

DC ZONING UPDATE AND REVISIONS

June 17, 2016

Why Now?

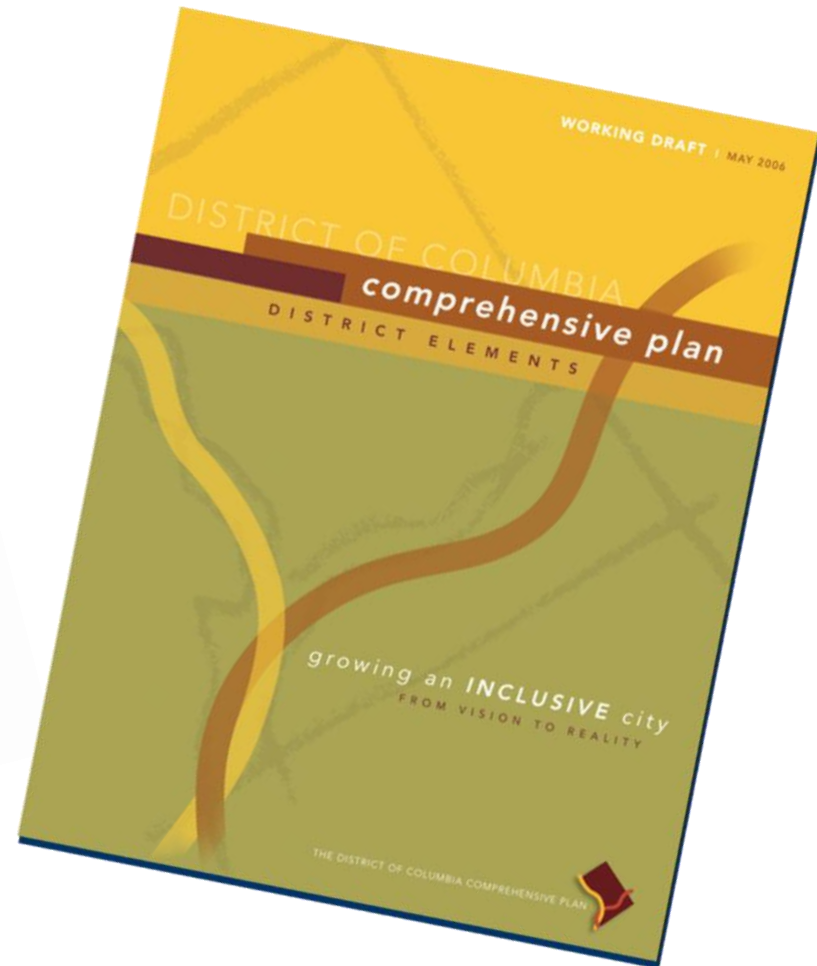
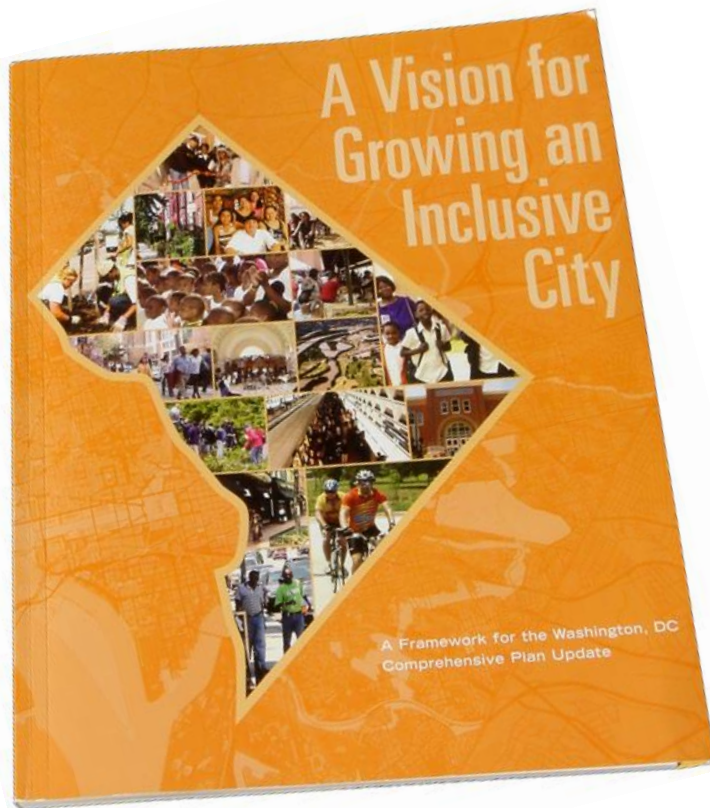
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- 1958 - Zoning Code Adopted
- 1963 - DC residents granted right to vote in presidential elections
- 1969 – Moon Landing
- 1973 - Home Rule
- 1976 - Metro opens
- 1977 – First Home Computer
- 2006 – Inclusive City Vision and Comprehensive Plan
- **78% of current residents are younger than the current zoning code**
- Approximately **1,000** amendments to current code



