

Memorandum

Government of the District of Columbia

TO: Joseph F. Bottner
Acting Zoning Administrator

Department, OP
Agency, Office: Zoning Secretariat

FROM: Edward L. Curry *ELC*
Executive Director

Date: October 13, 1987

SUBJECT: Pending Zoning Commission Hearing to Consider Amendment of the Zone District Classification of Certain Areas in Cleveland Park and Woodley Park. (Z.C. Case No. 86-26)

This will serve to inform you that on October 1, 1987, at 9:24 P.M., the Zoning Commission for the District of Columbia decided to hold hearings to consider amendment of the zone district classification of certain areas as follows:

1. Change to R-3 those lots in Squares 1872, 1875, and 1876 which are currently zoned R-5-C;
2. Change to R-5-C those lots in Square 2039 which are currently zoned R-1-A;
3. Change to C-2-B/WP (Woodley Park Commercial Overlay) those lots in Square 2204 which are currently zoned C-2-B;
4. With respect to lots 137 and 138 in Square 2204, consider alternatively a change to R-4;
5. Change to C-2-A/WP (Woodley Park Commercial Overlay) those lots in Squares 2202 and 2203 which are currently zoned C-2-A; and
6. Change to C-2-A/CP (Cleveland Park Commercial Overlay) those lots in Squares 2218, 2219, 2222, 2068, and 2069 which are currently zoned C-2-A.

A copy of the text for the Woodley Park and Cleveland Park Commercial Overlay Zones is attached. The copy incorporates editorial revisions which the Zoning Commission approved at a special meeting on October 5, 1987.

Attachment
bottner1/BJW24

ZONING COMMISSION
CASE No. 86-26
EXHIBIT No. 93
ZONING COMMISSION
District of Columbia
CASE NO. 86-26
EXHIBIT NO. 93

CHAPTER 13 WOODLEY PARK COMMERCIAL OVERLAY (WP) DISTRICT

1300 GENERAL PROVISIONS

1300.1 The Woodley Park Commercial Overlay District is applied to a compact geographic area surrounding the Woodley Park/Zoo Metrorail station, comprising those Lots zoned C-2-A in Squares 2202 and 2203, and those Lots zoned C-2-B in Square 2204.

1300.2 The purposes of the District are:

1300.21 To encourage a scale of development, a mixture of building uses, and other attributes such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be as generally required by the Comprehensive Plan;

1300.22 To encourage retention and establishment of a variety of retail, entertainment and personal service establishments, predominantly in a continuous pattern at ground level, so as to meet the needs of the surrounding area's residents, workers, and visitors;

1300.23 To limit the maximum permitted height of new buildings so as to encourage a general compatibility in scale between new and older buildings; and

1300.24 To provide for safe and efficient pedestrian movement by reducing conflicts between pedestrian and vehicular traffic, so as to improve access to retail services, the Metrorail station, and other uses in the area.

1300.3 The Woodley Park Commercial Overlay (WP) District is mapped in combination with the underlying Commercial zone districts and not instead of the underlying districts.

1300.4 All uses, buildings and structures permitted in accordance with this chapter, and the appropriate regulations of the underlying district with which the mapped WP district is combined, shall be permitted in the combined districts.

1300.5 All restrictions and prohibitions provided with respect to either of the districts combined in accordance with this chapter shall also apply, except as specifically modified by this chapter.

1301 USE, HEIGHT, AREA AND ACCESS REGULATIONS

1301.1 The maximum permitted height of buildings in the WP Overlay District shall be 50 feet.

1301.2 No hotel, inn or fast food restaurant shall be permitted in the WP overlay district.

1301.3 No drive-through accessory to any use shall be permitted in the WP Overlay District.

1301.4 Any building occupying or constructed on a lot fronting on Connecticut Avenue, Calvert Street or 24th Street shall provide retail and service establishments on the ground level according to the following requirements:

1301.41 The permitted uses for the purposes of this provision only shall be as allowed in the C-1 District in Subsections 701.1, 701.4 and 701.6(b) of this title; and those uses permitted in C-2 Districts as enumerated in Subsection 721.2(d), (h), (k), (l), (o), (p), (v), and (w); Subsection 721.3(a), (b), (f), (g), (h), (i), (j), (l), (m), (n), (o), (p), and (q); and Subsection 721.6(b). In those parts of the affected building and lot other than as delineated for purposes of this provision the normal C-1 and C-2 use provisions shall apply.

1301.42 Such uses shall occupy no less than 25 percent of the net floor area of the ground level of the building, i.e., that floor which is nearest in grade elevation to the sidewalk.

1301.43 In a newly constructed building the permitted uses identified in 1301.41 shall occupy no less than 50 percent of the net floor area of the ground level of the building, and no more than 20 percent of the ground level floor area shall be devoted to banks, loan offices, other financial institutions, travel agencies, or other ticket offices.

1301.5 Restaurants, fast food restaurants, delicatessens, carry-outs, or other similar eating or drinking establishments, shall occupy no more than 25 percent of the linear street frontage within the WP Overlay District, as measured along the lots facing Connecticut Avenue, Calvert Street and 24th Street, N.W.

1301.6 Within the area of the WP Overlay District, the provisions of Subsection 2117.8(c)(1) are modified as follows:

1301.61 No driveway providing access from Connecticut Avenue to required parking spaces or loading berths shall be permitted in the WP Overlay District.

