

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



Office of the Director

**SUPPLEMENTAL REPORT**

**TO:** Zoning Commission for the District of Columbia

**FROM:**  Ellen M. McCarthy  
Director

**DATE:** July 10, 2006

**SUBJECT:** Supplemental Report #2 - Text Amendments to change public school regulations, initiated by the Office of Planning ZC #06-06

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OP has received further correspondence and comments regarding the proposed text amendment. One of the recurring comments regards the reasoning behind a single standard for all sizes of school and a request for different standards for smaller schools. As stated in a previous report, the proposed regulations were specifically designed for the smaller, neighborhood-oriented schools. Obviously, larger schools would need much more land area and loading than that required by the proposed text. These schools will continue to be largely self-monitored and for practical reasons tend to locate in buildings designed as schools or multi-purpose buildings. If the smaller schools otherwise able to locate in residential buildings and in close proximity to residential homes that are meant to be regulated by the new language.

In response to requests to accommodate very small schools, OP recommends that the standard of 16 students currently used for matter-of-right child development centers in the R-4 and higher districts be applied to all public schools. Using the R-4 district as an example, a residential building built to the maximum zoning envelope on the smallest legal lot in the R-4 would equal 3,240 square feet of gross floor area. By using the standard of 150-200 square feet per student supplied by supporters of small schools in the written record for this case, this building could accommodate 16 students at 200 square feet per student. Moreover, it is reasonable to assume that schools of this size and smaller would have minimum noise and traffic impacts on the surrounding neighborhood.

OP recommends the following language be added to the regulations to allow for flexibility in the location of small schools:

*401.11 Public schools limited to no more than sixteen (16) students shall not be subject to the lot dimensions requirements of this section.*

ZONING COMMISSION  
District of Columbia

CASE NO. 06-06  
ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 61  
CASE NO. 06-06  
EXHIBIT NO. 61