

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of Zoning**



**Z.C. CASE NO.: 08-06A**

As Secretary to the Commission, I hereby certify that on May 29, 2015, copies of the attached Notification of Proposed Rulemaking, and on August 19, 2015, the attached Notification of Proposed Rulemaking – Second Notification, were mailed first class, postage prepaid, sent by inter-office government mail, or sent by electronic mail to the following:

1. All ANCs (see attached list)
2. All ANC/SMDs (see attached list)
3. Civic & Citizens Associations (see attached list)

ATTESTED BY:

A handwritten signature in black ink, appearing to read "S. S. Schellin", is written over a horizontal line.

**Sharon S. Schellin**

**Secretary to the Zoning Commission**  
**Office of Zoning**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning**



**MEMORANDUM**

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**To:** Recipient

**From:** Sara Bardin  
Director

**Date:** August 18, 2015

**Re: Zoning Commission (ZC) Case No. 08-06A and B Zoning Regulations Review –  
Notice of Proposed Rulemaking Second Notification**

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The Zoning Regulations Review, also known as the ZRR, is a project that began in 2007 led by the Office of Planning (OP) to revise the DC Zoning Regulations. This is the first time the Zoning Regulations have been comprehensively revised since 1958.

This multi-year project started a new phase when the DC Office of Planning (OP) submitted its draft text for the ZRR to the Zoning Commission on July 29, 2013. On September 9, 2013, the Zoning Commission set down the proposed ZRR text for public hearings and subsequently held over 25 hearings and meetings. On December 11, 2014, the ZC took proposed action, approving the proposed text.

The public comment period will be open until **September 25<sup>th</sup> at 5:00 p.m.** The public is encouraged to submit comments on the proposed text.



# The New Zoning Regulations - Notice of Proposed Rulemaking



The Zoning Regulations Review, also known as the ZRR, is a project that began in 2007 led by the Office of Planning (OP) to revise the DC Zoning Regulations. This is the first time the Zoning Regulations have been comprehensively revised since 1958.

This multi-year project started a new phase when the DC Office of Planning (OP) submitted its draft text for the ZRR to the Zoning Commission on July 29, 2013. On September 9, 2013, the Zoning Commission set down the proposed ZRR text for public hearings and subsequently held over 25 hearings and meetings. On December 11, 2014, the ZC took proposed action, approving the proposed text.

The Zoning Commission for the District of Columbia, pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code § 6-641.01 (2012 Repl.)), hereby gives notice of its intent to amend Title 11 (Zoning) of the District of Columbia Municipal Regulations (DCMR). The public comment period will be open until September 25th at 5:00 p.m. The public is encouraged to submit comments on the proposed text.

The following is a list of documents that comprise the proposed text as approved by the Zoning Commission on December 11, 2014:

## **Subtitle A - Authority and Applicability**

Contains information that is currently contained in Chapters 1 and 32 of the current Zoning Regulations, including the code organization, effective date, vesting, and administration and enforcement provisions.

## **Subtitle B - Definitions, Rules of Measurement, and Use Categories**

Contains definitions for the entire set of regulations; definitions, examples, and exceptions for use categories; and rules of measurement for height, setbacks, lot occupancy, etc.

## **Subtitle C - General Rules**

Contains general guidelines for non-conformities, tree protection, green area ratio, parking, roof structures, etc.

## **Subtitle D - Residential House (R) Zones**

Contains height, lot occupancy, setback, accessory standards, etc. for low- to moderate-density residential areas. It also includes the rules regarding Section 223 (special exceptions for single-family dwellings) in the current Zoning Regulations.

## **Subtitle E - Residential Flat (RF) Zones**

Contains height, lot occupancy, setback, accessory standards, etc. for areas developed primarily with row dwellings, but within which there have been limited conversions of dwellings or other buildings into more than two dwellings units.

## **Subtitle F - Residential Apartment (RA) Zones**

Residential Apartment Zones (RA) - Contains height, lot occupancy, setback, accessory standards, etc. for moderate- or high-density residential areas suitable for multi-household development.

