Why Now?

- 1958 - Zoning Code Adopted
- 1963 - DC residents granted right to vote in presidential elections (23rd Amendment)
- 1973 - Home Rule
- 1976 - Metro opens

- 78% of current residents are younger than the current zoning code
- Approximately 1,000 amendments to current code
Future City of 1958

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

IM-1.3 Zoning Regulations and Consistency

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

- Distinctive and Safe Neighborhoods
- Transportation Choices
  - Transit
  - Automobile
  - Bicycle
  - Walking
- Quality Environment and Open Spaces
- “Green” and Sustainable Development
- Access to Healthy Food
- Employment Opportunities
Population Trends 1960 to 2010
Washington, DC is growing

2000 Census pop: **572,059**
2010 Census pop: **601,723**
July 2011: **617,996**

- In last decade:
  - 60 yrs + increased by 7.2 %
  - 20-34 yrs increased by 23%
# Household Size Trends

## 1950 & 2010

<table>
<thead>
<tr>
<th></th>
<th>1950</th>
<th>2010</th>
<th>Change Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population</strong></td>
<td>802,178</td>
<td>601,723</td>
<td>(200,455)</td>
<td>-25.0%</td>
</tr>
<tr>
<td><strong>Households - Total</strong></td>
<td>224,142</td>
<td>266,707</td>
<td>42,565</td>
<td>19.0%</td>
</tr>
<tr>
<td>w/ under 18 yrs</td>
<td>86,275</td>
<td>55,193</td>
<td>(31,082)</td>
<td>-36.0%</td>
</tr>
<tr>
<td>w/ 65 yrs +</td>
<td>18,940</td>
<td>54,391</td>
<td>35,451</td>
<td>187.2%</td>
</tr>
<tr>
<td><strong>Average HH Size</strong></td>
<td>3.2</td>
<td>2.11</td>
<td>-1.1</td>
<td>-34.1%</td>
</tr>
</tbody>
</table>
Housing Costs

- **Homeownership:**
  - DC ranked 16\(^{th}\) out of 200 most expensive communities
  - Up from 24\(^{th}\) in 2009

- **Rental**
  - DC ranked 9\(^{th}\) out of 200 most expensive communities
Transportation

- 1994 to 2008: transit, walking and bicycling trips increased in the District from 40% to 46%
- Telecommuting-eligible DC Area Federal employees 2011 = 6%
- 34% of DC residents don’t own a car
Transportation Costs

Location Matters: **Transportation is #2 Expense after Housing**

- **Transit Rich Neighborhood**
  - 59% Other Expenses
  - 32% Housing
  - 9% Transportation

- **Average American Family**
  - 43% Other Expenses
  - 32% Housing
  - 19% Transportation

- **Auto Dependent Neighborhood**
  - 43% Other Expenses
  - 32% Housing
  - 25% Transportation

Source: Center for TOD Housing + Transportation Affordability Index, 2004 Bureau of Labor Statistics
Great Neighborhoods

- Walkability
- Livability
- Sustainability
  - Neighborhood Convenience
  - Mixed Use Developments
  - Safe Streets and Alleys
- Affordability
Zoning Update Goals

- Clarity
- Relevance
- Ease of Use
Major Moves

- Reorganization –
- Tables, Charts, Illustrations
- Critical info for each zone together in one place

<table>
<thead>
<tr>
<th>REGULATORY TOPIC</th>
<th>ZONES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-5-A</td>
</tr>
<tr>
<td>Development Standards and Purposes</td>
<td>D § 301.5</td>
</tr>
<tr>
<td>Use Permissions</td>
<td>D Ch. 4</td>
</tr>
<tr>
<td>Accessory Building</td>
<td>D Ch. 5</td>
</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td>D Ch. 6</td>
</tr>
<tr>
<td>Alley Lots</td>
<td>D Ch. 7</td>
</tr>
<tr>
<td>Inclusionary Zoning</td>
<td>-</td>
</tr>
<tr>
<td>Parking, Automobile</td>
<td>D Ch. 8</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>B Ch. 16</td>
</tr>
<tr>
<td>Loading</td>
<td>B Ch. 17</td>
</tr>
<tr>
<td>Tree Protection</td>
<td>D § 901.2</td>
</tr>
<tr>
<td>Steep Slopes</td>
<td>D Ch. 10</td>
</tr>
<tr>
<td>Planned Developments</td>
<td>D § 1101.1</td>
</tr>
<tr>
<td>Antenna Regulations</td>
<td>B Ch. 24</td>
</tr>
</tbody>
</table>
Major Moves

USE GROUPS Instead of USE LISTS:

- **Current Lists =**
  - 600+ Uses

- **Outdated Terms**
  - Ice Sales
  - Telegraph Office
  - Penny Arcade
  - Mechanical Amusement Machines
  - Dry Goods Store
  - Frozen Food Locker
  - Film Exchange
  - Soda Fountain
Major Moves
Changes to Parking Policies

- Remove minimums from downtown, commercial, and high-density residential areas within walking distance of transit (Metro and high-service bus corridors)
- Greater focus on transportation demand management when relief from parking standards is requested
- Allow shared parking/loading
- Require set-asides for car-sharing
- Higher standards for tree cover and landscaping on surface parking lots
- Bike parking: more required; greater standards for security, accessibility, and ease of use
Transit Zones

- Walking distance of Metro (1/2 mile) and high-service bus routes (1/4 mile)
- Pedestrian-Friendly Design
- No Parking Minimums
Potential Transit Zones – Preliminary Analysis

* Initial mapping prepared as part of OP’s analysis; not a final proposal
New Initiatives

Green Area Ratio & Pervious Surface

- **Environmental Benefits**
  - Storm water control, greening of site
  - Lot coverage in Residential areas

- **GAR Applicability**
  - R-5 and all non-residential zones (new const)

- **Pervious Surface**
  
  R-1 = 50%
  R-2 and R-3 = 30%
  R-4 = 20%

---

*Scoring Green*

*The higher the environmental benefit, the greater the score.*
New Initiatives

Corner Stores in Rowhouse areas

- R-3 and R-4 zones only
- Not within 500 ft. of commercial zones
# Retail IN APARTMENT HOUSES (R-5)

<table>
<thead>
<tr>
<th>Zone</th>
<th>Existing Regs (§ 354)</th>
<th>Proposed Regs</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-5</td>
<td>• Special Exception</td>
<td>• Special Exception</td>
</tr>
<tr>
<td></td>
<td>• Door <strong>cannot</strong> open to street</td>
<td>• Door <strong>may</strong> open to street</td>
</tr>
<tr>
<td></td>
<td>• Apt Entrance shall be <strong>more</strong> than $\frac{1}{4}$ mi of commercial zone</td>
<td>• Apt Entrance may be <strong>nearer</strong> than $\frac{1}{4}$ mi of commercial zone</td>
</tr>
</tbody>
</table>
Community Character
Measuring the Height of Buildings

- Applicable in R zones
- Sloped Roof
  - Measures Height to mid-point of Eave and top of roof pitch
- Flat Roof
  - Measures Height to top of roof
- Proposed rule focuses on how height is perceived from the street
- Simple rule, used across the country
- Applies only to new construction
Height Measuring – Current Rule
Height Measuring – Proposed Rule

Maximum Established Roof Height Standard

Grade

Flat Roof measured to top excluding ornamentation
Ornamental Roof measured to flat portion
Peaked Roof measured to midpoint
Pent Roof measured to top of pent
## Clarifications

### Accessory Units

<table>
<thead>
<tr>
<th>Zones</th>
<th>Existing Regs</th>
<th>Proposed Regs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R-1-A</strong></td>
<td>2 accessory units</td>
<td>1 accessory unit ONLY</td>
</tr>
<tr>
<td><strong>R-1-B</strong></td>
<td>• 1 in house (spec. except.) &amp;</td>
<td>• 1 in house (by-right) OR</td>
</tr>
<tr>
<td></td>
<td>• 1 over garage (by-right)</td>
<td>• 1 in garage (spec. exception)*</td>
</tr>
<tr>
<td><strong>R-2</strong> (semi-detach.)</td>
<td>1 accessory unit</td>
<td>1 accessory unit ONLY</td>
</tr>
<tr>
<td><strong>R-3</strong> (rowhouse)</td>
<td>• 1 in house (spec. except.)</td>
<td>• 1 in house (by-right) OR</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 1 in garage (spec. exception)*</td>
</tr>
</tbody>
</table>

* By-right adaptive use of existing garages and historic carriage houses
Affordability for renters & first time owners
Preservation of neighborhood character
Clarifications
Administrative and Procedural Rules

- Clearer rules for public benefits in PUDs
- Clarify rules for extensions, opening and closing of case records, Zoning Administrator’s authority to modify approved plans
- Clear up confusion over use variances and area variances
Next Steps (planned schedule)

- July – September: OP revising draft regs
- September: Briefings with Task Force and Zoning Commission
- October – November: Public outreach, OP-led community meetings and public comment
- 1st Quarter 2013: Zoning Commission hearings
For more information

District of Columbia Office of Planning

www.planning.dc.gov

www.dczoningupdate.org