

1327 GEORGIA AVENUE COMMERCIAL OVERLAY DISTRICT

1327.1 The Georgia Avenue Commercial (GA) Overlay District applies to all properties along the Georgia Avenue, N.W. corridor, from the north side of the intersection of Georgia Avenue and Kenyon Street to the south side of the intersection of Georgia Avenue and Varnum Street. It comprises those lots zoned either C-2-A or C-3-A in Squares 2892, 2893, 2894, 2895, 2897, 2898, 2900, 2905, 2906, 2909, 2910, 2915, 3024w, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3038, 3039, 3040, 3041 and 3042.

1327.2 In addition to the purposes in § 1300, the purposes of the GA Overlay District are to:

- (a) Implement the objectives of the Georgia Avenue – Petworth Metro Station Area and Corridor Plan, approved by the Council of the District of Columbia on July 7, 2006 (PR16-0758);
- (b) Implement the goals of the Great Streets Framework Plan for 7th Street – Georgia Avenue, published by the District Department of Transportation and dated 2006;
- (c) Encourage additional residential uses along the Georgia Avenue corridor;
- (d) Encourage improved commercial uses;
- (e) Provide common design standards;
- (f) Set guidelines for development review through PUD and special exception proceedings; and
- (g) Establish vertical mixed use (ground floor commercial and residential above) within a quarter mile of the Georgia Avenue – Petworth Metrorail Station along Georgia Avenue from Park Road to Shepherd Street.

1328 DESIGN REQUIREMENTS (GA)

1328.1 The design requirements of §§ 1328.2 through 1328.14 shall apply to any lot in the GA Overlay District for which a building permit was applied after December 11, 2006.

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District of Columbia
CASE NO. 06-48
EXHIBIT NO. 3

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- 1328.2 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. Buildings on corner lots shall be constructed to all property lines abutting public streets.
- 1328.3 In the C-2-A Zone District seventy percent (70%) lot occupancy shall be permitted for mixed use buildings that include residential use.
- 1328.4 Parking structures with frontage on Georgia Avenue, N.W. shall provide not less than sixty-five percent (65%) of the ground level frontage as commercial space.
- 1328.5 Off-street parking, loading and vehicular access shall be accessed through existing alleys. Where alleys are not provided, off-street parking, loading and vehicular access shall not be from Georgia Avenue.
- 1328.6 Each new building on a lot that fronts on Georgia Avenue, N.W. shall devote not less than fifty percent (50%) of the surface area of the street wall at the ground level of each building to display windows having clear or clear/low emissive glass, except for decorative or architectural accents, and to entrances to commercial uses or to the building.
- 1328.7 Security grilles shall have no less than seventy percent (70%) transparency.
- 1328.8 Each commercial use with frontage on Georgia Avenue, N.W. shall have an individual public entrance directly accessible from the public sidewalk.
- 1328.9 Buildings shall be designed so as not to preclude an entrance every forty feet (40 ft.) on average for the linear frontage of the building, excluding vehicular entrances, but including entrances to ground floor uses and the main lobby.
- 1328.10 The ground floor level of each building or building addition shall have a uniform minimum clear floor-to-ceiling height of fourteen feet (14 ft.).
- 1328.11 Buildings subject to § 1328.9 shall be permitted an additional five feet (5 ft.) of building height over that permitted in the underlying zone.
- 1328.12 Each new building shall be designed to conform to the streetscape recommendations of the 7th Street – Georgia Avenue, N.W. Great Streets Framework Plan, published by the District Department of Transportation and dated 2006.

1328.14 Off-street surface parking shall be permitted in rear yards only. No surface parking shall be permitted in side yards or in front of buildings.

1329 USE PROVISIONS (GA)

1329.1 The uses that are permitted within the underlying zone districts within the GA Overlay District shall be permitted in the same manner in the combined district, except as otherwise provided in §§ 1329.2 and 1329.3, and as follows:

- (a) Off-premises alcoholic beverage sales, in existence as of December 11, 2006, with a valid Certificate of Occupancy or a valid building permit; provided, that the gross floor area may not be increased. An existing off-premises alcoholic beverage sales establishment may be repaired, renovated, remodeled, or structurally altered.

1329.2 The following uses shall be permitted by special exception within the GA Overlay District, pursuant to § 3104:

- (a) Fast food restaurants, subject to the additional criteria contained within § 733.
- (b) Construction of a building on a lot that has twelve thousand square feet (12,000 ft.²) or more in land area.
- (c) Enlargement of the gross floor area of a building by fifty percent (50%) or more on a lot that has twelve thousand square feet (12,000 ft.²) or more in land area.

1329.3 The following uses are prohibited within the GA Overlay District:

- (a) Automobile and truck sales;
- (b) Automobile laundry;
- (c) Boat or marine sales;
- (d) Gasoline service station;
- (e) Surface parking lots;
- (f) Pawn shop;

- (g) Repair garage;
- (h) Storage facilities; and
- (i) Any use that includes a drive-through.

1329.4 Public schools and public charter schools are exempt from the provisions of the GA Overlay District.

1330 SPECIAL EXCEPTION REQUIREMENTS (GA)

1330.1 The uses listed in § 1329.2 and exceptions from the design requirements of the Georgia Avenue Commercial Overlay District shall be permitted as a special exception if approved by the Board of Zoning Adjustment after public hearing, based on § 3104, provided the following criteria are met:

- (a) The project is consistent with the design intent of the design requirements of § 1328 and the design guidelines of the 7th Street – Georgia Avenue, N.W. Great Streets Framework Plan, published by the District Department of Transportation and dated 2006.
- (b) The project is consistent with the design intent of the design requirements of this overlay district and the design guidelines of the Georgia Avenue – Petworth Metro Station Corridor Plan;
- (c) The architectural design of the project shall enhance the urban design features of the immediate vicinity in which it is located;
- (d) Vehicular access and egress shall be located and designed so as to encourage safe and efficient pedestrian movement, minimize conflict with principal pedestrian ways, function efficiently, and create no dangerous or otherwise objectionable traffic conditions;
- (e) Parking and traffic conditions associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences; and
- (f) Noise associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences.

1330.2 The Board may impose requirements pertaining to design, appearance, signs, massing, landscaping, and other such requirements as it deems necessary to protect neighboring property and to achieve the purposes of the Georgia Avenue Overlay District.

1330.3 Applicants shall demonstrate that projects requiring a special exception shall be consistent with the intent of the design requirements of § 1328, and the design objectives of the Georgia Avenue - Petworth Metro Station Area & Corridor Plan.

1331 PLANNED UNIT DEVELOPMENT PROVISIONS (GA)

1331.1 A planned unit development (PUD) in the GA Overlay District shall be subject to the following provisions in addition to those of Chapter 24 of this Title:

- (a) The additional height and floor area above that permitted as a matter-of-right shall be for residential use only.
- (b) The minimum area included within the proposed PUD, including the area of public streets or alleys proposed to be closed, shall be a total of ten thousand square feet (10,000 ft.²).