONS RESIDENTIAL APARTMENTS ZONES, of SUBTITLE U as follows:

401.4 In the RA-2 zone, WMATA bus facility use shall be permitted as a matter of right in Square 1580, Lot 33.

d. Proposed Amendments to Subtitles U, Use Permissions Mixed Use (MU) Zones

Add a new Subsection 517.2 to Subtitle U, § 517, MATTER OF RIGHT USES (MU-USE GROUP G) of CHAPTER 5, USE PERMISSIONS MIXED USE (MU) ZONES as follows:

517.2 In the MU-10/FHM zone, WMATA bus facility use shall be permitted as a matter of right in Square 1580, Lot 33 and Square 1657, Lot 24.

e. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new: FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE

124 FRIENDSHIP HEIGHTS METRO MIXED-USE ZONE

124.1 The Friendship Heights Metro Mixed Use zone (MU-10/FHM) applies to the following square and lots and portions of lots around the Friendship Heights Metro Station:

- (e) All of Square 1579;**
- (f) Square 1580, Lot 33 except for the western portion fronting on 45th Street, N.W.;**
- (g) Square 1657, Lot 22, 24, 810 and the northern portion of Lot 26; and**
- (h) All of Square 1660.**

f. PROPOSED REZONINGS

- 6. Rezone Square 1579, Lots 0007, 0008 and 0010 from the MU-4 zone to the MU-10/FHM zone and apply the IZ+ designation;**

7. Rezone 1579, Lot 0011 from the RA-2 to the MU-10/FHM zone and apply the IZ+ designation;
8. Rezone Square 1580, Lot 33 from the MU-4 and RA-2 zones to the MU-10/FHM zone and apply the IZ+ designation;
9. Rezone Square 1657, Lot 22, 23, 24, 26, 810 from the MU-5A and RA-2 zones to the MU-10/FHM zone and apply the IZ+ designation;
10. Rezone Square 1660 from the MU-7B zone to the MU-10/FHM zone and apply the IZ+ designation.

PROPOSED MAP AMENDMENT

2. FRIENDSHIP HEIGHTS TRANSITION ZONE (RA-2)

No changes to the existing RA-2 zone development standards of Subtitle E are proposed.

PROPOSED REZONINGS

1. Rezone the R-2 zoned portion of Square 1580, Lot 0033 to the RA-2 zone and apply the IZ+ designation;
2. Rezone the R-2 zone portions of Square 1656, Lots 0009, 0807, 0808, and 0810 to the RA-2 zone and apply the IZ+ designation; and
3. Rezone the R-2 zone portions of Square 1666, Lots 0809 and 0810 to the RA-2 zone and apply the IZ+ designation.

PROPOSED MAP AND TEXT AMENDMENT

3. TENLEYTOWN METRO MIXED-USE ZONE (MU-10/TTM)

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 9, Tenleytown Metro Mixed Zone, MU-10/TTM zone as follows. The most recent amendments to address design review are in **bold/underline** and ~~strikethrough~~ text.

The general Mixed Use Zone provisions of Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - GENERAL DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

a. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new Chapter 9, TENLEYTOWN METRO MIXED-USE ZONE, MU-10/TTM in Subtitle G, MIXED USE (MU) ZONE to read as follows:

900 GENERAL PURPOSE AND INTENT

900.1 The purposes of the MU-10/TTM zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework Plan, February 2024;**
- (b) Permit mixed-use development at a high-density;**
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-10A/TTM zone as subject to IZ Plus;**
- (d) Encourage housing with units that are three (3) bedroom or more;**
- (e) Implement the design requirements of the Wisconsin Avenue Development Framework to enhance the existing strengths and identity of the commercial areas and to transform them into attractive destinations for the community;**
- (f) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (g) Establish the designated roadways as set forth in sections Subtitle G, § 901.1 as active, pedestrian-oriented commercial areas with a mix of neighborhood serving shops and services;**
- (h) Encourage walkability, connectivity and access to transit;**

(i) Complement residential and commercial uses with cultural, arts, social and entertainment uses; and

(j) Provide for a mid-block east-west connection through Square 1770.

