

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday October 20, 2010, 7-9:00 PM
Sherwood Recreation Center (640 10th St, NE)
2nd Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Ongoing Status Reports:**

1. H Street Connection Redevelopment (Drew Ronneberg) (2 min)
2. 7-Eleven Appeal (Drew Ronneberg) (2 min)
3. Vacant Properties (Dan Golden/Phil Toomajian) (2 min)
4. H Street Business Liason Report (Charmaine Josiah/Sharee Lawler) (3 min)

7:11 **Old Business** - None

7:11 **New Business**

1. 1113-1117 H St NE. The developer and the representatives from the Deputy Mayor's Office of Planning and Economic Development will discuss plans to redevelop this city owned parcel. (30 min)
2. RL Christian Library Redevelopment. Representatives of the Deputy Mayor's Office of Planning and Economic Development are seeking community feedback for potential uses for the RL Christian Library site. (20 min)
3. Medlink Hospital. Portions of Medlink Hospital have sat vacant for a number of years. Discuss options for having these portions declared vacant and taxed at the vacant property rate. (10 min)
4. ZC Case #08-06-12 (Comprehensive Zoning Regulations Review: Parking, Bike Parking, and Loading). The committee will consider the Office of Planning's proposal to rewrite the parking, bike parking and loading regulations. (15 min)
5. Continuation of June discussion on the framework the ED&Z committee should use to consider zoning cases. This information would be given to future applicants that come before the committee. (15 min)

8:45 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

Visit our website at <http://www.anc6a.org/>

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Monday, November 15, 2010, @ 6:30 PM**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220
 Washington, D.C. 2001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 08-06 (Comprehensive Zoning Regulations Review: Chapters B-15, B-16 & B-17)

THIS CASE IS OF INTEREST TO ALL ANCs

This Notice of Public Hearing announces three of several proposed draft zoning text chapters the Zoning Commission for the District of Columbia (the “Commission”) will consider under this docket. All chapters presented here reflect previous recommendations to the Commission from the Office of Planning that were the subject of public hearings.

This hearing will consider proposed text for changes to the Zoning Regulations in relation to the regulation of motor vehicle parking, bicycle parking, and loading. The proposed parking chapter provides general rules for the provision of parking spaces. This includes the creation of new rules for parking maximums and requirements for car share spaces. Since the number of minimum parking spaces required will vary by zone, the actual numbers of required spaces will be located in the zone subtitles. The loading and bicycle parking chapters contain both general requirements and a table of the number of spaces required since requirements will not vary by zone.

The parking chapter contains two sections that are being advertised in the alternative. Sections 1503 and 1513.3 each have two alternatives advertised in this document.

The new chapters are based upon a codification of the portion of Title 11 containing the Zoning Regulations and associated administrative rules into 10 subtitles. A description of this codification can be found at www.dczoningupdate.org/publicnotices.asp. The public should assume that the text advertised in this notice will only apply to buildings constructed pursuant to building permits issued after the effective date of the revised Title 11.

More detailed information, discussion, and analysis for the proposed text can be found in the accompanying report prepared by OP. This document can be viewed by clicking on “Parking, Bicycle Parking, and Loading report” at www.dczoningupdate.org/documentcenter.asp.

Italicized terms will be defined. The bracketed citations are to provision contained in the current Title 11. The provision will be re-codified and, in all likelihood rephrased in the revised Title 11.

Title 11 DCMR (Zoning) is proposed to be amended as follows:

Create new Chapter 15 in Title 11 Subtitle B:

CHAPTER 15 GENERAL PARKING REGULATIONS

1500 INTRODUCTION TO GENERAL PARKING CHAPTER

1500.1 This chapter provides general parking regulations for motor vehicles that apply regardless of zone.

- (a) The purpose of this chapter is to:
- (b) Ensure an adequate supply of off-street parking;
- (c) Prevent an over-supply of off-street parking that would contribute to traffic congestion and the inefficient use of land;
- (d) Ensure that parking areas are located, accessed, and designed to minimize negative impacts on adjacent property, urban design, the pedestrian environment, and public spaces;
- (e) Ensure that parking areas are safe and accessible; and
- (f) Ensure that parking areas are planted and landscaped to be compatible with their surroundings, and to reduce environmental impacts.

1500.2 No building permit shall be issued unless a parking plan shows that any parking requirements will be met and no certificate of occupancy shall be issued unless the parking spaces have been constructed in accordance with the approved parking plan.

1501 RELATIONSHIP TO LAND USE SUBTITLES

1501.1 The parking regulations of this chapter apply to all zones in all land use subtitles. Each land use subtitle also includes a Parking Regulations chapter, containing parking regulations specific to that subtitle.

1501.2 Parking Regulations chapters in land use subtitles may include:

- (a) Parking standards tables, with minimum and maximum parking requirements for each use category in each land use subtitle regardless of permission; and

- (b) Regulations for parking specific to that land use subtitle, including location and access requirements and permission to provide *car-share spaces*.

1501.3 Additional use-related conditions that impose additional parking requirements may be located in the use permissions chapters of the land use subtitles.

1501.4 Commercial Parking, as defined in B §206.9, is regulated as a use in each land use subtitle and also subject to the regulations of this chapter and the parking chapter in each land use subtitle.

1502 MINIMUM PARKING REQUIREMENTS

1502.1 Minimum parking requirements shall be met when a new building is constructed.

1502.2 The expansion of a use within a building triggers additional parking requirements only when its gross floor area is expanded or enlarged by twenty-five percent (25%) or more. The additional minimum parking required shall be calculated based upon the entire gross floor area added. A different rule applies to *historic resources* and is stated in § 1502.3.

1502.3 Additions to *historic resources* shall be required to provide additional parking spaces only for the addition's gross floor area and only where:

- (a) The addition results in at least a fifty percent (50%) increase in gross floor area; and
- (b) The resulting requirement is at least four (4) parking spaces.

1502.4 Special exception relief from additional parking requirements for *historic resources* is provided for in § 1513.5.

1502.5 Any expansion, regardless of size, of a use that operates outside of a building shall conform to the applicable parking standards.

1502.6 When a property changes or adds a use category, the following shall apply:

- (a) Additional parking spaces shall be required only when the minimum number of *parking spaces* required for the new *use category* exceeds the number of spaces required for the prior use category that occupied the same gross floor area;
- (b) When determining the required number of additional required *parking spaces*, it shall be assumed that the previous use provided the minimum number of spaces required; and

- (c) *Historic resources* shall not be required to provide additional *parking spaces* for a change in use without expansion.

- 1502.7 Uses governed by a campus plan are subject to the minimum parking requirement approved by the Zoning Commission and are not subject to the parking requirements otherwise applicable.
- 1502.8 When there is more than one use on a lot, the number of *parking spaces* provided must equal the total required for all *uses*. If a single *use* falls into more than one *use category* for which different parking minimums apply, the standard that requires the greater number of *parking spaces* shall apply.
- 1502.9 When two or more *uses* are located on a single lot or in a single building and the applicable parking standard for such *uses* exempts an initial floor area (for example, the first three thousand square feet (3,000 sq. ft.) of gross floor area), only one exempt floor area may be deducted from the total combined parking requirements for the *uses* and the exempt floor area shall be pro-rated among uses.
- 1502.10 *Required parking spaces* may be shared among more than one use, whether the uses are on the same lot or on separate lots. *Required parking spaces* that are shared among more than one use shall be subject to the conditions of §1502.12(b) through (d).
- 1502.11 *Required parking spaces* shall be located either:
- (a) On the same lot as the use or structure they are meant to serve; or
 - (b) Within four hundred feet (400 ft.) of the use or structure that the parking spaces serve as measured from the nearest lot line.
- 1502.12 *Required parking spaces* provided in accordance with §1502.11 (b) shall be subject to the following conditions:
- (a) The spaces shall not serve as required parking for any other use during the days and times each use they serve is in operation.
 - (b) Unless under common ownership, a written agreement shall remain in effect between the owner of the parking area and the owner of the use for which the parking spaces are required (“the use”), and shall include the obligation set forth in §1502.12(a).
 - (c) The original written agreement shall be filed with the Zoning Administrator prior to the issuance of the first certificate of occupancy for the use and any amendment or successor agreement must be filed no later than ten (10) days following execution by the parties.

- (d) The Zoning Administrator shall maintain a file of all written agreements and amendments for the lot where the use is located and the lot providing the required parking spaces.

1502.13 *Required parking spaces* may be used as Commercial Parking when it is permitted as a use category.

1502.14 The number of *required parking spaces* shall not be reduced below the minimum required as long as the use that generated that requirement remains in existence.

1502.15 *Car-share parking spaces* may be counted toward fulfillment of a minimum parking requirement.

1503 MAXIMUM PARKING REQUIREMENTS

TWO ALTERNATIVES FOR THIS SECTION ARE ADVERTISED.

[ALTERNATIVE 1:

1503.1 The following maximums apply to all parking areas in all zones; in addition to any parking maximums specified in the land use subtitles:

- (a) No above-grade parking area shall be built or expanded exceed one hundred thousand (100,000) square feet in land area;
- (b) No parking area shall be built or expanded to have more than one thousand (1,000) parking spaces; and
- (c) No parking area associated with a use or uses shall be built or expanded to have more than four (4) spaces per thousand (1,000) square feet of the gross floor area of the use or uses.

1503.2 Special exception relief from these prohibitions is provided for in § 1513.6.]

[ALTERNATIVE 2:

1503.1 The following maximums apply to all parking areas in zones within subtitles D, E & G; in addition to any parking maximums specified in the land use subtitles:

- (a) No above-grade parking area shall be built or expanded to exceed one hundred thousand (100,000) square feet in land area;
- (b) No parking area shall be built or expanded to have more than five hundred (500) parking spaces; and

- (c) No parking area associated with a use or uses shall be built or expanded to have more than three (3) spaces per thousand (1,000) square feet of the gross floor area of the use or uses.

1503.2 The following maximums apply to all parking areas in zones within subtitles F, H, I & J; in addition to any parking maximums specified in the land use subtitles:

- (a) No above-grade parking area shall be built or expanded to exceed one hundred thousand (100,000) square feet in land area;
- (b) No parking area shall be built or expanded to have more than two hundred and fifty (250) parking spaces; and
- (c) No parking area associated with a use or uses shall be built or expanded to have more than one (1) space per thousand (1,000) square feet of the gross floor area of the use or uses.

1503.3 Special exception relief from these prohibitions is provided for in § 1513.6.]

1504 CAR-SHARE PARKING SPACE REQUIREMENTS

1504.1 The intent of this section is to support *car-sharing* as an alternative to individual automobile ownership, thereby reducing traffic congestion and the inefficient use of land for excessive parking, and to create a publicly accessible record of car-share locations.

1504.2 Any new *parking area* with fifty (50) or more parking spaces, whether required or not, shall include *car-share spaces* as follows:

| Number of parking spaces to be built | Number of car-share spaces required |
|--------------------------------------|--|
| 50 to 149 | No less than 1 |
| 150 to 249 | No less than 2 |
| 250 or more | No less than 3, plus 1 space for each additional 100 spaces. |

1504.3 The required *car-share spaces* shall be made available to any *car-share organization* with a valid business license, for purposes of providing *car-share services* for its subscribers.

1504.4 The spaces shall be offered at no cost to any licensed *car-share organization*, unless there is more than one request received for the space, in which case the owner may provide the space to the car share organization that offers the most advantageous terms.

- 1504.5 Required car-share spaces shall be accessible to subscribers who may or may not be residents or employees of uses on the lot. Reasonable security measures, such as keyless entry devices, may be used.
- 1504.6 The following information shall be provided to the Zoning Administrator and all *car-sharing organizations* with a valid business license by any property owner of a proposed parking area required to provide *car-share spaces* no later than ten (10) days after the issuance of a building permit:
- (a) Written Notice of the number and location of *car-share spaces* that will be available;
 - (b) A floor plan or site plan of the parking area clearly identifying the required car-share spaces;
 - (c) The square and lot number, address, property owner contact information; and
 - (d) Any other pertinent information as determined by the Zoning Administrator.
- 1504.7 The property owner may use required *car-share spaces* to provide general *parking spaces*, provided that no licensed *car-sharing organization* provides the property owner with written notice of intent to use the *car-share spaces* within ten (10) days of issuance of the first certificate of occupancy for the property.
- 1504.8 No later than ninety (90) days after receipt of written notice from a licensed *car-sharing organization*, the property owner shall terminate any non car-sharing leases for such spaces and shall make those spaces available to the *car-share organization*.
- 1504.9 The Zoning Administrator shall maintain an online and publicly-accessible file of all projects approved with required *car-share parking spaces* containing the information required by §1504.6.

1505 RULES OF CALCULATION

- 1505.1 All parking standards shall be calculated on the basis of *gross floor area*, except for Residential uses, for which parking standards shall be calculated based on the number of *dwelling units*.
- 1505.2 For purposes of calculating off-street parking requirements, gross floor area shall not include floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space.

- 1505.3 Calculations of *parking spaces* that result in a fractional number of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 shall be rounded down to the previous consecutive whole number.

1506 LOCATION RESTRICTIONS

- 1506.1 The intent of this section is to prevent negative impacts on neighboring property from excessive parking, prevent conflicts between vehicles and pedestrians, respect the pedestrian environment, foster good urban design, and provide space for active uses to line parking structures.
- 1506.2 *Parking spaces* shall not be located between a *front setback line* or *building restriction line* and a *front lot line*.
- 1506.3 *Parking spaces* shall not be located between a *building façade line* and a *front lot line*, except in a PDR zone. A building used solely as a parking attendant shelter shall not trigger this restriction.

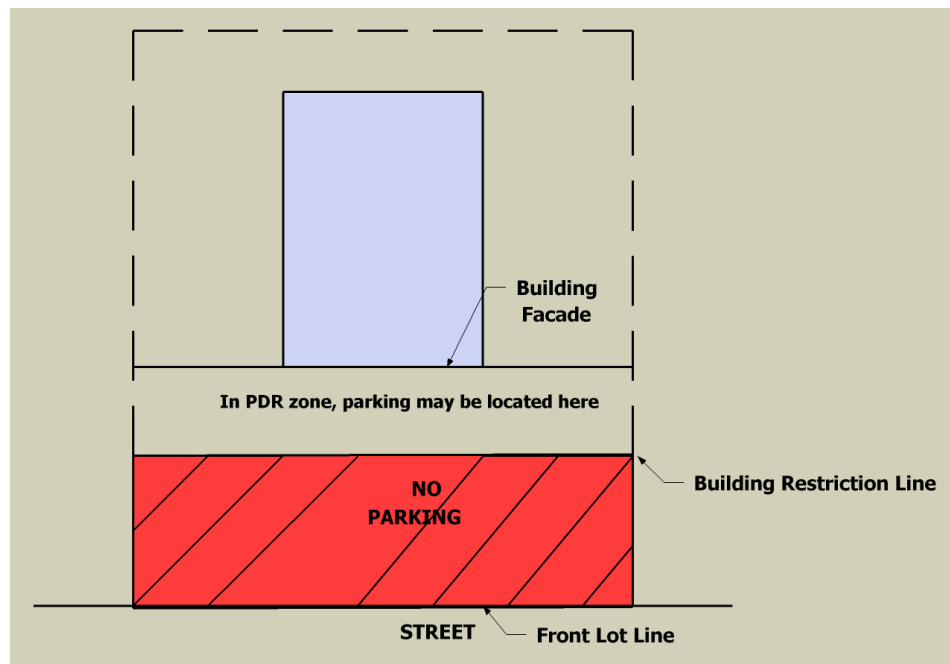
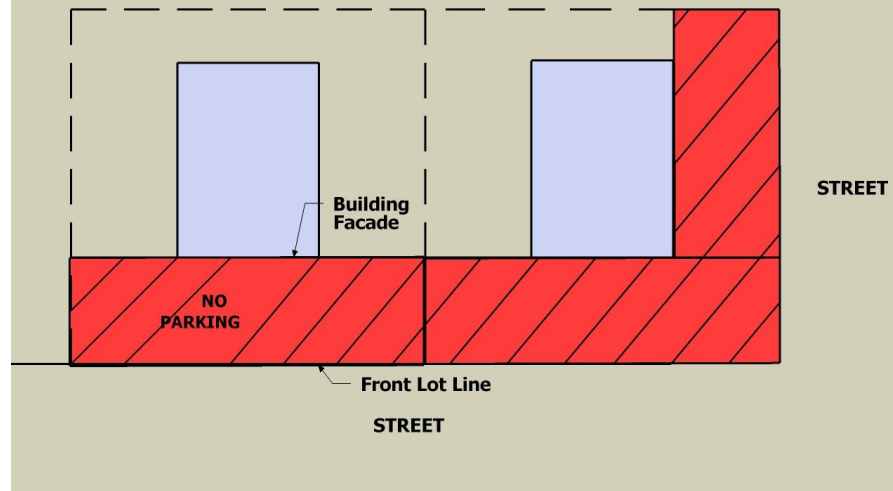
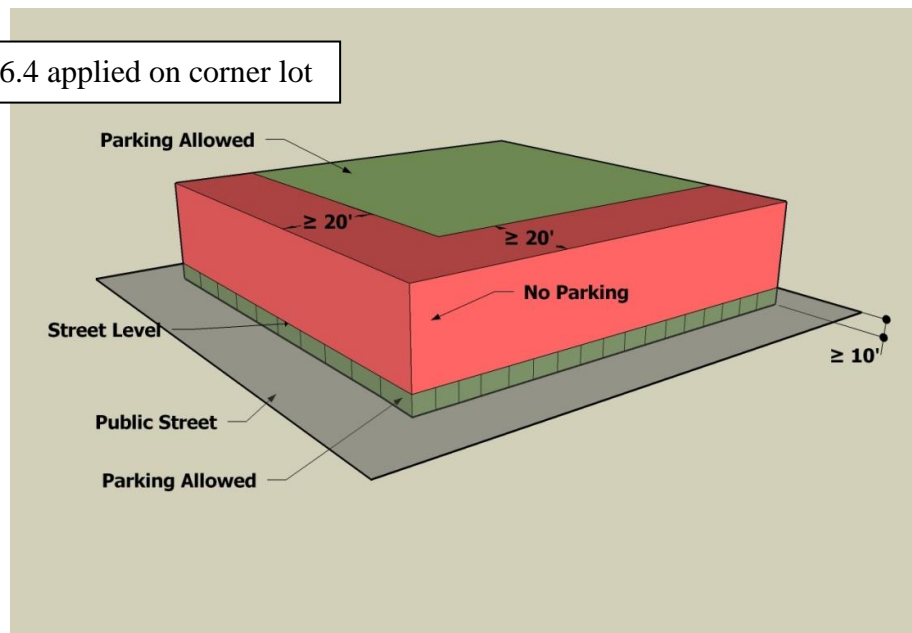


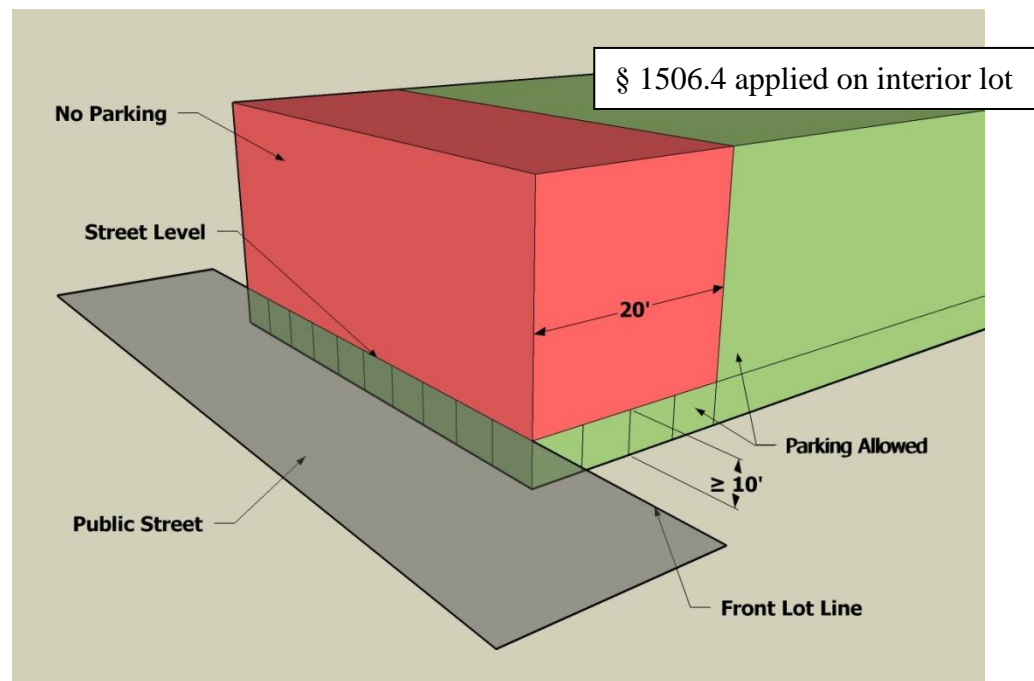
Illustration of § 1506.3 applied on an interior lot and a corner lot



- 1506.4 *Parking spaces* provided within a structure shall be located at least twenty feet (20 ft.) from all lot lines that abut public streets, unless the surface of the *parking spaces* is at least ten feet (10 ft.) below grade, at all points along the building frontage.

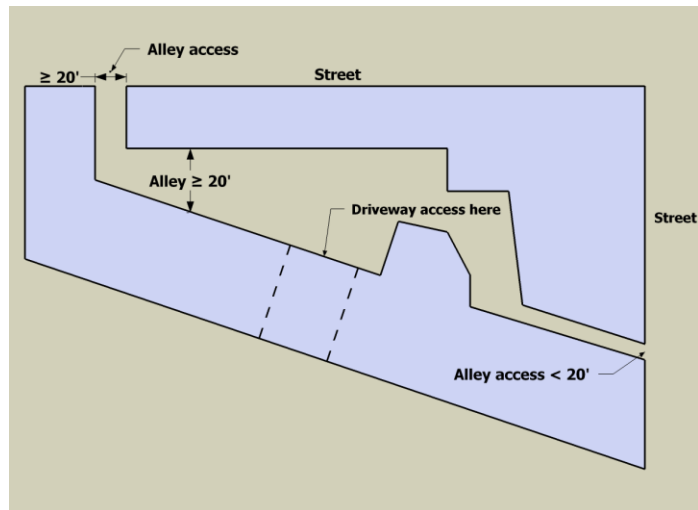
§ 1506.4 applied on corner lot





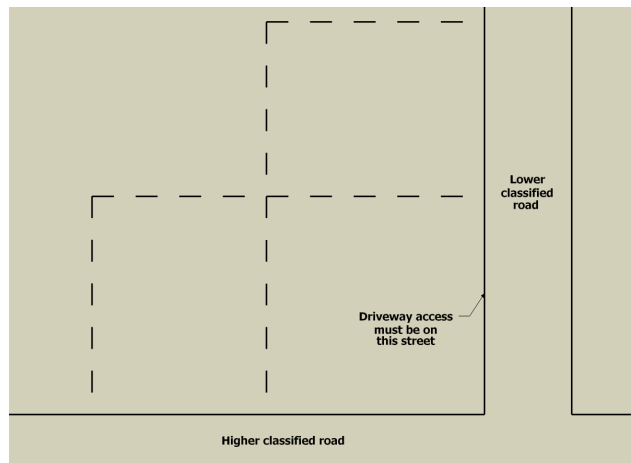
1507 ACCESS REQUIREMENTS

- 1507.1 The intent of this section is to ensure that *driveways* and entrances to parking areas provide safe access and do not degrade the pedestrian environment.
- 1507.2 All *parking spaces*, *driveways*, and entrances that provide access to parking areas, shall conform to the requirements of this section.
- 1507.3 All *parking spaces*, other than those discussed in § 1507.4, shall be accessible at all times from a *driveway* accessing either:
- (a) An improved street, subject to the limitation of § 1507.5; or
 - (b) An improved alley or alley system with a minimum width of ten feet (10 ft.)
- 1507.4 *Parking spaces* provided within a *mechanized parking system* need not meet the accessibility requirement of §1507.3 as long as the *mechanized parking system* does.
- 1507.5 No *driveway* that provides access to a parking space shall be permitted to connect to a street if the lot can be accessed from an abutting public improved alley with a minimum width of twenty feet (20 ft.) and can access a public street through an alley network with a minimum width of twenty feet (20 ft.).

