

District of Columbia  
Office of Planning



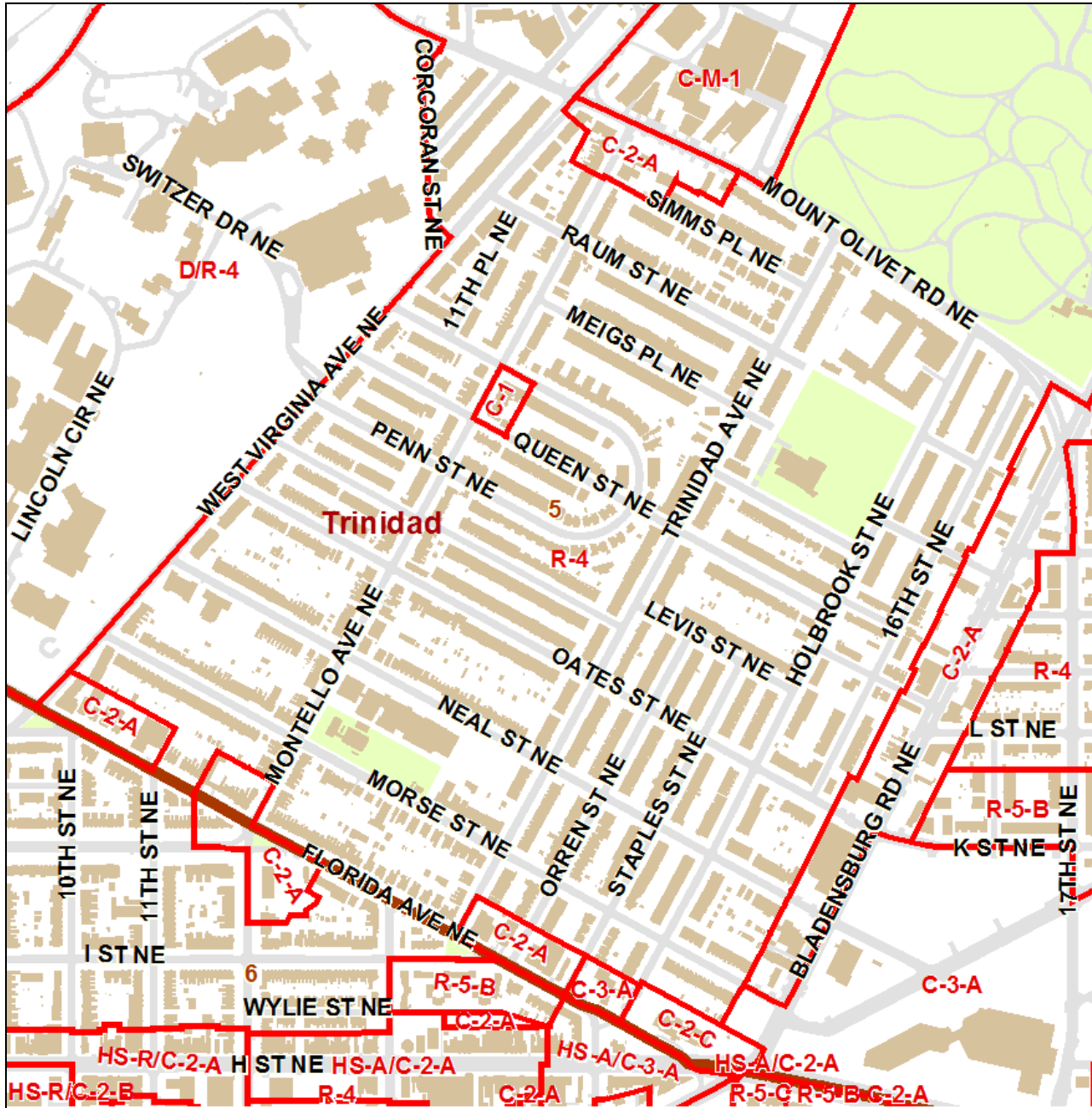
# TRINIDAD ZONING REGULATIONS REVIEW SUMMARY

