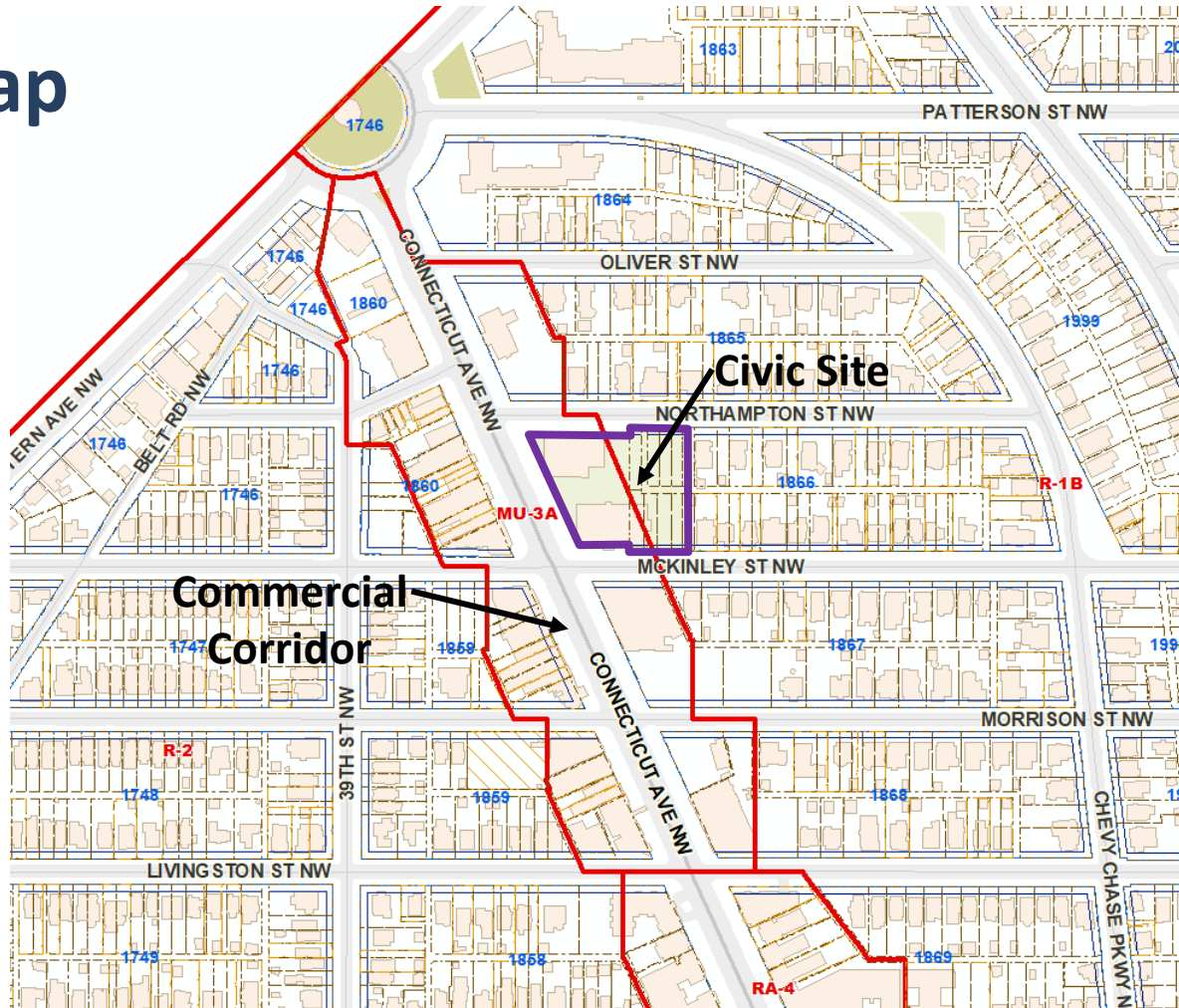




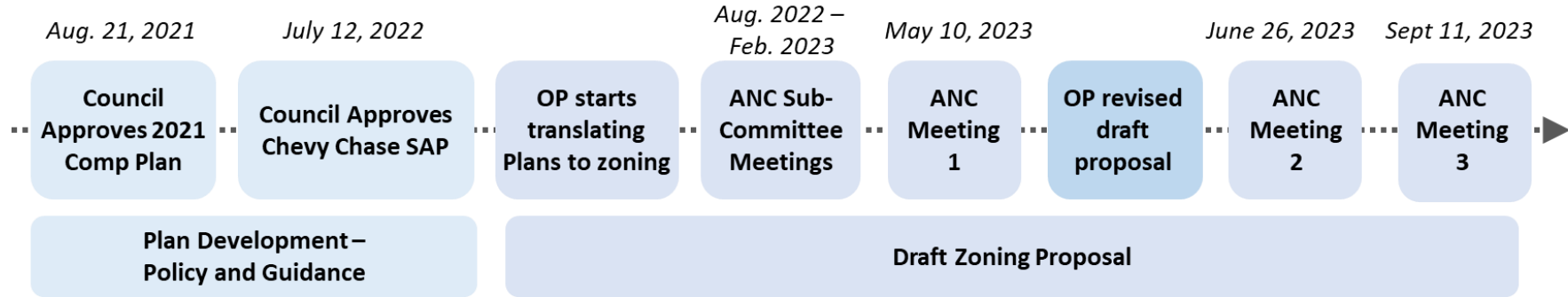
# CHEVY CHASE ZONING ANC 3/4G Community Meeting

