

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, ^{JLS} Deputy Director Development Review & Historic Preservation
DATE: November 14, 2014
SUBJECT: ZC 08-06A - Zoning Regulations Review - Revised Draft Text

The Office of Planning (OP) is providing revised draft text of the proposed Zoning Regulations, which addresses direction provided by the Zoning Commission during the October 6 – 9, 2014 public meetings.

In addition to the more substantive changes, described below, the new draft incorporates many improvements to the formatting, elimination of the repetition of standards included in the last draft, and updating of references. However, the draft remains a work in progress as the Zoning Commission continues its deliberations. It is likely that the reader will find additional clarification, repeated clauses, or reference corrections that remain to be addressed. Further editorial revisions are also anticipated as OAG completes its review of the draft proposed text.

OP will continue to work to refine the draft regulations, should the Commission determine that additional revisions are necessary based on the follow-up information provided through this submittal.

Night 1: Monday October 6, 2014

Code Structure and Zone Names

- OP is proposing modifications within the Subtitle Framework to facilitate ease of use.
 - Subtitle A: Authority and Applicability
 - Subtitle B: Definitions, Rules of Measurement, and Use Groups
 - Reorganizes information that was contained in Subtitles B and C to provide: general definitions; rules of measurement and definitions of relevant terms, as well as general relief criteria; and use groups and related use definitions.*
 - Subtitle C: General Rules
 - Revised to contain regulations applied across the land use subtitles, such as parking, loading, bike parking, pervious surface, and Green Area Ratio requirements.*
 - Subtitle D: Residential House Zones
 - Subtitle E: Residential Flat Zones
 - Subtitle F: Residential Apartment Zones
 - Subtitle G: Mixed Use Zones
 - Subtitle H: Neighborhood Commercial Zones
 - Subtitle I: Downtown Zone
 - Subtitle J: Production, Distribution, and Repair Zones
 - Subtitle K: Special Purpose Zones
 - Subtitle U: Use Permissions
 - Consolidates use permissions in one Subtitle.*

- Subtitle W: Mapping
- Subtitle X: General Procedures
- Subtitle Y: Board of Zoning Adjustment Rules of Practice and Procedures
- Subtitle Z: Zoning Commission Rules of Practice and Procedure

Definitions

- OP has included a graphic depicting lot width measurement.
- OP has provided a definition for theoretical lot.

Follow-up:

- Consult with the Office of the Attorney General (OAG) regarding enforceability of definitions. OAG responded that a definition, which defines a term, is not enforceable. Compliance with the regulations is enforceable. For example, if a business is permitted as a restaurant but operates as a fast food restaurant, then the failure of the business to operate within the parameters of the definition of the permitted use is enforceable.

Uses and Use Groups

Follow-up:

- Determine the number of theater uses in residential zones. Using BZA and GIS data, OP was able to identify the following theatres in residential zones:
 - 1742 Church St NW, Andrew Keegan Theatre Co. – Variance to allow theater use (R-5-B)
 - 201 East Capitol Street, 301-315 East Capitol Street and 3-22 3rd Street, S.E., Folger Theater – Variance (R-4)
 - 1810 16th Street, N.W., Universalist National Memorial Church – Variance (DC/R-5-B)

Administrative Chapters – BZA and ZC

Follow-up:

- Describe how other jurisdictions handle publication of their zoning codes – using either an in-house service or other service such as WestLaw.
 - NYC – publishes in house
 - Philly – American Legal Publishing Corp (<http://www.amlegal.com/>)
 - Denver – publishes in house
 - Baltimore – publishes in house
 - Montgomery County – Scribd. (<https://www.scribd.com/>)
 - Arlington County – Amazon Web Services (<https://aws.amazon.com/>)

Night 2: Tuesday, October 7, 2014

Residential Development Standards and Uses

No items for follow up.

Corner Stores

Follow-up:

- Clarify whether cellar space is included in the 1,200 square foot limit for corner stores. OP is proposing that cellar space not be included in the 1,200 square foot limit.