901 DESIGNATED ROADWAYS

901.1 In the MU-10/TTM zone, the designated roadways shall be Wisconsin Avenue N.W., 40th Street, N.W./Fort Drive, N.W. Brandywine Street, N.W., Chesapeake Street, N.W., and Albemarle Street, N.W.

902 DEVELOPMENT STANDARDS

902.1 Except as specifically modified by this chapter, the MU-10 zone development standards in Subtitle G, Chapter 2 shall apply. 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.

903 DENSITY

903.1 The maximum permitted Floor Area Ratio (FAR) in the MU-10/TTM zone shall be as set forth in the following table:

TABLE G § 904.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-10/TTM	7.2 (IZ+)	4.0

904 HEIGHT

904.1 In the MU-10/TTM 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 G § 905.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Including Penthouse or Rooftop Structure (ft.)	Not or	Maximum Stories
MU-10/TTM	110		No Limit

905 LOT OCCUPANCY

905.1 In the MU-10/TTM zone, the maximum lot occupancy shall be eighty percent (80%) for residential uses.

906 GENERAL DESIGN AND USE REQUIREMENTS

906.1 In the MU-10/TTM zone, the following design requirements shall apply to all new buildings or additions to an existing building on any lot fronting onto any of the designated roadways:

- (a) Each new building or addition to an existing building shall provide a 1:1 setback of building massing drawn at a forty-five degree (45°) angular plane above a height of ninety feet (90 ft.).
 - (b) Tower projections to accentuate building corners are exempted from the setback requirements of Subtitle G § 906.1(a);
 - (c) Street level frontage along a designated roadway shall be devoted to non-residential uses;
 - (d) The ground floor level of each new building or building addition with a commercial use on the ground floor shall have a minimum height of fifteen feet (15 ft.);
 - (e) Buildings on corner lots shall be constructed to all ~~property~~ lot lines abutting a public street;
 - (f) Retail uses and other active uses should be concentrated along Wisconsin Avenue, N.W., Brandywine Street, N.W., Chesapeake Street, N.W., Albermarle Street, N.W. and 40th Street, N.W.;
 - (g) New buildings shall be ~~designed~~ built so that not less than seventy-five percent (75%) of the street wall(s) at the street level shall be constructed to the lot line abutting the street right-of-way, not including permitted projections into public space;
 - (h) For every one hundred feet (100 ft.) of uninterrupted building façade length, new buildings shall incorporate modulated and articulated building wall planes through the use of projections or recesses in accordance with the following:
 - (1) Inset balconies or recesses no less than six feet (6 ft.) in width and depth; and/or
 - (2) Projecting balconies or bays no less than four feet (4 feet) in width and depth;
 - (i) New buildings shall not preclude retail entrances every twenty-five feet (25 ft.) on average for the linear frontage of buildings abutting Wisconsin Avenue, N.W. and every forty feet (40 ft.) for other commercial uses along the other designated roadways; and
 - (j) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.
- 906.2** Each space devoted to a non-residential use with frontage on a designated roadway shall have an individual public entrance directly at grade with the public sidewalk along that roadway.

906.3 The ground floor of new buildings fronting on the 4500 block of Wisconsin Avenue, N.W. shall be designed for the following non-residential uses and a minimum of 50% of the gross floor area of the ground floor of each new building shall be devoted to these uses:

- (a) Animal sales, care, and boarding;
- (b) Arts, design, and creation;
- (c) Daytime Care;
- (c) Eating and drinking establishments;
- (d) Entertainment, assembly, and performing arts;
- (e) Financial and general services; and
- (f) Retail.

906.4 Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue NW, but rather from the alley where an alley exists or side streets. Trash and recycling rooms shall be located internal to the building.