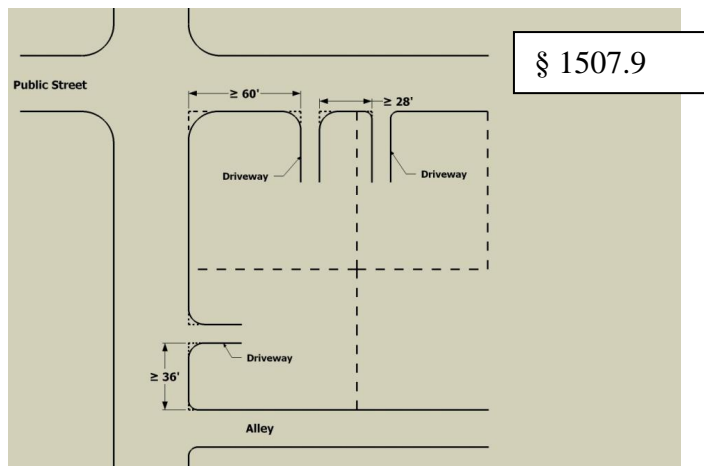


1507.6 When a *driveway* with a direct street connection is permitted, and its lot fronts on two (2) or more streets, a *driveway* shall only connect to the street with the lowest classification as designated in [DDOT's Functional Classification Map, as published on the DDOT website]. When all abutting streets are the same classification, a *driveway* may connect to any street. The four street classifications are listed below in highest to lowest order:

- (a) Principal arterial;
- (b) Minor arterial;
- (c) Collector; and
- (d) Local.

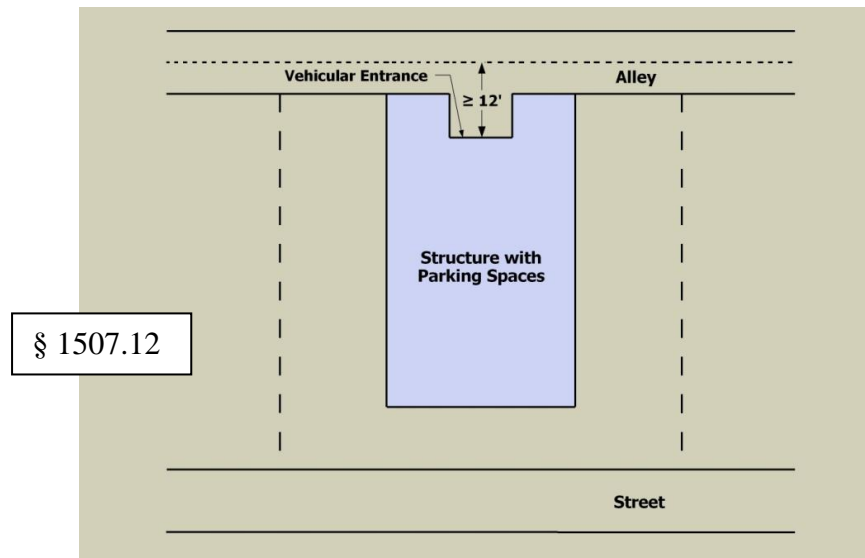


- 1507.7 When a lot abuts two (2) streets or more, it shall have no more than three (3) *driveway* openings.
- 1507.8 When a lot abuts only one street, it shall have no more than two (2) *driveway* openings.
- 1507.9 A *driveway* opening on a street shall be:
- (a) At least sixty feet (60 ft.) from a street intersection as measured from the intersection of the extended curb lines;
 - (b) At least twenty-eight feet (28 ft.) from another *driveway* opening; and
 - (c) At least thirty-six feet (36 ft.) from an alley opening on the same street.



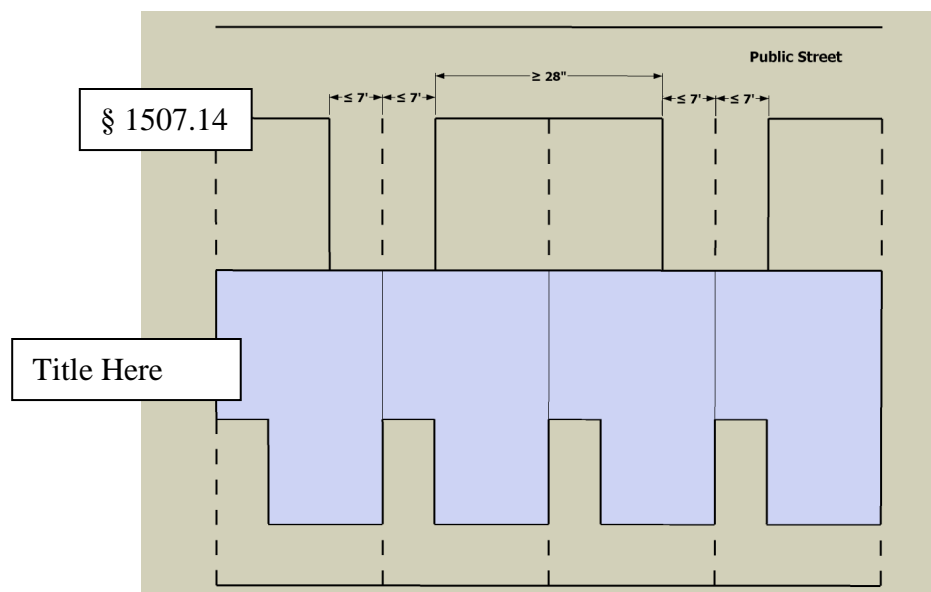
- 1507.10 A *driveway* providing access to *parking spaces* serving a *dwelling* with three (3) or fewer residential units, or that serves only one (1) parking space for any use, shall be at least eight (8) feet wide; and not more than ten (10) feet wide. These width requirements apply within twenty feet (20 ft.) of all *front lot lines*.
- 1507.11 Within twenty feet (20 ft.) of all *front lot lines*, a *driveway* other than as described in § 1507.10 shall be:
- (a) At least twelve (12) feet wide for one-way traffic or twenty (20) feet wide for two-way traffic; and
 - (b) Not more than twenty-four (24) feet wide.

- 1507.12 When *parking spaces* are provided within a building or structure, all vehicular entrances or exits shall be set back at least twelve feet (12 ft.) from the center line of any adjacent alley.



- 1507.13 Adjacent lots may provide access to *parking spaces* on each lot from a single *driveway*. The width of the *driveway* shall not exceed seven feet (7 ft.) on each lot.

- 1507.14 Adjacent *rowhouses* constructed concurrently along the same street shall have no more than one (1) *driveway* from the street for every two (2) buildings, and shall be in conformance with § 1507.13.



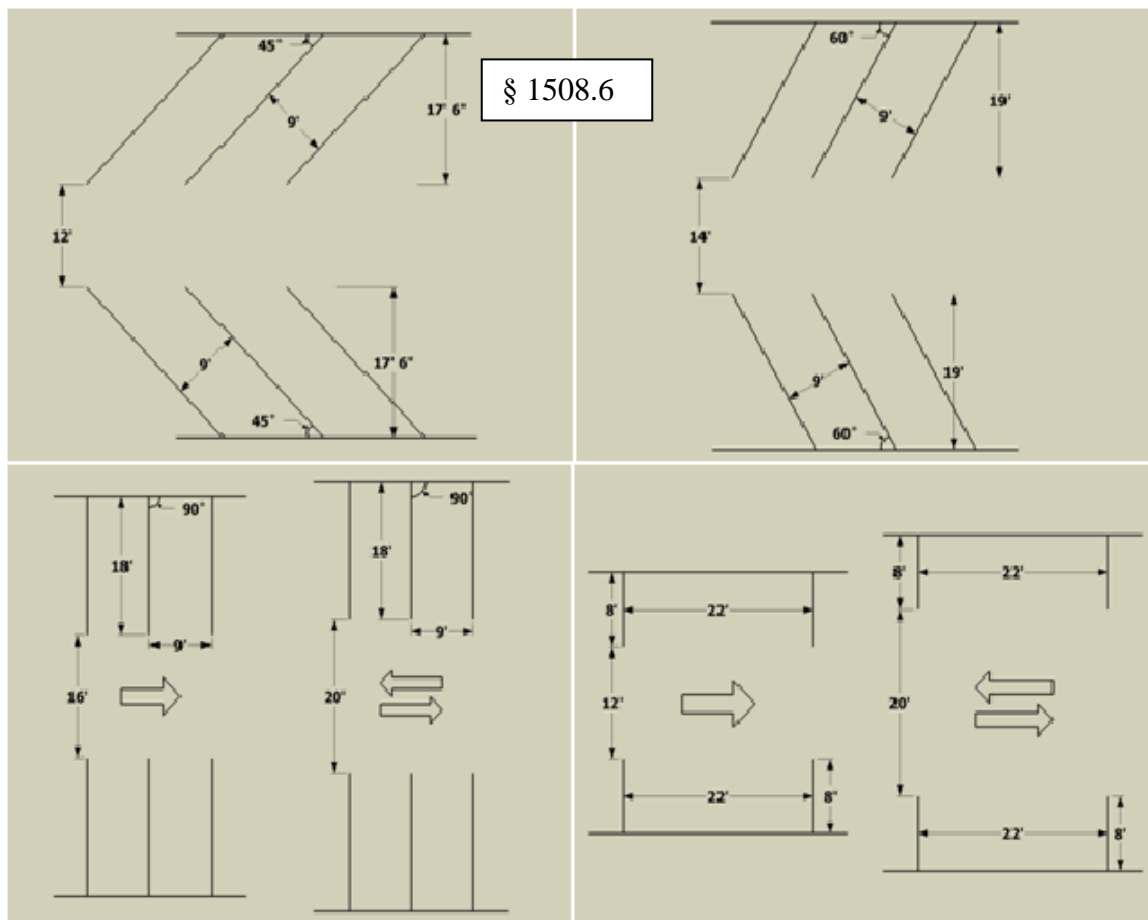
- 1507.15 A *driveway* that provides access to *parking spaces* shall:
- (a) Have a maximum grade of twelve percent (12%) with a vertical transition at the property line; and
 - (b) be constructed with an all-weather surface that may be permeable.

1508 SIZE AND LAYOUT REQUIREMENTS

- 1508.1 The intent of this section is to ensure that *parking spaces* are adequately sized to allow safe and convenient access, to allow mechanized parking, and to allow flexibility to meet parking needs for smaller motor vehicles.
- 1508.2 Except as provided in § 1508.3 and § 1512, all *parking spaces* and *parking aisles* shall conform to the dimension requirements of this section.
- 1508.3 *Mechanized parking systems* are exempted from the requirements of this section.
- 1508.4 At least fifty percent (50%) of the *parking spaces* in any *parking area* must meet the minimum *full-sized parking space* standards, except as provided in § 1508.5. All other spaces must meet the minimum *compact parking space* standards in §1508.7.
- 1508.5 *Parking spaces* provided on the same lot as a *historic resource* shall meet the minimum dimensional requirements of §1508.7.
- 1508.6 The minimum dimensions for *full-sized parking spaces* and *aisles* are:

Table I: FULL SIZED PARKING SPACES

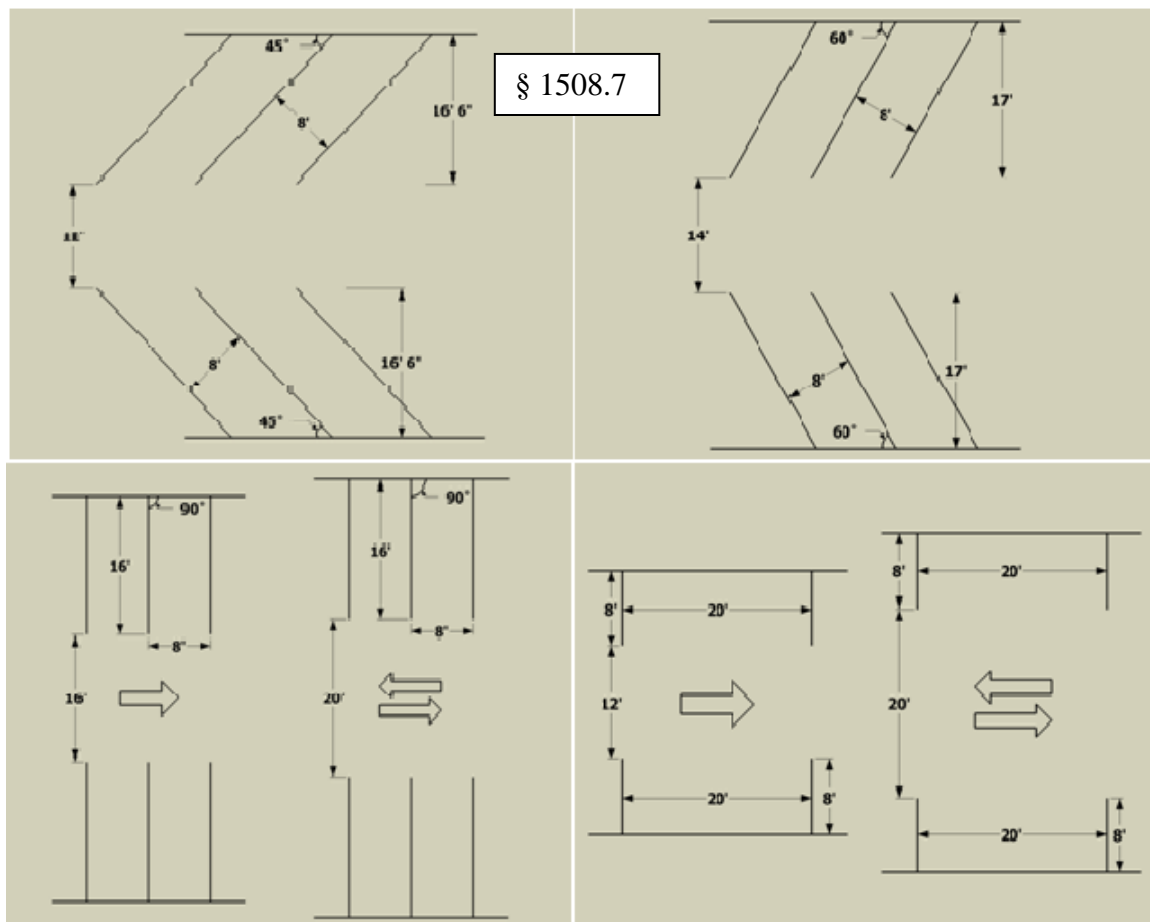
| Parking Angle | Stall Width (Feet) | Depth of Stalls Perpendicular To Aisle (Feet) | One-Way Drive Aisle Width (Feet) | Two-Way Drive Aisle Width (Feet) |
|---------------|--------------------|---|----------------------------------|----------------------------------|
| 45° | 9 | 17.5 | 12.0 | N/A |
| 60° | 9 | 19.0 | 14.0 | N/A |
| 90° | 9 | 18.0 | 16.0 | 20.0 |
| Parallel | 22.0 | 8.0 | 12.0 | 20.0 |