May 27, 2024

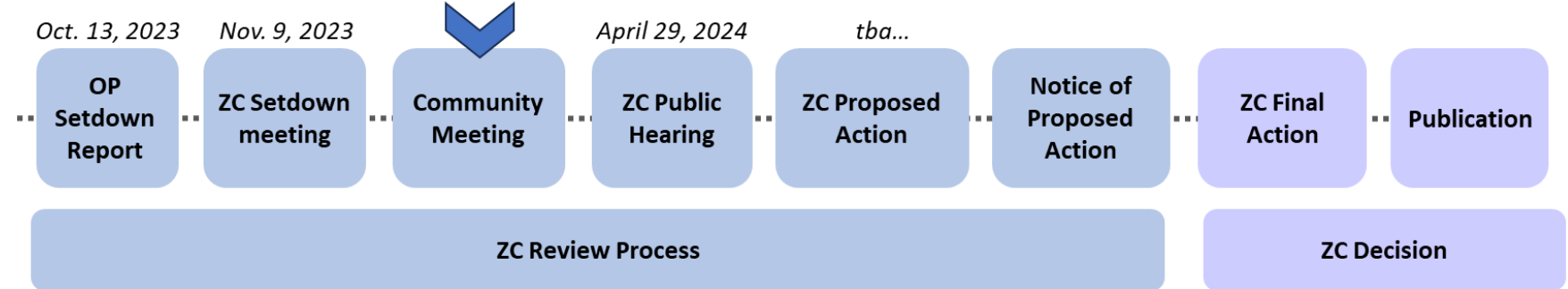
# Site Map



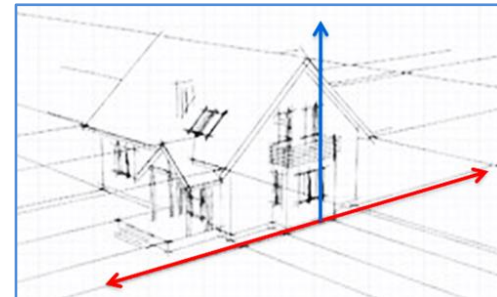
