

MEMORANDUM

TO: Zoning Commission
FROM: ^{JLS} Jennifer Steingasser, Deputy Director, Historic Preservation and Development Review
DATE: November 26, 2018
SUBJECT: Zoning Commission Case No. 18-16 Hearing Report
Proposed Amendment to Change Certain Zone Names

OP RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission adopt the proposed zone name changes as reflected in the table below. 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.

Post Setdown

It has been noted that the hyphen denoting A or B in the R-1-A and R-1-B base zones, and the MU-3-A and MU-3-B, and the MU-5-A and MU-5-B zones should also be removed for consistency. Based on early consultation with the Office of Zoning, it was intended that the second hyphen be removed as part of this case and is reflected in the following table.

The proposed new names are listed in the right column. Where a cell is blank, no change is proposed.

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
Subtitle D - Residential House (R)		
R-1-A	R-1A	<u>R-1A</u>
R-1-B	R-1-B	<u>R-1B</u>
R-2	R-2	
R-3	R-3	
R-1-A /TSP	R-6	<u>R-1A /TS</u>
R-1-B /TSP	R-7	<u>R-1B /TS</u>
R-1-A /FH-TSP	R-8	<u>R-1A/FH</u>
R-1-B /FH-TSP	R-9	<u>R-1B /FH</u>
R-2/FH-TSP	R-10	<u>R-2/FH</u>
R-1-A /NO/TSP	R-11	<u>R-1A /TS/NO</u>

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
R-1-B /NO	R-12	<u>R-1B /NO</u>
R-3/NO	R-13	<u>R-3/NO</u>
R-1-A /WH	R-14	<u>R-1A /WH</u>
R-1-B /WH	R-15	<u>R-1B /WH</u>
R-1-B /SSH1	R-16	<u>R-1B /SH</u>
R-1-B /SSH2	R-16	<u>R-1B /SH</u>
R-3/FB	R-17	<u>R-3/FB</u>
R-1-B (Gtwn)	R-19	<u>R-1B /GT</u>
R-3 (Gtwn)	R-20	<u>R-3/GT</u>
R-1A /CBUT	R-21	<u>R-1A /CBUT</u>
Subtitle E – Residential Flat (RF)		
R-4 and R-4/D	RF-1	
R-4/DC	RF-2	<u>RF-1/DC</u>
R-4/CAP	RF-3	<u>RF-1/CAP</u>
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-3-A	<u>MU-3A</u>
	MU-3-B	<u>MU-3B</u>
C-2-A	MU-4	
C-2-B -1	MU-5-A	<u>MU-5A</u>
C-2-B -2	MU-5-B	<u>MU-5B</u>
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

1958 Name	ZR16 Name	PROPOSED NAME CHANGE 2018
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
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

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 titles 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.

The proposed new zone names will be very familiar, especially in the residential zones. They will 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. 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;
- Create an 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);
- Create an 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).
- 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).
- Result in less opportunity for error because amendments can be made once to the base zone.

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 purpose and intent and the section that differs from the base R-3 zone would be listed thus the chapter is more focused and the volume of the regulations is streamlined.

ANC 3D Comments – OP has reviewed the comments submitted by ANC 3D and notes that the issues are already addressed in the current regulations and no changes are proposed.

ANC 3D Comments	OP Comments
Urges the Zoning Commission to restore the term “overlay” to the title of each zone district previously so designated;	No Change Needed. The term overlay is not needed, and the geographic descriptions are already in the ZR 16 Chapter titles. Adding the geographic identifier (WP, TK, CBUT, etc) to the zone name will reinforce the relationship of the zone to a specific area.
Recommends the “Purpose and Intent” section for each overlay be added to the appropriate zone district by including the actual text from the 1958 Zoning Regulations for each of the overlay zone districts in ZR 16;	No Change Needed. The “Purpose and Intent” statements have always been included in the ZR16 regulations as the first section of every chapter. The Purpose and Intent section will continue to be so included in the new name arrangement. (see the R-3/FB example above)
Recommends new text be added to ZR 16 for each overlay zone which links or identifies individual properties within the overlay to the appropriate section of Subtitle W.	This statement is already included in the ZR16 regulations. Chapter 1 of each Residential Land Use subtitle (D, E, and F) reads: <i>For those zones with geographic identification, the boundaries are cited in Subtitle W and identified on the official Zoning Map. When there is a conflict between the official Zoning Map and the boundaries described in Subtitle W, the Office of Zoning shall determine the correct boundaries through a zoning certification.</i> Subtitle A, Authority, Section 202.3 currently reads: <i>Subtitle W contains specific zone location information, including square and lot for certain zone districts with defined geographical boundaries.</i> No changes are recommended as part of this case; however, OP could add similar language to the Mixed Use and Neighborhood Commercial subtitles as part of the next phase should the Commission proceed with the new zone names.

Next Steps

Should the Commission approve the new names, OP will bring forward amendments to the subtitles to reflect the new names and organization within the chapters.