- Clarify whether storage space for beer and wine would be included in the 15% limit on Gross Floor Area that can be devoted to the sale of beer and wine by special exception.

OP is proposing that storage space for beer and wine not be included in the 15% limit. Any storage space is required to be internal to the building

- Determine whether the Department of Health would be involved in inspection and permitting for corner stores.

Yes, the DOH reviews and inspects corner stores. All applicants for a Basic Business License for the Food Products category must be inspected by and/or receive approval to operate from the [Department of Health](#), Food Protection Division, (202) 535-2180, 899 North Capitol Street, NE, Washington, DC 20002.

Accessory Apartments

- OP has revised the provisions to allow an accessory apartment to occupy no more than 35% of the GFA of the house.
- OP has revised the provisions to allow an entrance on a street facing wall, provided the entrance is below grade.
- OP has included the provision to allow for an accessory apartment in an accessory building if the accessory building is located within 300 feet of a street.
- OP reviewed the draft text and determined that language was included that stated that an accessory building with an accessory apartment can't be used for any accessory use other than parking.
- OP has revised the text to prohibit roof decks on accessory buildings, but allow balconies and projecting windows.

Alley Lots

- OP has included a provision to allow for camping provided the individuals camping in the tent had a bedroom in the principal structure on the lot.
- OP has incorporated the 300-foot and roof deck provisions addressed under accessory apartments into the relevant alley lot sections.

RF Zones

- OP has eliminated the proposed conversion restriction for the Mount Pleasant Historic District.

Night 3: Wednesday, October 8, 2014

Subtitle C – General Rules

Height

- OP has included a provision requiring a roof structure setback for buildings adjacent to historic buildings. OP notes that this was also proposed as part of the separate penthouse regulations text amendment proposal (ZC Case 14-13); at the hearing for that case, concerns about this requirement were raised. Generally, the Commission discussed reviewing these setback requirements as part of case 14-13, rather than as part of 14-13.

Front Setback

- OP has included a graphic depicting front setback in Subtitle C.

Green Area Ratio

Follow-up:

- The Commission questioned the 35 foot tree canopy – whether this was intended to be square feet, or diameter.

The mature canopy spread of 35 feet was derived from discussions with DDOE and the fact that the 2013 SWM regulations tie tree preservation retention value to those trees preserved with an average mature canopy spread of at least 35 feet. Based on comments received from Casey Trees, OP is proposing to revise the tree canopy spread and multiplier as follows:

GREEN AREA RATIO LANDSCAPE ELEMENTS	MULTIPLIER
Tree canopy for all new trees with mature canopy spread of forty feet (40 ft.) or less calculated at fifty square feet (50 sq. ft.) per tree	0.5
Tree canopy for all new trees with mature canopy spread of greater than forty feet (40 ft.) calculated at two-hundred and fifty square feet (250 sq. ft.) per tree	0.6

- The Green Area Ratio provisions include a 0.1 multiplier bonus for harvested stormwater irrigation.

Tree Protection

- As requested by the Commission, OP has included a reference to the Urban Forestry Administration in C chapter 4.

Loading

- OP has included language in C § 907.1 that provides flexibility regarding the location of a required trash room “**or within enclosed receptacle in a designated trash area within the loading area.**”

Vehicle Parking

Follow-up:

- Look at prohibiting garage parking at the front of rowhouses.

While OP agrees with the overall intent of this, OP does not recommend a prohibition on garage parking accessed from the front of the building. OP has proposed to eliminate the parking requirement for a dwelling if there is no reasonable alley access, which should limit the need for this kind of parking. OP also notes that the regulations currently prohibit required parking between the principal building and a front lot line.

- Revisit the minimum parking requirement for the following uses: clinic, medical office, public library, public recreation facility, public community center armory, child development center, and public school.