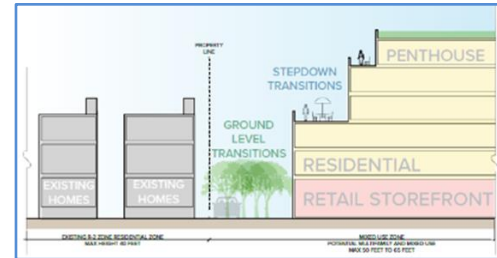
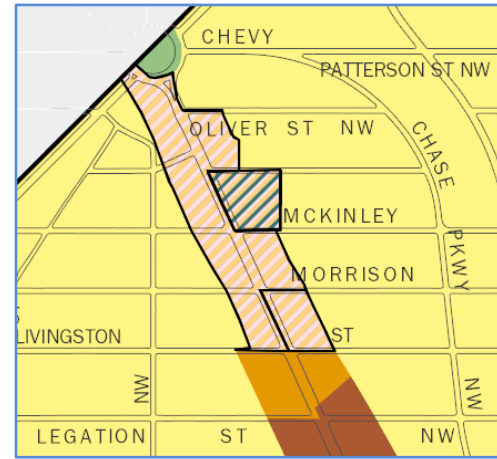
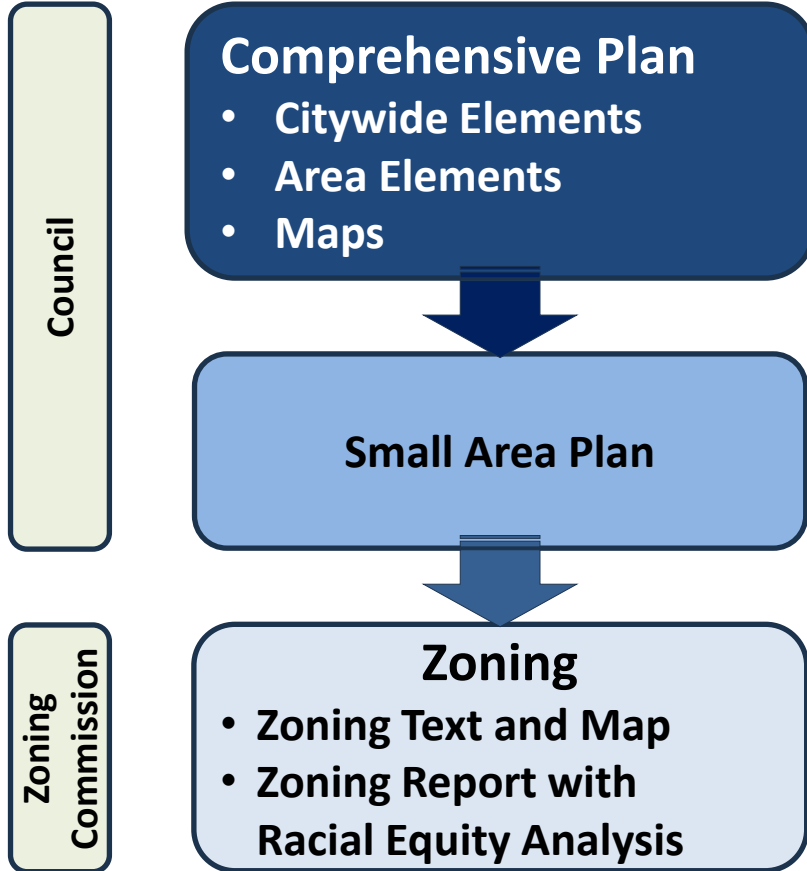
# Zoning Process to Date



