

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 235

CASE NO. 78-2

SEPTEMBER 14, 1978

Pursuant to notice, public hearings of the District of Columbia Zoning Commission were held on May 8, and May 22, 1978, to consider proposed amendment to the text of the Zoning Regulations. Such amendments proposed to modify requirements for the Special Purpose and Mixed Use Districts, and also requested public testimony on how hotels should be regulated.

Following the lengthy hearings and receipt of large amounts of public testimony, the Commission determined to divide the case into several parts, for the purpose of discussing the matter and arriving at a decision. The Commission held several work sessions, and finally determined that changes should be made to the Special Purpose District.

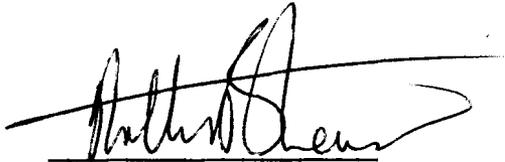
This Order is therefore the first of several Orders relating to this overall case. Subsequent Orders will deal with the Mixed Use District and other elements of this case. After all of the issues in the entire case have been decided, the Commission will issue a full statement of reasons setting forth the basis for its decision.

The Commission believes that the proposed amendments are in the best interests of the District of Columbia and are consistent with the intent and purposes of the Zoning Regulations and the Zoning Act. The Commission therefore hereby Orders adoption of the following amendments to the Zoning Regulations:

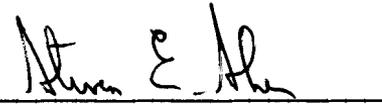
1. Substitute for existing Articles 41, 42 and 43, all the text language contained in the attached document entitled "Revised SP District," dated September 14, 1978, a copy of which is attached hereto and made a part hereof.

1. Amend the Regulations to conform to the changes made above, as specified in the document entitled "Conforming Amendments to Other Portions of the Zoning Regulations," dated September 14, 1978, a copy of which is attached hereto and made a part hereof.

Vote of the Commission taken at the public meeting held on August 28, 1978: 4-0 (George M. White, Walter B. Lewis, Theodore F. Mariani and Ruby B. McZier to approve the change. John G. Parsons not present, not voting).



WALTER B. LEWIS
Chairman



STEVEN E. SHER
Executive Director

This order was adopted by the Zoning Commission at its public meeting held on September 14, 1978 by a vote of 3-0 (Walter B. Lewis and John G. Parsons to adopt, Ruby B. McZier to adopt by proxy, Theodore F. Mariani not voting, George M. White not voting not present).

In accordance with Section 3.62 of the Rules of Practice and Procedure before the Zoning Commission of the District of Columbia, these amendments to the Zoning Regulations are effective on

5 OCT 1978

"Revised SP District"

September 14, 1978

CHAPTER 4
USE, HEIGHT, AREA, AND BULK REGULATIONS FOR SPECIAL PURPOSE,
WATERFRONT, AND MIXED USE DISTRICTS

ARTICLE 41

USE REGULATIONS FOR SPECIAL PURPOSE DISTRICT

Section 4101 - SP Districts (Limited offices and apartments)

4101.1 -- The SP District (Special Purpose) is designed to stabilize those areas adjacent to C-3-B and C-4 Districts and other appropriate areas which contain existing apartments, offices, and institutions, and mixed use buildings. The major purpose of the SP District is to act as a buffer between adjoining commercial and residential areas, and to ensure that new development is compatible in use, scale and design with the transitional function of this zone district. The District is designed to preserve and protect areas adjacent to commercial districts which contain a mix of row houses, apartments, offices and institutions at a medium to high density, including buildings of historic and architectural merit. The District is divided into an SP-1 (medium density) and an SP-2 (medium-high-density) Districts. In both districts, new residential development would be permitted at a higher density than new office development, both to be compatible with surrounding properties.

4101.2 -- Except as provided in Chapter 7 of these regulations, in the SP District no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the uses listed in the following paragraphs.

4101.3 -- The following uses are permitted as a matter of right:

4101.31 -- Any use permitted in any R-5 District under Subsection 3105.3, except hotel.

4101.32 -- Private school, including preschool group, kindergarten, elementary, secondary, trade, or any other school.

4101.33 -- Religious reading room.

4101.34 -- Community center building.