1508.7 The minimum dimensions for *compact parking spaces* and *aisles* are:

Table II: COMPACT PARKING SPACES

| Parking Angle | Stall Width (Feet) | Depth of Stalls Perpendicular To Aisle (Feet) | One-Way Aisle Width (Feet) | Two-Way Aisle Width (Feet) |
|---------------|--------------------|---|----------------------------|----------------------------|
| 45° | 8 | 16.5 | 12.0 | N/A |
| 60° | 8 | 17.0 | 14.0 | N/A |
| 90° | 8 | 16.0 | 16.0 | 20.0 |
| Parallel | 20.0 | 8.0 | 12.0 | 20.0 |



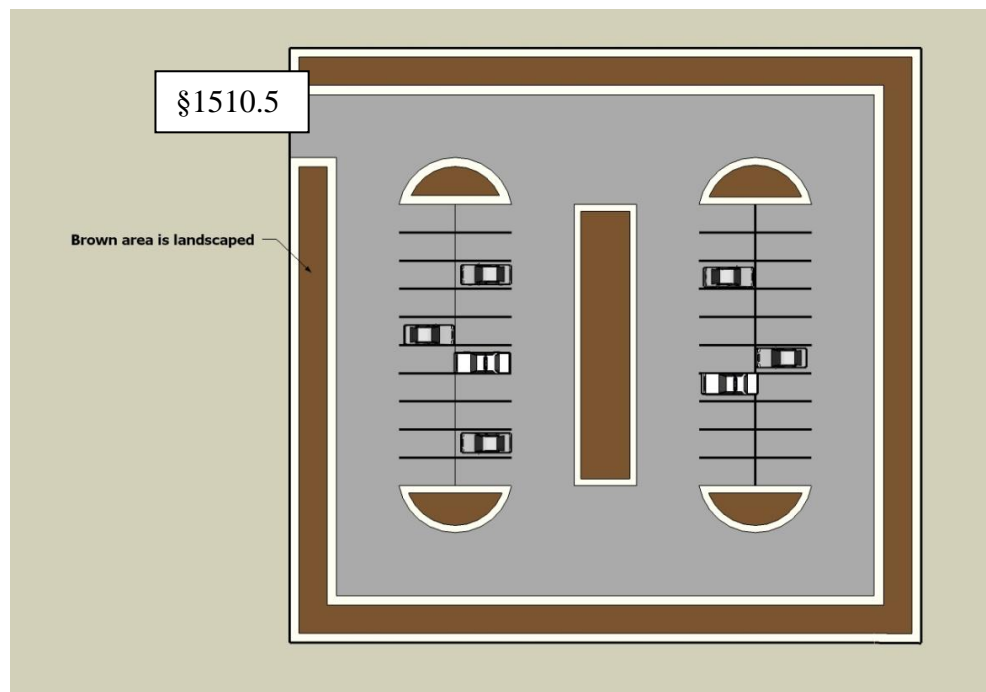
- 1508.8 All *parking spaces* and access ways to and from spaces shall have a minimum vertical clearance of six feet, six inches (6 ft., 6 in).
- 1508.9 Above grade parking areas shall be designed so that no vehicle shall project over any lot line, front setback line, or *building restriction line*.
- 1508.10 Except on a lot that only has one or two dwelling units, wheel bumper guards, curbs, guard rails, or screening shall be installed between the property line and the perimeter of the parking area.
- 1508.11 Except on a lot that only has one or two dwelling units, 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.
- 1508.12 *Surface parking areas* containing fifty (50) *parking spaces* or more shall provide clearly marked walkways for pedestrians that link building entrances with *parking spaces* and with public sidewalks along adjacent streets.

1509 MAINTENANCE REQUIREMENTS

- 1509.1 The intent of this section is to ensure that *parking spaces* are constructed durably, that they are maintained over time, and that they do not create health or safety problems.
- 1509.2 All *parking areas*, including access aisles, driveways, and ramp areas, shall be surfaced and maintained with an all-weather surface. In addition to traditional impervious surfaces, allowable all-weather surfaces include porous (or pervious) concrete, porous asphalt, and mechanically-reinforced grass. Gravel and grass that is not mechanically reinforced are not allowed as surface materials required under this subsection. Areas for landscaping and tree planting are exempt from this requirement.
- 1509.3 All *parking spaces* shall be clearly striped according to the dimensions specified in § 1508. Durable all-weather materials shall be used for striping. Striping shall be maintained for as long as the parking spaces are in use.
- 1509.4 A *parking area* serving a use in the Retail or Food and Alcohol Services *use category* shall provide at least one litter receptacle within the parking area.

1510 LANDSCAPING, SCREENING, AND LIGHTING REQUIREMENTS FOR PARKING

- 1510.1 The intent of this section is to ensure that parking areas are compatible with their surroundings, and to reduce environmental impacts.
- 1510.2 *Surface parking areas* with ten (10) or more *parking spaces* shall conform to the landscaping, tree canopy cover, screening, and lighting requirements of this section.
- 1510.3 Landscaped area planted with trees and shrubs shall cover a minimum of ten percent (10%) of the total area devoted to parking, including *aisles* and *driveways*.
- 1510.4 The landscaping shall be maintained in a healthy, growing condition. Dead or dying landscaping shall be replaced.
- 1510.5 All end islands of parking rows and all areas otherwise not used for ingress and egress, *aisles*, and *parking spaces* shall be landscaped.



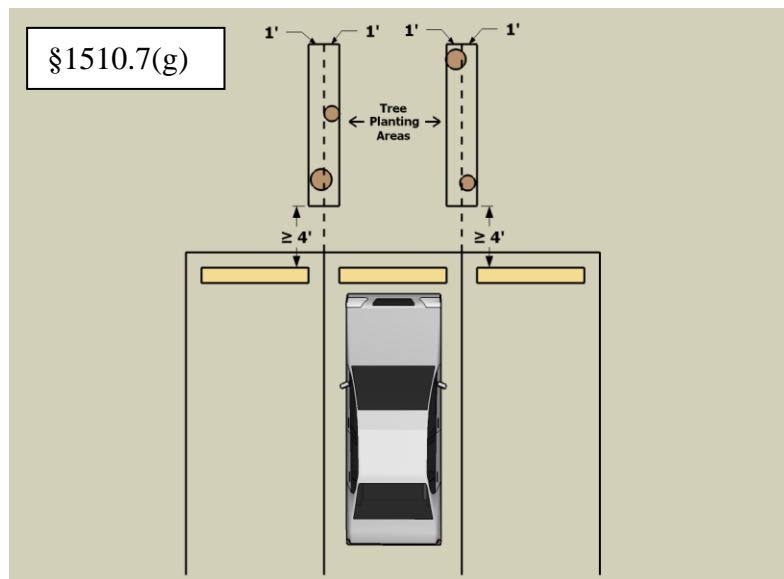
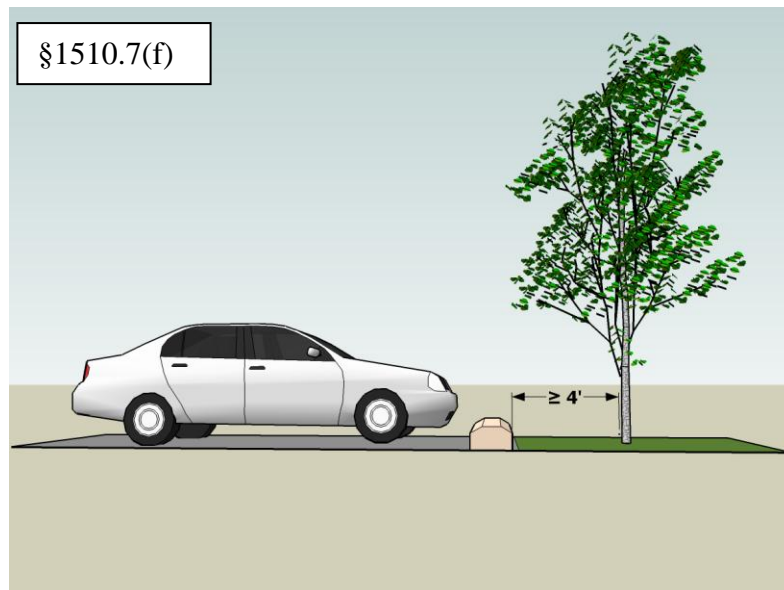
1510.6 Landscaping around the perimeter of the parking area may count toward the area requirement of § 1510.3 up to a distance of six feet (6 ft.) from the pavement.

1510.7 The parking area shall be provided with the equivalent of one (1) *canopy tree* per five (5) *parking spaces* subject to the following requirements:

- (a) [list of acceptable canopy trees to be provided prior to hearing];
- (b) All newly planted trees shall have a minimum diameter of two and one-half inches (2.5 in.);
- (c) New trees or existing trees that are retained shall count toward the tree requirement based on the following table:

| | Within perimeter of paved parking area | Outside perimeter of paved parking area and within 10 ft. of pavement edge |
|---------------------------|--|--|
| 2.5 - 6 in. diameter | 1.0 | 0.5 |
| 6.1-10 in. diameter | 2.0 | 1.5 |
| More than 10 in. diameter | 3.0 | 3.0 |