906.5 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 Wisconsin Avenue, N.W. right-of-way and shall be screened along Wisconsin Avenue with designated uses;

907 **SPECIFIC DESIGN REQUIREMENTS**

907.1 In addition to the provisions of Subtitle G § 906, any new development or expansion in the specific squares and lots as set forth below, shall meet the following additional design requirements.

907.2 In the MU-10/TTM zone, any new development in Square 1770, shall provide an east-west pedestrian connection between Wisconsin Avenue N.W. and 40th Street/Fort Drive, N.W. in accordance with the following:

- (a) A pedestrian connection provided in accordance with this section shall:
 - (1) Be located at a midblock location that is south of the intersection of Wisconsin Avenue, N.W. and River Road, N.W.;
 - (2) Be a minimum of twenty feet (20 ft.) wide;
 - (2) Be uncovered for a minimum of seventy-five percent (75%) of its length;
 - (3) Provide clear sightlines between the connecting streets;

- (4) Be open and available to the general public on a continuous basis; and
 - (5) Be used only for commercial frontage, outdoor seating, or open green space. No connection provided under this section shall be used for loading, vehicular parking, vehicular access, or trash storage.
- (b) A development that provides a pedestrian ~~connection~~connection in accordance with this section shall be exempt from the public plaza requirement of Subtitle G § 212.1 and Subtitle C, Chapter 17.

908 ZONING COMMISSION REVIEW OF BUILDINGS, STRUCTURES, AND USES

908.1 For all new development or addition to an existing building with a land area of fifteen thousand square feet (15,000 sq. ft.) or greater shall be subject to review and approval by the Zoning Commission in accordance with the following provisions.

- (a) In addition to proving that the new development or addition to an existing building meets the provisions of Subtitle G § 906 and 907 and Subtitle X, Chapter 9, an applicant requesting approval under this section shall prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:
- (1) Help implement the purpose and intent outlined in Subtitle G § 900;
 - (2) Be protective of lower scale residences and be in context with the surrounding neighborhood;
 - (3) Enhance pedestrian environments;
 - (4) Minimize conflict between vehicles and pedestrians;
 - (5) Incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of the main street character;
 - (6) Promote safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses;
 - (7) A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three (3)-bedroom units.
 - (8) Penthouses and rooftop structures shall be subject to the regulations of Subtitle C, Chapter 15 and the height and story limitations specified in this Chapter;
 - (8) Ensure development of the area meets a high level of environmental performance and incorporates sustainability best practices; and

- (9) Incorporate the location of access to parking and loading, the location of service areas to recognize the proximate residential neighborhood use and context, as applicable.

908.2 Each application for review under this section will be referred to the Office of Planning, Department of Transportation, Department of Energy and Environment, and other District agencies deemed appropriate for review and comment.

~~908.3 The Zoning Commission may hear and decide any additional requests for special exception or variance relief from the requirements of Subtitle G § 906, 907 and 908 and shall be subject to all the applicable criteria and variance standards. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.~~

908.3 At the time of filing an application with the Zoning Commission, the applicant shall pay the filing fees to the Office of Zoning pursuant to Subtitle Z, Chapter 16, plus such fees as apply to any additional zoning relief requested.

909 HISTORIC BUILDINGS

909.1 The requirements of Subtitle G §§ 907 and 908 shall not apply to any property subject to review under the Historic Landmark and Historic District Protection Act.

910 DESIGN REVIEW EXEMPTION FOR AFFORDABLE HOUSING FOR LOW AND VERY-LOW INCOME HOUSEHOLDS

910.1 Development proposals that reserve at least thirty three percent (33 %) of housing units as Affordable Housing for households that meet the low income (60% MFI) and/or very low income (30% MFI) of the and affordable to low- and low-income thresholds for the life of the building and are monitored by the Department of Housing and Community Development (DHCD), the District of Columbia Housing Finance Agency (DCHFA), or the District of Columbia Housing Authority (DCHA) administered through the Department of Housing and Community Development shall be exempted from the Zoning Commission review in Subtitle G § 907 and 908.