Planning Foundation

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Comprehensive Plan

IM-1.3 Zoning Regulations and Consistency

“The Zoning Regulations need substantial revision and reorganization, ranging from new definitions to updated development and design standards, and even new zones.”



Future City of 1958

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- ❑ **Automobile dependence**
- ❑ **Moving sidewalks**
- ❑ **Circle of parking around downtown**
- ❑ **Separated uses / zones**
- ❑ **Cheap energy**



Population Trends 1950 to 2012

2000 Census pop: **572,059**

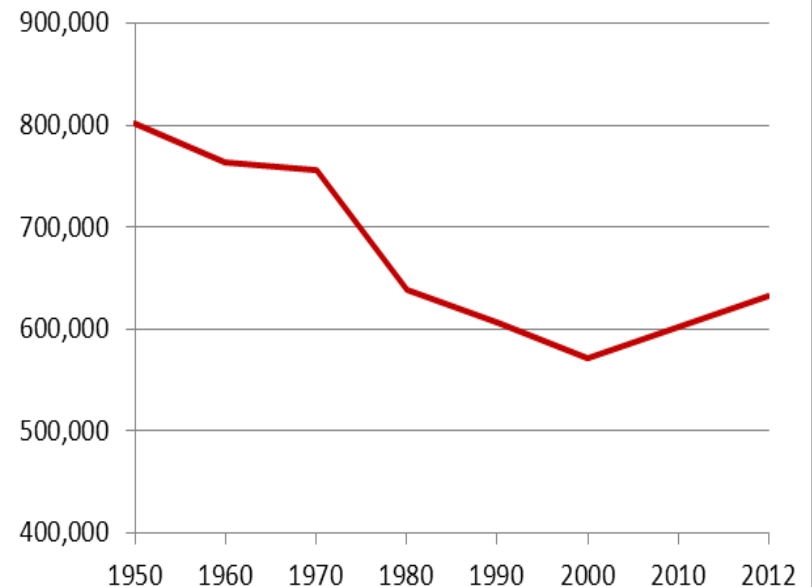
2010 Census pop: **601,723**

July 2015 pop: 672,228

2000-2010

- 60 yrs+ increased by 7.2 %
- 20-34 yrs increased by 23%

DC Population Trend
1950 - 2012



	1950	2010	Change
Average HH Size	3.2	2.11	-34.1%

Supporting Transportation Choices

- Current parking requirements based on 1950s assumptions of an automobile-dependent city
- 2014: 38.5 % of DC households don't own a car
- 2006-2010: DC gained 23,000 residents while shedding 400+ private automobiles
- Each structured parking space can add \$15-50,000 to the cost of a home



WHAT'S NEW

What's New – Organization

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□ A More User-Friendly Code

□ New Code Structure:

- Subtitles

- Tables and Images

□ New Zone Names

- Merged Overlays and Base Zones into new zones

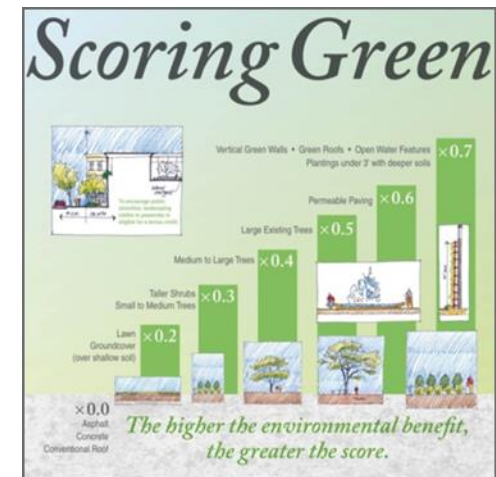
- Updated Uses and Use Groups replace 600+ Individual Uses

What's New: **GREEN AREA RATIO**

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	CURRENT	PROPOSAL
Comm-Mixed Use	None	0.3
Comm-Downtown	None	0.2
Multifamily	None	0.3
Industrial	None	0.1 to 0.4

- Environmental sustainability measure
- Landscape and site standards
- $GAR = \text{Element} / \text{land area}$
- 2ND city in U.S. to implement a GAR



What's New: **PERVIOUS SURFACE**

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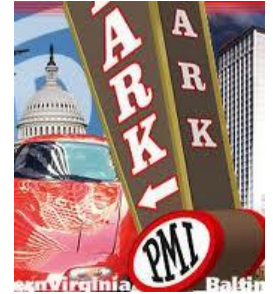
1 and 2 Household Zones

- ▣ Detached = 50%
- ▣ Semi-detached = 30 %
- ▣ Attached = 10% - 20 %
- ▣ Total Pervious Area/Lot area
- ▣ Allow for the infiltration of water
- ▣ Includes Grass, Mulched ground cover, vegetated roofs, Pervious pavers, decks/porches above pervious surface



What's Changed: Parking and Transportation

- Remove parking minimums from downtown,
- Reduce Parking in commercial & multi-family zones within walking distance of transit (Metro, high-service bus corridors)
 - ▣ Greater focus on transportation demand management for relief from parking standards
 - ▣ Allow shared parking/loading
 - ▣ Require set-asides for car-sharing
 - ▣ Updated bike parking standards
 - ▣ Surface Lot Max size by right



What's Changed: Preserving Community Character

Proposed Tools:

- ▣ Revise measuring point for height of houses
(from ceiling to roof)
- ▣ Establish front-yard setbacks
- ▣ Eliminate current incentives to “fill in” narrow courts and side yards in rowhouse zones
- ▣ Add pervious surface requirements

About 90% of regs unchanged

What's Changed:

Accessory Dwelling Units

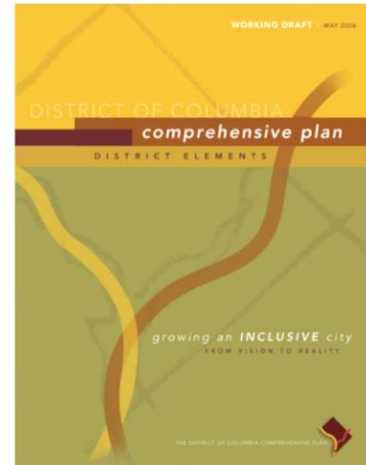
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What does the Comprehensive Plan say?

Action H-1.5-B: Explore changes which would facilitate development of accessory apartments (also called “granny flats” or in-law units), English basements, and single room occupancy housing units. Any changes to existing regulations should be structured to ensure minimal impacts on surrounding uses and neighborhoods.

Why?

- ❑ Affordability for renters & fixed-income owners
- ❑ Greater independence for an aging population
- ❑ Incremental addition of new residents while preserving neighborhood character
- ❑ Encourages the adaptive re-use of garages & historic carriage houses