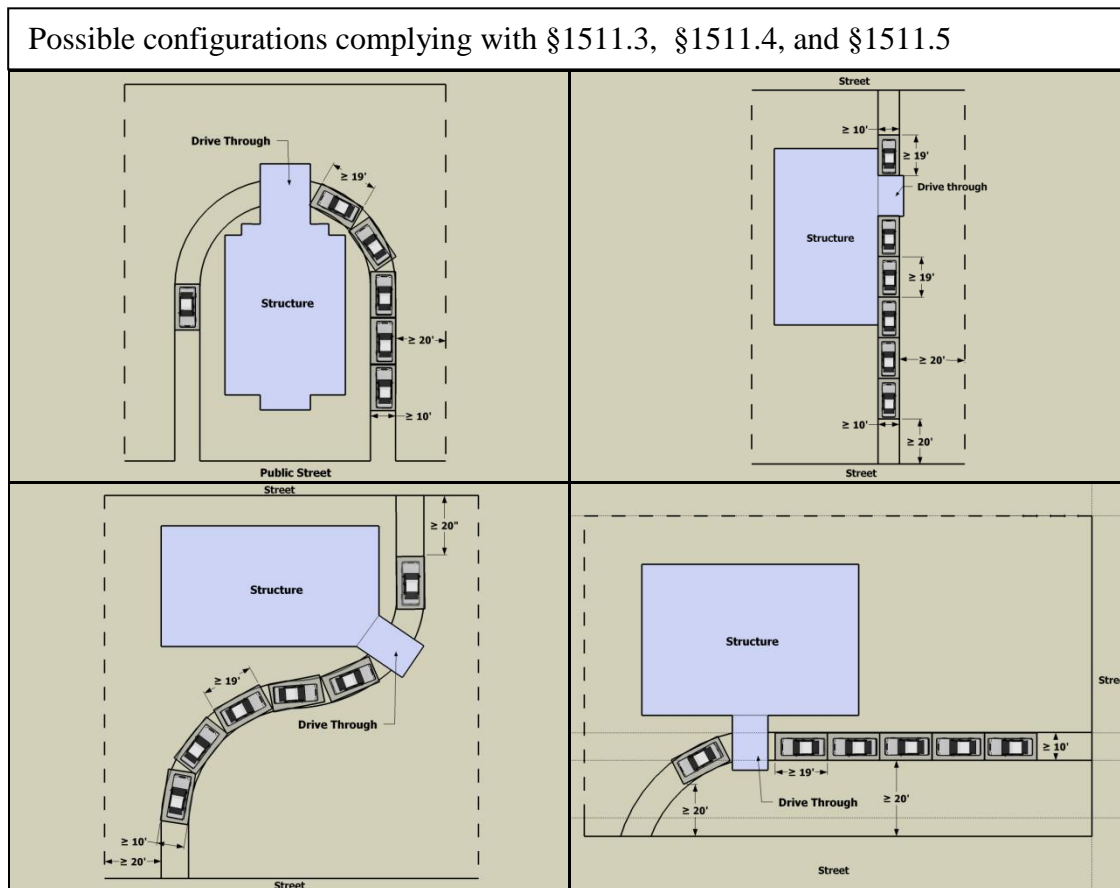
- (d) All trees shall be planted or retained in a space that provides a minimum of five hundred (500) cubic feet of soil volume per tree;
- (e) Dead or dying trees shall be replaced;
- (f) Trees shall be planted a minimum of four feet (4 ft.) from any protective barrier, such as curbs or wheel stops; and
- (g) When tree planting areas are located adjacent to vehicle overhangs, trees shall be planted within one foot (1 ft.) of lines extending from the stripes between parking spaces.



- 1510.8 A surface parking area shall have screening around its entire perimeter, subject to the standards of § 1510.9 and § 1510.10, when the parking area is either:
- (a) Within a zone other than a PDR zone; or
 - (b) In a PDR zone and abutting property in a zone in Subtitle D (Residential).
- 1510.9 The screening required by § 1510.8 shall be either:
- (a) A solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high; or
 - (b) Evergreen hedges or evergreen growing trees that are thickly planted and maintained, and that are at least forty-two inches (42 in.) in height when planted.
- 1510.10 Gaps in the screening are allowed only to provide driveways and pedestrian exits or entrances that open directly onto a street. No individual gap may exceed twenty-four feet (24 ft.) in width.
- 1510.11 Any lighting used to illuminate a parking area or its accessory buildings shall be arranged so that all direct light rays are confined to the surface of the parking area.

1511 DRIVE-THROUGH QUEUING LANES

- 1511.1 The intent of this section is to prevent negative visual impacts or encroachments on the use of public space.
- 1511.2 A *driveway* serving as a motor vehicle queuing lane shall conform to the standards in this section.
- 1511.3 The queuing lane shall provide a minimum of five (5) queuing spaces before the first service location and one (1) queuing space after the last service location before entering public space.
- 1511.4 No queuing space may be located within twenty feet (20 ft.) of any street lot line.
- 1511.5 Each queuing space shall be a minimum of ten feet (10 ft.) in width by nineteen feet (19 ft.) in length and shall constitute an exclusive queuing lane.



1511.6 The queuing lane shall not be the only entry or exit lane on the premises.

1511.7 Any lighting used to illuminate the queuing lane shall be so arranged that all direct light rays are confined to the surface of the queuing lane.

1512 EXCEPTIONS FROM PARKING REQUIREMENTS

1512.1 The intent of this section is to allow exceptions from parking requirements under certain conditions, such as when attendant parking is provided.

1512.2 In a Mixed-Use or Downtown zone, the Zoning Administrator shall waive the parking space dimensional, size, design, and striping requirements stated in §§ 1509.4, 1509.5, 1509.6, 1509.7, and 1510 for a *parking area* located within a building if:

- (a) The area devoted to parking is at least twenty-thousand square feet (20,000 sq. ft.);
- (b) A minimum of two hundred eighty-five square feet (285 sq. ft.) of parking area will be provided for each parking space;
- (c) Residential uses will occupy no more than twenty percent (20%) of the gross floor area of the building or structure;
- (d) The *parking area* will be managed from 7:00 a.m. to 7:00 p.m. by employed attendants who park the vehicles using the *parking area*; and
- (e) No individual area where the lesser dimension is less than seven feet (7 ft.) or where the greater dimension is less than fourteen feet (14 ft.), exclusive of column obstructions, shall be used to park motor vehicles.

1512.3 The request for a waiver under §1512.2 must be accompanied by:

- (a) A parking plan on a medium acceptable to the Zoning Administrator that demonstrates how parking shall be provided if attendant parking is discontinued; and
- (b) A certification by the building owner that the parking area will be operated in conformance with § 1512.4.

1512.4 A *parking area* granted a waiver pursuant to § 1512.2 shall be operated in conformance with the following conditions:

- (a) A permanent sign shall be posted at each entrance in full view of the public that states: “Attendant assisted parking is required by the District of Columbia Zoning Regulations,” and that states the hours during which attendant parking is provided;
- (b) The sign shall have a white background, with black lettering that is at least two inches (2 in.) in height;
- (c) All parking areas and spaces provided under this subsection 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;
- (d) Where *aisles* are provided, they shall meet the design requirements stipulated in §§ 1509.6 and 1509.7; and
- (e) If attendant parking discontinued, the parking spaces shall thereafter

conform to §§ 1509.4, 1509.5, 1509.6, 1509.7, and 1510 and the parking area shall be operated in conformance with the parking plan required by § 1512.3 (a). The purpose of the parking plan is to demonstrate that all unattended parking spaces will meet the size and layout requirements of these subsections, and that any minimum parking requirement will be met.

1513 SPECIAL EXCEPTIONS FROM PARKING REQUIREMENTS

- 1513.1 This section provides flexibility from parking requirements when providing the number of parking spaces required is impractical or contrary to other District regulations, or when it is unnecessary due to a lack of demand for parking, lack of space, or proximity to transit.
- 1513.2 The Office of Zoning shall refer any application filed for a special exception established by this section to the Office of Planning and the District Department of Transportation (DDOT) for review and report.

TWO ALTERNATIVES OF THE FOLLOWING SUBSECTION ARE ADVERTISED:

[ALTERNATIVE 1: ALLOWING FOR A FULL OR PARTIAL REDUCTION IF ONE OF THE CRITERIA IS MET:

- 1513.3 The Board may grant, by special exception, a full or partial reduction in the minimum parking required for a use if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:
- (a) The use or structure is within one-quarter mile (1/4 mi.) of a Metrorail station entrance, a streetcar line currently in operation, or a *high-frequency bus corridor*;
 - (b) The use or structure will generate demand for less parking than the minimum parking standards require;
 - (c) The applicant agrees to implement a *transportation demand management plan* approved by DDOT; or
 - (d) It is physically unable to provide the required parking spaces on the lot or within four hundred feet (400 ft.) or a combination of the two.]

[ALTERNATIVE 2: ALLOWING FOR UP TO A 50% REDUCTION IF ONE OF THE CRITERIA IS MET]:

- 1513.3 The Board may grant, by special exception, up to a fifty percent (50%) reduction in the minimum parking required for a use if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:

- (a) The use or structure is within one-quarter mile (1/4 mi.) of a Metrorail station entrance, a streetcar line currently in operation, or a *high-frequency bus corridor*;
- (b) The use or structure will generate demand for less parking than the minimum parking standards require;
- (c) The applicant agrees to implement a *transportation demand management plan* approved by DDOT; or
- (d) It is physically unable to provide more than 50% of the required parking spaces on the lot or within four hundred feet (400 ft.) or a combination of the two.]

1513.4 The Board may grant, by special exception, a full or partial reduction of the minimum parking required for a use or structure if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:

- (a) The only means by which a motor vehicle could access the lot is from an improved *public street*; and
- (b) A curb cut permit for the property has been denied by DDOT; or
- (c) Any driveway that could access an improved *public street* from the property would violate any regulation in this chapter, in the parking provisions of any other subtitle in the Zoning Regulations, or in Chapters 6 or 11 of Title 24 DCMR.

1513.5 The Board may grant, by special exception, a full or partial reduction of the minimum parking required for an addition to a *historic resource* if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:

- (a) As a result of the nature or location of the *historic resource*, providing the required parking would result in significant architectural or structural difficulty in maintaining the integrity and appearance of the *historic resource*; and
- (b) At least one of the following applies:
 - (1) The use or structure is within one-quarter mile (1/4 mi.) of a Metrorail station entrance, a streetcar line currently in operation, or a *high-frequency bus corridor*; or
 - (2) The applicant agrees to implement a *transportation demand management program* approved by DDOT.

- 1513.6 The Board may grant, by *special exception*, an increase in the maximum number of parking spaces or maximum size of parking area allowed under § 1503.3 or the maximum parking standards of a land use subtitle if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that a *transportation demand management plan* approved by DDOT will be implemented. The Board may impose as a condition of its approval of the special exception established by § 1513.6, requirements as to screening, landscaping, setbacks, fences, the location of entrances and exits, or any other requirement it deems necessary to protect adjacent or nearby property.
- 1513.7 The Board may grant, by *special exception*, a waiver from the *driveway* location requirements of § 1507.6 if, in addition to the general requirements of [§ 3104], the Board finds that it is impractical to locate the *driveway* following these requirements. In evaluating a special exception request under this subsection, the Board shall consider:
- (a) Whether the lot has unusual topography, grades, shape, size, or dimensions; and
 - (b) The impact of *driveway* location on design, landscaping, safer ingress or egress, and traffic patterns.
- 1513.8 The Board may grant, by *special exception*, a modification or waiver of the screening requirements of §§ 1510.8 and 1510.9. In granting a modification or waiver, the Board shall find that the parking area meets the general requirements of [§ 3104], and shall consider:
- (a) The adequacy of protective and screening walls located on adjacent property;
 - (b) Impacts on the pedestrian environment within adjacent streets, sidewalks, and other public areas, and
 - (c) Topographic and traffic conditions.
- The Board may require any special treatment of the premises that it deems necessary to prevent adverse impacts on neighboring properties or the general public.

Create new Chapter 16 in Title 11 Subtitle B:

CHAPTER 16 GENERAL BICYCLE PARKING REGULATIONS

1600 INTRODUCTION TO GENERAL BICYCLE PARKING CHAPTER

- 1600.1 This chapter provides general parking regulations for bicycles that apply regardless of zone.
- 1600.2 The purpose of this chapter is to:
- (a) Ensure an adequate supply of bicycle parking;
 - (b) Ensure that bicycle parking facilities are located and designed to maximize convenience and to minimize negative impacts on adjacent property, urban design, the pedestrian environment, and public spaces; and
 - (c) Ensure that bicycle parking areas are safe and accessible.
- 1600.3 No building permit shall be issued unless a bicycle parking plan shows that any bicycle parking requirements will be met and no certificate of occupancy shall be issued unless the bicycle parking spaces have been constructed in accordance with the approved bicycle parking plan.

1601 RELATIONSHIP TO LAND USE SUBTITLES

- 1601.1 The general bicycle parking regulations of this chapter apply to all land use subtitles.
- 1601.2 Additional use-related conditions that impose additional bicycle parking requirements may be located in the use permissions chapters of the land use subtitles.

1602 GENERAL REQUIREMENTS

- 1602.1 The intent of this section is to ensure that bicycle parking spaces are usable and accessible.
- 1602.2 When bicycle parking spaces are required, signs shall be posted in a prominent place at each entrance to the building or structure stating where bicycle parking spaces are located.

- 1602.3 Required bicycle parking spaces shall be provided and maintained so long as the structure that the bicycle parking spaces are designed to serve exists.
- 1602.4 Where required bicycle parking is provided as racks, the racks must meet the following standards:
- (a) The bicycle frame and one wheel can be locked to the rack with a high security U-shaped shackle lock if neither wheel is removed from the bicycle;
 - (b) A bicycle six feet (6 ft.) long can be securely held with its frame supported in at least two places so that it cannot be pushed or fall in a manner that would damage the wheels or components;
 - (c) Racks shall be placed apart from one another, and any other obstructions, a minimum of thirty inches (30 in.), and provide a minimum clearance width of twelve inches (12 in.) for each bicycle; and
 - (d) The rack shall be securely anchored.
- 1602.5 Each required bicycle parking space shall be accessible without moving another bicycle.