## **Subtitle G - Mixed-Use (MU) Zones**

Contains development standards, density, height, lot occupancy, setback standards, etc. for mixed-use developments that permit a broad range of commercial, institutional and multi-family residential development at varying densities.

## **Subtitle H - Neighborhood Mixed-Use (NC) Zones**

Contains development standards, density, height, lot occupancy, setback standards, etc. for stable mixed-use areas permitting a range of commercial and multi-household residential development in defined neighborhood commercial areas.

## **Subtitle I - Downtown (D) Zones**

Contains development standards, density, height, lot occupancy, setback standards, etc. to allow for the appropriate mix of residential, office, lodging, retail, service, entertainment, cultural, and other uses.

## **Subtitle J - Production, Distribution, and Repair (PDR) Zones**

Contains the regulations for the use of land and structures and the erection and modification of structures in areas characterized by production, distribution, and repair uses, typically with heavy truck traffic and loading and unloading operations.

## **Subtitle K - Special Purpose Zones**

Contains the regulations for single large sites that require a cohesive, self-contained set of regulations to guide site design, building height and bulk, land uses, or other aspects of development. Examples include: Union Station North, Southeast Federal Center, Capital Gateway, etc.

### Subtitle U - Use Permissions

Contains the use permissions for matter-of-right and special exception uses in the R, MU, and PDR zones.

### Subtitle W - Specific Zone Boundaries

Contains boundaries established for specific zone districts.

### Subtitle X - General Procedures

Contains procedural regulations for campus plans, chanceries, planned unit developments, map and text amendments, design review, etc.

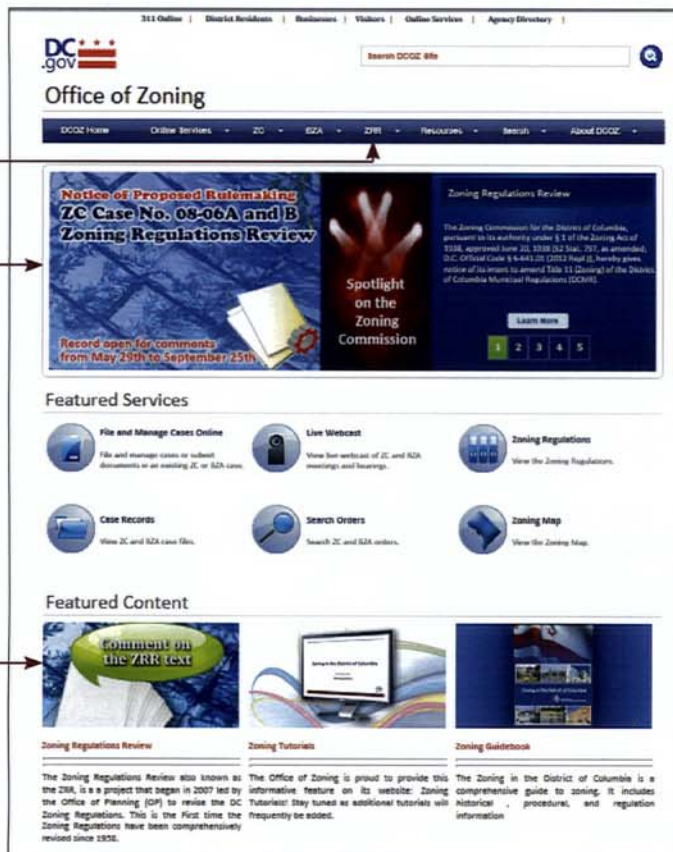
### Subtitle Y - Board of Zoning Adjustment Rules of Practice and Procedure

Contains regulations pertaining to Board information, application requirements, party status, ANC report information, hearing and meeting procedures, orders, fees, etc.

### Subtitle Z - Zoning Commission Rules of Practice and Procedure

Contains regulations pertaining to Commission information, application requirements, party status, ANC report information, hearing and meeting procedures, orders, fees, etc.