What's Changed: **CORNER STORES**

Rowhouse Residential Zones Only

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Old Regs: Not Allowed

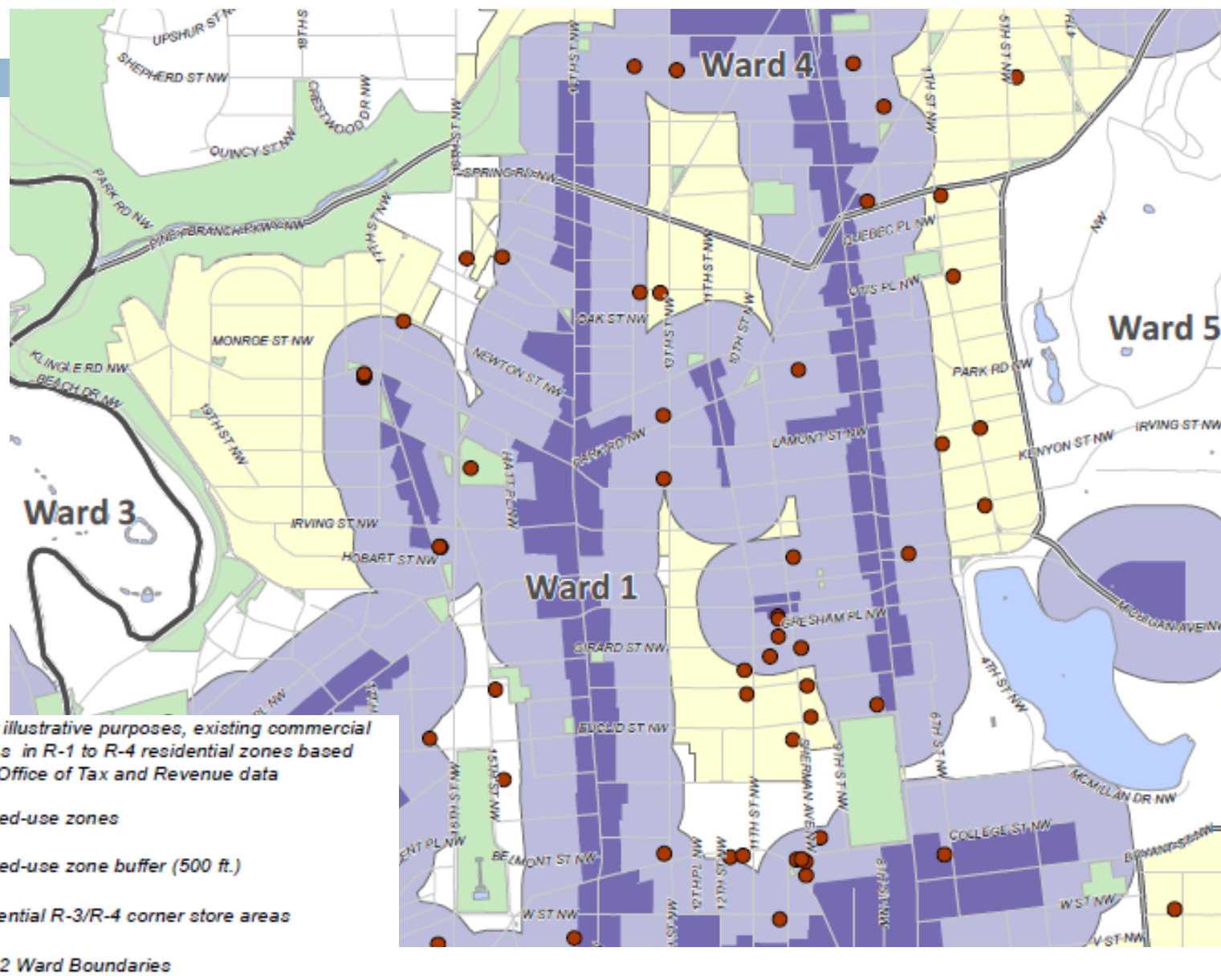
New Regs: Allowed in Rowhouse Zones Only



- 500' from Commercial zone
- 500' from no more than 3 other CS
- Corner site only or non-residential construction
- One unlit sign
- Any parking must be screened
- All Storage and Garbage kept inside
- No Alcohol consumption on-site
- Must be on ground floor
- Size limited to 1,200 sf max
- Hours limited to 7 AM to 10 PM
- Off-site Alcohol Sales limited to 15% floor area
- Max employees on site at one time = 3 (incl owner)
- No On-site cooking but heating allowed

Corner Store Illustration – example

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What's Changed: **Alley Lots**

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	Old Regs	New Regs
Uses – non residential	Artist Studio, Parking, Storage	Same
Alley Dwellings	One max, provided alley is 30' min. width	<p>R-1 and R-2 – <i>not permitted</i></p> <p>R-3 to R-4 – one max:</p> <ul style="list-style-type: none"> • Alley width requirements (24' min mor); • 1800 sf min lot area requirement for new lots; • 450 sf for existing lot <p>Mixed Use zones:</p> <ul style="list-style-type: none"> • No Min lot size; subject to zone standards • 20 feet in height
		
New Alley Lots	Must conform to lot dimensions for zone	Typically must conform to lot dimensions for zone

