

ZONING COMMISSION

Washington, D. C.

Date: July 5, 1967

ORDERED:

Section I - The Zoning Commission of the District of Columbia under the Zoning Act of June 30, 1938 (52 Stat. 797), as thereafter amended, after public notice and hearing prescribed by law, does hereby establish and adopt the following amendments to the Zoning Regulations:

1. Amend Section 2101, subparagraph 2101.13, as follows:

Add in proper sequence after C-2 - Community business center the following:

C-2-A Medium density

C-2-B Medium-high density & High density

2. Amend Section 5102, to read as follows:

5102 - C-2 Districts (Community Business Center) (including C-2-A and C-2-B Districts)

3. Delete paragraph 5102.1 in its entirety and add new paragraph 5102.1 to read:

5102.1 the C-2 District, Community Business District, is subdivided into C-2-A and C-2-B Districts. The C-2-A District is designed to provide facilities for shopping and business needs for large segments of the city outside the central core. Such districts would be located with access to main highways and include office employment centers. Normally the C-2-A District would be tributary to large residential areas and would permit development to medium bulk proportions. It is within this district that designed shopping centers would be encouraged.

The C-2-B District is intended to serve the same commercial purposes as the C-2-A District and at the same time provide for an increase in residential development. Such districts would be located adjacent to medium-high and high density residential areas such as R-5-C, R-5-D, or SP Districts, in Uptown Centers, and at major Rapid Transit Stops. In such areas the permitted height of building, floor area ratio,

and percentage of lot occupancy may be increased to the same extent as in the nearby district. The C-2-B District also proposes to regulate the vertical location of permitted uses within the building or structure by limiting the permitted increased density to residential uses to be located in all or part of the second story and in all of the upper stories. It would restrict the first story for retail commercial uses and the construction of medium-high to high density apartments would be encouraged without sacrificing the primary purpose of the C-2 District which is to provide a large variety of retail, commercial business and professional services for the surrounding neighborhood.

4. Amend Section 5102 by adding a new paragraph and subparagraph as follows:

5102.5 Except as provided in Chapter 7, in a C-2-B District no building or premises shall be used and no building or structure shall be erected or altered unless it is arranged, intended or designed to be used in accordance with the following provisions:

5102.51 The first story shall be occupied by uses first permitted in a C-1 or C-2 District except for those areas such as lobbies, elevators, and stairways necessary to serve the upper stories.

5102.52 No retail or wholesale commercial use shall be permitted on the second story other than offices as permitted and regulated in a C-1 or C-2 District, provided, however, that residential uses as regulated in paragraph 5102.53 may be permitted on the second story also.

5102.53 All stories above the second story shall be restricted to residential uses as permitted and regulated in an R-5 District.

5102.54 So as to exercise a reasonable degree of architectural control upon the entranceway and lobby to the permitted residential uses, not less than 500 square feet or 2% of the gross floor area, whichever is the greater, of the first story shall be used for an entranceway and lobby to serve the upper stories. Elevator shafts, stairwells, hallways to secondary entrances or exits, and ramps to and from a parking garage shall not be included as part of the required area for an entranceway and lobby. Furthermore, the

principal entranceway and lobby to serve the upper stories shall be on the first story, and entirely separated from any permitted retail or commercial use on the first story. No access from the entrance way or lobby to any retail or commercial use shall be permitted.

5. Amend by renumbering present paragraph 5102.5 to read 5102.6.
6. Amend Section 5201, paragraph 5201.1 as follows:

In the second line of the table delete the word "C-2" and add the word "C-2-A" and to the third line, in proper sequence add the word "C-2-B."

Section

7. Amend/5301, paragraph 5301.1 as follows:

In the second line of the table delete the word "C-2" and add the word "C-2-A" and add new line after C-2-A to read:

C-2-B ----- 3.5 ----- 3.5

8. Amend Section 5301 by adding new paragraph to read:

5301.23 Notwithstanding the provisions of paragraph 5301.1, when the C-2-B District is located near a R-5-D District or SP District or at an Uptown Center or Rapid Transit Stop, the Zoning Commission may authorize a floor area ratio of 6.0 subject to the restrictions of paragraph 5102.5, provided however, it shall not be subject to the restrictions contained in paragraph 5301.3. When the C-2-B District is proposed to be located at a Rapid Transit Stop the Zoning Commission shall refer each application to the National Capital Planning Commission for review and recommendation.

9. Amend Section 5302, paragraph 5302.1 as follows:

In the second line of the table delete the word "C-2" and add the word "C-2-A" and in the third line of table add in proper sequence the word "C-2-B."

10. Amend Section 5303, paragraph 5303.1 as follows:

In the table delete the word "C-2" and add the word "C-2-A" and add the word "C-2-B" in the proper sequence in the line beginning "C-3-B."

11. Amend Section 7103, paragraph 7103.1 by deleting the word "C-2" and add the words "C-2-A" and "C-2-B" in its place.
12. Amend Section 7201, paragraph 7202.1 to read as follows:

In the table under the general heading "Residential Uses: two-family dwelling or flat, tenement house or multiple dwelling:" in the second line delete the word "C-2" and add the word "C-2-A;" in the third line add in proper sequence the word "C-2-B."

In the table under the general heading "Commercial Buildings, Offices - general, in the first line delete the word "C-2" and add the word "C-2-A," and in the second line add in proper sequence "C-2-B;" and after heading "Buildings containing retail or service establishments" in the first line delete the word "C-2" and add the word "C-2-A" and in the second line add in proper sequence the word "C-2-B."

13. Amend Section 7202 by adding new paragraph to read:

7202.2 When the Zoning Commission authorizes a floor area ratio of 6.0 in a C-2-B District, the requirements for parking spaces in paragraph 7202.1 pertaining to residential portion of the building only may be reduced to one parking space for each four dwelling units.

14. Amend Section 7202 by renumbering present paragraphs 7202.2 and 7202.3 to read 7202.3 and 7202.4 respectively.
15. Amend Section 7514, subparagraph 7514.23 by deleting the word "C-2" and add the words "C-2-A" and "C-2-B" in its place.

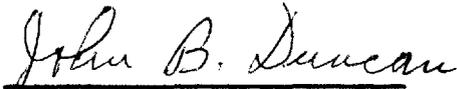
Section II Should any section or provision of these regulations herein adopted be decided by the courts to be unconstitutional or invalid such decision shall not affect the validity of these regulations as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

(Underscored words are defined)

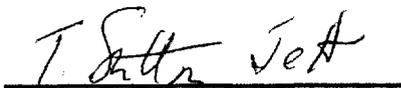
Section III These amendments to the Zoning Regulations shall become effective immediately.

  
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ROBERT E. MATHE

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WALTER N. TOBRINER

  
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JOHN B. DUNCAN

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J. GEORGE STEWART

  
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T. SUTTON JETT

ATTEST:

  
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EDWARD BALL  
Deputy Director

Zoning Commission of the District of Columbia