OP has reviewed the parking requirement for these uses, and has proposed modifications to the parking requirement, intended to typically raise the parking requirement or ensure that the provide parking:

Use Category	Minimum number of vehicle parking spaces
Chancery	0.5 per 1,000 sq. ft., in excess of 3,000 sq. ft., or as determined by the FM Board of Zoning Adjustment
Daytime Care	0.25 0.5 per 1,000 sq. ft., with a minimum of 1 space required
Eating and Drinking Establishments	1.33 per 1,000 sq. ft., in excess of 3,000 sq. ft. A minimum of 1 parking space shall be required for a food delivery service.
Entertainment, Assembly, and Performing Arts	1.67 2 per 1,000 sq. ft. in excess of 5,000 sq.ft.
Government, Local	None .5 space per 1,000 sq.ft. in excess of 2,000 sq.ft. with a minimum of 1 space required; except: Public Recreation and Community Center: .25 space per 1,000 sq.ft. in excess of 2,000 sq.ft., with a minimum of 1 space required; and Kiosk Public Library – no requirement
Medical Care	1 per 1,000 sq. ft., in excess of 3,000 sq. ft., with a minimum of 1 space required
Office	0.5 per 1,000 sq. ft., in excess of 3,000 sq. ft., except: A medical or dental office, clinic, or veterinary hospital: 1 per 1,000 sq.ft. in excess of 3,000 sq.ft.

A chart, similar to the one reviewed by the Zoning Commission at the proposed action meetings, which provides examples of the parking requirement under current, previously proposed, and revised regulations is attached.

- Examine whether the reduced parking permission for areas proximate to Priority Bus Corridors (PCBs) may be tied to a requirement that the site be ineligible for RPP.

The concern was that a building could be provided with less parking, and residents could obtain RPP permits to park on neighborhood streets. OP consulted with DDOT, who confirmed that at this point, it would be difficult for the District to apply an RPP disqualification to an individual property or building, although this may be possible in the future. However, some streets within PBCs are already exempted from eligibility for RPP, specifically commercial streets. While OP is comfortable with the language as originally proposed, OP has provided draft language which would apply this parking reduction provision within PBCs only for any property for which participation on a District RPP program is not permitted.

Also in response to Commission direction, OP has redrafted this section to apply only to those PBCs currently identified – any new PBC added would require an amendment to the zoning regulations to be eligible for the parking reduction.

- Look at compact parking space policies and trends in other jurisdictions.
 OP examined the compact parking space allowances for surrounding jurisdictions, including Prince George’s, Fairfax, Baltimore; Arlington, and Montgomery Counties. While there was no established “norm” for compact spaces, the compact space allowance varied from 15% to 40% of the total number of required parking spaces.

- Potentially remove minimum parking requirement for all uses in the Capitol Gateway, Southeast Federal Center, and MU-11 (W-0) zones based on additional research.

OP consulted further with DDOT, who indicated that they do not have research or parking plans specific to the Buzzard Point / SEFC area, but did indicate that they were generally not opposed to re-establishing a parking requirement for Buzzard Point, west of South Capitol Street. OP searched the record, and did not find additional comments from the relevant ANC – ANC 6D – on this issue, so OP reached out to the ANC and did not receive a response.

While OP is comfortable with the original proposal, to not require parking in this area, OP has provided language for Zoning Commission review and discussion which would re-establish a parking requirement for the area of Buzzard Point that is west of and not fronting on South Capitol Street.

- Include affordable housing as a condition for consideration for relief.
OP has added this section – that dedication of all or a significant proportion of dwelling units as affordable housing units would be a criteria for special exception relief from parking requirements. The current draft also includes the presence of healthy and mature canopy trees on or directly adjacent to the property as a criteria for special exception relief from parking requirements.

- Include a minimum dimensional requirement – either width of 25’ for 1 space and 35’ for 2 spaces or rear yard depth – for the provision of shared spaces in residential zones.

The OP proposal, provided in response to a community member comment, was intended to establish a minimum lot width requirement for the provision of one or two car share spaces, as currently permitted, within the low density residential zones. The Commission noted that many lots in these zones are narrow, but deep so could accommodate such parking and still provide the desired open space. In response, OP has proposed a revised provision, requiring the lot width as previously propose, or the provision of 15 feet between the house and the parking area.