## We Are Here



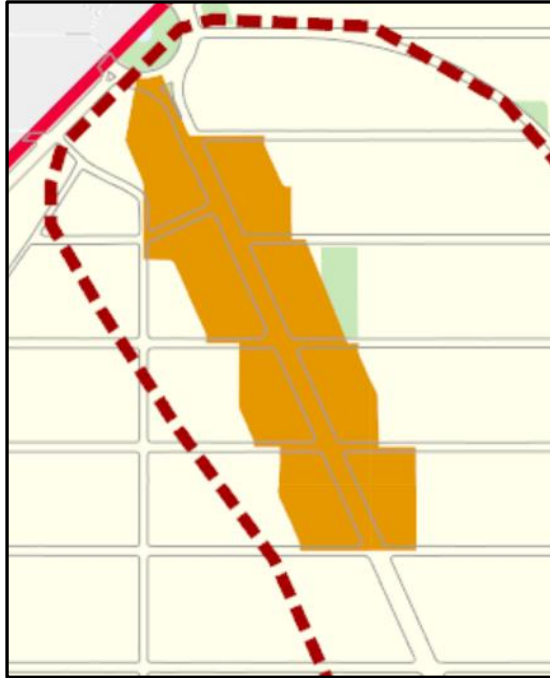
# Planning to Zoning





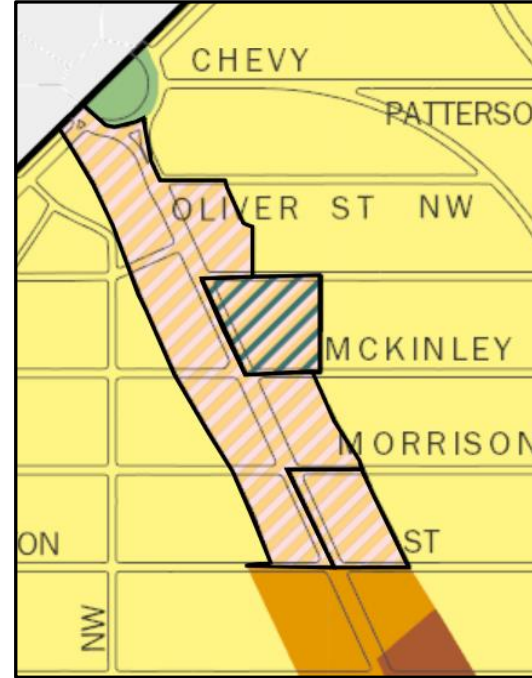
# 2021 Comprehensive Plan Maps

## Comp Generalized Policy Map



Main Street Mixed Use Corridor;  
Future Planning Analysis Area – completed  
through the Chevy Chase Small Area Plan

## Future Land Use Map



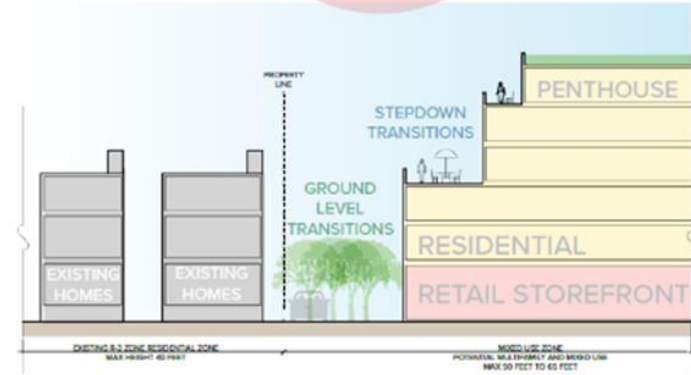
Mixed Use – Moderate Density Residential /  
Low Density Commercial plus  
Local Public Facilities on the Civic Site



# Chevy Chase Small Area Plan

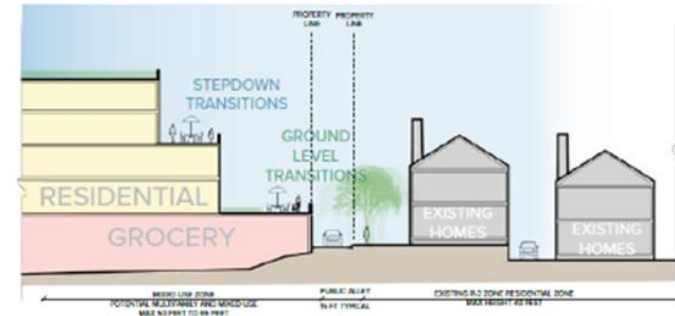
- Initiated March, 2021 and approved by Council on July 12, 2022
- New housing opportunities, including on the civic site
- Guidelines for new buildings, to be incorporated into zoning
- Guidelines for public space, which generally cannot be incorporated into zoning

Cross sections illustrating potential strategies for building transitions and buffers between new development and existing residential buildings.



***Chevy Chase Small Area Plan Images, p.55.***

In some cases, changes in ground elevation, particularly east of Connecticut Avenue, can serve as a natural transition between existing homes and new development.

