

Appendix D: Zoning Commission’s Guidance on Arts & Culture

This Appendix reproduces the DC Zoning Commission’s “Guidance Note” to the DC Office of Planning following the Zoning Commission’s preliminary consideration of the “Arts and Culture” subject area of the Zoning Review in October 2008.⁵³

Arts & Culture Guidance

10/20/08

1. Arts Districts

- Create template set of provisions that would apply to existing and future Arts Districts. Based on the remainder of the work in the Zoning Review, these provisions could be applied as a stand-alone district, as a part of individual commercial districts, or as an overlay.

2. Arts Uses

- Unify and simplify list of Arts uses, including grouping Arts uses by type.

3. Arts Requirement

- Require 0.5 FAR of Arts use in new construction in Arts Districts.

4. Non-Arts Uses

- Retail and other non-Arts uses would be permitted, but not count toward the Arts requirement.

5. Combined Lot Development/Transfer of Development Rights

- Allow flexibility for the location of Arts uses and density in the Arts district through CLD, TDR, or other method. Both Arts requirements and bonus density could be traded between properties.

6. Bonus Density for Preferred Arts Uses

- Provide a 1 to 1 density bonus for preferred Arts uses based on FAR equivalent.

7. Design and Use Requirements

- Create design requirements and use frontage requirements that would apply to designated “primary streets” within Arts Districts, with the ability to tailor the design requirements based on the specific circumstances of each Arts District.

8. Ceiling Height

- Require 14’ ground floor ceiling height for all commercial structures in Arts Districts.

9. Arts Exhibition Areas

- Limit the amount that building lobby exhibition areas count toward Arts requirements to 5%.

⁵³ This document is available online at:

<https://www.communicationsmgr.com/projects/1355/docs/ZC%20A&C%20guidance.pdf>

10. Arts Uses in Residential Zones

- Permit stand-alone arts uses in existing buildings (such as former schools) in residential districts as a special exception.

11. Arts Home Occupations

- Allow artists studios (and related arts uses that can meet home occupation standards) as home occupations

12. Artist Live-Work Space

- Allow artist live/work space (i.e. multiple artists apartments sharing communal workspace) in residential zones at the same density as other residential units (i.e. a zone allowing two units would allow two artist apartments)

End of Appendix D