Bike Parking

No items for follow up.

Loading

No items for follow up.

Night 4: Thursday, October 9, 2014

Planned Unit Developments

- OP has added this section X §312.3 which now reads “ *The Commission shall at its sole discretion determine if the modification qualifies for the category requested and whether a public hearing should be held*”.
- When requiring that the expert witness be present at the hearing and available for cross examination include that evidence be provided in advance to the ZC documenting the qualifications that make the witness an expert.

OP has added this section X §312.3 which now reads: “*At least one week prior to the hearing, an individual offered as an expert witness shall provide written evidence to the Commission of*

expertise including but not limited to educational attainment, licensing, accreditation, examples of relevant or comparable work and employment”

Follow-up:

- Revisit exempting the DD from housing linkage.
Will require additional study as part of a separate case in 2015.

Campus and Private School Plans

- Ensure that the “objectionable” standard is consistent across the regulations with respect to the new language regarding commercial activities within a campus.
OP revised the language to be consistent between sections in Subtitle X.
- Clarify that an amendment may be heard if related to further processing.
OP added the following language X chapter 1 as section 101.19: *A further processing of one or more buildings within a campus plan boundary shall not be filed simultaneously with a full campus plan application. However, an amendment to an approved campus plan may be considered simultaneously with an application the further processing if determined necessary by the Commission.*

Follow-up:

- Evaluate the 1,500 square foot threshold when allowing for minor modifications.
OP is still reviewing this threshold.

Chanceries

- Clarify that the FMBZA promulgate rules to be included within the Zoning Regulations that determine an “area” as being a square for purposes of determining “any other area” as acceptable pursuant to § 4306 (b) of the Foreign Missions Act
OP has added this language to X chapter 2 § 201.3: *In determining the suitability of a site for chancery use, a square shall be considered the site area for determination, or any other area as determined by the FMBZA, for a specific case.*
OAG also continues to review the language.

Creation of New Zones

Follow-up:

- Look at the use of the term “great consideration.”
OP amended the language to read: *If the proposed new zone involves a reduction in any development standard or property right, effected property owner in opposition shall be given an equal amount of time as the applicant to present their opposition. The opposing property owner shall not be required to meet the same burden as that of significant community support.*

Mixed Use Zones

- OP reinstated the 12 foot minimum rear setback for the W zones.
- OP also maintained residential lot occupancy in those zones where it is now required; require a lot occupancy in the W-2 and W-3 zones.

Follow-up:

- Look at additional uses which might require special exception to use the additional 0.5 non-residential FAR in the C-2-A and C-2-B zones.
OP added restrictive language to new Subtitle U, Uses that restricts any eating and drinking uses from using the extra 0.5.

Sub-Title I - Downtown

North Capitol Street and South Capitol Street Upper Story Setbacks and Building Lines

Follow up:

Address NCPC and Zoning Commission concerns about the length of North and South Capitol Streets for which it is appropriate to set back upper stories to protect the view of the Capitol.

- OP proposes the establishment of two new sub-areas:
 - The North Capitol sub-area which includes the previously proposed upper story setbacks and extends the October 2014 proposals one block further to the north. The 1:1 setback above 110 feet would now include:
 - The east side of North Capitol Street between G Street and K Streets, N.E.
 - The west side of North Capitol Street between D Street and H Street, N.W.
 - The South Capitol street sub-area has been expanded northward. The sub-area and the Zoning Commission's review authority for new construction or external renovations would now extend from M Street, S.E. to Virginia Avenue, S.E. on the east side of South Capitol Streets and from M Street, S.W. to Washington Avenue, S.W. Building setback lines have also been clarified to account for the changing width of the South Capitol Street right-of-way.

Independence Avenue, S.W. Upper Story Setbacks

Follow-up:

Address NCPC concerns about minimizing intrusions on the National Mall's southern viewshed.