~~910.2 The requirements of Subtitle G §§ 906, 907.2 and 908 shall not apply to any historic landmark.~~

911 SPECIAL EXCEPTION RELIEF

911.1 Relief may be granted from the pedestrian connection requirements of Subtitle G § 907 if approved as a special exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200, and provided it is demonstrated that one of the following circumstances exist:

- (a) The location of the proposed development within Square 1770 would not result in a pedestrian connection that is consistent Subtitle G § 907.2(a)(1); and

- (b) The lot(s) comprising the development site have a change in grade between Wisconsin Avenue, N.W. and 40th Street/Fort Drive, N.W. that would require substantial stairs, ramps, or other means of vertical circulation within the pedestrian connection.**

911.2 The Zoning Commission may hear and decide requests for special exception relief pursuant to Subtitle G § 5200 and Subtitle X § 901 from the requirements of Subtitle G § 906, 907 908 and provided that the design of the building that is the subject of such relief;

- (a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 900; and**
- (b) Mitigate adverse impacts upon publicly accessible, open space, public space and improvements, or other public amenities.**

911.3 Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

~~910.3 Relief may be granted from the design requirements of Subtitle G §§ 906 and 907 if approved as a special exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200, and provided that the design of the building that is the subject of such relief;~~

- ~~(a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 900; and~~**
- ~~(b) Mitigate adverse impacts upon publicly accessible, open space, public space and improvements, or other public amenities.~~**

~~910.4 Relief may be granted from the pedestrian connection requirements of Subtitle G § 907 if approved as a special exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200, and provided is demonstrated that one of the following circumstances exist:~~

- ~~(a) The location of the proposed development within Square 1770 would not result in a pedestrian connection that is consistent Subtitle G § 907.2(a)(1); and~~**
- ~~(b) The lot(s) comprising the development site have a change in grade between Wisconsin Avenue, N.W. and 40th Street/Fort Drive, N.W. that would require substantial stairs, ramps, or other means of vertical circulation within the pedestrian connection.~~**

II. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new TENLEYTOWN METRO MIXED-USE ZONE

126 TENLEYTOWN METRO MIXED-USE ZONE

126.1 The Tenleytown Metro Mixed Use zone (MU-10/TTM) applies to a geographic area around the Tenleytown Metro Station comprised of the following squares and lots:

(b) Squares 1770 and 1769.

III. Proposed Rezonings

5. Rezone Square 1770 from the MU-7B zone to the MU-10/TTM zone and apply the IZ+ designation; and
6. Rezone Square 1769, from the MU-4 zone to the MU-10/TTM zone and apply the IZ+ designation.

Proposed Map and Text Amendment

4. WISCONSIN AVENUE MIXED-USE ZONE (MU-8A/WA)

The proposed amendments to the text of the Zoning Regulations is to create a new Chapter 10 Wisconsin Avenue Mixed-Use Zone, MU-8A/WA zone as follows. Amendments to reflect a design review process are noted in **bold/underline and ~~striketrough~~** text.

The general Mixed Use Zone provisions of Subtitle G CHAPTER 1 – INTRODUCTION TO MIXED-USE (MU) ZONES, and CHAPTER 2 - DEVELOPMENT STANDARDS FOR MIXED-USE (MU) 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.

a. Proposed Amendments to Subtitle G, MIXED-USE (MU) ZONES

A new Chapter 10, WISCONSIN AVENUE MIXED-USE ZONE, MU-8A/WA, in Subtitle G, MIXED USE (MU) ZONE to read as follows:

CHAPTER 10 WISCONSIN AVENUE MIXED-USE ZONE — MU-8A/WA

1000 PURPOSE AND INTENT

1000.1 The purposes of the MU-8A/WA zone shall be those of the MU zones, as set forth in Subtitle G § 101, and the following:

- (a) Implement the policies and goals of the Wisconsin Avenue Development Framework, February 2024;**
- (b) Permit mixed-use development at a medium-density;**
- (c) Allow and encourage residential development and a greater range of resident diversity to advance the District’s housing equity goals, and by mapping the MU-8A/WA zone as subject to IZ Plus;**
- (d) Encourage housing with units that are three (3) bedroom or more;**
- (e) Encourage sustainable, well designed, new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (f) Encourage walkability, connectivity and access to transit; and**
- (g) Complement residential and commercial uses with cultural, arts, social and entertainment uses.**

1001 DEVELOPMENT STANDARDS

1001.1 Except as specifically modified by this chapter, the MU-8A zone development standards in Subtitle G, Chapter 2 shall apply. 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.

1002 DENSITY

1002.1 In the MU-8A/WA zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:

TABLE G § 1002.1: MAXIMUM PERMITTED FLOOR AREA RATIO		
Zone	Zone Maximum Total FAR	Maximum Non-Residential FAR
MU-8A/WA	5.4 (IZ+)	1.0

1003 HEIGHT

1003.1 In the MU-8A/WA 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 G § 1003.1: MAXIMUM HEIGHT AND NUMBER OF STORIES			
Zone	Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)	Maximum Stories	
MU-8A/WP	75	No Limit	

1004 REAR YARD

1004.1 In the MU-8A/WA zone, no minimum rear yard is required on properties adjacent to a MU zone.

1004.2 A minimum twelve feet (12 feet) rear yard is required abutting a R or RF-1 zone and a six feet (6 ft.) step back above forty-five feet (45 ft.) of building height. On properties abutting an alley adjacent to a R or RF-1 zone the six feet (6 ft.) step back should be provided above fifty five feet (55 ft.) of building height.

1005 SIDE YARD

1005.1 In the MU-8A/WA, 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.).

1006 LOT OCCUPANCY

1006.1 In the MU-8A/WA zone, the maximum permitted lot occupancy, shall be 80% for residential uses.

1007 GENERAL DESIGN AND USE REQUIREMENTS

1007.1 In the MU-8A/WA zone, the following design requirements shall apply to new buildings or additions on any lot fronting onto Wisconsin Avenue, N.W.

- (a) Each new building or addition to an existing building shall provide a step-back of six feet (6 ft.) minimum from the property line measured:

 - (i) From a point forty-five feet (45 ft.) above grade when directly abutting a low-density residential zone; or
 - (ii) From a point fifty five feet (55 ft.) above grade when abutting an alley and a low-density residential zone;
- (b) Retail entrances shall face Wisconsin Avenue N.W; however, other uses could include storefronts, live/work residential, office, and other active ground floor uses;
- (c) Along Wisconsin Avenue, N.W. 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;
- (d) New buildings shall be designed so as not to preclude an entrance every thirty feet (40 ft.) on average for the linear frontage of the building;
- (e) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass;
- (f) Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each new building shall have clear or clear/low emissivity glass. Mirrored, tinted or spandrel glass should be excluded.
- (g) Each new building entrance with frontage on Wisconsin Avenue, N.W. shall have individual public entrance directly at grade with the public sidewalk;
- (h) On a corner lot that fronts onto both Wisconsin Avenue, N.W. and a side street, any entrance to residential portions of the building shall be located on the side street;
- (i) Buildings on corner lots shall be constructed to all property lot lines abutting a public street;
- (j) Vehicle parking, loading and trash collection shall not be accessed from Wisconsin Avenue, N.W., but rather from the alley where an alley exists or side streets. Trash and recycling rooms shall be located internal to the building and accessible from the alley or side street; and located at grade level of the building.
- (k) 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 Wisconsin Avenue, N.W. right-of-way and shall be screened along Wisconsin Avenue, N.W. with designated uses.

1008 HISTORIC BUILDINGS

1008.1 The requirements of Subtitle G 1007 shall not apply to any property subject to review under the Historic Landmark and Historic District Protection Act.

