

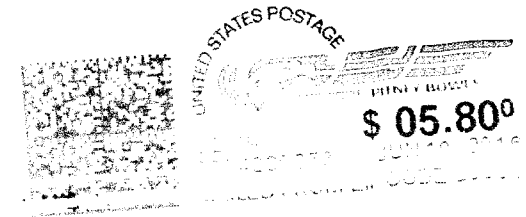
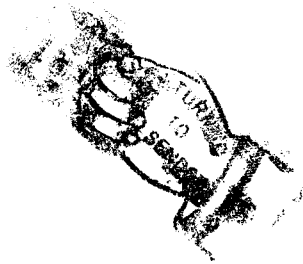
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

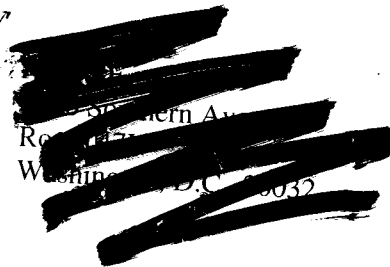
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

**NOTICE OF FINAL RULEMAKING
AND**

Z.C. ORDER NO. 08-06A

Z.C. Case Nos. 08-06A, 08-06B, and 08-06C

**(Text and Map Amendment to Implement the Comprehensive Revisions
to the Zoning Regulations)**

January 14, 2016

The Zoning Commission for the District of Columbia (Commission), 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 adoption of a new Title 11 (Zoning Regulations of 2016) of the District of Columbia Municipal Regulations (DCMR) and the adoption of amendments to the Zoning Map. Notices of Proposed Rulemaking were published in the *D.C. Register* on May 29, 2015, at 62 DCR 7046 and 62 DCR 8016. Changes made to the text as proposed are discussed in this Order and shown in Exhibits 1102A-1102K, 1102U, and 1102W-1102Z of the case record available on the Office of Zoning website, www.dcoz.dc.gov. This notice of final rulemaking shall become effective on September 6, 2016 and supersedes Z.C. Order Nos. 08-06-A through 08-06-E.

The text amendments create a new Title 11 (Zoning Regulations of 2016), which will be divided into subtitles as follows:

Subtitle	Subtitle Name
A	Authority and Applicability
B	Definitions, Rules of Measurement, and Use Categories
C	General Rules
D	Residential House (R) Zones
E	Residential Flat (RF) Zones
F	Residential Apartment (RA) Zones
G	Mixed-Use (MU) Zones
H	Neighborhood Mixed-Use (NC) Zones
I	Downtown (D) Zones
J	Production, Distribution, and Repair (PDR) Zones
K	Special Purpose Zones
U	Use Permissions
W	Specific Zone Boundaries
X	General Procedures
Y	Board of Zoning Adjustment Rules of Practice and Procedure
Z	Zoning Commission Rules of Practice and Procedure

The text amendments also include substantive revisions to the regulations, as summarized in Appendix A of this notice.

As indicated in the above table, the text amendments create new zone names to replace existing zone designations for clarity of use. The map amendments effectuate this renaming. The boundaries of the renamed zone districts are the same as the existing zone districts except for the R-19 and R-20 zones and parts of the new D zone districts as described herein. No name changes are made to the R-1-A, R-1-B, R-2, R-3, USN, HE-1 through HE-4, the StE-1 through StE-19, or WR-1 through WR-8 zones.

Procedures Leading to Adoption of the Amendments

The implementing chapter of the District Elements of the Comprehensive Plan for the National Capital as adopted in 2006 indicated that, “the Zoning Regulations ... need substantial revision and reorganization, ranging from new definitions to updated development and design standards, and even new zones” and noted that a “major revision to the Zoning Regulations is planned for 2007-2009.” In furtherance of that policy and expectation, the Commission in 2007 held a pair of public roundtables.

The Commission has no legislative staff and relies upon the Office of Planning (OP), which is part of the Executive Office of the Mayor, to provide draft formulations of new regulations and to make recommendations concerning petitions to adopt new regulations submitted by the public. In recognition of this responsibility, OP formulated a process by which it would develop proposals and options for the Commission’s consideration in determining the scope and substance of any significant revisions to the Zoning Regulations. In November 2007, OP formed a task force to provide OP with overall feedback on the process and input into OP recommendations prior to presentation to the Commission of any proposals concerning revisions to Title 11. Each Councilmember at the time, the Council Chairman, several stakeholder groups representing city-wide interests, and relevant professional associations were invited by OP to have a member on the task force. There were forty-two (42) task force meetings held between 2007 and 2013.

OP then organized nineteen (19) public working groups by subject area. Eighty-one (81) public working group meetings were held between 2007 and 2011, with a total of over one thousand (1,000) participants. Each subject area was reviewed in consultation with a public working group that discussed issues identified in the Comprehensive Plan as well as issues arising from the existing Zoning Regulations. Recommended changes were then forwarded to the twenty-four (24) member-appointed task force for further review and input.

On April 4, 2008, OP filed a report intended to serve as a roadmap for the comprehensive revision of the Zoning Regulations, which came to be known as the Zoning Regulations Review or “ZRR” for short. The report indicated that the revisions would be submitted to the Commission in twenty (20) phases over a three (3) year period, with each phase having its own hearing, notice of proposed rulemaking, and referral to the National Capital Planning Commission (NCPC). Thereafter, OP would compile all of the language and recommendations