- OP proposes establishing a new sub-area for the south side of Independence Avenue, S.W. between Washington Avenue/3rd Street, S.W. and 12th Street, S.E. Buildings would be allowed to rise to the height permitted by the base zoning, with a 1:1 setback from Independence Avenue above 110 feet, and a 2:1 setback from all exterior walls of the uppermost story for penthouses and any mechanical equipment, and would be subject to review by the Zoning Commission.

Pennsylvania Avenue, N.W. Sub-Area

Follow-up:

Address NCPC and Zoning Commission desire for the zoning regulations to appropriate reference the PADC plan for the multi-block area north of Pennsylvania Avenue, N.W.

- The proposed boundaries of the sub-area have been expanded to include all of the PADC plan's boundaries and references have been made to use and dimensional compatibility with the PADC plan of 1974, as revised in 1990. The PADC plan has also been referenced as a supplementary authority to the zoning regulations.

Designated Street Classification Names

Follow-up:

Simplify the category names

- Primary, Secondary and Unclassified have been replaced by Category 1, Category 2, and Category 3

Buildings with Pre-1936 Certificates of Occupancy

Follow-up:

Reduce or eliminate FAR restrictions on such buildings if they have not been historically protected.

- The formerly proposed FAR restrictions on such buildings have been removed while retaining the ability of such properties to generate Credits for FAR that is not used in conjunction with substantial building rehabilitations.

Area to which Historic Preservation FAR Restriction Apply

Follow-up:

Clarify whether these restrictions apply to the entirety of the property that includes a historic landmark or contributing building.

- §§ 203 and 410.11 have been clarified to apply only to the site of a historic landmark or contributing building to a historic district.

Parks/Open Space Credits

Follow-up:

Provide additional information about whether Credits are needed to provide for adequate NoMA park and open space, and whether such Credits would substantially reduce housing incentives in other areas of Downtown.

- OP is continuing to study this. At this point, the ability of parks and open space to generate credits has not been reinstated due to concern about the potential for reducing housing incentives, particularly in areas that are subject to Inclusionary Zoning. This does not preclude further study of the subject at a later date.

Arts Credits

Follow-up:

Clarify that arts credits generated within the Arts Sub-Area should be traded only within that sub-area in order to retain the area's arts focus.

- The proposed regulations clarify that Arts Credits may be used only within the Arts Sub-Area, not within the entire Trade Area in which they were generated.

Inclusionary Zoning Clarification

Follow-up:

Ensure that the commitment is met to retain Inclusionary Zoning requirements where they now in effect.

- To clarify this, the existing C-4 zone outside of DD and the existing DD/C-4/non-Housing Priority Area (HPA) zones have been re-grouped. The former retains its D-6 designation, with IZ required. The latter has been grouped with the D-7 zone, to which Inclusionary Zoning does not now apply. In each zone regulations governing FAR and height remain the same as previously proposed, with the existing C-7 zone height maximums and setbacks continuing to be limited to buildings with frontage on Pennsylvania Avenue.

The Downtown zone name conversion table has been revised as below:

Current Zone Name	Setdown Zone Name	Proposed Zone Name
Subtitle I - Downtown		
R-5-E in expanded downtown zone, DD/R-5-E; DD/Chinatown/R-5-E	D-1-A-2	D-1
SP-2 in expanded downtown zone	D-2-B-1	D-2
HR/C-3-C/TDR; C-3-C/Downtown East TDR	D-3-B-1	D-3
C-3-C/non-TDR in expanded downtown zone; HR/C-3-C/non-TDR	D-4-B-1	D-4
DD/C-2-C/HPA (housing priority area); DD/C-2-C/MVT/HPA	D-4-B-2	D-4-R
CG/C-3-C/TDR; C-3-C/TDR other than Downtown East TDR; DD/C-3-C/non-HPA	D-5-B-1	D-5
DD/C-3-C/HPA; DD/C-3-C/MVT/HPA	D-5-B-2	D-5-R
C-4/non HPA in expanded downtown zone	D-6-B-1	D-6
DD/C-4/non-HPA	D-6-B-1	D-7
C-5	D-7-B-1	D-7
DD/C-4/HPA	D-6-B-2	D-7-R
C-3-C /non-TDR Federal Properties in Federal Triangle South	D-8-B-1	D-8

Housing Credits

Follow-up:

Ensure that only credits generated by residential uses and converted, unassigned CLDs may be used to reduce residential requirements on the sending lot.

- OP has revised § 900.20 to clarify the types of credits that may be used to reduce the housing requirements within the existing DD overlay. The only types of credits that may be used to achieve a reduction of § 304.3's housing requirements are those from unused Combined Lot (CLD) and new Housing Credits.

Chart showing proposed changes to parking, based on the Zoning Commission October 6 – 9 Public Meetings

CURRENT USE and PARKING STANDARD		PROPOSED USE CATEGORY and PARKING STANDARD		NOTES AND COMPARISONS			Notes – based on ZC proposed action
Adult Day Treatment Facility		Daytime Care		Example	Existing	Proposed	<u>Amended</u>
All Districts	1 for each employee	All districts	0.25 per 1,000-sf <u>Revised proposal: .5 per 1,000 sf, with a minimum of 1 space required</u>	4 emp. 2000 sf 8 emp. 4000 sf	4 8	0, <u>rev - 1</u> ¹ <u>1, rev - 2</u>	<u>OP proposal to amend, to correspond to other similar uses which the Zoning Commission requested be increased.</u>
Chancery:		Chancery		Example	Existing	Proposed	<u>Amended</u>
R-5-D	1 for each 1,200 sf of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment	All districts	In excess of 3,000 sf 0.5 per 1,000 sf,	2000 sf 6000 sf	2 5	0 2	<u>Add: or as determined by the FMBZA</u>
R-5-E	1 for each 1,800 sf of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment			2000 sf 6000 sf	1 3	0 2	
D	1 for each 800 sf of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment			2000 sf 6000 sf	3 8	0 2	
SP, W, CR, C, C-M, M	Same as required for general office			2000 sf 6000 sf			
Clinic		Medical Care		Example 2	Existing	Proposed	<u>Amended</u>
R-4, R-5	1 space for each 300 sf of gross floor area or cellar floor area	All districts	In excess of 3,000 sf, 1 per 1,000 sf, <u>with a minimum of 1 space required</u>	2000 sf 6000 sf 10,000 sf	7 20 33	0; <u>rev - 1</u> 3; <u>rev - 3</u> 7; <u>rev - 7</u>	<u>Amended to ensure a requirement for each facility; is consistent with hospital or medical offices but you require a minimum of 1 space</u>