1302 EXCEPTIONS

1302.1 Exceptions, or waivers, from the requirements of the Woodley Park Commercial Overlay District shall only be permitted if granted by the Board of Zoning Adjustment after public hearing, based on the following criteria:

1302.2 The excepted use, building or feature at the size, intensity and location proposed, will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, will not adversely affect neighboring property, and will be in general conformity with the stated purposes of the WP Overlay District.

1302.3 Exceptional circumstances exist, pertaining to the property itself or to economic or physical conditions in the immediate area, which justify the exception or waiver.

1302.4 Vehicular access and egress are located and designed so as to minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic conditions.

1302.5 The Board may impose requirements pertaining to design, appearance, signs, size, landscaping and other such requirements as it shall deem necessary to protect neighboring property and to achieve the purposes of the WP Overlay District.

CHAPTER 14 CLEVELAND PARK COMMERCIAL OVERLAY (CP) DISTRICT

1400 GENERAL PROVISIONS

1400.1 The Cleveland Park Commercial Overlay District is applied to a compact geographic area surrounding the Cleveland Park Metrorail station and within the Cleveland Park Historic District, comprising those lots zoned C-2-A in Squares 2218, 2219, 2222, 2068 and 2069.

1400.2 The purposes of the District are:

1400.21 To encourage a scale of development, a mixture of building uses, and other attributes such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be as generally required by the Comprehensive Plan and compatible with the Historic Preservation Act, D.C. Law 2-144;

1400.22 To encourage retention and establishment of a variety of retail, entertainment and personal service establishments, predominantly in a continuous pattern at ground level, so as to meet the needs of the surrounding area's residents, workers, and visitors;

1400.23 To limit the maximum permitted height of new buildings so as to encourage a general compatibility in scale between new and older buildings;

1400.24 To provide for safe and efficient pedestrian movement by reducing conflicts between pedestrian and vehicular traffic, so as to improve access to retail services, the Metrorail station, and other uses in the area; and

1400.25 To provide for retention of existing housing within the CP Overlay District, so as to help meet the need for affordable housing, to enhance pedestrian activity, safety, and consumer support for businesses in the commercial area.

1400.3 The Cleveland Park Commercial Overlay (CP) District is mapped in combination with the underlying Commercial zone districts and not instead of the underlying districts.

1400.4 All uses, buildings and structures permitted in accordance with this chapter, and the appropriate regulations of the underlying district with which the mapped CP district is combined, shall be permitted in the combined districts.

1401 USE, HEIGHT, AREA AND ACCESS REGULATIONS

1401.1 Any new building or expansion of an existing building shall be restricted to a maximum height not to exceed two times the height of the lowest existing building on an abutting lot fronting on the same street as the lot being built upon and not separated from the latter by a street or alley. (Advertise in the alternative: 1401.1 The maximum permitted height of buildings in the CP Overlay District shall be 40 feet.)

1401.2 No drive-through accessory to any use shall be permitted in the CP Overlay District.

1401.3 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, however, that this restriction shall not apply to the ground floor of the building, i.e., that floor which is nearest in grade elevation to the sidewalk.

1401.4 Any building occupying or constructed on a lot fronting on Connecticut Avenue or Macomb, Newark, Ordway or Porter Street, N.W., shall provide retail and service establishments on the ground level according to the following requirements:

1401.41 The permitted uses for the purposes of this provision only shall be as allowed in the C-1 District in Subsection 701.1, 701.4 and 701.6(b) of this title; and those uses permitted in C-2 Districts as enumerated in Subsection 721.2(d), (h), (k), (l), (o), (p), (v), and (w); Subsection 721.3(a), (b), (f), (g), (h), (i), (j), (l), (m), (n), (o), (p), and (g); and Subsection 721.6(b). In those parts of the affected building and lot other than as delineated for purposes of this provision the normal C-1 and C-2 use provisions shall apply.

1401.42 Such uses shall occupy no less than 25 percent of the net floor area of the ground level of the building, i.e., that floor which is nearest in grade elevation to the sidewalk.

1401.43 In a newly constructed building the permitted uses identified in 1401.41 shall occupy no less than 50 percent of the net floor area of the ground level of the building, and no more than 20 percent of the ground level floor area shall be devoted to banks, loan offices, other financial institutions, travel agencies, or other ticket offices.

1401.5 Restaurants, fast food restaurants, delicatessens, carry-outs, or other similar eating or drinking establishments, shall occupy no more than 25 percent of the linear street frontage within the CP Overlay District, as measured along the lots facing Connecticut Avenue and Macomb, Newark, Ordway and Porter Streets, N.W.

1401.6 Within the area of the CP Overlay District, the provisions of Subsection 2117.8(c)(1) are modified as follows:

1401.61 No driveway providing access from Connecticut Avenue to required parking spaces or loading berths shall be permitted in the CP Overlay District.

1402 EXCEPTIONS

1402.1 Exceptions, or waivers, from the requirements of the Cleveland Park Commercial Overlay District shall only be permitted if granted by the Board of Zoning Adjustment after public hearing, based on the following criteria:

1402.11 The excepted use, building or feature at the size, intensity and location proposed, will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, will not adversely affect neighboring property, and will be in general conformity with the stated purposes of the CP Overlay District.

1402.12 Exceptional circumstances exist, pertaining to the property itself or to economic or physical conditions in the immediate area, which justify the exception or waiver.

1402.13 Vehicular access and egress are located and designed so as to minimize conflict with principal