

## **EXHIBIT B**

### **PROPOSED TEXT AMENDMENTS TO SUBTITLE A AND SUBTITLE K**

#### **SUBTITLE A**

##### **301 BUILDING PERMITS**

301.3 Except as provided in the building lot control regulations for Residence Districts in Subtitle C and § 5 of An Act to amend an Act of Congress approved March 2, 1893, entitled “An Act to provide a permanent system of highways in that part of the District of Columbia lying outside of cities,” and for other purposes, approved June 28, 1898 (30 Stat. 519, 520, as amended; D.C. Official Code § 9-101.05, a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record; except a building permit may be issued for:

- (a) Buildings and structures related to a fixed right-of-way mass transit system approved by the Council of the District of Columbia;
- (b) Boathouse, yacht club, or marina that fronts on a public body of water, is otherwise surrounded by public park land, and is zoned MU-11;
- (c) Any combination of commercial occupancies separated in their entirety, erected, or maintained in a single ownership shall be considered as one (1) structure;
- (d) Trapeze school and aerial performing arts center to be constructed pursuant to Subtitle K;
- (e) A structure in the USN zone to be constructed on an air rights lot that is not a lot of record;
- (f) Buildings and structures approved as part of a campus or private school plan or medical campus plan; **and**
- (g) Playing fields and associated accessory structures to support such fields and, if permitted by the Zoning Commission, an unenclosed pavilion, on the unzoned property comprising and abutting the Robert F. Kennedy Memorial Stadium, subject to Subtitle A § 209.2(c); **and**
- (h) **Buildings and structures within the SEFC-4 Zone District pursuant to Subtitle K, Chapter 2.**

## **SUBTITLE K**

### **200 GENERAL PROVISIONS (SEFC)**

- 200.6 The SEFC-4 zone provides for a five (5) acre minimum public park along the Anacostia River, with ~~a defined retail area~~ **defined areas for retail, cultural, education, and institutional uses** to serve residents of the neighborhood and the District of Columbia.
- 200.7 Additional objectives for the SEFC-4 zones are to:
- (a) Encourage open space;
  - (b) Promote a lively, interactive waterfront environment;
  - (c) Discourage parking;
  - (d) Provide a development area for retail, ~~and cultural,~~ **educational, and institutional** uses;
  - (e) Provide an open space area, intended to be the site of open space recreation use as well as limited uses that are directly waterfront dependent; and
  - (f) Allow for a continuous publicly-accessible pedestrian and bicycle trail along and adjacent to the waterfront as part of the Anacostia Waterfront Trail system.
- 200.8 The SEFC-4 zone is divided into two geographic areas:
- (a) SEFC-4 development area, consisting of **(1) the northeastern portion of the SEFC-4 zone, specifically the existing Building 173 and that portion of the SEFC-4 zone located directly to the east of Building 173, north of a line extending east from the south elevation of Building 173, and (2) the far eastern portion of the SEFC-4 zone that is immediately south of the Washington Navy Yard and is identified in the Southeast Federal Center Master Plan as Parcel P3;** and
  - (b) SEFC-4 open space area, consisting of all property within the SEFC-4 zone that is located outside of the development area.
- 200.9 Notwithstanding the subdivision requirements of Subtitle C § 302, two (2) or more principal buildings or structures may be erected as a matter-of-right on a single ~~subdivided~~ lot within the SEFC-4 zone provided that such principal buildings or structures comply with all other theoretical lot subdivision requirements of Subtitle C § 305, **except that the maximum permitted density for the SEFC-4 zone District shall be aggregated across the entire SEFC-4 zone and allocated to each theoretical lot in any manner so long as the maximum permitted density set forth in Subtitle K § 230 is not exceeded.**

**230 DENSITY – FLOOR AREA RATIO (FAR) (SEFC-4)**

~~230.5 Two (2) or more lots, whether contiguous or non-contiguous, within the SEFC-4 zone may be combined for the purposes of allocating density as provided for and limited by Subtitle K § 230.7, in accordance with the procedures outlined in Subtitle K § 240.~~

~~230.6 A lot or lots in the SEFC-4 development area may receive and use density allocated from a lot or lots in the SEFC-4 open space area, subject to all other applicable area restrictions. If a single lot is included within both geographic areas, the portion of the lot in the SEFC-4 development area may use the unused density from the portion of the lot in the SEFC-4 open space area.~~

**239 USE PERMISSIONS (SEFC-4)**

239.1 Within the SEFC-4 development area, use permissions, including uses permitted as a matter of right, as a special exception, and as an accessory use, and uses not permitted shall be in accordance with the provisions of MU-Use Group B, as prescribed in Subtitle U §§ 505 and 506. In addition, the following uses shall be permitted if reviewed and approved by the Zoning Commission in accordance with the standards specified in Subtitle K § 241 and procedures specified in Subtitle K § 242:

(a) Education;

(b) Institutional; and

(c) Eating and drinking establishments.