4101.35 -- Park, playground, swimming pool, or athletic field operated by a local community organization.

4101.36 -- Artist studio

4101.37 -- Ticket Office

4101.4 -- The following uses are permitted if approved by the Board of Zoning Adjustment, provided that each application shall be referred to the Municipal Planning Office as specified in Sub-section 4101.5, and subject to the conditions specified in Section 8207 and below in each case:

4101.41 -- Parking lot, in existence on _____ under approval by the Board of Zoning Adjustment may be permitted by the Board to continue in existence for a period not to exceed four years from the date that the present Certificate of Occupancy expires provided that:

4101.411 -- Such use is so located and all facilities thereof are so designed that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions;

4101.412 -- The present character and future development of the neighborhood will not be affected adversely by the use.

4101.413 -- The parking facility serves either residential uses or provides short term parking for retail, service and public facility uses, but does not provide all-day commuter parking.

The Board of Zoning Adjustment shall not have authority under this paragraph to approve the establishment of any new parking lot.

4101.42 -- Parking garage subject to the provisions of Article 74, provided that:

4101.421 -- Such use is so located and all facilities thereof are so designed that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions;

4101.422 -- The present character and future development of the neighborhood will not be affected adversely by the use;

4101.423 -- The parking facility serves either residential uses or provides short term parking for retail, service and public facility uses, but does not provide all-day commuter parking.

4101.424 -- The parking provided is within 800 feet of the use to be served and is necessary to that use.

4101.43 -- College or university which is an academic institution of higher learning, including college or university hospital, dormitory, fraternity or sorority house proposed to be located on the campus of a college or university, provided that:

4101.431 -- The applicant has submitted and the Board has approved a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including, but not limited to buildings, parking and loading facilities, screening, signs, streets, and public utility facilities, athletic and other recreational facilities, and a description of all activities conducted or to be conducted therein, and of the capacity of all present and proposed campus development. The plan may provide for the interim use, for a limited period of time, of land or improved property with any use which is a proper college or university function. The Board may approve such a plan, or any amendment thereto, concurrent with an application for approval of a specific college or university building or use.

4101.432 -- In approving such a plan, the Board shall determine that the use is so located that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

4101.433 -- In approving any application for a specific college or university building or use, the Board shall determine that the proposed building or use is consistent with the approved campus plan, and further is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions.

4101.44 -- Hotel or office for a chancery, nonprofit organization, labor union, architect, dentist, doctor, engineer, lawyer or similar professional person, provided that:

4101.441 -- The use, height, bulk and design are in harmony with existing uses and structures on neighboring property;

4101.442 -- The use will not create dangerous or other objectionable traffic conditions;

4101.443 -- The Board may require such special treatment in the way of design, screening of buildings, accessory uses, signs, and other facilities as it shall deem necessary to protect the value of neighboring property.

- 4101.45 -- Telephone exchange, public utility pumping station, electric substation using nonrotating equipment or natural gas regulator station if declared necessary in the public interest by the Public Service Commission, and subject to such requirements for setbacks, screening, or other requirement as the Board shall deem necessary for the protection of neighboring or adjacent property.
- 4101.46 -- Accessory parking spaces elsewhere than on the same lot or part thereof on which any principal SP use is permitted, except for a one-family dwelling, when such parking spaces will be established within the square in which the principal use is located, provided that:
- 4101.461 -- The total number of parking spaces provided for the principal use shall not exceed the minimum number of spaces required for the principal use.
- 4101.462 -- It is economically impracticable or unsafe to locate such parking spaces within the principal building or on the same lot on which such building or use is permitted because of:
- 4101.4621 -- Strip zoning or shallow zoning depth;
- 4101.4622 -- Restricted size of lot caused by adverse adjoining ownership or substantial improvements adjoining or on such lot;
- 4101.4623 -- Unusual topography, grades, shape, size or dimensions of the lot;
- 4101.4624 -- The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets; or,
- 4101.4625 -- Traffic hazards caused by unusual street grades or other conditions.
- 4101.463 -- Such parking spaces are so located and all facilities in relation thereto are so designed that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.
- 4101.47 -- Antenna towers as an accessory structure and in conjunction therewith the erection, alteration or use of a building for transmission or reception equipment, provided that:
- 4101.471 -- The use, height, bulk and design is in harmony with existing uses and structures on neighboring properties.
- 4101.472 -- The Board may require special treatment in the way of design, screening, lighting or such other requirements as it shall deem necessary to protect neighboring properties.

