

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Matt Jesick, Development Review Specialist  
*JLS.*  
Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

**DATE:** April 30, 2021

**SUBJECT:** ZC Case 21-04 – Text amendment to Subtitle C § 712 to clarify and allow special exception relief to certain vehicle parking requirements

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**I. RECOMMENDATION AND SUMMARY**

The Office of Planning (OP) recommends that the Zoning Commission approve the text amendment. The proposed amendments would provide a mechanism for special exception relief from the dimensional parking requirements, as there is for other vehicular parking standards such as parking number, location and screening. This is particularly appropriate for smaller development projects, typically on smaller lots, to have more flexibility in the ratio of full sized spaces to compact spaces. These changes should help facilitate the provision of required parking on-site and allow more efficient and effective provision and design of parking spaces. The amendment would also clarify when bumper guards, screening, or other devices are required at a property boundary for surface parking spaces. OP supports the text as advertised in the public hearing notice, with proposed conforming amendments as described in this report, which were developed together with OAG and Zoning Administrator staff.

**II. PROPOSED TEXT**

After the application was set down and the text was approved for emergency publication, OP continued discussions with OAG and the Zoning Administrator (ZA) and his staff. Those discussions resulted in further proposed clarifications to the text, to 1) allow existing full-sized spaces to convert to compact spaces, and 2) to require all spaces shown as vehicular parking spaces to meet at least the compact size requirements, whether the spaces are required or not.

Those proposed updates were developed with and reviewed by OAG. The full text of § 712 from the public hearing notice is below. Revised text already included in the public hearing notice is shown in black, bold, and underline or strikethrough. Revised text added since the hearing notice was published is indicated in blue bold and red underline or strikethrough.

**712 SIZE AND LAYOUT REQUIREMENTS**

712.1 All **required** parking spaces and parking aisles, whether required or not required, shall conform to the dimensional requirements of this section, except as provided in Subtitle C §§ 712.2 and 717.

712.2 An automated parking garage is exempt from the requirements of this section.

~~712.3 At least fifty percent (50%) of the required parking spaces must meet the minimum full-sized parking space standards of Subtitle C § 712.5. All other spaces must meet the minimum compact parking space standards in Subtitle C § 712.6.~~

**712.3 The minimum parking space dimensions shall be provided as follows:**

**(a) When four (4) or more spaces are required, at least fifty percent (50%) of the spaces shall meet or exceed the full-sized dimensions specified in Subtitle C § 712.5;**

**(b) When three (3) spaces are required, at least one (1) of the spaces shall meet or exceed the full-sized dimensions specified in Subtitle C § 712.5 and the others shall meet or exceed the compact-sized dimensions specified in Subtitle C § 712.6; and**

**(c) When two (2) or fewer spaces are required, they may meet or exceed the compact-sized dimensions specified in Subtitle C § 712.6.**

**(d) Notwithstanding Subtitle A § 102.6 and Subtitle C § 701.14, any existing parking space may be reduced in size in conformance with the requirements of this subsection by obtaining a building permit approved as zoning compliant.**

**(e) No parking space, whether required or not required, shall have dimensions less than the compact-sized dimensions specified in Subtitle C § 712.6.**

712.4 Parking spaces provided on the same lot as a historic resource shall meet the minimum dimensional requirements of Subtitle C § 712.6.

712.5 The minimum dimensions for full-sized parking spaces and aisles are as follows:

**TABLE C § 712.5: MINIMUM DIMENSIONS FOR FULL-SIZED  
PARKING SPACES AND AISLES**

Parking Angle	Stall Width	Depth of Stalls Perpendicular to Aisle	One-Way Drive Aisle Width	Two-Way Drive Aisle Width
45°	9 ft.	17.5 ft.	17 ft.	N/A
60°	9 ft.	19 ft.	17 ft.	N/A
90°	9 ft.	18 ft.	20 ft.	20 ft.
Parallel	22 ft.	8 ft.	12 ft.	20 ft.

712.6 The minimum dimensions for spaces and aisles exclusively for compact parking spaces are as follows:

**TABLE C § 712.6: MINIMUM DIMENSIONS FOR COMPACT PARKING SPACES AND AISLES**

Parking Angle	Stall Width	Depth of Stalls Perpendicular to Aisle	One-Way Drive Aisle Width	Two-Way Drive Aisle Width
45°	8 ft.	16.5 ft.	16 ft.	N/A
60°	8 ft.	17 ft.	16 ft.	N/A
90°	8 ft.	16 ft.	20 ft.	20 ft.
Parallel	20 ft.	8 ft.	12 ft.	20 ft.

712.7 All parking spaces and access ways to and from spaces shall have a minimum vertical clearance of six feet, six inches (6 ft., 6 in.).

712.8 Above grade parking areas shall be designed so that no vehicle shall project over any lot line, front setback line, or building restriction line.

712.9 Except on a lot that only has one (1) or two (2) dwelling units:

(a) **All required parking spaces that abut public space, such as sidewalks, streets, or alleys, shall have physical structures, such as wheel bumper guards, curbs, and/or guard rails, or screening shall be installed between the property line and the perimeter of the parking area to separate and protect the abutting public space from vehicular encroachment, except if the abutting public space is the access point or driveway to the parking space;** and

(b) All parking areas and spaces shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.

712.10 All individual compact parking spaces shall be clearly labelled as such **on all plans and at the site.**

**712.11 The Board of Zoning Adjustment may grant full or partial relief from the requirements of Subtitle C §§ 712.3, 712.5, and 712.6 as a special exception under Subtitle X, Chapter 9 and subject to the following:**

- (a) The Office of Zoning shall refer any request under this subsection to the Office of Planning and the District Department of Transportation for review and comment;**
- (b) For a request for relief from the ratio requirement of Subtitle C § 712.3 the applicant shall demonstrate to the Board’s satisfaction a reasonable difficulty in providing the number of full-sized parking spaces;**
- (c) A request for relief from the dimensional requirements for drive aisles of Subtitle C §§ 712.5 and 712.6 shall be accompanied by vehicle movement and turning diagrams demonstrating to the Board’s satisfaction that vehicles of average dimensions would be able to safely and efficiently access the parking spaces affected by such relief; and**
- (d) No ~~required~~ parking space, whether required or not required, shall have dimensions less than the compact-sized dimensions specified in Subtitle C § 712.6.**

### **III. COMPREHENSIVE PLAN**

The proposed text amendment would help to fulfill policies of the Comprehensive Plan, including policies from the Land Use, Transportation, Housing and Implementation elements. For additional discussion of the Comprehensive Plan, please refer to OP Setdown Report at Exhibit 2.

### **IV. FUTURE PARKING TEXT AMENDMENTS**

At the setdown meeting, the Commission raised the idea of providing further flexibility in parking requirements. At this time OP recommends moving forward with the amendments as proposed. As noted in OP’s testimony at the setdown meeting, OP, DDOT, OAG and the ZA’s office plan to work together on an overall cleanup amendment for vehicle parking, bike parking and loading.