

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 244
CASE NO. 78-2
November 9, 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 CR Mixed-Use District.

This order is one of a series of orders relating to this overall case. The Commission has already enacted changes to the SP District and has also adopted a statement of reasons for that action. 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 entire 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. Revise the first paragraph of Sub-section 4501.1, to limit CR to the periphery of the Central Employment Area and to delete the requirement for a sectional development plan, to read as follows:

4501.1 The Mixed Use (CR) zone district is applied to selected geographic areas where a mixture of uses and building densities is intended to carry out elements of the city's development plans including goals in employment, population,

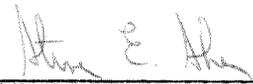
transportation, housing, public facilities, and environmental quality. More specifically, CR Districts may be located on the periphery of the Central Employment Area. In certain of these areas, as designated now or in the future by public plans and policies, a mixture of uses and building densities is intended to promote and protect the public health, safety, convenience, order, prosperity and general welfare of the community as best accomplished by the CR District.

2. Revise Sub-section 4504.2, to treat hotels and motels as non-residential uses for purposes of FAR, to delete the words "hotel and motel."
3. Delete Section 4507, regarding development bonuses.
4. Delete Section 7503, containing procedures for review and approval of development bonuses.

Vote of the Commission taken at the public meeting held on October 16, 1978: 3-0 (John G. Parsons, Ruby B. McZier and Walter B. Lewis to adopt, Theodore F. Mariani not voting, not having participated in the case, George M. White, 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 November 9, 1978 by a vote of 3-0 (George M. White and Walter B. Lewis to adopt, John G. Parsons to adopt by proxy, Theodore F. Mariani not voting, not having participated in the case, Ruby B. McZier, not present, not voting).

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

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