4101.5 -- On receiving an application for an approval under Sub-section 4101.4, the Board shall submit the application to the Director of the Municipal Planning Office for coordination review, report and impact assessment along with reviews in writing of all relevant District departments and agencies including the Departments of Transportation, Environmental Services, Housing and Community Development and, if a historic district or historic landmark is involved, of the State Historic Preservation Officer.

4101.6 -- The following accessory uses or accessory buildings incidental to the above uses are permitted:

4101.61 -- The following commercial uses as accessory uses and appropriate adjuncts to an apartment house or hotel: drug stand, including soda fountain; perfumery shop; florist shop; barber shop; beauty parlor; pressing or tailoring establishment; dry cleaning or laundry pick-up-station; cigar or news stand; and other similar uses, provided that;

4101.611 -- There is no direct entrance thereto from the outside of the building;

4101.612 -- No part of such adjunct or the entrance thereto is visible from a sidewalk; and,

4101.613 -- No sign or display indicating the existence of such adjunct is visible from the outside of the building.

4101.62 -- Any other accessory use and accessory building customarily incidental to the uses otherwise authorized by this Section.

4101.7 -- Exceptions to the Regulations for Existing Uses

4101.71 -- This sub-section shall be applicable to those situations where property contained in one Special Purpose District is rezoned to another Special Purpose District, or where the Zoning Regulations have been amended so as to change the use requirements of the Special Purpose District.

4101.72 -- All conforming uses lawfully in existence and with a valid Certificate of Occupancy on _____, in any Special Purpose District shall be considered conforming so long as they remain in any Special Purpose District.

4101.73 -- An existing use qualifying under Paragraph 4101.72 may be extended to other portions of an existing structure. Such extension shall not involve a structural addition as authorized by sub-section 4307.5. No such use may be expanded to another structure, or expanded in land area.

ARTICLE 42

HEIGHT REGULATIONS FOR SPECIAL PURPOSE DISTRICT

Section 4201 - Height of Buildings or Structures

4201.1 -- Except as specified in the following paragraphs of this Section and in Chapter 7 of these regulations, the height of buildings or structures in a Special Purpose District shall not exceed that given in the following table:

<u>District</u>	<u>Height in Feet</u>	<u>Height in Stories</u>
SP-1	65	No limit
SP-2	90	No limit

4201.2 -- The height of buildings or structures as specified in Paragraph 4201.1 of this Section may be exceeded in the following instances:

4201.21 -- A spire, tower, dome, minaret, pinnacle, penthouse over elevator shaft, ventilation shaft, chimney, smokestack and fire sprinkler tank may be erected to a height in excess of that authorized in Sub-section 4201.1. A radio or television tower may be erected to a height in excess of that authorized in Sub-section 4201.1 if authorized by the Mayor of the District of Columbia.

4201.22 -- If erected or enlarged as provided in Section 4306, housing for mechanical equipment or a stairway or elevator penthouse may be erected to a height in excess of that authorized in the district in which located, provided such housing or penthouse is set back from all lot lines of the lot upon which such structure is located a distance equal to its height above the roof of the top story. A roof structure shall not exceed 18 feet 6 inches in height above the roof upon which it is located.

4201.3 -- Where required by the Act of June 1, 1910 (36 Stat. 452), a height in excess of that therein permitted must be authorized by the Mayor of the District of Columbia.

ARTICLE 43

AREA AND DENSITY REGULATIONS FOR SPECIAL PURPOSE DISTRICT

Section 4301 - Floor Area Ratio

4301.1 -- Except as provided in Section 4306 the maximum permitted floor area ratio in the Special Purpose Districts shall be as given in the following table:

Floor Area Ratio (FAR)

<u>District</u>	<u>Apartment House or other residential Use</u>	<u>Hotel or other permitted use</u>	<u>Maximum Permitted</u>
SP-1	4.0	2.5	4.0
SP-2	6.0	3.5	6.0

The maximum permitted floor area ratio may be increased for specific applications approved by the Zoning Commission under the planned unit development process as specified in Section 7501.

Section 4302 - Percentage of Lot Occupancy and Residential Recreation Space

- 4302.1 -- In the Special Purpose Districts no building including accessory buildings, devoted to a residential use except a hotel, shall occupy more than 80% of the lot upon which located.
- 4302.2 -- When all or a portion of a building in a special purpose district is devoted to a residential use other than a hotel, recreation space shall be provided which is safe, secure, and equipped and/or landscaped for the active or passive recreation use of the residents. Such recreation space shall be provided as specified below:
- 4302.21 -- An area equal to not less than 10 per cent of the gross floor area devoted to residential use shall be provided as residential recreation space.
- 4302.22 -- Residential recreation space may be located at ground level, on or above the residential plane, on rooftops or within a building or other structure. The area of a balcony shall not be counted to satisfy the residential recreation space requirement of a building where the balcony, or portion of it, adjoins an individual residential unit and is accessible only from that unit. Rooftops which contain recreation space may have a parapet wall not to exceed five feet in height.
- 4302.23 -- If any portion of a roof is to be used for residential recreation space, the roof area shall have no dimension less than 25 feet.
- 4302.24 -- No less than 50 per cent of the total residential recreation space shall be outdoors.
- 4302.24 -- Residential recreation space shall be physically accessible to all residents of the buildings served by that space.
- 4302.26 -- The floor area devoted to residential recreation space shall not be counted in determining the amount of off-street parking spaces or loading berths.

Section 4303 -- Rear Yards

- 4303.1 -- To provide adequate light, view, movement of air and visual privacy, a rear yard shall be provided for all structures located in the Special Purpose District. The rear yard shall have a minimum depth of two and one-half inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall but not less than 12 feet.
- 4303.2 -- In the SP Districts, the depth of rear yard required in Sub-section 4303.1 may be measured as follows:

4303.21 -- Where a lot abuts an alley, from the center line of the alley to the rear wall of the building or other structure. A rear yard on such a lot need not be provided below a horizontal plane 20 feet above the mean finished grade measured at the middle of the rear wall of that portion of the building or other structure below the 20 foot plane.

4303.22 -- Where a lot does not abut an alley, the depth of rear yard shall be measured as specified in the definition of rear yard, except a rear yard need not be provided below a horizontal plane 20 feet above the mean finished grade measured at the middle of the rear wall of that portion of the building or other structure below the 20 foot plane.

4303.23 -- In the case of a through lot or a corner lot abutting three or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the building or other structure.

4303.3 -- In the case of a corner lot, a court complying with the width requirements for a closed court as specified in Sub-section 4305.1 may be provided in lieu of a rear yard. For the purpose of this paragraph, the required court shall be provided above a horizontal plan beginning not more than 20 feet above the curb grade opposite the center of the front of the building, and the width and area of such court shall be computed for the entire height of court.

4303.4 -- The Board of Zoning Adjustment may waive the rear yard requirements of Section 4303 provided that the objective of this section are met in accordance with the following standards:

4303.41 -- No apartment window shall be located within 40 feet directly in front of another building.

4303.42 -- No office window shall be located within 30 feet directly in front of another office window nor 18 feet in front of a blank wall.

4303.43 -- In buildings which are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms should be considered in determining distances between windows and appropriate setbacks.

4303.44 -- Provision shall be included for service functions, including parking and loading access and adequate loading areas.

4303.45 -- On receiving an application for an approval under Sub-section 4303.4, the Board shall submit the application to

the Director of the Municipal Planning Office for coordination review, report and impact assessment along with reviews in writing of all relevant District department and agencies including the Departments of Transportation, Environmental Services, Housing and Community Development and, if a historic district or historic landmark is involved, of the State Historic Preservation Officer.

Section 4304 -- Side Yards

4304.1 -- Side yards shall be provided in the Special Purpose District as specified in the following paragraphs.

4304.11 -- A one-family detached dwelling shall comply with the side yard requirements of an R-1 District.

4304.12 -- A one-family semi-detached dwelling shall comply with the side yard requirements of an R-2 District.

4304.13 -- For all other structures no side yard is required but if such yard is provided, it shall be at least two inches wide for each foot of height of building, but not less than eight feet.

