



## ZONING REGULATION REVISION -- NEIGHBORHOOD POLICIES

The Committee of 100 on the Federal City supports a revision of the current zoning regulations that will produce:

- A diverse and inclusive city, full of opportunity and choices in lifestyles, housing, transportation, education and employment;
- Local solutions that will preserve our distinctive neighborhoods and protect the environment; and
- Decision-making that retains our rights to influence growth and change in our neighborhoods.

Washington’s distinctive, diverse residential neighborhoods are central to the character of our city. Our vibrant tapestry of communities appeals to a diverse population. We have stable and valued single-family, duplex, row house, and apartment neighborhoods.

### Single-Family Neighborhoods Singled Out for Change

The Office of Planning is targeting single-family neighborhoods for the most transformative zoning changes. OP is recommending roof top recreation structures, taller garages and accessory structures, garage apartments in rear yards, accessory structures in side yards, establishment of businesses in garages or accessory structures, multiple home occupations in addition to an apartment in main residence, conversion of housing for institutional uses, and corner food markets in row houses. None of these changes is called for in the Comprehensive Plan. The land use changes recommended, like controlling excessive heights and ensuring meaningful buffers between low and higher density zones, have been ignored.

OP is recommending a creeping commercialization of residential property, effectively rejecting the idea of single-family residential neighborhoods. By allowing one commercial insertion after another, this new proposal would significantly shift—and ultimately undermine—the distinctive character of our residential neighborhoods. And in most cases, neighbors, community associations, and ANCs would have no opportunity to reject these changes even if they were detrimental to the neighborhood.

Physical Element	Current Zoning	Proposed Zoning	Recommendation
1. Home-based businesses	A short list of low-impact businesses may be established in a home as a matter of right. Businesses include typing, tailoring, a doctor’s or dentist’s office or similar types of businesses.	Allowable businesses would be expanded to include most service businesses (delivery, fitness, repair, travel agency)  Businesses could be located in accessory building (such as a garage) and/or in the home. More than one home business would be allowed.  Accessory building could be 900 SF/ two stories.	Direct service or retail businesses to nearby commercial districts.  Keep home-based businesses within homes to lessen potential impacts.

<p>2. Corner stores (located at intersection of two streets)</p>	<p>Stores that existed in 1958 are allowed, but once a storefront has been vacant or put to other use for more than three years, it must be returned to a residential housing use.</p>	<p>In row house neighborhoods, <b>the ground floor of any residential property on a corner lot can be converted into a store.</b> If the proposed use is a food store and is at least two blocks from commercial area, the conversion is matter of right. Other types of stores require a Board of Zoning Appeals hearing.</p> <p>Any pre-1958 structure whose original use was commercial, regardless of its location along a block, may be converted from housing back to a store in a row house neighborhood.</p>	<p>Zoning Commission should allow the retention of existing non-conforming corner stores if they are valued by the surrounding neighborhood.</p> <p>Authorization for new corner stores should be neighborhood-sponsored and regulations regarding locations, uses, and conditions should be neighborhood-specific.</p>
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## TAKE ACTION

### Tell the Zoning Commission to:

Prevent one-size-fits-all commercialization of our neighborhoods by opposing Office of Planning changes and authorizing neighborhoods to initiate changes in non-residential uses.

- Maintain density of single-family neighborhood lots.
- Stop out of scale heights and intrusive pop-ups.
- Ensure that buffering between residential neighborhoods and commercial/industrial uses is adequate.
- Address the failures of inclusionary zoning to provide affordable housing.

Write to the Zoning Commission. The record on **Case No. 08-06A** will remain open until September 15, 2014. Send comments to Anthony Hood, Chairman, Zoning Commission, 441 4<sup>th</sup> St., NW, Suite 200-S, Washington, D.C. 20001 or fax comments to: ZRR Review at (202) 727-6072. The deadline to submit comments is 3:00 PM on September 15, 2014.