1009 ZONING COMMISSION REVIEW OF BUILDING STRUCTURES and USES

1009.1 For all new development or addition to an existing building with a land area of fifteen thousand square feet (15,000 sq. ft.) or greater shall be subject to review and approval by the Zoning Commission in accordance with the following provisions.

(a) In addition to proving that the new development or addition to an existing building meets the provisions of Subtitle G § 1006 and 1007 and Subtitle X, Chapter 9, an applicant requesting approval under this section shall prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:

- (1) Help implement the purpose and intent outlined in Subtitle G § 1000;**
- (2) Be protective of lower scale residences and be in context with the surrounding neighborhood;**
- (3) Enhance pedestrian environments;**
- (4) Minimize conflict between vehicles and pedestrians;**
- (5) Incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of the main street character;**
- (6) Promote safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses;**
- (7) A minimum of twenty-five percent (25%) of the total IZ set-aside requirement shall be three (3)-bedroom units.**
- (8) Penthouses and rooftop structures shall be subject to the regulations of Subtitle C, Chapter 15 and the height and story limitations specified in this Chapter;**
- (9) Ensure development of the area meets a high level of environmental performance and incorporates sustainability best practices; and**
- (10) Incorporate the location of access to parking and loading, the location of service areas to recognize the proximate residential neighborhood use and context, as applicable.**

1009.2 Each application for review under this section will be referred to the Office of Planning, Department of Transportation, Department of Energy and

Environment, and other District agencies deemed appropriate for review and comment.

~~1008.3 The Zoning Commission may hear and decide any additional requests for special exception or variance relief from the requirements of Subtitle G § 1006 and 1007 shall be subject to all the applicable criteria and variance standards. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.~~

1009.3 Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

1009.4 At the time of filing an application with the Zoning Commission, the applicant shall pay the filing fees to the Office of Zoning pursuant to Subtitle Z, Chapter 16, plus such fees as apply to any additional zoning relief requested.

1010 DESIGN REVIEW EXEMPTION FOR AFFORDABLE HOUSING FOR LOW AND VERY LOW INCOME HOUSEHOLDS

1010.1 Development proposals that reserve at least thirty three percent (33 %) of housing units as Affordable Housing for households that meet the low income (60% MFI) and/or very low income (30% MFI) of the and affordable to low- and low-income thresholds for the life of the building and are monitored by the Department of Housing and Community Development (DHCD), the District of Columbia Housing Finance Agency (DCHFA), or the District of Columbia Housing Authority (DCHA) administered through the Department of Housing and Community Development shall be exempted from the Zoning Commission review in Subtitle G § 1009.

~~1009.2 The requirements of Subtitle G §§ 1006, 1007.2 and 1008 shall not apply to any historic landmark.~~

1010.2 Relief may be granted from the specific design requirements of Subtitle G § 1007 and § 1009, if approved as a Special Exception by the Zoning Commission pursuant to Subtitle X § 901 and Subtitle G § 5200 provided that the project;

- (a) Is not inconsistent with the applicable design goals of the Wisconsin Avenue Development Framework and the Purpose and Intent statements of Subtitle G § 1000; and**
- (b) Mitigate adverse impacts upon publicly accessible open space, public space and improvements, or other public amenities.**

b. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES

Add new: **WISCONSIN AVENUE MIXED-USE ZONE**

127 WISCONSIN AVENUE MIXED-USE ZONE

127.1 The Wisconsin Avenue Mixed Use zone (MU-8A/WA) applies to the following square and lots:

- (v) The MU-4 zoned portions of Square 1655, Lots 8, 11, 14 and 807;**

- (w) The MU-4 zoned portions of Square 1656, Lots 9, 808 and 809;
- (x) Square 1659, Lots 1 and 2;
- (y) Square 1665, Lots 10, 11, 801 and 802;
- (z) The MU-4 zoned portion of Square 1666, Lots 804, 812 and 813;
- (aa) Square 1668, Lot 1;
- (bb) Square 1669, Lots 27, 34, 35, 36 and 805;
- (cc) The MU-7B zoned portion of Square 1729, Lot 7 and a portion of the Lot 808;
- (dd) Square 1730, Lots 15, 16, 17 and 807;
- (ee) Square 1731, Lots 2 and 3;
- (ff) Square 1732, Lot 54;
- (gg) The MU-4 zoned Lots 7, 18, 19, 20, 21, 817, 818, 827, 835, 836 and 839 in Square 1733;
- (hh) Square 1780, Lots 20, 24 and 820;
- (ii) Square 1783, Lots 1 and 804;
- (jj) Square 1784, Lots 14, 17 and 18;
- (kk) Square 1785, Lots 9, 14, 17, 18, 801, 802 and 803;
- (ll) Square 1786, Lots 6, 7, 8, 9, 810 and a portion of Lot 10;
- (mm) Square 1789, Lots 801, 802, and 803
- (nn) Square 1823, Lots 802, 803, 804, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 819, 820, 821, and 7000 to 7011;
- (oo) Square 1829, Lots 55 and 56; and
- (pp) Square 1831, Lot 37.

c. PROPOSED REZONINGS

Apply the IZ+ designation to all the following areas:

- 22. Rezone the MU-4 zoned portions of Square 1655, Lots 8, 11, 14 and 807 to the MU-8A/WA zone.
- 23. Rezone the MU-4 zoned portions of Square 1656, Lots 9, 808 and 809 to the MU-8A/WA zone.
- 24. Rezone Square 1659, Lots 1 and 2 from the MU-4 to the MU-8A/WA zone.
- 25. Rezone Square 1665, Lots 10, 11, 801 and 802 from the MU-4 to the MU-8A/WA zone.
- 26. Rezone Square 1666, Lots 804 and 808 from the MU-4 to the MU-8A/WA zone.
- 27. Rezone Square 1668, Lot 1 from the MU-4 to the MU-8A/WA zone.
- 28. Rezone Square 1669, Lots 27, 34, 35, 36 and 805 from the RF-1 and MU-4 zones to the MU-8A/WA zone.
- 29. Rezone portions of Lot 7 and Lot 808 in Square 1729 from the R-1B and the MU-7B zones to the MU-8A/WA zone.
- 30. Rezone Square 1730, Lots 15, 16, 17 and 807 from the RA-1, MU-3A and MU-7B zones to the MU-8A/WA zone.
- 31. Rezone Square 1731, Lots 2 and 3 from the MU-7B zone to the MU-8A/WA zone.
- 32. Rezone Square 1732, Lot 54 from the MU-4 zone to the MU-8A/WA zone.

33. Rezone Square 1733, Lots 7, 18, 19, 20, 21, 817, 818, 827, 835, 836 and 839 from the MU-4 zones to the MU-8A/WA zone.
34. Rezone Square 1780, Lots 20, 24 and 820 from the R-1-B and MU-3A zones to the MU-8A/WA zone.
35. Rezone Square 1783, Lots 1 and 804 from the MU-3A zone to the MU-8A/WA zone.
36. Rezone Square 1784, Lots 14, 17 and 18 from the MU-3A zone to the MU-8A/WA zone.
37. Rezone Square 1785, Lots 9, 14, 17, 18, 801, 802 and 803 from the MU-3A zone to the MU-8A/WA zone.
38. Rezone Square 1786, Lots 6, 7, 8, 9, 810 and the eastern portion of Lot 10 from the MU-4 zone to the MU-8A/WA zone.
39. Rezone Square 1789, Lots 801, 802, and 803 from the MU-4 zone to the MU-8A/WA zone.
40. Rezone Square 1823, Lots 802, 803, 804, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 819, 820, 821 and 7000 - 7011 from the MU-5A to the MU-8A/WA zone.
41. Rezone Square 1829, Lots 55 and 56 from the MU-4 zone to the MU-8A/WA zone.
42. Rezone Square 1831, Lot 37 from the MU-4 zone to the MU-8A/WA zone.