All of these documents can be found on the Office of Zoning website at [www.dcoz.dc.gov](http://www.dcoz.dc.gov), by clicking on the first news item, the Featured Content or on "ZRR" in the title bar.



### PUBLIC COMMENTS

The public is encouraged to submit comments on the proposed text. Comments should be filed using one or more of the following methods:

- a). The online **ZRR Comment Module**: You will be able to choose a subtitle and make comments by section by clicking on "Add comment" in the sidebar. You will not need to create a user ID and password to use this system. Look for the following icon on the homepage at [www.dcoz.dc.gov](http://www.dcoz.dc.gov):



- b). The **Interactive Zoning Information System (IZIS)**: You will be able to submit comments by uploading a PDF document into the system or by typing your comments directly into the system. You will need a user ID and password to use this system. Look for the following icon on the homepage at [www.dcoz.dc.gov](http://www.dcoz.dc.gov):



#### File and Manage Cases Online

File and manage cases or submit documents in an existing ZC or BZA case.

- c). By e-mail to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov): You will be able to submit comments by emailing a PDF document (there is an 8 MB limit for documents submitted by email.)
- d). By mail to **441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001**.

**All comments should be submitted no later than 5:00 p.m. on September 25, 2015.**

If you have any questions, please do not hesitate to contact the Office of Zoning at 202-727-6311 or [dcoz@dc.gov](mailto:dcoz@dc.gov).

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**Northeast Boundary Civic Association**  
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Washington, DC 20019

**Pleasant Hills Civic Association**  
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Washington, DC 20011

**Public Interest Civic Association**  
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Washington, DC 20002

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4828 Queens Chapel Street, NE  
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**American University Park Citizens Association**  
4735 Butterworth Pl. NW  
Washington, D.C., 20016

**Cardozo-Shaw Neighborhood Association Inc**  
Po Box 73784  
Washington, DC 20056-3784

**Cloisters Homeowners Association**  
1524 35th Street, NW  
Washington, DC 20007-2700

**Columbia Heights Civic Association**  
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Arlington, VA 22204

**Columbia Plaza Tenants Association**  
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Washington, DC.20037

**Neighbors for a Livable Community**  
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Washington, D.C., 20016

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Washington DC 20017

**Residential Action Coalition**  
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PO Box 55255  
Washington, DC 20040-5255

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Washington, D.C., 20001

**Kalorama Citizens Association**  
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Washington, DC 20009

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Washington, D.C., 20039

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Washington, DC 20017



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**PO Box 4549**  
Washington, DC 20017

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Washington, DC 20002

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Washington, DC 20024

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P.O. Box 50526  
Washington, D.C. 20091-0526

**French Street Neighborhood  
Association (FSNA)**  
936 French St NW  
Washington, DC, 20001

**Capitol Hill Restoration Society  
(CHRS)**  
P.O. Box 15264  
Washington, DC 20003-0264

**Fairlawn Citizens Association**  
P.O. Box 30912  
Washington, D.C., 20030

**Convention Center Community  
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Washington DC 20001

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Washington, DC 20020

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328 62nd Street, NE #201  
Washington, DC 20019

**Penn- Branch Citizens/Civic  
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PO Box 6730  
Washington, DC 20020

**Friends of Kingman Park Civic  
Association**  
P.O. Box 15836  
Washington, DC 2003-9997

**Randle Highlands Civic Association**  
1816 30<sup>th</sup> St, SE  
Washington, DC 20020

**Capitol View Civic Association**  
PO Box 62027  
Washington DC, 20029-2027

**River Terrance Community  
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Washington, DC 20019

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**Historic Anacostia Block  
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Washington DC 20020

**Bates Street Area Civic Association**  
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**Chevy Chase Citizens Association**  
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**Foxhall Community Citizens Association**  
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**Friendship-Tenleytown Citizens Association**  
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**South Manor Neighborhood Association**  
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Washington, D.C., 20011-2433

**Pennsylvania Avenue Task Force**  
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