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June 24, 2014



# Trinidad Zone Districts



Existing Zone Name/Location	Proposed Zone Name/Location
R-4 Chap. 2, 3, 4	RF-1 Subtitle E
C-1 Chap. 7	M-3 Subtitle G
C-2-A Chap. 7	M-4 Subtitle G
C-2-C Chap. 7	M-6 Subtitle G
C-3-A Chap. 7	M-7 Subtitle G
CM-1 Chap. 8	P-1 Subtitle J

# CURRENT ZRR STATUS

- **Over 315 ZRR meetings and hearings so far**
  - Over 130 OP meetings with ANCs and community groups so far
  - Met with ANC 5D in January, 2014
- Copies of proposed text were sent to each ANC and placed in each DC public library in September, 2013
- **Process is ongoing** - the Zoning Commission will hold the record open for written comments until Sept. 15, 2014
- All submissions can be viewed on the Office of Zoning website, and you can submit written comments at [www.dcoz.dc.gov](http://www.dcoz.dc.gov) (ZC Case 08-06A)
- **ZC asked OP to provide interim proposals, based on ZC and public comments received to date. OP submitted these proposals on June 16, 2014 (Exhibit 725 for case 08-06A)**
- **OP also conducted additional research on the R-4 zone (which includes much of Trinidad) and has, just today, proposed additional changes**



# Preserving Neighborhood Character

Development Standards that would remain unchanged for the Low Density Residential Zones, like R-4 in Trinidad:

- ❑ **Minimum Lot Size for New Subdivision**
- ❑ **Lot Occupancy**
- ❑ **Floor Area Ratio (FAR)(sq.ft.)**
- ❑ **Permitted Number of Stories**
- ❑ **Minimum Side Yards**
- ❑ **Minimum Rear Yards**

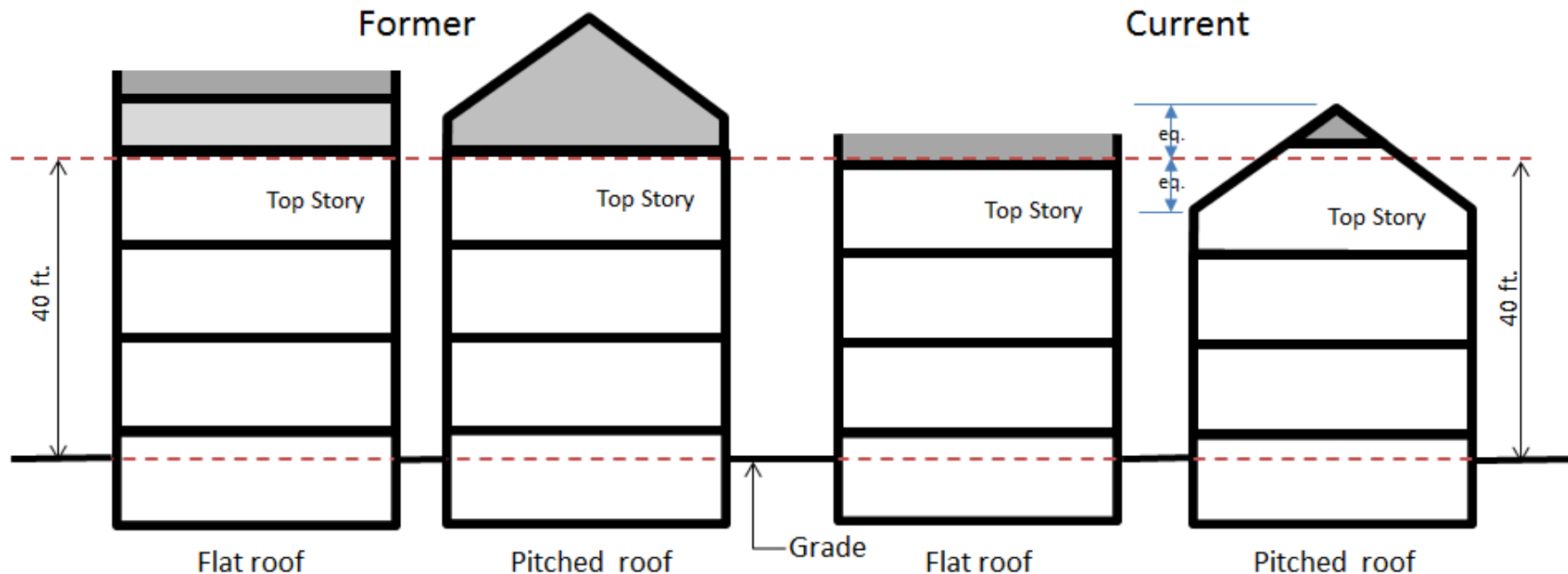


# Preserving Neighborhood Character

## Development Standard that has already changed:

- The Zoning Commission has already revised the measuring point for height of houses (Zoning Commission Case 12-13), which can effectively reduce the overall height of new construction