1603 MINIMUM BICYCLE PARKING SPACES

- 1603.1 All residential uses with ten (10) or more dwelling units and non-residential uses with four thousand square feet (4,000 sq. ft.) or more of gross floor area shall provide bicycle parking spaces according the rules of this chapter and the following table:

| Use | Long-Term Spaces | Short-Term Spaces |
|--|---------------------------------|---------------------------------|
| Accommodation | 1 space for each 10,000 sq. ft. | 1 space for each 40,000 sq. ft. |
| Agriculture | None | 2 spaces |
| Animal Sales, Care and Boarding | 1 space for each 10,000 sq. ft. | 1 space for each 10,000 sq. ft. |
| Antennas | None | None |
| Arts Design and Creation | 1 space for each 10,000 sq. ft. | 1 space for each 20,000 sq. ft. |
| Basic Utilities | 1 space for each 20,000 sq. ft. | None |
| Chancery | 1 space for each 5,000 sq. ft. | 1 space for each 40,000 sq. ft. |
| Commercial Parking | None | None |
| Community-Based Institutional Facility | 1 space for each 10,000 sq. ft. | 1 space for each 10,000 sq. ft. |
| Daytime Care | 1 space for each 10,000 sq. ft. | 1 space for each 10,000 sq. ft. |
| Education | 1 space for each 7,500 sq. ft. | 1 space for each 2,000 sq. ft. |
| Emergency Shelter | 1 space for each 10,000 sq. ft. | 1 space for each 10,000 sq. ft. |

| Use | Long-Term Spaces | Short-Term Spaces |
|--|--|---|
| Entertainment, Assembly, and Performing Arts | 1 space for each 10,000 sq. ft. | 1 space for each 10,000 sq. ft. |
| Firearm Sales | 1 space for each 10,000 sq. ft. but no less than 2 spaces. | 1 space for each 3,500 sq. ft. |
| Food and Alcohol Services | 1 space for each 10,000 sq. ft. | 1 space for each 3,500 sq. ft. |
| Health Care | 1 space for each 10,000 sq. ft. | 1 space for each 40,000 sq. ft. |
| Institutional | 1 space for each 7,500 sq. ft. but | 1 space for each 2,500 sq. ft. but no less than 8 spaces |
| Local Government | 1 for each 7,500 sq. ft. | 1 space for each 40,000 sq. ft. but no less than 6 spaces |
| Marine | none | 1 space for each 3,500 sq. ft. |
| Motor Vehicle-related | 1 space for each 20,000 sq. ft. | 1 space for each 10,000 sq. ft. |
| Office | 1 for each 2,500 sq. ft. | 1 space for each 40,000 sq. ft. |
| Parks and Recreation | None | 1 space for each 10,000 sq. ft. but no less than 6 spaces |
| Production, Distribution, & Repair | 1 space for each 20,000 sq. ft. | None |
| Residential | 3 spaces for each 4 dwelling units | 1 space for each 20 dwelling units |
| Retail | 1 for each 10,000 sq. ft. | 1 space for each 3,500 sq. ft. |
| Service | 1 for each 10,000 sq. ft. | 1 space for each 3,500 sq. ft. |
| Sexually-based Business Establishment | 1 for each 10,000 sq. ft. | 1 space for each 10,000 sq. ft. |
| Transportation Infrastructure | None | None |
| Waste-related Services | 1 space for each 20,000 sq. ft. | None |

- 1603.2 Notwithstanding § 1603.1, no property shall be required to provide more than one hundred (100) short-term bicycle parking spaces. All properties with a long-term bicycle parking requirement shall provide at least two (2) long-term spaces, and all properties with a short-term requirement shall provide at least two (2) short-term spaces.
- 1603.3 The bicycle parking standards of this chapter apply to all newly constructed *buildings*.
- 1603.4 When a property changes use categories or adds a use category, the property shall add any bicycle parking spaces necessary to meet the requirements for the new use. However, *historic resources* shall not be required to provide additional bicycle parking spaces for a change in use when the gross floor area of the building is not expanded.
- 1603.5 The expansion of a use within a building triggers additional *bicycle parking requirements* only when its gross floor area is expanded or enlarged by twenty-five percent (25%) or more. The additional minimum parking required shall be calculated based upon the entire gross floor area added. A different rule applies to *historic resources* and is stated in § 1603.5.

- 1603.6 Additions to *historic resources* shall be required to provide additional bicycle parking spaces only for the addition's gross floor area and only when the addition results in at least a fifty percent (50%) increase in gross floor area.
- 1603.7 Special exception relief from additional parking requirements for historic resources is provided for in § 1608.4.
- 1603.8 Any expansion, regardless of size, of a use that operates outside of a building shall conform to applicable bicycle parking standards.
- 1603.9 Uses governed by a campus plan are subject to the bicycle parking requirements approved by the Zoning Commission and are not subject to the bicycle parking requirements otherwise applicable.
- 1603.10 When there is more than one use on a lot, the number of bicycle parking spaces provided must equal the total required for all *uses*. If a single *use* falls into more than one *use category* for which different bicycle parking minimums apply, the standard that requires the greater number of bicycle parking spaces shall apply.

1604 RULES OF CALCULATION

- 1604.1 All bicycle parking standards shall be calculated on the basis of *gross floor area*, except for Residential uses, which base bicycle parking standards on the number of *dwelling units*.
- 1604.2 For purposes of calculating bicycle parking standards, gross floor area does not include floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space.
- 1604.3 Calculations of bicycle parking spaces that result in a fractional number of one half (0.5) or more shall be rounded up to the next consecutive whole number. Any fractional result of less than one half (0.5) shall be rounded down to the previous consecutive whole number.

1605 SHORT-TERM BICYCLE PARKING SPACE REQUIREMENTS

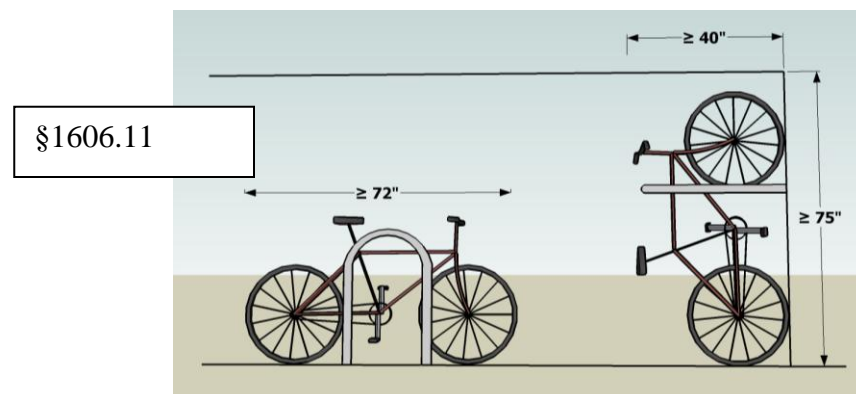
- 1605.1 The intent of this section is to ensure that required *short-term bicycle parking spaces* will be conveniently located and safely accessed.
- 1605.2 Required short-term bicycle parking spaces shall be located either on the same lot as the use they are intended to serve or on public space within twenty feet (20 ft.) of the lot. A use providing short-term bicycle parking on adjacent public space must receive approval of a public space application under Title 24.

- 1605.3 Required short-term bicycle parking spaces shall be located within fifty feet (50 ft.) of a *primary entrance* to the building they serve.
- 1605.4 Areas devoted to short-term bicycle parking on private property shall be surfaced and maintained with an all-weather surface conforming to the requirements of [§ 1509.2 in the General Parking Chapter].
- 1605.5 Required short-term bicycle parking spaces shall be provided as bicycle racks that meet the standards of § 1602.4.
- 1605.6 An aisle at least five feet (5 ft.) wide between rows of bicycle parking spaces and the perimeter of the area devoted to bicycle parking shall be provided. Aisles shall be kept clear of obstructions at all times. Where the bicycle parking is on or adjacent to a sidewalk, the aisle may extend into the *right-of-way*.
- 1605.7 Required short-term bicycle parking spaces shall be provided in a convenient, well-lit location that can be viewed from building the spaces are intended to serve. Required short-term bicycle parking spaces shall be available for shoppers, customers, commuters, messengers, and all other visitors to the site.

1606 LONG-TERM BICYCLE PARKING SPACE REQUIREMENTS

- 1606.1 The intent of this section is to ensure that required *long-term bicycle parking spaces* are provided for the use of building residents, tenants, and employees.
- 1606.2 All required *long-term bicycle parking spaces* shall be located within the building of the use requiring them.
- 1606.3 Required long-term bicycle parking spaces shall be located no lower than the first cellar level or the first complete parking level below grade, and no higher than the first above-grade level. Spaces shall be available to employees, residents, and other building occupants.
- 1606.4 Required long-term bicycle parking shall be provided as racks or lockers. Bicycle racks for required long-term parking shall be provided in a parking garage or a bicycle storage room.
- 1606.5 Where required long-term bicycle parking is provided in a garage, it shall be clearly marked and be separated from adjacent motor vehicle parking spaces by wheel stops or other physical automobile barrier.
- 1606.6 Where required *long-term bicycle parking* is provided in a bicycle room, the room shall have either solid walls or floor-to-ceiling fencing. The room shall have locked doors.

- 1606.7 For any bicycle room with solid walls, the entirety of the interior of the bicycle room shall be visible from the entry door. A motion-activated security light enclosed in a tamper-proof housing shall be provided in each bicycle room.
- 1606.8 Where required long-term bicycle parking is provided in lockers, the lockers shall be securely anchored and meet the following minimum dimensions:
- (a) Twenty-four inches (24 in.) in width at the door end;
 - (b) Eight inches (8 in.) in width at the opposite end;
 - (c) Seventy-two inches (72 in.) in length; and
 - (d) Forty-eight inches (48 in.) in height.
- 1606.9 Each required long-term bicycle parking spaces shall be directly accessible by means of an aisle of a minimum width of forty-eight inches (48 in.) and have a minimum vertical clearance of seventy-five inches (75 in.). Aisles shall be kept clear of obstructions at all times.
- 1606.10 A minimum of fifty percent (50%) of the required long-term bicycle parking spaces shall allow the bicycles to be placed horizontally on the floor or ground. Vertical bicycle space racks shall support the bicycle without the bicycle being suspended.
- 1606.11 Each required long-term bicycle parking space shall be a minimum width of twenty-four inches (24 in.), and shall be:
- (a) A minimum of seventy-two inches (72 in.) in length if the bicycles are to be placed horizontally; or
 - (b) A minimum of forty inches (40 in.) in length if the bicycles are to be placed vertically.



1607 REQUIREMENTS FOR CHANGING FACILITIES

- 1607.1 The intent of this section is to ensure that long-term bicycle parking spaces are usable by the long-term occupants, especially employees, of non-residential uses.
- 1607.2 The requirements of this section shall apply to:
- (a) Newly constructed buildings; and
 - (b) Buildings that expand in gross floor area by more than twenty-five percent (25%).
- 1607.3 A non-residential use that requires long-term bicycle parking spaces and that occupies more than twenty-five thousand square feet (25,000 sq. ft.) in gross floor area shall provide a minimum of two (2) showers. An additional two (2) showers shall be installed for every fifty thousand square feet (50,000 sq. ft.) of gross floor area above the first twenty-five thousand square feet (25,000 sq. ft.), up to a maximum requirement of six (6) showers.
- 1607.4 A non-residential use that requires long-term bicycle parking spaces and that occupies more than twenty-five thousand square feet (25,000 sq. ft.) in gross floor area shall provide a minimum number of clothing lockers equal to six tenths (0.6) times the minimum number of required long-term bicycle parking spaces. Each locker required by this subsection shall be a minimum of twelve inches (12 in.) wide, eighteen inches (18 in.) deep, and thirty-six inches (36 in.) high.
- 1607.5 Showers and lockers required by this section shall be accessible to employees and other long-term occupants of the use requiring them. Showers and lockers shall be located within the same building as the use requiring them.