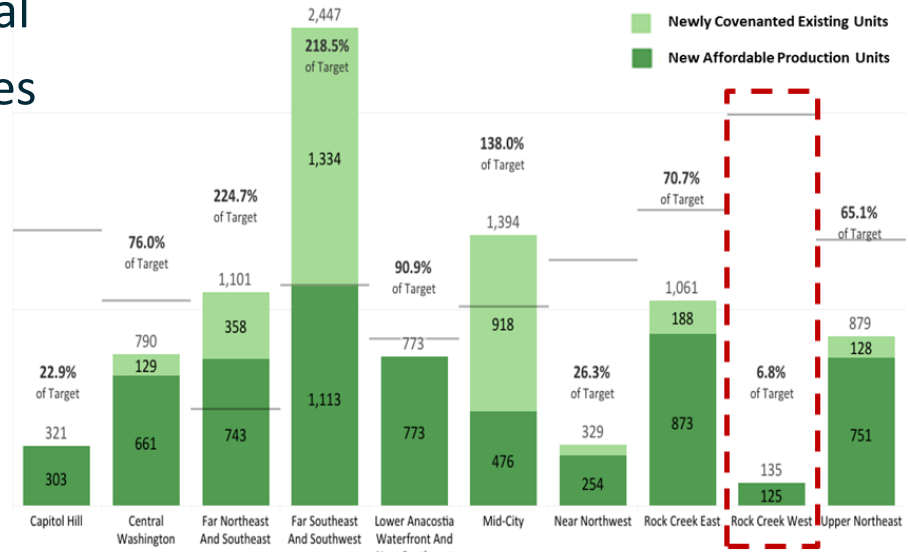




# OP Setdown Report

## OP Setdown Report includes:

- Description of the area and proposal
- Comprehensive Plan Maps & Policies
- Racial Equity Lens analysis
- Changes resulting from community discussions
- Chevy Chase Small Area Plan guidelines
- Other city policy documents
- Draft zoning text amendments
- Draft zoning map amendments



**New Affordable Housing Units Since 2019 by Planning Area**  
**DMPED 36,000 by 2025 Dashboard**



# Changes to Proposed Zoning

## **NMU-4/CC1 zone (the corridor):**

- Design guidelines to:
  - encourage existing façade retention
  - provide higher retail heights
  - limit glazing on upper floors
- Minimum building height requirement of 25 feet
- 15-foot side yard requirement where a commercial property abuts residential

## **NMU-4/CC2 zone (the Civic Site):**

- Reduce building height (from 75 feet to 65 ft) and penthouse height (from 18.5 ft. to 15 ft.)
- Reduce FAR (from 4.2 to 3.6 IZ+)
- Reduce lot occupancy - non-residential from 100% to 60%; residential from 80% to 60%
- Rear yard and upper story rear step-backs - transitions
- 15-foot side yard requirement where a commercial property abuts residential



# Proposed Zoning

- **Zoning Text Amendment**
- **Zoning Map Amendment**
  - Must be “not inconsistent” with the Comp Plan maps and text.
  - Propose new Neighborhood Commercial zones with MU-4 base

