



Zoning Administrator Interpretation 10: Demolition vs Raze for Zoning Purposes

Tuesday, October 1, 2019

Reference:

ZA-010

The razing or complete removal of a building has certain zoning consequences, [e.g. loss of any rights associated with a non-conformity, and/or the loss of parking credit] because an existing building that is referenced in a zoning regulation would no longer exist. Any new building would be subject to the Zoning Regulations in effect at the time it is constructed. The following Zoning Administrator Interpretation establishes the minimum threshold at which the demolition of a building is not considered a raze, or the complete removal of a building:

- In cases of a partial demolition of a building in which the footprint is not being expanded, at least four (4) feet of height of the enclosing perimeter walls [as measured from existing grade adjacent to and outside those walls] must be retained so as not to constitute a complete removal of a building or a zoning raze.
- In cases of a partial demolition of a building in which the footprint is being expanded and therefore some of the enclosing perimeter walls are being completely removed, the Office of Zoning Administration will, on a case-by-case basis, review the percentage of the removal of the building's enclosing exterior wall area and determine a minimum percentage of wall area that has to be retained. Generally, a minimum of 40-50% of the existing enclosing exterior wall area must be retained, so as not to constitute a complete removal of a building or a zoning raze.

The Office of Zoning Administration must be informed whether the building's footprint is changing and, if so, the percentage of the removal of the total building's

Board of Zoning Adjustment
District of Columbia
CASE NO. 2019-0148
EXHIBIT NO. 2H

enclosing wall area, to determine if there is a complete removal of the building or a zoning raze.

Spanish (Español) French (Français) Vietnamese (Tiếng Việt) Amharic (አማርኛ)

Chinese (中文)

Korean (한국어)



Walk-in Center Hours

Monday, Tuesday,
Wednesday, Friday from
8:30 am - 4:00 pm
Thursday from 9:30 am -
4:00 pm

Connect With Us

1100 4th Street SW
Washington, DC 20024
Phone: (202) 671-3500

TTY: 711

Email: dob@dc.gov

Media requests:
gwendolyn.cofield@dc.gov



ACCESSIBILITY
PRIVACY AND SECURITY
ABOUT DC.GOV
GOOGLE TRANSLATE DISCLAIMER
TERMS AND CONDITIONS

© 2019-2025 District of
Columbia