1608 SPECIAL EXCEPTIONS FROM BICYCLE PARKING REQUIREMENTS

- 1608.1 This section provides flexibility from the requirements of this chapter when providing the number of bicycle parking spaces or showers and changing facilities required is impractical or contrary to other District regulations, or when it is unnecessary due to a lack of demand for bicycle parking.
- 1608.2 The Office of Zoning shall refer any application under this section to the Office of Planning (OP) and the District Department of Transportation (DDOT) for review and report.
- 1608.3 The Board may grant, by special exception, a reduction in the minimum bicycle parking required for a use or structure if, in addition to meeting the general requirements of [§3104], the owner demonstrates that:

- (a) The use or structure will generate demand for less bicycle parking than the minimum bicycle parking standards require;
- (b) A *transportation demand management plan* approved by DDOT will be implemented; or
- (c) All of the required bicycle parking spaces cannot physically be provided on the lot, and that it will be impossible to provide any required bicycle parking spaces on abutting public space.

1608.4 The Board may grant, by special exception, a reduction in the number of minimum bicycle parking required for an addition to a *historic resource* if in addition to meeting the general requirements of [§3104], the applicant demonstrates that as a result of the nature or location of the *historic resource*, providing the required bicycle parking will result in significant architectural or structural difficulty in maintaining the historic integrity and appearance of the *historic resource*.

1608.5 The Board may grant, by special exception, modifications or waivers to the requirements for showers and changing facilities in §§ 1607.3, 1607.4, and 1607.5 if in addition to meeting the general requirements of [§3104], the applicant demonstrates that:

- (a) The intent of § 1607 is met; and
- (b) Either:
 - (1) The use will not generate the demand for the full number of showers and changing facilities required; or
 - (2) The property owner has an arrangement to make use of showers and changing facilities off-site, and that the showers and changing facilities will be reasonably available to long-term occupants of the use requiring the facilities.

Create new Chapter 17 in Title 11 Subtitle B:

CHAPTER 17 GENERAL LOADING REGULATIONS

1700 INTRODUCTION TO GENERAL LOADING CHAPTER

1700.1 This chapter provides general regulations for loading berths, loading platforms, and service and delivery loading spaces that apply regardless of zone.

1700.2 The purpose of this chapter is to:

- (a) Ensure an adequate supply of off-street loading facilities;
- (b) Prevent on-street loading that would contribute to traffic congestion;
- (c) Ensure that loading facilities are located, accessed, and designed to minimize negative impacts on adjacent properties, urban design, the pedestrian environment, and public spaces;
- (d) Ensure the loading facilities are safe and accessible; and
- (e) Ensure that loading facilities are screened and kept free of any obstructions.

1701 RELATIONSHIP TO LAND USE SUBTITLES

1701.1 The loading regulations of this chapter apply to all land use subtitles.

1701.2 Additional use-related conditions may be located in the use permissions chapters of the land use subtitles.

1702 LOADING REQUIREMENTS

1702.1 All buildings or structures shall be provided with loading berths and service/delivery spaces according to the regulations of this chapter and the following table:

| Use | Minimum Number of Loading Berths Required | Minimum Number of Service/Delivery Spaces Required |
|---|---|--|
| Accommodation | | |
| 10,000 to 50,000 sq. ft. gross floor area | 1 | none |
| More than 50,000 to 100,000 sq. ft. gross floor area | 2 | none |
| More than 100,000 to 500,000 sq. ft. gross floor area | 3 | none |
| More than 500,000 sq. ft. gross floor area | 4 | none |
| Agriculture | | |
| | none | none |
| Animal Sales, Care and Boarding | | |
| 5,000 to 20,000 sq. ft. gross floor area | 1 | none |
| More than 20,000 to 100,000 sq. ft. gross floor area | 2 | 1 |
| More than 100,000 sq. ft. gross floor area | 3 | 1 |
| Antennas | | |
| | none | none |
| Arts Design and Creation | | |
| 5,000 to 20,000 sq. ft. gross floor area | 1 | none |
| More than 20,000 to 100,000 sq. ft. gross floor area | 2 | 1 |
| More than 100,000 sq. ft. gross floor area | 3 | 1 |
| Basic Utilities | | |
| 20,000 to 50,000 sq. ft. gross floor area | 1 | 1 |
| More than 50,000 to 200,000 sq. ft. gross floor area | 2 | 1 |
| More than 200,000 sq. ft. gross floor area | 3 | 1 |
| Chancery | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |

| | | |
|---|------|------|
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Commercial Parking | | |
| | None | None |
| Community-Based Institutional Facility | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Daytime Care | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Education | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Emergency Shelter | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Entertainment, Assembly, and Performing Arts | | |
| 50,000 to 100,000 sq. ft. gross floor area | 1 | none |
| More than 100,000 to 500,000 sq. ft. gross floor area | 2 | none |
| More than 500,000 sq. ft. gross floor area | 3 | none |
| Firearm Sales | | |
| 5,000 to 20,000 sq. ft. gross floor area | 1 | None |
| More than 20,000 to 100,000 sq. ft. gross floor area | 2 | 1 |
| More than 100,000 sq. ft. gross floor area | 3 | 1 |

| | | |
|--|---|------|
| Food and Alcohol Services | | |
| 5,000 to 20,000 sq. ft. gross floor area | 1 | None |
| More than 20,000 to 100,000 sq. ft. gross floor area | 2 | 1 |
| More than 100,000 sq. ft. gross floor area | 3 | 1 |
| Health Care | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Institutional | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Local Government | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Marine | | |
| 30,000 to 100,000 sq. ft. gross floor area | 1 | 1 |
| More than 100,000 sq. ft. gross floor area | 2 | 1 |
| Motor Vehicle-Related | | |
| 5,000 to 20,000 sq. ft. gross floor area | 1 | none |
| More than 20,000 to 100,000 sq. ft. gross floor area | 2 | 1 |
| More than 100,000 sq. ft. gross floor area | 3 | 1 |
| Office | | |
| 20,000 to 50,000 sq. ft. gross floor area | 1 | 1 |
| More than 50,000 to 200,000 sq. ft. gross floor area | 2 | 1 |
| More than 200,000 sq. ft. gross floor area | 3 | 1 |

| | | |
|--|------|------|
| Parks and Recreation | | |
| More than 30,000 sq. ft. gross floor area | None | 1 |
| Production, Distribution, and Repair | | |
| 5,000 to 25,000 sq. ft. gross floor area | 1 | None |
| More than 25,000 sq. ft. gross floor area | 2 | None |
| For each 100,000 sq. ft. gross floor area more than 50,000 sq. ft. | 1 | None |
| Residential | | |
| More than 50 dwelling units | 1 | 1 |
| Retail | | |
| 5,000 to 20,000 sq. ft. gross floor area | 1 | None |
| More than 20,000 to 100,000 sq. ft. gross floor area | 2 | 1 |
| More than 100,000 sq. ft. gross floor area | 3 | 1 |
| Service | | |
| 5,000 to 20,000 sq. ft. gross floor area | 1 | None |
| More than 20,000 to 100,000 sq. ft. gross floor area | 2 | 1 |
| More than 100,000 sq. ft. gross floor area | 3 | 1 |
| Sexually-based Business Establishment | | |
| 5,000 to 20,000 sq. ft. gross floor area | 1 | None |
| More than 20,000 to 100,000 sq. ft. gross floor area | 2 | 1 |
| More than 100,000 sq. ft. gross floor area | 3 | 1 |
| Transportation Infrastructure | | |
| | none | none |
| Waste-related Services | | |
| 5,000 to 25,000 sq. ft. gross floor area | 1 | None |

| | | |
|--|---|------|
| More than 25,000 sq. ft. gross floor area | 2 | None |
| For each 100,000 sq. ft. gross floor area more than 50,000 sq. ft. | 1 | None |

- 1702.2 No building permit shall be issued unless a loading plan shows that any loading requirements will be met and no certificate of occupancy shall be issued unless the loading berths and service/delivery spaces have been constructed in accordance with the approved loading plan.
- 1702.3 The loading requirements must be met when a new building or structure is constructed.
- 1702.4 No loading berths are required for buildings or structures with a gross floor area less than the minimum sizes specified in the schedule in § 1702.1.
- 1702.5 When a property changes use categories or adds a use category, the following shall apply:
- (a) Additional loading berths and service spaces shall be required only when the minimum number of *loading spaces* required for the new *use category* exceeds the number of spaces required for the prior use category that occupied the same floor area;
 - (b) When determining the amount of additional required loading, it shall be assumed that the previous use provided the minimum number of spaces required; and
 - (c) *Historic resources* shall not be required to provide additional loading for a change in use without expansion.
- 1702.6 The expansion of a use within a building triggers additional loading requirements only when its gross floor area is expanded or enlarged by twenty-five percent (25%) or more. The additional minimum loading berths and service/delivery spaces required shall be calculated based upon the entire gross floor area added. A different rule applies to *historic resources* and is stated in § 1702.7.
- 1702.7 Additions to *historic resources* shall be required to provide additional loading berths, loading platforms, and service/delivery spaces only for the addition's gross floor area and only when the addition results in at least a fifty percent (50%) increase in gross floor area.
- 1702.8 Each loading berth, whether required or not, shall be accompanied by one (1) adjacent loading platform that meets the requirements of §1706.4.

- 1702.9 Where two or more uses share a building or structure, the uses may share loading as long as internal access is provided from all shared uses requiring loading.

1703 RULES OF MEASUREMENT AND INTERPRETATION

- 1703.1 The intent of this section is to provide rules of measurement and interpretation that will be used to meet loading requirements, standards, and conditions.
- 1703.2 When a use occupies ninety percent (90%) or more of the gross floor area of a building or structure, the required loading berths shall be calculated based on the entire gross floor area of the building or structure as if the greater use occupies the entire building or structure.
- 1703.3 When two or more non-residential uses in the same use category share a building or structure, all of the uses in the same use category shall be added together to derive the total gross floor area, or other unit of measurement in the table in 1702.1, to determine the required number of berths and spaces for that use category.
- 1703.4 When two or more uses in different use categories share a building or structure, the building or structure is only required to provide enough berths and spaces to meet the requirement for the use category with the highest requirement, and not the combination of requirements for all use categories provided that all uses that require loading have access to the loading area.
- 1703.5 At least one (1) loading berth shall be provided when the sum of the gross floor area of the separate uses exceeds the minimum gross floor area requiring loading berths for any one of the separate uses.
- 1703.6 For purposes of calculating loading requirements for non-residential uses, gross floor area does not include floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space.

1704 LOCATION RESTRICTIONS

- 1704.1 The intent of this section is to ensure that loading facilities are located convenient to the uses they serve, that they are compatible with their surroundings, and that they do not create conflicts with the pedestrian environment or vehicular and bicycle traffic.
- 1704.2 Except as provided in this section, all loading berths and service/delivery loading spaces shall be located as follows:
- (a) Within the building or structure the berths or spaces are designed to serve;

- (b) Within the rear yard of the building they are intended to serve; or
- (c) Within a side yard of the building they are intended to serve, provided:
 - (1) The loading berths and service/delivery spaces shall be screened from all adjacent properties and public streets by a solid fence or wall at least twelve (12) inches thick and seventy-two inches (72 in.) high; and
 - (2) On a lot that is within or adjacent to a [Subtitle D or E zone], the loading berths and service/delivery loading spaces shall be at least six feet (6 ft.) from any side lot line.

1704.3 Loading facilities in PDR zones are not subject to the requirements of 1704.2.

1704.4 All loading platforms shall be located contiguous and with unobstructed access to the loading berth and shall have unobstructed access to an entrance to the building or structure.

1704.5 All loading berths shall be designed so that no vehicle or any part thereof shall project over any lot line, front setback line, or building restriction line.

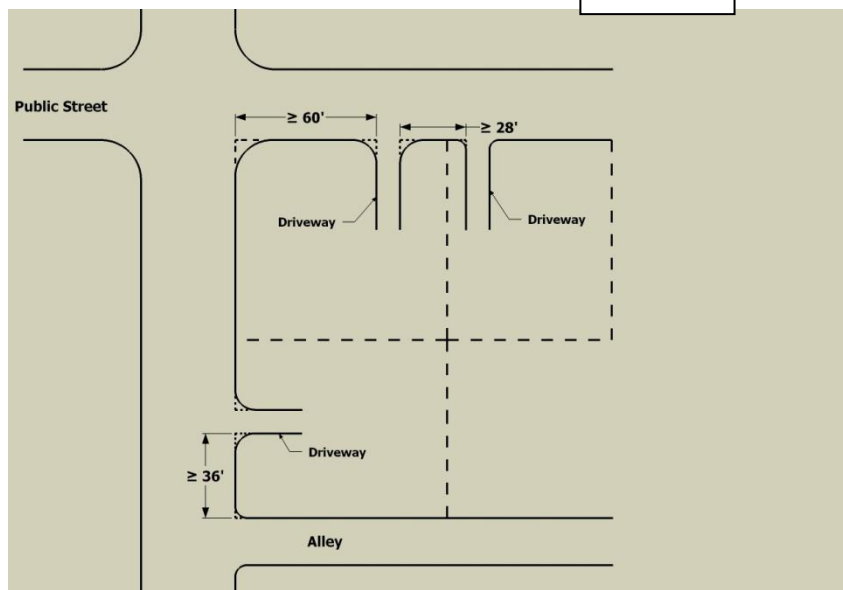
1704.6 Required loading berths may be provided in facilities designed to serve jointly two (2) or more adjoining buildings or structures on lots separated only by an alley within a single square; provided:

- (a) The number of berths in the joint facilities shall not be less than that required for the total combined requirement in § 1702.1.
- (b) A binding covenant that is acceptable to the Zoning Administrator, ensuring the joint use of the loading berths and entered into by all property owners concerned, shall be recorded in the land records of the District of Columbia for the affected properties. A certified true copy of the recorded covenant shall be filed with the Zoning Administrator. Joint use of the loading berths by all parties involved shall continue in effect so long as the binding agreement remains in force. If the agreement becomes legally ineffective or inoperable, the loading berths shall be provided as otherwise required by § 1702.1.