Section 4305 -- Courts

4305.1 -- Where a court is provided in the Special Purpose Districts to ensure adequate light, view, movement of air and visual privacy particularly for residential buildings, at any elevation in such court the width of court shall be a minimum of six inches per foot of height measured from the lowest level of the court to that elevation, provided that in no case shall the width of court be less than 30 feet.

4305.2 -- In the case of an alteration affecting the amount of light and ventilation required by other municipal law or regulation in an existing structure in the Special Purpose District, no legally required window shall be permitted to open onto a court which does not comply with the dimensions given in paragraph 4305.1.

4305.3 -- The Board of Zoning Adjustment may waive the court yard requirements in Paragraph 4305.1 provided that the objectives of this section are met in accordance with the following standards:

4305.31 -- No apartment window shall be located within 40 feet directly in front of another window nor within 18 feet of a blank wall.

4305.32 -- No office window shall be located within 30 feet directly in front of a window nor within 18 feet of a blank wall.

Section 4306 -- Exceptions to Density Regulations for Roof Structures

4306.1 -- The provisions of Section 3308 shall also regulate roof structures in the Special Purpose District.

4306.2 -- The gross floor area of roof structures permitted under this section shall not be counted in determining the amount of off-street parking as required elsewhere in these regulations.

Section 4307 -- Exceptions to the Height, Area and Bulk Regulations for Existing Structures

4307.1 -- This section shall be applicable to those structures where property contained in one Special Purpose District is rezoned to another Special Purpose District, or where the Zoning Regulations have been amended so as to change the height, floor area ratio, lot occupancy, yard or court requirements for the Special Purpose District.

4307.2 -- All conforming structures existing on _____, in any Special Purpose District shall be considered conforming so long as they remain in any Special Purpose District.

4307.3 -- For the purpose of this section, "Conforming Structures" shall be any structure for which a valid application for a building permit existed at least six months before the change was made from one Special Purpose District to another Special Purpose District or before the height, area and bulk regulations of the Special Purpose District were amended.

4307.4 -- Any conforming structure qualifying under Sub-section 4307.2 may be repaired or structurally altered.

4307.5 -- Any conforming structure qualifying under Sub-section 4307.2 may be added to, provided no addition together with the original structure shall in the aggregate exceed the height, floor area ratio, lot occupancy, yard or court limitations of the zoning regulations applicable to the district in which the structure is located at the time of application for building permit for such addition.

4307.6 -- Any conforming structure qualifying under Sub-section 4307.2 may be rebuilt in whole or in part provided such structure does not exceed the height, floor area ratio, lot occupancy, yard or court specifications of the structure prior to such rebuilding.

- 4307.7 -- In order to rebuild a structure in accordance with the provisions of Sub-section 4307.6, all such structures must be registered with the Zoning Regulations Division of the Department of Housing and Community Development.
- 4307.71 -- All such structures must be registered within 90 days of the effective date of a change in zoning from one Special Purpose District to another Special Purpose District, or of a change in the height, area and bulk requirements of the Special Purpose District.
- 4307.72 -- In order to register a structure with the Zoning Regulations Division, the owner of such structure must file a statement indicating the location of such structure, the date of the change in the zoning map or regulations, the zoning districts from which and to which the property was rezoned or the changes in height, area and bulk which were adopted, set of plans showing the height, floor area ratio, lot occupancy, yards, courts and roof structures of such structures. Such plans shall be prepared by an architect registered in the District of Columbia, who shall certify their accuracy.
- 4307.73 -- The Zoning Regulations Division shall review all such statements and plans and approve them for their sufficiency. The Zoning Regulations Division shall record in summary form the information contained in such statements and plans as required by Paragraph 4307.72.
- 4307.74 -- The owner shall maintain such statements and plans in readable condition and shall produce them upon the request of the Zoning Regulations Division.
- 4307.75 -- If such statements and plans are not recorded, maintained in readable condition, or produced at the request of the Zoning Regulations Division, the provisions of this section shall not be applicalbe and the provisions of Article 71 shall apply.