¹ Note – includes the former proposal, and the revised (rev) figure

² Typical sizes based on figures from Medscape Multispecialty Space Planning

CURRENT USE and PARKING STANDARD		PROPOSED USE CATEGORY and PARKING STANDARD		NOTES AND COMPARISONS			Notes – based on ZC proposed action
Food Delivery Service:		Eating and Drinking Establishments		Example	Existing	Proposed	<u>Amended</u>
C-2, C-3-A, C-3-B, W, CR, and other districts in which the use is permitted	1 space for each 500 sf of gross floor area or cellar floor area	All districts	In excess of 3,000 sf, 1.33 per 1,000 sf. (=1 space for each 750 sf) <u>with a minimum of 1 space for a food delivery service</u>	500 sf 1000 sf 2000 sf 5000 sf	1 2 4 10	0; <u>rev - 1</u> 0; <u>rev - 1</u> 0; <u>rev - 1</u> 3; <u>rev - 3</u>	<u>Amended to require a minimum of 1 parking space.</u>
Office - Medical and dental, Clinic, or Veterinary Hospital:		Office		Example	Existing	Proposed	<u>Amended</u>
C-1, C-2-A, C-3-A: <ul style="list-style-type: none"> If the space devoted to medical or dental use is <u>less than 25%</u> of the gross floor area and cellar floor area of the entire structure; If the space devoted to medical or dental use is <u>25% or more</u> of the gross floor area and cellar floor area of the entire structure, for that portion of the structure devoted to medical and dental offices 	<ul style="list-style-type: none"> Same as required for general office for district in which located Twice the number of spaces required for general office for district in which located 	All districts, except Downtown	In excess of 3,000 sf, 0.5 per 1,000 sf. <u>except Medical or dental office, clinic, or veterinary hospital - 1 per 1,000 sq.ft. in excess of 3,000 sq.ft.</u>	<u>< 25%</u> 10,000 sf 100,000 sf 300,000 sf <u>≥ 25%</u> 10,000 sf 100,000 sf 300,000 sf	 13 163 497 26 326 994	 4; <u>rev - 7</u> 49; <u>rev - 97</u> 149; <u>rev - 297</u> 4; <u>rev - 7</u> 49; <u>rev - 97</u> 149; <u>rev - 297</u>	<u>Amended to increase requirement; consistent with clinic and hospital</u>

CURRENT USE and PARKING STANDARD		PROPOSED USE CATEGORY and PARKING STANDARD		NOTES AND COMPARISONS			Notes – based on ZC proposed action
<p>All Other Districts:</p> <ul style="list-style-type: none"> • If the space devoted to medical or dental use is <u>less than 25%</u> of the gross floor area of the entire structure • If the space devoted to medical or dental use is <u>25% or more</u> of the gross floor area of the entire structure, for that portion of the structure devoted to medical and dental offices 	<ul style="list-style-type: none"> • Same as required for general office for district in which located • Twice the number of spaces required for general office for district in which located 	All Districts, except Downtown	In excess of 3,000 sf, 0.5 per 1,000 sf.	<p>< 25%</p> <p>10,000 sf 100,000 sf 300,000 sf</p> <p>≥ 25%</p> <p>10,000 sf 100,000 sf 300,000 sf</p>	<p>12 145 447</p> <p>23 293 895</p>	<p>4; rev - 7 49; rev - 97 149; rev - 297</p> <p>4; rev - 7 49; rev - 97 149; rev - 297</p>	Cellar excluded from “all Other District” calculations; estimated 10% reduction for cellar space
Police Department General Facility or Local Facility (established after January 12, 2004, not including the expansion of facilities existing as of January 12, 2004):		Local Government		Example	Existing	Proposed	Amended
All R Districts , C-1, C-2-A, C-3-A	In excess of 2,000 sf, 1 space for each 600 sf of gross floor area	All districts	<p>No Requirement <u>Revised:</u> <u>.5 space per 1,000 sq.ft. in excess of 2,000 sq.ft., with a minimum of 1 space required</u></p>	2000 sf:	0	0; rev-1	Revised to establish a requirement, with a minimum of 1 parking space required
				4000 sf:	3	0; rev - 1	
				10000 sf:	13	0; rev - 4	
All other Districts	In excess of 2,000 sf, 1 space for each 1,800 sf of gross floor area			2000 sf:	0	0; rev - 1	
				4000 sf:	1	0; rev - 1	
				10000 sf:	4	0; rev - 4	