1705 ACCESS REQUIREMENTS

- 1705.1 The intent of this section is to ensure that loading facilities are safe and accessible, and that driveways do not conflict with the pedestrian environment or with vehicular and bicycle traffic.
- 1705.2 All loading berths and service/delivery loading spaces shall be accessible at all times from a driveway meeting the requirements of B §§ 1507.3 through 1507.6.
- 1705.3 When a lot abuts two (2) streets or more, it shall have no more than three (3) driveway openings.
- 1705.4 When a lot abuts fewer than two (2) streets, it shall have no more than two (2) driveway openings.
- 1705.5 A driveway opening on a street shall be:
- (a) At least sixty feet (60 ft.) from a street intersection as measured from the intersection of the extended curb lines;
 - (b) At least twenty-eight feet (28 ft.) from another driveway opening; and
 - (c) At least thirty-six feet (36 ft.) from an alley on the same street.

§1705.7



1705.6 A driveway or access aisle leading to a loading berth or service/delivery loading space shall have a minimum width of twelve feet (12 ft.), a maximum width of twenty-four feet (24 ft.), and a maximum slope of twelve percent (12%).

1705.7 No driveway providing access to a loading berth or service/delivery loading space shall be located in such a way that a vehicle entering or exiting from the loading berth blocks any street intersection.

1705.8 A loading berth or service/delivery loading space shall be designed so that it is usable and accessible by the vehicles that it is intended to serve.

1706 SIZE AND LAYOUT REQUIREMENTS

1706.1 The intent of this section is to ensure that loading facilities are adequately sized and capable of performing their intended functions.

1706.2 All loading berths shall be a minimum of twelve feet (12 ft.) wide, have a minimum depth of thirty feet (30 ft.) and have a minimum vertical clearance of fourteen feet (14 ft.).

1706.3 All service/delivery loading spaces shall be a minimum of twenty feet (20 ft.) deep and ten feet (10 ft.) wide and have a minimum vertical clearance of ten feet (10 ft.).

1706.4 All loading berths shall be accompanied by one (1) adjacent loading platform that meets the following requirements:

(a) A loading berth that is less than fifty-five feet (55 ft.) deep shall have a platform that is at least one hundred square feet (100 sq. ft.) and at least eight feet (8 ft.) wide;

(b) A loading berth that is fifty-five feet (55 ft.) deep or greater shall have a platform that is at least two hundred square feet (200 sq. ft.) and at least twelve feet (12 ft.) wide;

(c) Loading platforms shall have a minimum vertical clearance of ten feet (10 ft.); and

(d) A loading platform floor shall consist of one (1) horizontal level.

1706.5 The dimensions specified in this section for service/delivery spaces and loading berths are exclusive of access aisles, maneuvering space, and loading platforms.

1707 MAINTENANCE REQUIREMENTS

- 1707.1 The intent of this section is to ensure that facilities are maintained over time and are safe and clean.
- 1707.2 All loading berths and service/delivery spaces including access aisles, driveways, and maneuvering areas shall be surfaced and maintained with an all-weather surface.
- 1707.3 No other use shall be conducted from or upon the loading berth or service/delivery space or any portion thereof.
- 1707.4 Each service/delivery space shall be clearly marked "For Service and Delivery Vehicles Only" and used exclusively for such vehicles.
- 1707.5 All parts of the loading berth or service/delivery space including access aisles, driveways, and maneuvering areas shall be kept free of refuse, debris, and other obstructions of any kind.

1708 TRASH RECEPTACLES

- 1708.1 The intent of this section is to ensure that facilities for trash collection are provided and clearly shown on building plans.
- 1708.2 Buildings requiring loading must have at least one (1) trash room within the building and within or immediately adjacent to the loading area.
- 1708.3 All new development over two thousand square feet (2, 000 sq. ft.) of gross floor area other than one- or two-family structures must clearly show the area for the building's trash receptacles on the building plans.
- 1708.4 Trash receptacles external to a building shall be screened and or covered.

1709 SCREENING AND LIGHTING REQUIREMENTS

- 1709.1 The intent of this section is to ensure that facilities are compatible with surroundings.
- 1709.2 When loading berths or service/delivery spaces are not enclosed within a building, the loading area shall have screening around its entire perimeter, subject to the standards of § 1709.4 and § 1709.5, when the loading area is either:
- (a) Within a zone other than a PDR zone; or
 - (b) In a PDR zone and abutting property in a zone in Subtitle D (Residential).

- 1709.3 Screening is not required if the loading area is separated from all contiguous property by at least twenty-five (25) feet.
- 1709.4 The screening required by § 1709.2 shall be a solid masonry wall at least twelve (12) inches thick and seventy-two (72) inches high.
- 1709.5 Gaps in the screening are allowed only to provide driveways and pedestrian exits or entrances that open directly onto a street. No individual gap may exceed twenty feet (20 ft.) in width.
- 1709.6 Any lighting used to illuminate a loading berth, loading platform or service/delivery loading space shall be arranged so that all direct light rays are confined to the surface of the berth, platform, or space.

1710 SPECIAL EXCEPTIONS FROM LOADING REQUIREMENTS

- 1710.1 This section provides flexibility from the loading requirements when providing the number of spaces required is impractical or contrary to other District regulations.
- 1710.2 The Office of Zoning shall refer any application under this section to the Office of Planning and the District Department of Transportation for review and report.
- 1710.3 The Board may grant, by special exception, a reduction or elimination of the number of loading berths or service/delivery spaces required by § 1702.1 if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:
- (a) The only means by which a motor vehicle could access the lot is from a public street, and provision of a curb cut or driveway on the street would violate any regulation in this chapter, or in Chapters 6 or 11 of Title 24 DCMR; or
 - (b) The loading berths or service/delivery spaces are required for an addition to a historic resource, and providing the required loading facilities would result in significant architectural or structural difficulty in maintaining the integrity and appearance of the historic resource.
- 1710.4 The Board may grant, by special exception, a waiver of the driveway location requirements of § 1705.4 if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:
- (a) The lot has unusual topography, grades, shape, size, or dimensions; or

- (b) An alternate driveway location would improve site design, landscaping, or traffic patterns or provide safer ingress or egress.

1710.5 The Board may grant, by special exception, modifications to the access requirements of § 1705.8 if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that the resulting loading berths and approaches to the berths are usable by the type of vehicles they are designed to serve.

1710.6 The Board may grant, by special exception, modifications or waivers of the screening requirements of §1709 if, in addition to meeting the general requirements of [§3104], the applicant demonstrates that:

- (a) Existing protective and screening walls on the lot or on adjacent property are adequate to prevent adverse impacts on adjacent property; or
- (b) Provision of protective screening walls would result in the removal of healthy trees or other landscaping, or architectural features determined by the Board to be worthy of protection or to provide equal screening benefits.

1710.7 When granting a special exception under this section, the Board may impose conditions as to screening, lighting, coping, setbacks, fences, location of entrances and exits, widening of abutting alleys, loading management or transportation demand management practices, or any other requirement it deems necessary to protect adjacent or nearby property and promote the public health, safety, and welfare.

PROCEDURES

The public hearing on this part of Case No. 08-06 will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. The Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of the particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**Z.C. NOTICE OF PUBLIC HEARING
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ANTHONY J. HOOD, KONRAD W. SCHLATER, GREG M. SELFRIDGE, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Applicant's Guide for Understanding How ANC 6A's Economic Development and Zoning Committee Approaches Zoning Cases

ANC 6A relies on its Economic Development and Zoning (ED&Z) Committee to hear zoning cases and provide recommendations to the full Commission. Because the ED&Z Committee recommendations are usually accepted by the full ANC, it is important for the Applicant to understand how the ED&Z committee considers zoning cases. Below is a guide which explains: 1) The differences between special exceptions and variances 2) The principles by which the ED&Z committee considers cases, 3) The types of cases where the ED&Z Committee usually recommends support or opposition and 4) Tips for the applicant on presenting information to the Committee.

Background on Special Exceptions and Variances

There are two basic types of zoning relief: Special exceptions and Variances. Special exceptions (Section 3104) are meant for circumstances that are anticipated by the zoning regulations and for which the applicant will be granted relief if they meet the conditions spelled out in the zoning regulations. Variances (Section 3103) require a much higher burden of proof and are meant to apply to circumstances that were not anticipated by the zoning regulations. A variance requires that the applicant prove three things: 1) The lot has an unusual configuration or topological conditions, 2) The strict application of the zoning regulations would result in exceptional practical difficulties or undue hardship, and 3) Granting the requested relief won't significantly compromise the intent of the zoning regulations.

ED&Z Principles for Considering Zoning Cases:

The following items are meant to provide the applicant with a guide to how the ED&Z committee approaches certain issues common in zoning cases.

1. The ED&Z committee's primary consideration for recommending ANC support will be whether the application meets the special exception or variance standards as laid out in the Zoning Regulations.
2. The ED&Z committee will consider the precedence for future cases when making recommendations to the ANC.
3. The ED&Z committee will not consider examples of illegal construction as precedence for supporting a special exception or variance.
4. The ED&Z committee will not consider illegal construction by the applicant as a basis for hardship.
5. When a zoning case involves public space issues, the ED&Z committee shall consider whether the Applicant's use of public space could be accommodated on private land.
6. The ED&Z committee encourages adjacent neighbors to provide statements (e.g. letters and testimony) in support of or in opposition to a project. While it is desirable for an applicant to have letters of support, it is only one of the factors that the Committee considers when evaluating cases.

Examples of cases where the ED&Z committee usually recommends support:

1. The applicant proposes increasing a building's lot occupancy to less than 70%. (Special Exceptions) [Link to relevant case](#)

2. The applicant proposes increasing a building's lot occupancy to greater than 70% and can satisfy the three conditions required for a variance. In these cases, the applicant often has an extremely small lot and is asking for a small increase in the building envelope. [Link to relevant case](#)
3. The applicant is only expanding the building's envelope below ground. (Special Exceptions and Variances) [Link to relevant case](#)
4. The applicant is seeking relief from parking requirements and can show that there is no vehicular access to the property without constructing a curbcut. (Variances) [Link to relevant case](#)

Examples of cases where the ED&Z committee usually recommends opposition:

1. The applicant proposes increasing a building's lot occupancy to 70% or greater and cannot show unique conditions or undue hardship. (Variances)
2. The applicant is seeking to increase the total Floor Area Ratio (FAR) beyond what is permitted in the zone. (Variances) [Link to relevant case](#)
3. The applicant proposes a project that does not conform to the design standards and guidelines of the H Street Zoning Overlay. (Special Exceptions and Variances) [Link to relevant case](#)

Tips for presenting an application to the ED&Z Committee:

1. The dimensions on all plans and plats should be consistent.
2. Calculating lot occupancy is non-trivial. It is best that someone who is familiar with DC Zoning regulations be consulted on these calculations. For example, most people's front yards are public space and should not be included in lot occupancy calculations. In addition, doglegs less than 5 feet wide are counted against lot occupancy.
3. When requesting a special exception, the applicant should show how the project meets each of the required conditions.
4. When requesting a variance, the applicant should show how the project meets each of the 3 conditions required for a variance.
5. Letters of support from adjacent neighbors help establish that a proposed project won't adversely impact the light, air or privacy of neighboring properties.
6. All supplemental drawings, photographs and statements to the ED&Z Committee Chair 10 days before the ED&Z meeting. The current Chair is Drew Ronneberg. He can be reached at 202 431-4305 or ronneberg6a02@gmail.com.
7. If you have any questions about the process, please contact the ED&Z Committee Chair.