September 14, 1978

Conforming Amendments to other Portions of the Zoning Regulations

1. Redesignate all that property designated "SP" on the Zoning Map to "SP-2".
2. In Paragraphs 5103.45 and 5104.43, change the reference from Paragraph 4101.48 to 4101.46.
3. Amend the table of special exceptions in Sub-section 8207.2 as follows:
 - A. For "Storage of wares and goods," delete "SP" and "4101.46".
 - B. For "Gasoline Service Station," delete "SP" and "4101.45".
 - C. For office buildings, delete the separate listings for "New office building, chancery, nonprofit organization, labor union" and add "Office for chancery, nonprofit organization, labor union or professional person," "SP" and "4101.44".
 - D. Add "Hotel," "SP" and "4101.44."
 - E. For "Telephone exchange," change "4101.43 to 4101.45".
 - F. For "Public utility pumping station," change "4101.44 to 4101.45".
 - G. For "Electric substation," add "SP" and "4101.45".
 - H. For "Natural gas regulator station," add "SP" and "4101.45".
 - I. For "Exceptions to parking space location," delete 4101.47 and 4101.48 and add 4101.46.
 - J. For "Antenna tower," add "SP" and "4101.47".
 - K. For "School - college or university," add "SP" and 4101.42".
 - L. For "Parking garage," change 4101.41 to 4101.42.
 - M. For "Public storage garage," delete "SP" and "4101.41".
 - N. For "Mechanical parking garage," delete "SP" and 4101.41".

4. Add to C-1 uses as a matter of right:

5101.310 -- College, university or other academic institution of higher learning.

5101.35 -- Electric substation using nonrotating equipment and Natural gas regulation station.

5101.311 -- Antenna tower for television and radio broadcasting, and in conjunction therewith the erection, alteration or use of buildings for transmission or reception equipment.

5. Amend Paragraph 2101.12 to include the SP-1 and SP-2 Districts, to read as follows:

2101.12 Special Purpose Districts

SP-Limited offices and apartments, sub-divided into:

SP-1 Medium density

SP-2 Medium-high density

Section 7614 -- Exceptions to Density Regulations for Open Arcades

7614.1 -- This section establishes the standards and requirements for arcades to receive a floor area ratio credit. This section is designed to encourage open arcades at sidewalk level, to increase pedestrian convenience and result in greater open area adjacent to public streets without loss of rental floor space. An open arcade shall be allowed a floor area ratio credit not to exceed 0.25 or 25% of the gross floor area of the floor which is adjacent to the arcade, whichever is less.

7614.2 -- An open arcade shall be permitted in all R-5, SP, W, CR, and all C Districts except C-5 (PAD), provided that:

7614.21 -- An open arcade shall provide pedestrian access to and along a building and shall extend for the entire side of the building or other structure and adjoin a street or pedestrian way at sidewalk level. Such open arcade shall be designed to meet and carry through the arcades of adjoining buildings.

7614.22 -- The floor area granted by this section shall apply only to those areas embraced within the perimeter of the open arcade. Where vehicular access is permitted across an arcade area, the portion of the arcade encompassed by the access space shall not be counted for the purposes of this section.

7614.23 -- An open arcade shall be not less than 10 feet in width at any point, including piers, columns or arches. The minimum open unobstructed passageway shall be 7 feet in width.

7614.24 -- An open arcade shall be not less than 9 feet in height at any point within the arcade,

7614.25 -- An open arcade shall have its floor at the same level and continuous with the sidewalks, and shall connect to existing adjoining open arcades or shall be so constructed as to permit such connection in the future, provided however, where the existing arcade is at a different elevation, the new arcade connection shall be made in a barrier-free manner.

7614.26 -- The use of the area within an open arcade shall be essentially restricted to pedestrian uses, and vehicular access to or through an open arcade shall be minimized.

7614.27 -- In commercial buildings, an open arcade shall include retail and service uses fronting on at least 60% of the arcade, with such uses directly accessible from the open arcade.

7614.3 -- The additional gross floor area permitted under Subsection 7614.1 shall not be counted in determining the number of off-street parking spaces or loading berths.

Additional Conforming Amendments:

1. Delete entire Paragraph 7602.19, concerning cornices above the 110 foot setback level in the C-4 District.
2. Add to the table of special exceptions in Sub-section 8207.2 the following:

<u>Type of Special Exception</u>	<u>District</u>	<u>Section, Paragraph or Sub-paragraph where conditions are specified</u>
Rear yard, waiver of	C-3, C-4	5303.11

September 14, 1978