Building Section, showing Former and Current methods for calculating height



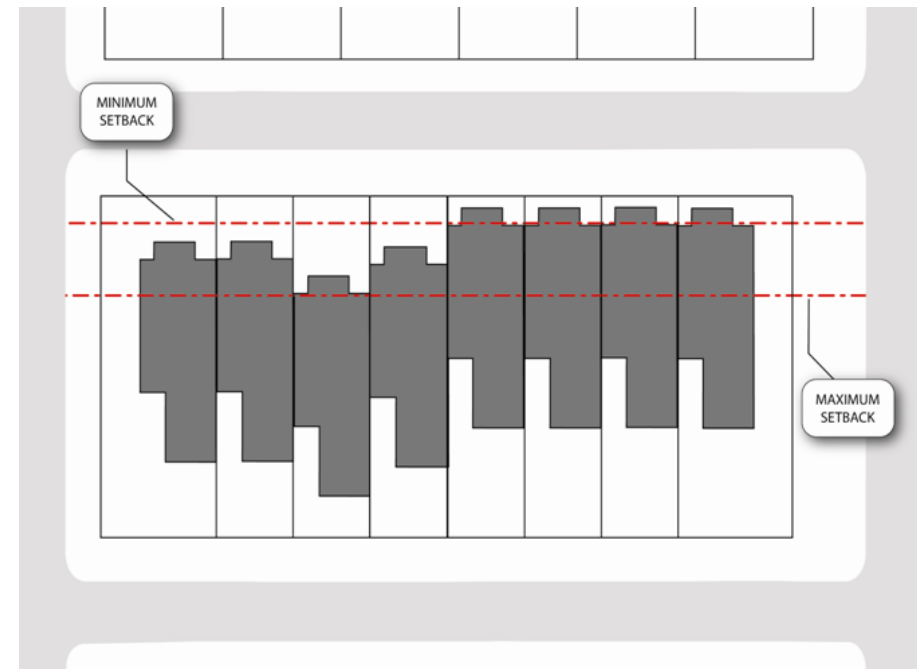
# Preserving Neighborhood Character

## Proposed New Standards:

- Establish a front-yard setback, which would help ensure new development is consistent with existing street character
- Reduce permitted height of a penthouse on the roof (a stairway access, for example) from 18.5 ft. to 10 ft. in R-4 and other low density residential zones
- Eliminate current incentives to “fill in” narrow courts and side yards in rowhouse zones

## Apply in Trinidad?

- **Yes** – would apply to any new development in the current R-4 zoned areas.



# Preserving Neighborhood Character

## Additional Concerns:

- Concerns raised by residents of R-4 neighborhoods like Trinidad included:
  - Inappropriate conversions of rowhouses to apartments
  - Inappropriate additions to rowhouses – pop-up and pop-outs
  - Parking for new apartment conversions
- Based on this additional feedback, OP conducted an analysis of many of the rowhouse neighborhoods (over 13,000 lots) including Trinidad.

## Comparison of Trinidad to what R-4 permits:

	Building Height	Building Stories	Lot Size for Conversion
<b>Current R-4 Zone Regulation</b>	40 feet tall maximum	3 maximum, plus basement	2,700 sq.ft. or more needed to convert to apartment
<b>All DC R-4 Zoned Land</b>	95% of lots have buildings less than 35 feet in height	90% of lots have buildings less than 2.5 stories	11% of lots are over 2,700 sq.ft , so would permit a conversion to apartments
<b>R-4 Zoned Land in Trinidad</b>	almost all of lots have buildings less than 35 feet in height	almost all of lots have buildings less than 2.5 stories	23% of lots are over 2,700 sq.ft so permit a conversion to apartments