What's New: Downtown

Major Proposals

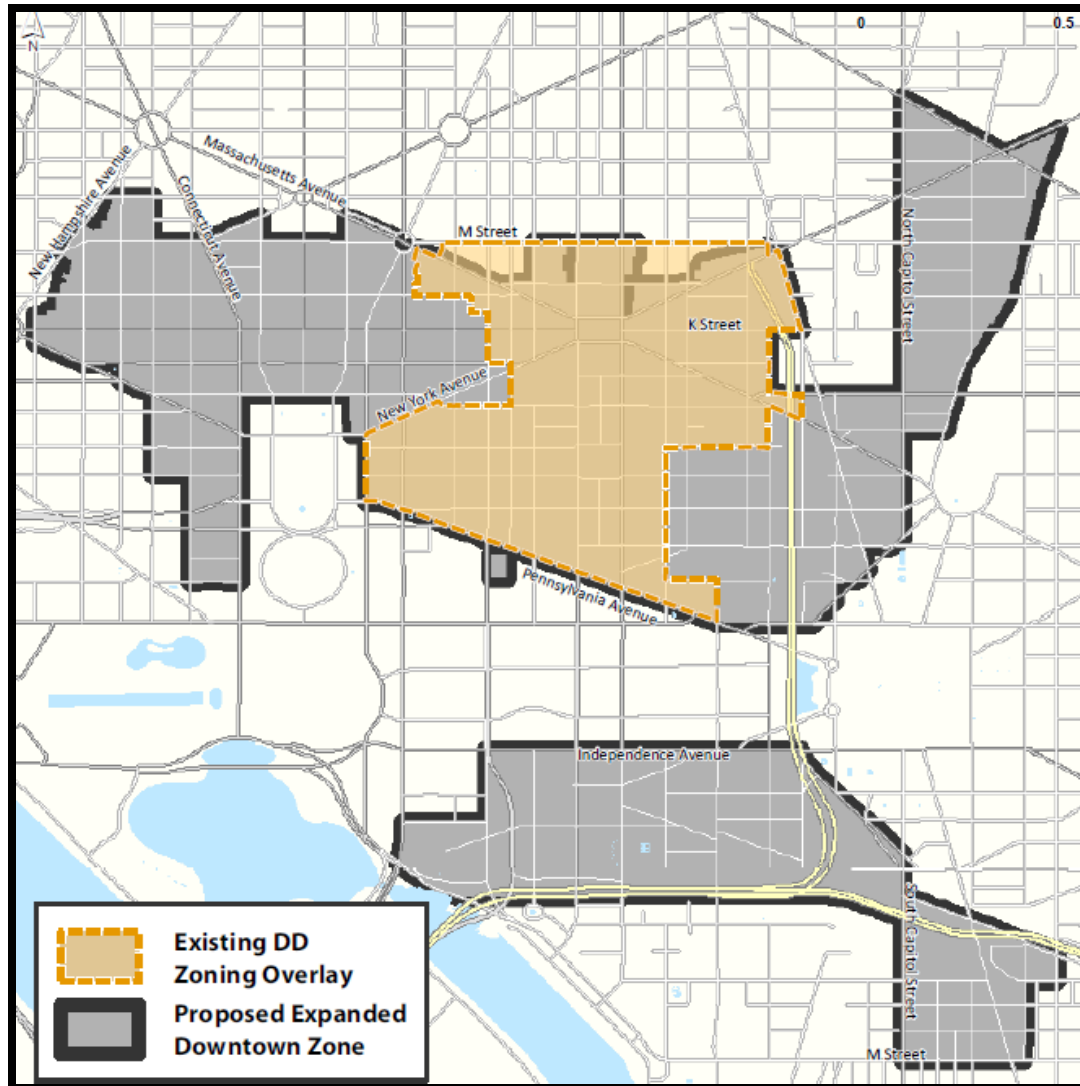
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- ❑ Expand downtown zone area
- ❑ Strengthen Development Potential by up to 44 million square feet
 - ❑ Maintain all existing commercial entitlements
 - ❑ Enable access to 17M SF of TDR potential, and additional 27 M SF of new FAR, but
 - ❑ Tie increased FARs and heights to provision of housing
- ❑ Consolidate and simplify types of regulations
 - ❑ Zone-Based: Consolidate 20+ zones into 10 zones
 - ❑ Location-Based: Use for designated streets
 - ❑ Require preferred ground floor uses
 - ❑ Arts
 - ❑ Historic Preservation
- ❑ Leave parking to the market – no parking minimum



What's New: Expanded Downtown provisions

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What's Changed:

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- ❑ **Industrial Zone - buffer zones expanded to all zones**
- ❑ **Allow Medical Campus Plan**
- ❑ **Urban Agriculture**
- ❑ **PUD with one vote**
- ❑ **Expanded design review in federal core**
- ❑ **Changed many variances to special exceptions – low burden of proof for approval**



What's Changed:

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- ❑ **Pop-Ups**
- ❑ **Pop Backs**
- ❑ **Inclusionary Zoning (Affordable Units)**
- ❑ **Roof Structures per Federal Height Act**
- ❑ **Green Area Ratio and Pervious Surface Requirements**



WHAT'S THE SAME

What's the Same:

Development Standards

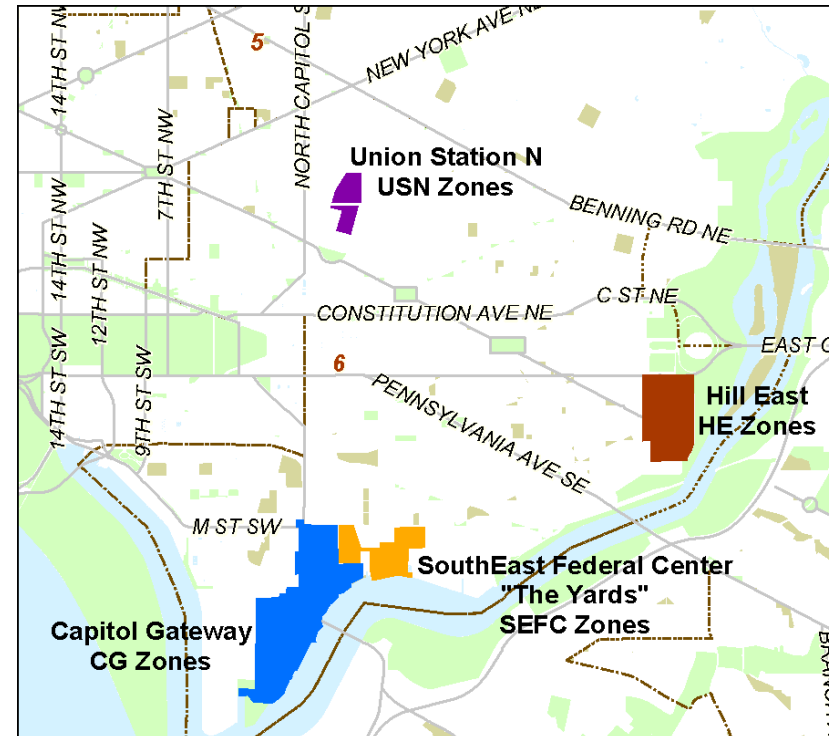
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- **Minimum Lot Size**
- **Lot Occupancy**
- **Side Yards**
- **Rear Yards**
- **Building Height**
- **Number of Stories**
- **FAR**
- **OVERLAY PROTECTIONS**

What's the Same: Subtitle K – Special District Zones

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- **SEFC – SouthEast Federal Center (The Yards)**
- **USN – Union Station North**
- **HE – Hill East**
- **CG - Capitol Gateway**
- **St Elizabeth's**
- **Walter Reed**



PUBLIC PROCESS

Public Process

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- 2 ZC Round Table in 2007
- Focused Work Groups 2007 – 2011
 - ▣ 81 meetings 1,054 participants
- Task Force Meetings 2007 – 2012
 - ▣ 42 meetings
- Zoning Commission Meeting and Hearings = 59
- Community /ANC meetings = 63

Over 240 public meetings

Process Outreach

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- Paper copy: OP office and one library in each ward
- Notifications:
 - ▣ Each Council Member's Office _(e)
 - ▣ Every ANC commissioner and ANC office _(e/m)
 - ▣ All known community groups, business associations, and professional associations - about 210 _(e)
 - ▣ Every place of worship – 775 total _(m)
 - ▣ Posted at each public library and District rec center
 - ▣ OP website and blogsite, and the OZ website
 - ▣ Post notices on all known listserves _(e)

WEBSITES

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- LINKS to Planning & Zoning Sites
 - www.planning.dc.gov
 - www.dcoz.dc.gov

- Direct ZR16 Sites
 - www.DCZoningUpdate.org
 - www.ZoningDC.org