## **MU-3A to NMU-4/CC-1**

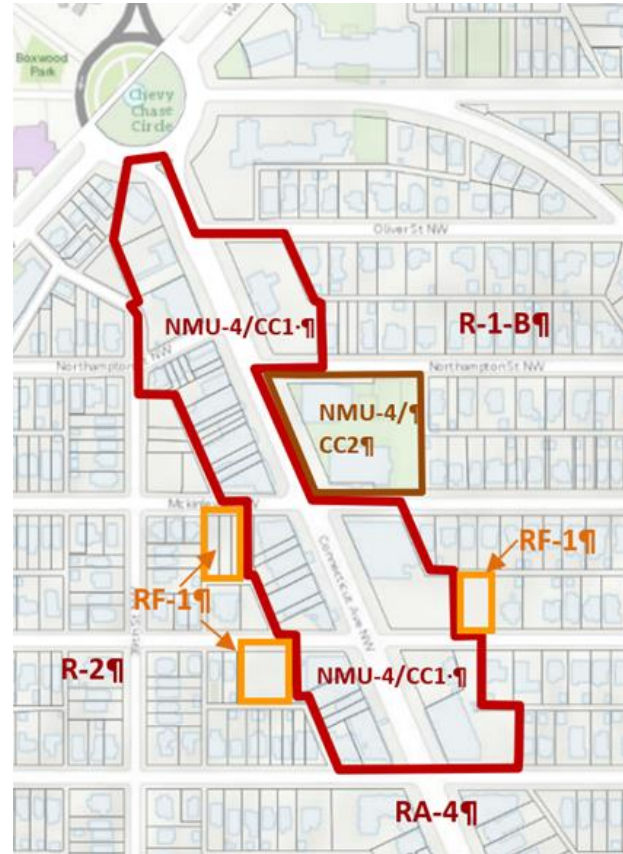
- Commercial Corridor

## **MU-3A to NMU-4/CC-2**

- Civic Site

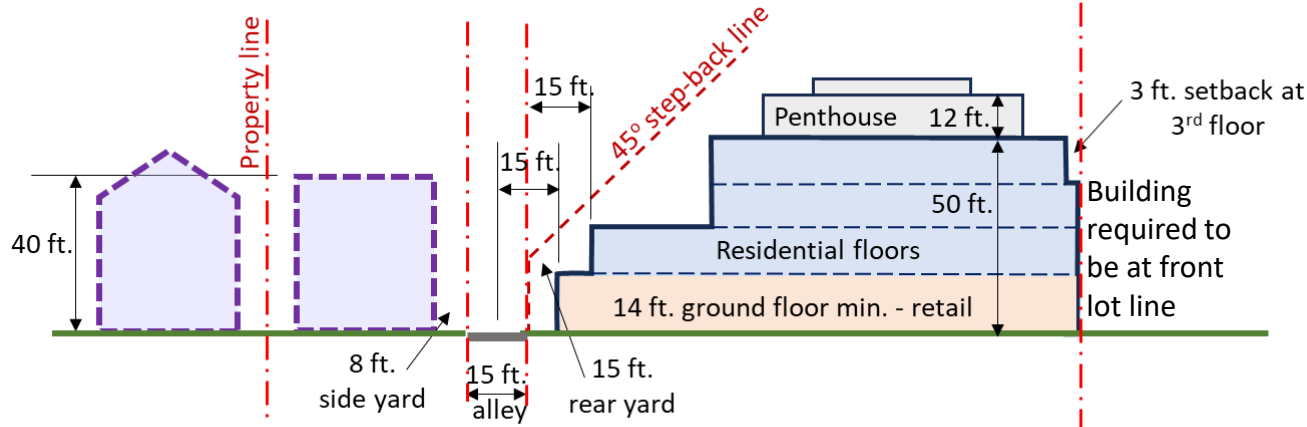
## **R-1B & R-2 to RF-1**

- Small number of transition sites



# NMU-4/CC1 Commercial Corridor

Capitol Hill



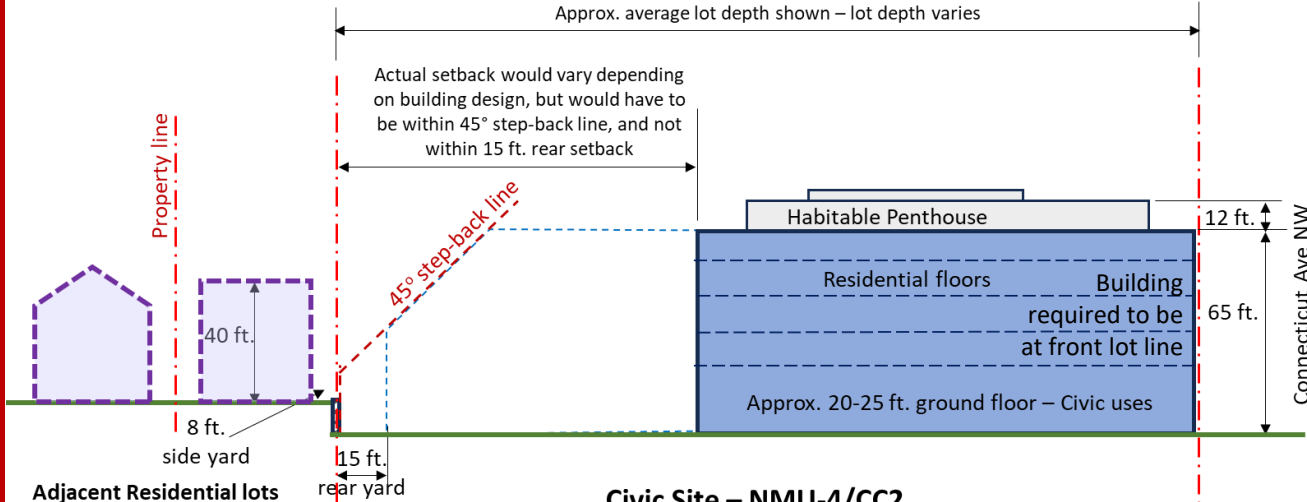