# Preserving Neighborhood Character

## A Brand New Proposal for the R-4 zones:

Based on this research and additional feedback from you, OP has submitted proposed text changes to the R-4 zone which would:

1. Limit building height:
  - Reduce by right permitted height from 40 feet to 35 feet; but
  - Allow increase to 40 feet by special exception – with neighborhood review of potential impact.
2. Change the definition of “mezzanine” so that it is included in the number of stories.
3. Eliminate the ability to the convert rowhouses to apartments (currently allows 1 apartment / 900 sq.ft. of land area).
4. Allow conversion of larger institutional uses (closed schools, churches, etc.) by special exception.



**What are your thoughts on these recommendations?**



# Parking Proposals

Transit Zones: No longer proposed

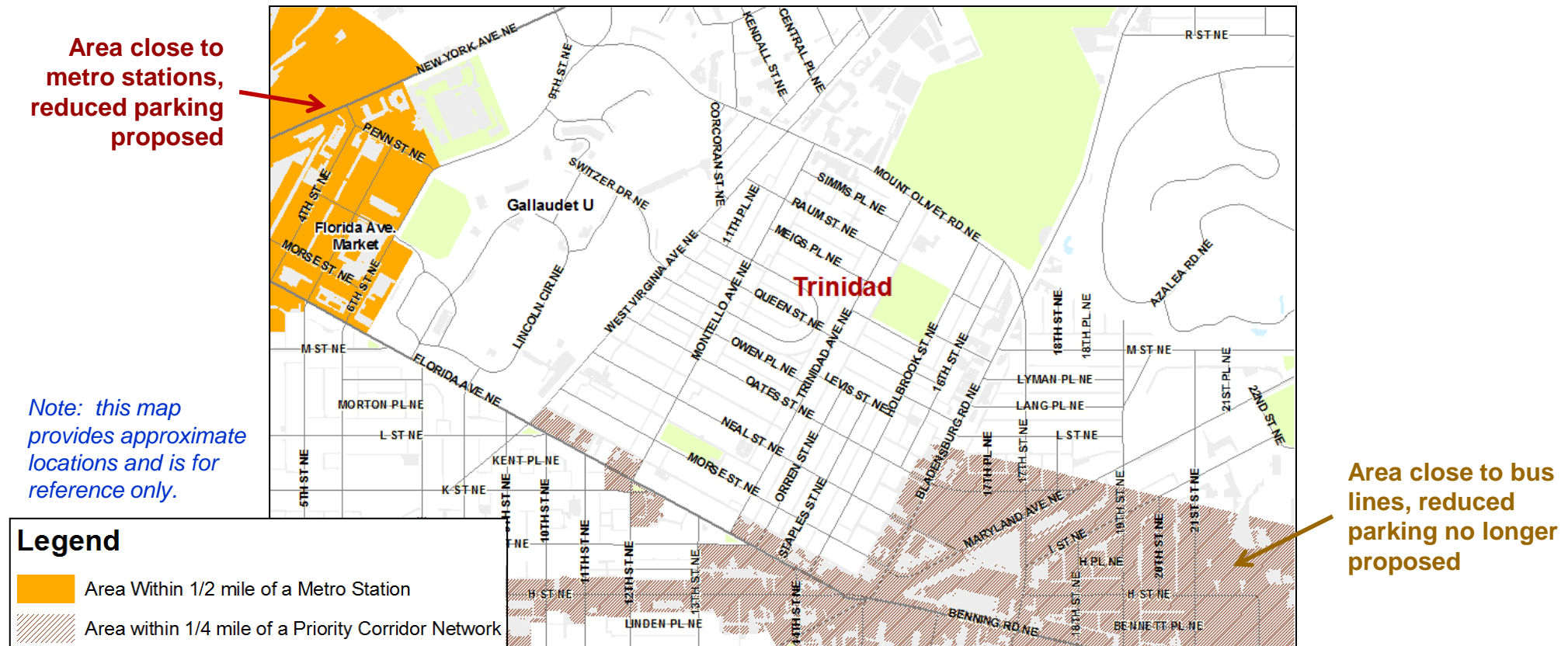
## Current Proposal for Required Parking:

- Standardize requirement for multi-family (1 parking space for every 3 units greater than 4 units) and for office, retail, other uses
- By-right 50% reduction proposed for areas well-served by transit:
  - ½ mile of Metro, or
  - ¼ mile of a streetcar line
  - Would not apply in R-1 through R-4 areas
  - **OP is no longer proposing the parking reduction within ¼ mile of Priority Bus Corridor**
- Additional parking could be provided – a maximum is NOT proposed
- No parking requirement (although parking could be provided) for a single family home or flat with no alley



# Applicable to Trinidad?

- With the recent changes proposed by OP (that full parking requirement be provided along major bus corridors) all commercial / mixed use zoned properties would have to provide the required parking.
- Almost all R-4 zoned squares have alleys, so parking for new single family or flat development would be required.
- Parts of adjacent neighborhoods, closer to the NoMa metro station (in Florida Avenue Market) would be permitted reduced parking (1/2 of required amount)



# Alley Dwellings

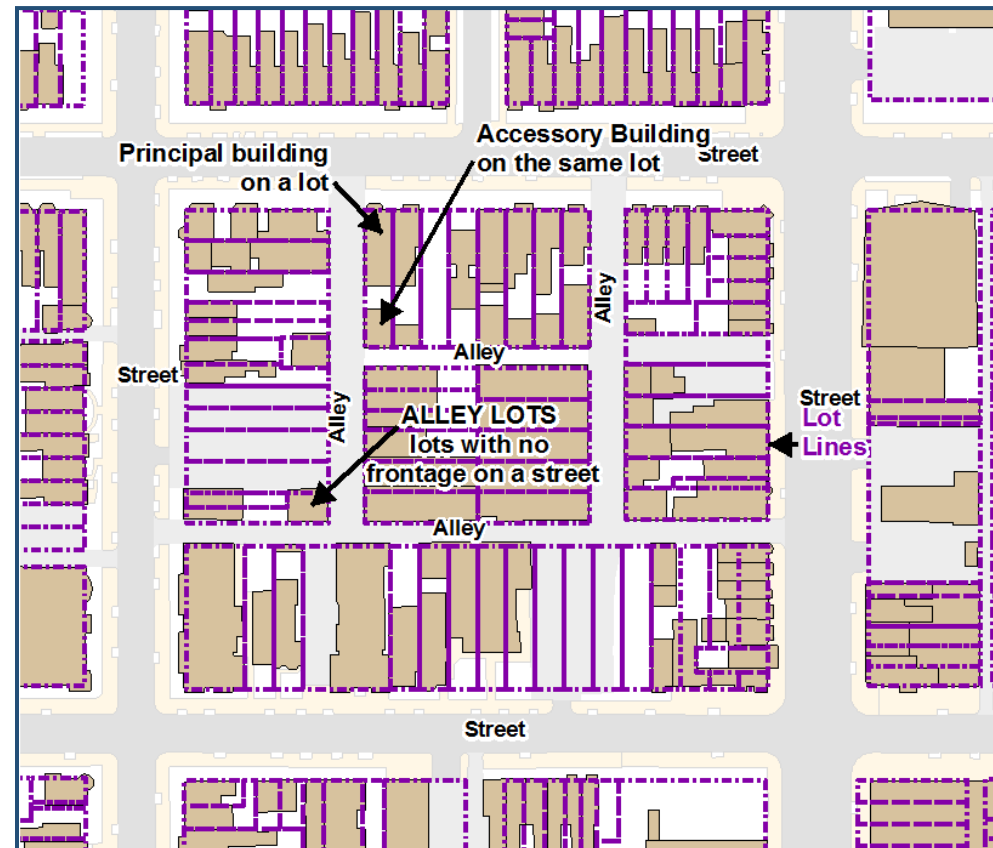
## Two possible kinds of alley dwellings:

### 1. A dwelling on a separate alley lot (a lot with no street frontage)

- As with most of DC, very few alley lots in Trinidad.
- To be developed for residential, the lot must be on an alley of 30' width under current regulations, or 24' under the proposed. OP found no examples of alley lots that meet these conditions in Trinidad.
- Any alley lot dwelling would therefore require BZA review.

