

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS}
Jennifer Steingasser, AICP
Deputy Director, Development Review & Historic Preservation
DATE: October 19, 2020
SUBJECT: ZC Case 19-27 B – Set Down Report for new zone names for PDR-5, PDR-6 and PDR-7, conforming text amendments to Subtitle J, Production, Distribution and Repair (PDR); proposed conforming zoning text amendments to subtitles A, B, C, U, W, X, Y and Z to reflect new zone names from this case and case number ZC 18-16.

I. RECOMMENDATION

The Office of Planning recommends the Zoning Commission **set down** this case for a public hearing. This case is the final part of the reorganization of the zoning regulations and the proposed text amendments would:

- Establish new zone names for PDR-5, PDR-6 and PDR-7 that continue the nomenclature established in Z.C. Case 18-16;
- Reorganize the structure of Subtitle J (Production, Distribution and Repair (PDR)) consistent with the structure of ZC Case No.19-27; and
- Conform language of subtitles A, B, C, U, W, X, Y and Z to reflect new zone names and the reorganized structure consistent with the structure of ZC Case No.19-27.

No Substantive Changes

There are no substantive changes to any of the development standards, uses, or other permissions proposed as part of this case.

Reorganization

The proposed reorganization of Subtitle J is a continuation of Subtitles D, E, and F (the residential zones) which the Commission set down as ZC Case No. 19-27 in November 2019 and Subtitles G and H (the mixed-use zones) which the Commission set down as ZC Case No. 19-27A in January 2020. The overall reorganization of the zoning regulations will result in specific benefits:

- Reduce duplication of development standards:
 - Primary development standards to be located within a single base zone chapter; and
 - Only those standards that are different to be listed in the modified zone chapter;
- Create an easier understanding of the relationship between zones especially zones with the same base zone (i.e. all the MU-4 share the same primary standards);

- Create an easier understanding of the relationship between the geographically modified zones especially as seen on a zoning map (i.e. all the Capitol Interest (CAP) zones will be easily identified); and
- Reduce the opportunity for error because amendments would be made once to the base zone.

II. BACKGROUND

At the time of adoption of the 2016 Zoning Regulations (ZR16), the Office of Planning agreed to monitor the use and functionality of the new regulations. One of the issues of concern raised at the public hearings was the change to the zone names and the removal of the geographic identification provided through the overlays within the 1958 regulations. The Commission, along with other members of the public expressed concerns about the volume of the ZR16 regulations, which is partially the result of repeating the total development standards for each single zone.

To address these issues, OP proposed a text amendment through Z.C. Case No. 18-16 to revise the existing zone names. The pending new zone names create a familiar and direct link to the common base zones and include the geographic identifiers formerly used in the 1958 overlays. On December 17, 2018 the Commission took proposed action to approve the new zone names.

Process: The reorganization and new zone names were originally discussed in September 2018. At that time, in consultation with the Office of Attorney General, the following process was laid out:

- Zone names were considered as the first case and proceeded through proposed action (Case No. 18-16; proposed action taken December 17, 2018)
- Text reorganization of the land use subtitles (except for Subtitle J) proceeded through public hearing and proposed action (Subtitles D,E, F, G, and H and relevant chapters in subtitles C and K)
- Conforming text amendments to the remaining subtitles would proceed through public hearing and proposed action;
- All the reorganized text with new zone names would be considered together for a comprehensive final action.

Other text amendments that have been adopted by the Zoning Commission during this time such as amendments to and clarifications of non-conforming structures (Case No. 19-14) would also be reflected within the reorganization of the subtitles.

III. PROPOSED TEXT AMENDMENT – THE REORGANIZED TEXT

The proposed reorganization would streamline base zone development standards with consistent headings and the same section numbering throughout the subtitles. In the existing ZR16 zoning regulations, every chapter for a modified zone currently repeats the development standards of the base zone even if the development standard is not modified. As proposed to be reorganized through this case, the geographic zones in Subtitle J would only list development standards that differs from or modify the base zone development standard. Thus, a chapter with modified zone is more focused, and the volume of the regulations is streamlined and reduced.

New zone names for Subtitles J are proposed as follows:

2016 Zone Name	2020 Zone Name
PDR-5	<u>PDR-1/CAP</u>
PDR-6	<u>PDR-1/FT</u>
PDR-7	<u>PDR-4/FT</u>

OP recommends the Commission set the case down for public hearing and requests the flexibility to work with the Office of Attorney General to further refine the proposed language.

Exhibits to this case and report include:

- 1) A full black-line version of Subtitles J, Production, Distribution and Repair;
- 2) A “clean” version of the proposed reorganized and amended text (i.e. without black-line);
- 3) A black-lined version of proposed amended text to subtitles A, B, C, U, W, X, Y and Z.

JS/jk/emv