**Adjacent Residential lots**

**Commercial Site – NMU-4/CC-1**

*Approximately to scale*

# NMU-4/CC2 - Civic Site

Vancouver

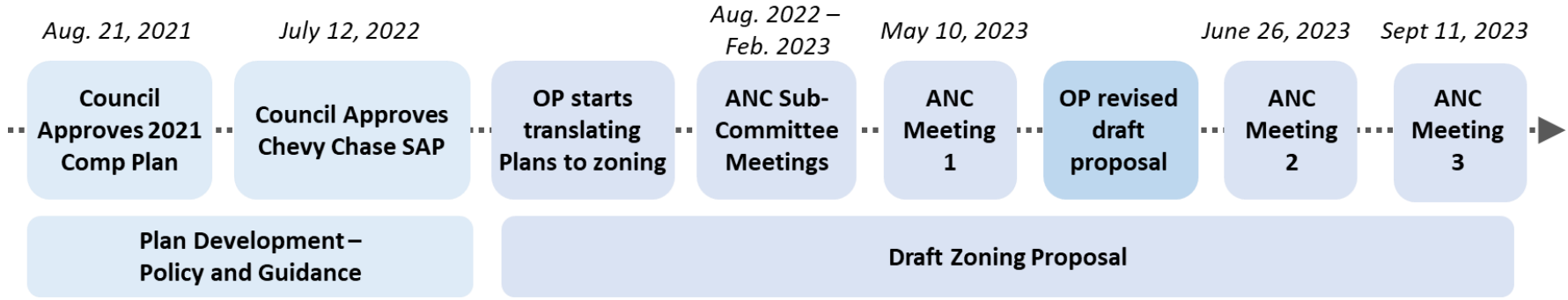


## Civic Site – NMU-4/CC2

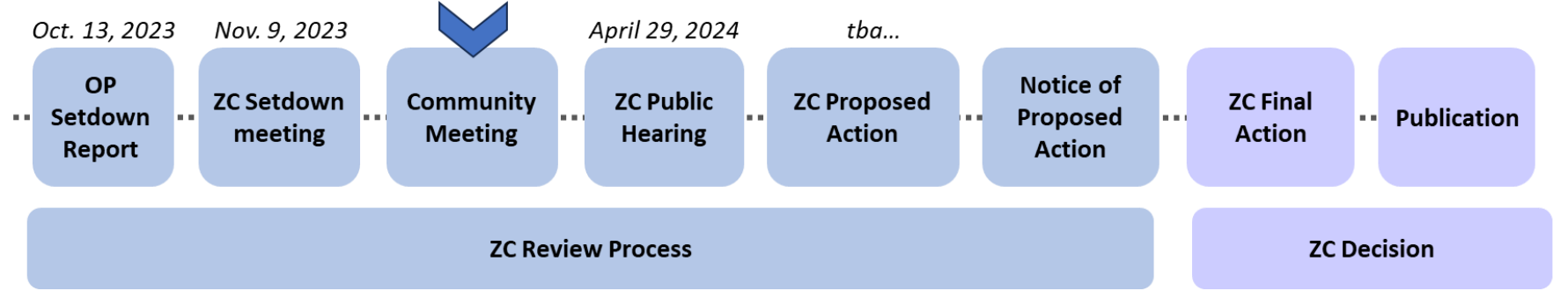
- Generally reflects potential lot occupancy and FAR
- Does not reflect a specific development program
- Lot depth represents average lot depth for the site