### 2. A dwelling in an accessory building (a garage / carriage house)

- Required to be on an alley of 24' wide, or to provide a dedicated, open access way to a street – originally proposed to be 10' wide; revised to 8' wide.
- Otherwise would require BZA review.



# Corner Stores



## CURRENT

Not Allowed, except for an existing one with a current, valid C of O

## PROPOSED

Grocery - by-right subject to conditions **including sale of healthy foods;**

Other uses (other retail, service, arts, or eating) - by SPECIAL EXCEPTION subject to conditions  
In the current R-3 and R-4 zones only

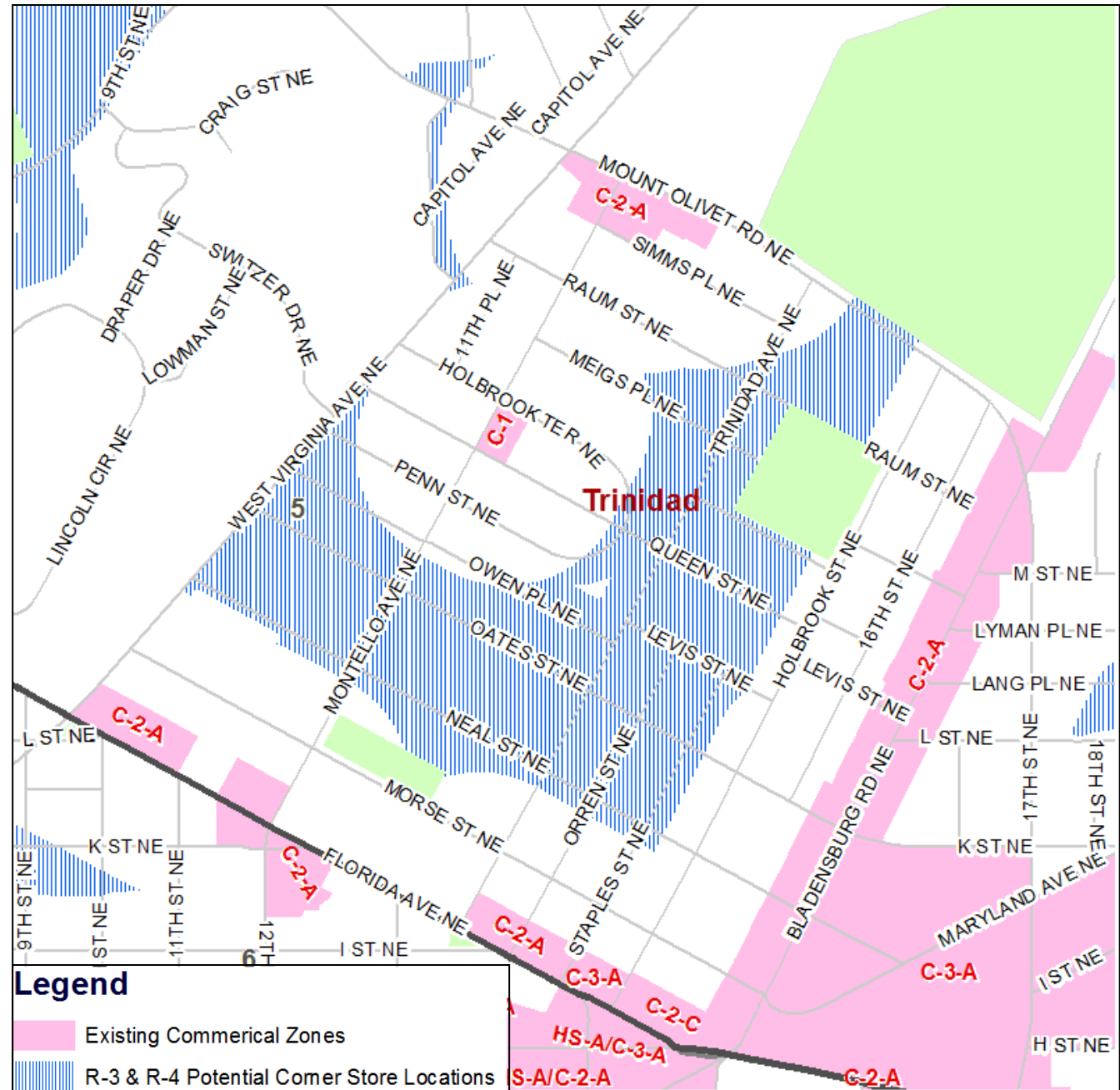
## Proposed Conditions:

- Separated from Commercial zone
- No more than 4 within 500' of each other
- Corner site only or existing commercial use
- Size limited to 1,200 sq.ft. max
- Must be on ground floor
- Any parking must be screened
- All storage and garbage kept inside
- Hours limited to 7 AM to 9 PM
- No alcohol consumption on-site
- **Off-site alcohol sales permitted only by sp. ex. (n'hood review)**
- One unlit sign
- Max employees on site at one time = 3 (including owner)
- No on-site cooking, but heating allowed

# Corner Stores in Trinidad?

## Potentially:

- In areas of Trinidad zoned R-4, shown hatched on the map
- Other than a corner store selling healthy foods, all corner stores would require sp.ex. review, other than an existing corner store
- Any new corner store would have to meet the conditions, including that it would have to be located on a lot at the corner of two streets



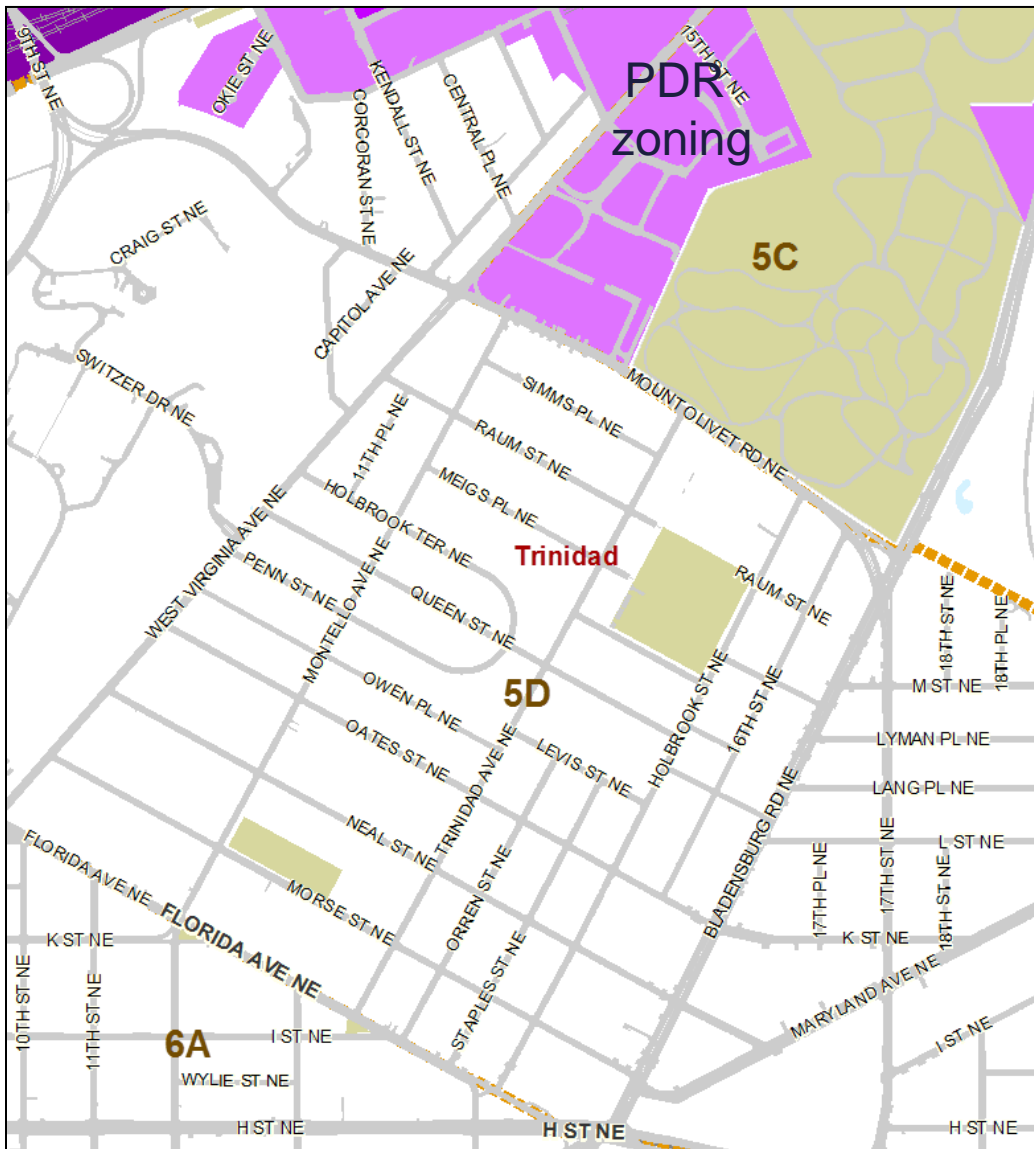
# Industrial Zones (PDR):



