

MEMORANDUM

TO: Zoning Commission
FROM: ^{JLS} Jennifer Steingasser, Deputy Director, Historic Preservation and Development Review
DATE: September 7, 2018
SUBJECT: Zoning Commission Case No. 18-
Proposed Amendment to Change Certain Zone Names

OP RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission set down the following proposed zone name changes for a public hearing. The proposed name changes will be reflected both in the zoning regulations and on the zoning map.

There are no substantive changes proposed to any of the development standards, uses or other permissions.

BACKGROUND

At the time of adoption of the 2016 Zoning Regulations (ZR16) the Office of Planning agreed to monitor the use and functionality of the new regulations. One of the issues of concern raised at the public hearings was the change to the zone names and the removal of the geographic identification provided through the overlays within the 1958 regulations. The Zoning Commission acknowledged that concern and included the geographic identifiers in the chapter names for the applicable zones. The Commission, along with other members of the public also expressed concerns about the volume of the ZR16 regulations, which is partially the result of repeating the total development standards for each single zone.

Changing certain zone names will create a familiar and direct link to the common base zone and include the Geographic Identifiers formerly used in the 1958 overlays.

The proposed new names will result in specific benefits:

- Present a naming scheme familiar to the previous 1958 base zone plus overlay scheme;
- Reduce duplication of development standards:
The primary development standards will be located within the base zone chapter and only those standards that are different will be detailed in the modified zone chapter;

Example:

	ZR 2016	Proposed 2018
R-3	R-17	R-3/FB
Purpose and Intent	Purpose and Intent	Purpose and Intent
Development Standards	Development Standards	-----
Density- Lot Dimension	Density- Lot Dimension	-----
Height	Height	-----
Lot Occupancy	Lot Occupancy	-----
Front Setback	Front Setback	-----
Rear Yard	Rear Yard	-----
Side Yard	Side Yard	-----
Pervious Surface	Pervious Surface	-----
	Miscellaneous	Miscellaneous
Use Permissions	Use Permissions	-----

In the above example, the new name, R-3/FB would replace the R-17; within the R-3/FB chapter only the section that differs from the base R-3 zone would be listed, and would be applied in combination with the R-3 standards thus the chapter is more focused and the volume of the regulations is streamlined.

- Easier understanding of the relationship between zones especially zones within the same base zone (i.e. all the R-1B share the same general standards);
- Easier understanding of the relationship between the geographically modified zones especially as seen on a zoning map (i.e. all the CAP zones will be easily identified).
- The overall naming structure will still accommodate the creation of new city-wide zones (i.e. MU-3A and MU-3B), new neighborhood specific zones (i.e. MU-4/CAP and RF-1/CAP) and project specific zones (i.e. USN).
- Less Opportunity for Error: No longer need the long running list, amendments can be made once to the base zone.

The new zone names will be very familiar, especially in the Residential zones, address the concerns expressed at the zoning hearings and those of the Zoning Commission, provide continuity within the text, visual continuity on a zoning map, and still provide the organizational clarity intended by the ZR16.

The proposed new names are listed in the right column.

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
Subtitle D - Residential House (R)		
R-1A	R-1A	
R-1-B	R-1-B	
R-2	R-2	
R-3	R-3	
R-1A /TSP	R-6	R-1A /TS
R-1-B /TSP	R-7	R-1-B /TS

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
R-1A /FH-TSP	R-8	R-1A/FH
R-1-B /FH-TSP	R-9	R-1-B /FH
R-2/FH-TSP	R-10	R-2/FH
R-1A /NO/TSP	R-11	R-1A /TS/NO
R-1-B /NO	R-12	R-1-B /NO
R-3/NO	R-13	R-3/NO
R-1A /WH	R-14	R-1A /WH
R-1-B /WH	R-15	R-1-B /WH
R-1-B /SSH1	R-16	R-1-B /SH
R-1-B /SSH2	R-16	R-1-B /SH
R-3/FB	R-17	R-3/FB
R-1-B (Gtwn)	R-19	R-1-B /GT
R-3 (Gtwn)	R-20	R-3/GT
R-1A /CBUT	R-21	R-1A /CBUT
Subtitle E – Residential Flat (RF)		
R-4 and R-4/D	RF-1	
R-4/DC	RF-2	RF-1/DC
R-4/CAP	RF-3	RF-1/CAP
NEW ZONE	RF-4	
NEW ZONE	RF-5	

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
Subtitle F – Residential Apartments (RA)		
R-5-A	RA-1	
R-5-B, DD/R-5-B	RA-2	
R-5-C	RA-3	
R-5-D	RA-4	
R-5-E	RA-5	
R-5-A/NO	RA-6	RA-1/NO
R-5-B/CAP	RA-7	RA-2/CAP
R-5-B/DC	RA-8	RA-2/DC
R-5-D/DC	RA-9	RA-4/DC
R-5-E/DC	RA-10	RA-5/DC
R-5-B/RC	RC-1	RA-2/RC

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
SP-1	MU-1	
SP-2	MU-2	
C-1	MU-3A	
	MU-3B	

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
C-2-A	MU-4	
C-2-B -1	MU-5A	
C-2-B -2	MU-5B	
C-2-C	MU-6	
C-3-A	MU-7	
C-3-B	MU-8	
C-3-C	MU-9	
CR	MU-10	
C-4	MU-30	MU-15
W-0	MU-11	
W-1	MU-12	
W-2	MU-13	
W-3	MU-14	
SP-1/DC	MU-15	MU-1/DC
SP-2/DC	MU-16	MU-2/DC
C-2-A/DC	MU-17	MU-4/DC
C-2-B/DC	MU-18	MU-5A/DC
C-2-C/DC	MU-19	MU-6/DC
C-3-B/DC	MU-20	MU-8/DC
C-3-C/DC	MU-21	MU-9/DC
CR/DC	MU-22	MU-10/DC
SP-2/CAP	MU-23	MU-2/CAP
C-2-A/CAP	MU-24	MU-4/CAP
C-2-A/CHC	MU-25	MU-4/CHC
C-2-A/CAP/CHC	MU-26	MU-4/CAP/CHC
C-2-A/NO	MU-27	MU-4/NO
C-3-A/FT	MU-28	MU-7/FT
CR/FT	MU-29	MU-10/FT
C-2-A/RC	RC-2	MU-4/RC
C-2-B/RC	RC-3	MU-5/RC

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
Sub H – Neighborhood Commercial		
C-1/MW	NC-1	MU-3A/MW
C-2-A/TK	NC-2	MU-4/TK
C-2-A/CP	NC-3	MU-4/CP
C-2-A/WP	NC-4	MU-4/WP
C-2-B/WP	NC-5	MU-5A/WP
C-3-A/ES	NC-6	MU-7/ES

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
C-2-A/GA	NC-7	MU-4/GA
C-3-A/GA	NC-8	MU-7/GA
C-2-A/HS-H	NC-9	MU-4/H-H
C-2-B /HS-H	NC-10	MU-5A/H-H
C-2-C/HS-H	NC-11	MU-6/H-H
C-3-A/HS-H	NC-12	MU-7/H-H
C-3-B/HS-H	NC-13	MU-8/H-H
C-2-A/HS-A	NC-14	MU-4/H-A
C-3-A/HS-A	NC-15	MU-7/H-A
C-2-A/HS-R	NC-16	MU-4/H-R
C-2-B /HS-R	NC-17	MU-5A/H-R

Once approved by the Zoning Commission, the subtitles will be amended to reflect the new names and organization within the chapters. There will be no change to the substance.