CURRENT USE and PARKING STANDARD		PROPOSED USE CATEGORY and PARKING STANDARD		NOTES AND COMPARISONS			Notes – based on ZC proposed action
Public Library:		Local Government		Example	Existing	Proposed	<u>Amended</u>
• Full-Service Neighborhood Public Library:							
All residence districts	For libraries constructed after December 19, 2003 and in excess of 2,000 square feet of gross floor area, 1 space for each additional 1,000 square feet of gross floor area.	All districts	No Requirement <u>Revised:</u> <u>.5 space per 1,000 sq.ft. in excess of 2,000 sq.ft., with a minimum of 1 space required</u>	22,000 sf	19	0; <u>rev - 10</u>	<u>Revised to establish a requirement, with a minimum of 1 parking space required</u> <u>Average sizes provided by DCPL in zoning case ZC 03-10</u>
All other districts	For libraries constructed after December 19, 2003 and in excess of 3,000 square feet of gross floor area, 1 space for each additional 1,000 square feet of gross floor area.	All districts	No Requirement <u>Revised:</u> <u>.5 space per 1,000 sq.ft. in excess of 2,000 sq.ft., with a minimum of 1 space required</u>	22,000 sf	19	0; <u>rev - 10</u>	
• Community Public Library:							
All districts	For libraries constructed after December 19, 2003 in excess of 2,000 square feet of gross floor area, 1 space for each additional 1,000 square feet of gross floor area.	All districts	No Requirement <u>Revised:</u> <u>.5 space per 1,000 sq.ft. in excess of 2,000 sq.ft., with a minimum of 1 space required</u>	1,500 sf 2,000 sf	0 0	0; <u>rev - 1</u> 0; <u>rev - 1</u>	
• Kiosk Public Library:							
All districts	No Requirement	All districts	No Requirement	No Change			
Public Recreation and Community Center Use:		Local Government		Example	Existing	Proposed	<u>Amended</u>
Rec/Comm Centers: All districts	1 for each 2,000 sf of gross floor area of bldg. or use	All districts	No Requirement <u>Revised:</u> <u>.25 space per 1,000 sq.ft. in excess of 2,000 sq.ft., with a minimum of 1 space required</u>	<u>20,000 sf</u>	<u>10</u>	<u>0; rev - 5</u>	<u>Revised to establish a requirement, with a minimum of 1 parking space required</u>
				40,000 sf	20	0; <u>rev - 10</u>	
Tennis courts: All districts	1 space for every 2 courts			4 courts	2	0	
Ball fields: All districts	5 spaces			2 fields	10	0	
Basketball courts: All districts	5 spaces			2 courts	10	0	

CURRENT USE and PARKING STANDARD		PROPOSED USE CATEGORY and PARKING STANDARD		NOTES AND COMPARISONS			Notes – based on ZC proposed action
Area, armory, assembly hall, auditorium, comm center, concert hall, convention hall, dance hall, funeral parlor, ice or roller skating rink, public hall, stadium, or theater				Example	Existing	Proposed	<u>Amended</u>
C-4, C-5 (PAD)	No Requirement						
All other districts	1 for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; provided, that where such seats are not fixed, each 7 sf usable for seating shall be considered 1 seat		1.67 per 1,000 sf in excess of 5,000 sf <u>Revised:</u> <u>2 per 1,000 sf.</u>	<u>3200 seats</u> ³ <u>1500 seats</u> <u>700 standing</u> <u>1200 standing</u>	<u>320 (0 prov'd)</u> <u>150 (0 prov'd)</u> <u>71 (0 prov'd)</u> <u>100 (67 prov'd)</u>	<u>140; rev - 175</u> <u>22; rev - 40</u> <u>4; rev - 15</u> <u>12; rev - 24</u>	<u>Amended to establish a larger requirement.</u> <u>Existing can be variable, depending on the nature of the event and the area dedicated to assembly space</u> <u>Proposed (required parking under the proposal) is approximate – based on approximate area of the venue building.</u>
Child/Elderly Development Center:		Daytime Care		Example ⁴	Existing	Proposed	<u>Amended</u>
All districts	1 for each 4 teachers and other employees	All districts	0.25 per 1,000 sf <u>Revised to:</u> <u>.5 per 1,000 sf, with a minimum of 1 space required</u>	7 staff 2,260 sf 18 staff 10,300 sf	7 18	<u>0; rev - 1</u> <u>3; rev - 5</u>	<u>Revised to establish a requirement</u>

³ Examples are for existing live entertainment venues in the District. Existing parking includes the requirement, and the (number of spaces provided in parentheses).

⁴ Survey of BZA orders through 2002; used highest and average staff figures and center size