Approximately to scale

# Next Steps



## We Are Here





# QUESTIONS



## Thank You

For More Information Contact:

[ChevyChaseSmallAreaPlan](#)

[2021 Comprehensive-Plan](#)

[Housing-Equity-Report](#)

[Rock Creek West Roadmap](#)

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# NMU-4/CC1 Zone - Corridor

	Existing MU-3A Zone	Proposed NMU-4/CC1 Zone
<b>FAR max.</b>	1.0 / 1.2 (IZ)	2.5 / 3.0 (IZ+) <b>0.5 bonus for façade preservation</b>
<b>Building Height max.</b>	40 ft. / 3 stories maximum	50 feet <b>5 feet bonus for 18 feet tall ground floor</b> <b>25 feet <u>minimum</u></b>
<b>Penthouse Height max.</b>	12 feet except 15 feet - mechanical space	12 feet except 15 feet - mechanical space
<b>Lot Occupancy max.</b>	Residential - 60% Non-residential – not limited	Residential - 60%; 75% (IZ+) Non-residential – not limited
<b>Rear Yard min.</b>	15 ft. above 20 feet; 15 feet from centerline of alley below 20 feet No alley – 15 feet	15 feet above 20 feet; 15 feet from centerline of alley below 20 feet No alley – 15 feet <b>1:1 step-back above 25 feet</b>
<b>Side Yard min.</b>	None required 5 feet if provided	None required 5 feet. if provided <b>15 feet if not separated from an R or RF zone by an alley</b>
<b>Front Step-back min.</b>	None required	<b>3 feet min. above the third floor or a preserved façade</b>
<b>GAR min.</b>	0.3	0.3



# NMU-4/CC2 Zone – Civic Site

	Existing MU-3A Zone	Existing R-1B Zone	Proposed NMU-4/CC2 Zone
<b>FAR max.</b>	1.0; 1.2 (IZ)	n/a	<b>3.0; 3.6 (IZ+) total</b> 1.5 Non-Residential
<b>Building Height max.</b>	40 ft. / 3 stories	40 feet / 3 stories	<b>65 feet</b>
<b>Penthouse Height max.</b>	12 feet / 1 story except 15 feet for mechanical space	n/a	12 feet / 1 story except 15 feet for mechanical space
<b>Lot Occupancy max.</b>	Residential - 60% Non-residential – not limited	40%	<b>Residential – 60%</b> <b>Non-residential - 60%</b>
<b>Rear Yard min.</b>	15 ft. above 20 feet; 15 feet from centerline of alley below 20 feet No alley – 15 feet	25 ft.	<b>15 feet</b> No alley – 15 feet <b>1:1 step-back above 25 feet</b>
<b>Side Yard min.</b>	None required; 6 feet min. if provided	8 feet	None required; 6 feet if provided <b>15 feet if not separated from an R or RF zone by an alley</b>
<b>GAR min.</b>	0.3	n/a	0.3





# RF-1 Zone – Lots on Side Streets

	Existing R-1B Zone	Existing R-2 Zone	Proposed RF-1 Zone
<b>FAR max.</b>	n/a	n/a	n/a
<b>Principal Dwellings max.</b>	1, detached	1, detached, semi-detached	2, detached, semi-detached, attached
<b>Lot Size min.</b>	50 ft. width; 5,000 sq.ft. area	30-40 ft. width; 3,000-4,000 sq.ft. area	18 ft. width; 1,800 sq.ft. area
<b>Building Height max.</b>	40 ft. / 3 stories	40 ft. / 3 stories	35 ft. / 3 stories 40 ft. by sp.ex.
<b>Lot Occupancy max.</b>	40%	40%	60%
<b>Rear Yard min.</b>	25 ft.	20 ft.	20 ft.
<b>Side Yard min.</b>	8 ft.	8 ft.	None required; 5 feet. minimum if provided