



Proposed Amendments R-4 ANC 1A and 1B

August 4, 2014



Recommendations

Case 14-11

- Change the R-4 by-right height for a detached, semi-detached, rowhouse, or flat building from 40 ft. to 35 ft.
- Allow up to 40 ft. by special exception subject to conditions
- Include mezzanine in the number of stories;
- Conversions:
 - 1) Limit to non-residential building (i.e. schools, churches, fire stations) with 900 sf/dwelling unit by special exception
 - 2) Limit to non-residential building (i.e. schools, churches fire stations) with no minimum sf /dwelling unit by special exception
 - 3) Allow conversions of residential buildings up to 3 or 4 units by special exception with units beyond 2 subject to affordability requirements
 - 4) Allow conversions of residential building up to 3 or 4 units by special exception with no minimum sf /dwelling unit by special exception
- Limit penthouses on SF dwelling to 10 feet from 18'6"

Rowhouse Height: Feet and Stories

- R-4 Lots Surveyed = 10,369
- 35 feet or less = 94.4 %

Stories	Total Lots	%
1	34	0.33%
1.5	4	0.04%
2	8,727	84.16%
2.5	458	4.42%
3	1,109	10.70%
3.5	7	0.07%
4+	30	0.29%
Total	10,369	

- Recommendation: By-right = 35' Special Exception = 40'

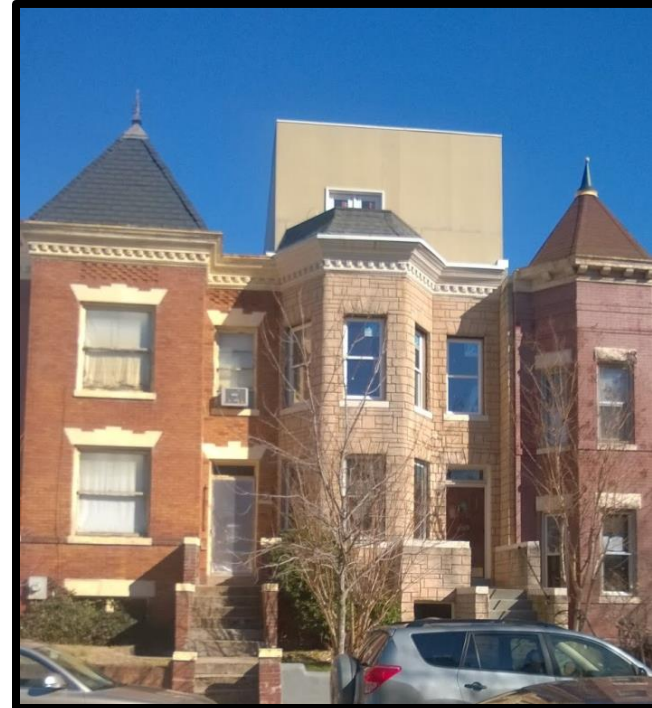
Mezzanine - Include it in number of stories

- A floor space within a story between its floor and the floor or roof next above it and having an area of not more than one-third ($1/3$) of the area of the floor immediately below. A mezzanine shall ~~not be~~ considered a story in determining the maximum number of permitted stories



Limit Roof Structure Height

- Currently allowed at 18.5 feet per Sec 400.7
- Recommended to be 10 feet for detached, rowhouse and semi-attached residential buildings
- Other permitted buildings would still be permitted 18.5 feet



Limit Conversion in R-4

- R-4 Lots = 37,600
- R-4 Detached, Semi-det and Attached (DSA) Lots = 35,600
- Non-DSA properties = 1250 on about 2,000 lots

	ANC 1A	ANC 1B
Total Lots	3,329	2,119
Lots > 1,800 square feet	1,838	827
Lots > 2,700 square feet	406	13
Residential Single Family	2,722	1,538
Flats/Conversions	566	513
Hotel/Motel	3	1
Commercial	38	67

How does the Recommendation fit with the Zoning and Housing Context

- **R-1:** ...is designed to protect quiet residential areas now **developed with one-family detached dwellings** (§ 200.1)
- **R-2** ... consists of those areas that have been **developed with one-family, semi-detached dwellings,** and is designed to protect them from invasion by denser types of residential development (§ 300.1)
- **R-3** ...is designed essentially for row dwellings, but there shall be included in an R-3 District areas within which **row dwellings are mingled with one-family detached dwellings, one-family semi-detached dwellings,** (§ 320.1)
- **R-4** ...is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families. (§ 330.1)
- Very little vacant land shall be included within the R-4 District, **since its primary purpose shall be the stabilization of remaining one-family dwellings.** (§ 330.2)
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- The R-4 District **shall not be an apartment house district** as contemplated under the General Residence (R-5) Districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement. (§ 330.3)

Residential Land Percentages

Zone Group	PRINCIPAL Units	Accessory Apartments	% of Residentially Zoned Land
R-1	1	1	33.5
R-2	1	1	13.4
R-3	1	1	7.7
R-4	2	0	15.6
R-5	No limit	n/a	29.8

- There are also 3500 acres of mixed use zoned land that permits or incentivizes residential

COMPREHENSIVE PLAN

Policy LU-2.1.7: Conservation of Row House Neighborhoods

- Protect the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, considering additional row house neighborhoods for “historic district” designation, and regulating the subdivision of row houses into multiple dwellings. Upward and outward extension of row houses which compromise their design and scale should be discouraged.

COMPREHENSIVE PLAN

Policy LU-2.1.9: Addition of Floors and Roof Structures to Row Houses and Apartments

- Generally discourage increases in residential density resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, particularly where such additions would be out of character with the other structures on the block. Roof structures should only be permitted if they would not harm the architectural character of the building on which they would be added or
- other buildings nearby.

COMPREHENSIVE PLAN

Policy LU-2.1.1: Variety of Neighborhood Types

- Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future.

Policy H-1.3.1: Housing for Families

- Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments.