



CHEVY CHASE ZONING UPDATE to ANC 3/4G

Date: May 10, 2023

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Summary Process

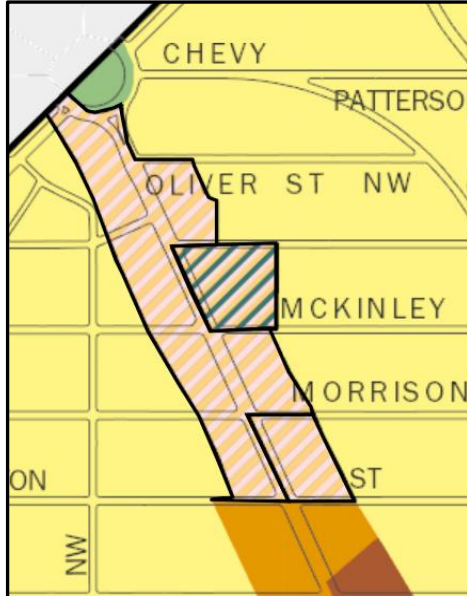


- Update the Comprehensive Plan
- Do Small Area Planning
- Write new Zoning Text
- Change the Zoning Map to reflect new Zoning

Comprehensive Plan

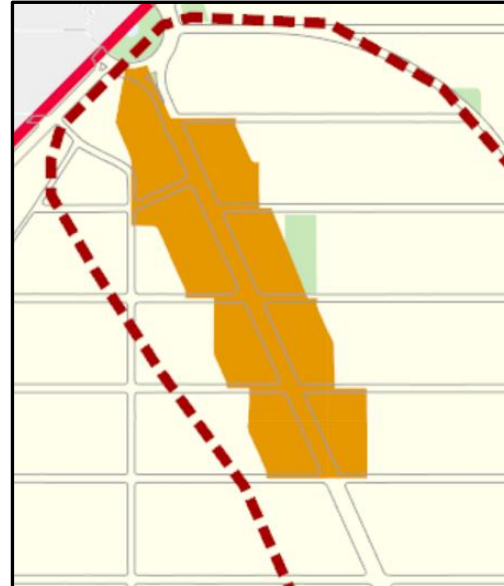


2021 Future Land Use Map



Mixed Use -
Moderate Density Residential/
Low Density Commercial
with Local Public Facilities on the Civic Site

2021 Comp Plan Policy Map



Main Street Mixed Use Corridor
in a Future Planning Analysis Area

PLAN RECOMMENDATIONS



COMP PLAN

- Encourages co-location of housing on public facilities, and on Connecticut Avenue.

CHEVY CHASE SMALL AREA PLAN

- Initiated March 2021 and approved by Council on July 12, 2022
- Included guidelines for building on the corridor, to be incorporated into zoning
- Includes recommendations to provide a significant amount of housing on the civic site

ROCK CREEK WEST ROADMAP

- Leverage underutilized District parcels to produce new affordable housing

HOUSING EQUITY REPORT

- Encourage new housing through dispositions and land partnerships

DC COMEBACK PLAN

- Reduce zoning barriers to provide new affordable housing in areas including Chevy Chase

Prior Zoning Discussions with ANC Members



August 10, 2022	OP Director meets with ANC points of Contact
September 13, 2022	ANC subcommittee - Discussed Comp Plan/SAP and Zoning
November 2, 2022 – November 9, 2022	Review draft zoning
December 9, 2022	Review draft zoning, including revisions based on previous meeting
February 14, 2023	Review revised draft zoning with remaining ANC subcommittee members, including revisions based on earlier meetings
March 10, 2023	Meeting with Councilmember Frumin

Create and Map New Zone



- Create new zone to implement the Comp Plan and Small Area Plan recommendations through Zoning Text Amendment
- Amend the Zoning Map to reflect new Zone

Zoning Text and Map amendment must be “not inconsistent” with the Comp Plan

Changes to Zoning Text and Zoning Map must be approved by the Zoning Commission after a public hearing

Zoning Text and Map Amendment Process



Text and Map amendments initiated by OP

- **Pre-Application**, OP works/meets with the community and ANC
- OP files amendment applications to the Office of Zoning
- **OZ notifies the ANC**; ANC has opportunity to opine to the ZC if they think the case is ready to be setdown
- ZC sets cases down for public hearing
- OZ schedules public hearing dates
- **OP continues to work with ANC and community** to finalize the zoning text
- **Public Hearing**, OP presents the amendments and testimony is given by other District agencies, the ANC and the community
- **ZC takes Proposed Action**
- Referral to NCPC for federal Interest
- ZC Final Action

ZONING



Current zoning MU-3 (low density mixed use)

- Proposed base zones:
 - MU-4 for most of the corridor
 - MU-5 for the civic site
- General Density and Use determined by Comprehensive Plan Maps and Text
- Development Standards established by Zoning
- Neighborhood Commercial (NC) Zones include design related guidelines consistent with other NC zones and applicable Small Area Plan (SAP)
- Small number of side street lots not designated for mixed use, but part of the SAP – rezoning to a moderate density residential zone such as RF-1.

PROPOSED ZONING



	NC-18 (corridor)		NC-19 (civic site)	
	From MU-4 base	From SAP	From MU-5A base	From SAP
FAR	3.0 (IZ+)	0.5 FAR bonus for façade preservation	4.2 (IZ+)	
Height	50 feet max. (IZ+)	5 ft. bonus for 18 ft. tall ground floor 25 ft. minimum	70 ft. max (IZ+)	5 ft. bonus for 18 ft. tall ground floor
Penthouse Height	15 ft. total max. 12 ft. habitable space		18.5 ft. total max. 12 ft. habitable space	
Lot Occupancy	Residential –75% (IZ+) Non-res. - none		Residential – 80%; Non-res. - none	Non-res. – 80% max.
Rear Setback	15 ft. above 25 feet	1:1 step-back above 25 ft.	15 ft. above 25 feet	1:1 step-back above 45 ft.
Front Step-Back, min.		3 ft. above third floor or preserved façade		
Uses	Residential, commercial, others	Retail / service uses on the ground floor	Residential, civic, commercial, others	

POTENTIAL HEIGHT



	NC-18 (corridor)	NC-19 (Civic site only)
Base zone	MU-4	MU-5A
Height –by-right max.	40 ft. / 50 ft. with IZ+	65 ft. / 70 ft. with IZ+
Height – min.	25 ft.	
Height Bonus	5 ft. for 18 ft. tall ground floor	5 ft. for 18 ft. tall ground floor
Height – total possible	55 ft.	75 ft.
Height – Ground Floor min.	14 ft. min.	
Height - Penthouse max.	15 ft. total 12 ft. habitable	18.5 ft. total 12 ft. habitable
Potential height of building including penthouse and bonuses	70 ft.	93.5 ft.
Lot occupancy – residential max.	60% / 75% with IZ	80%
Lot occupancy – non-res max.	none	80% (typically “none” for MU-5 zones)

NEXT STEPS – PRE SET DOWN



ZONING NEXT STEPS

- Attend ANC meeting to discuss proposed zoning with sketches in June 2023
- Update proposed zoning based on additional feedback and, potentially, the restrictive covenant
- Finalize Zoning Commission report and file for set down following additional community discussions and Our RFP process



Thank You

For More Information Contact:

[ChevyChaseSmallAreaPlan](#)

[2021 Comprehensive-Plan](#)

[Housing-Equity-Report](#)



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