	Current	Proposed
<b>Height</b>	Ranges from 50 – 90' •Fort Totten: 65' w/o sp. ex.	No Change
<b>FAR</b>	3.0 to 6.0	Already approved by the Zoning Commission Limit floor area that can be used for non-industrial uses
<b>GAR</b>	None	Already adopted by the ZC <ul style="list-style-type: none"> <li>• .3 min. overall requirement for the zone, or</li> <li>• .1 for every story of building</li> </ul>
<b>Buffer</b>	<ul style="list-style-type: none"> <li>• Recycling Facility</li> <li>• Waste Handling Facility</li> <li>• No minimum for other uses</li> </ul>	<ul style="list-style-type: none"> <li>• No Change – Buffer required</li> <li>• No Change – Buffer required</li> <li>• 25' buffer for <b>All</b> Industrial zones from Residential Zones - Evergreen planting and 8' solid screen.</li> </ul>
<b>Uses</b>	<ul style="list-style-type: none"> <li>• Permits all forms of uses except residential               <ul style="list-style-type: none"> <li>• Nightclub permitted;</li> <li>• Waste-related service permitted in M</li> </ul> </li> </ul>	New limitations on non-industrial uses: <ul style="list-style-type: none"> <li>• <b>Nightclub by sp. ex. only;</b></li> <li>• <b>Emergency shelter by sp. ex. only;</b></li> <li>• <b>Auto repair within 200 ft. of residential by sp. ex. only;</b></li> <li>• <b>Waste-related service (trash transfer) by sp. ex. only;</b></li> <li>• Industrial uses subject to conditions to minimize impacts</li> </ul>

# PDR in Trinidad?

There is quite a bit of industrially zoned land in ANC 5D, including north of Mount Olivet Road to New York Avenue, zoned CM-1 (lowest intensity industrial).



- New industrial buffer provisions would apply to all industrially zoned land
- Proposed use restrictions would also apply to all industrially zoned land
- Current Ward 5 Industrial Land Transformation Study may result in additional zoning recommendations



# OTHER RECENT PROPOSED CHANGES

- ▣ **Renaming of some zones for clarity**
- ▣ **Add additional definitions as needed**
- ▣ **Bike Parking – reduce requirement; add flexibility for short term (visitor) spaces**
- ▣ **Car parking:**
  - ▣ **Revert to current requirement for church and private schools**
  - ▣ **Increase level at which parking mitigation would apply**
  - ▣ **Remove requirement for car-share spaces**
- ▣ **Add new requirements to minimize light pollution**
- ▣ **Require special exception review of “big box” retail**
- ▣ **Provide a method for reviewing party status requests in advance of a public hearing**



# Where to go for more information?

- [www.planning.dc.gov](http://www.planning.dc.gov) (OP website)
- [www.dcoz.dc.gov](http://www.dcoz.dc.gov) (Office of Zoning website)
- [www.DCZoningUpdate.org](http://www.DCZoningUpdate.org) (ZRR website)
- [www.ZoningDC.org](http://www.ZoningDC.org) (ZRR blogsite)
- [zoningupdate@dc.gov](mailto:zoningupdate@dc.gov) (ZRR e-mail)
- OP Phone 202-442-7600
- Hard copies of the draft proposed text are available at all DC Public Libraries, and on the OP and OZ websites

**THANK YOU!**