



Summary of the Testimony of Nancy J. MacWood
Chair, The Committee of 100 on the Federal City

Zoning Commission Case No. 08-06A, Subtitle D

The Committee of 100 **endorses** the following proposed text amendments and finds that they will improve the predictability, clarity, and/or fairness of the zoning code.

- 1. Height measurement methodology, with exception of accessory building height measurement proposal**
- 2. By right accessory dwelling units ("ADUs") established in the principal residence**
- 3. Limit on rooming house occupation to eight (8) persons.**

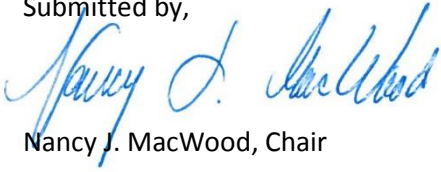
The Committee of 100 **does not support** the following proposed text amendments and finds that they will be detrimental to the quality of life and the preservation of neighborhood character in low and moderate density residential zones. Suggested changes to each concept are in italics.

- 1. Height measurement of accessory structures from finished grade.** *Height measurements on same lot should be consistent and in residential zones should be from existing grade.*
- 2. By right recreational-use roof structures.** *This new use should be permitted only in R3 row house zones by special exception.*
- 3. Consolidation of neighborhood overlay districts with underlying zone district into one zone district.** *Overlays should be preserved in current form, which distinguishes them from underlying zone.*
- 4. By right 2-story, 20 foot high accessory structures in rear yard allowance.** *Maintain the existing 1-story, 15 foot high dimension which ensures that an accessory structure is subordinate in size to the principal residence in low and moderate density zones.*
- 5. By right establishment of home occupation in garage or accessory building.** *The home occupation permission should be limited to the principal residence unless in a special exception proceeding the BZA finds that the applicant has demonstrated that the home occupation cannot be established in the residence and will not result in adverse impacts on neighbors.*
- 6. By right or special exception-permitted establishment of ADU in garage or accessory building.** *The Zoning Administrator, the Office of Planning, and the Department of Consumer and Regulatory Affairs should be required to present comprehensive data on the effect of zoning changes on ADUs established in the residence and residential use of*

alley lots before the Zoning Commission considers the expansion of the permission to accessory structures, which would transform single family lots to two-family lots.

7. By right or special exception-permitted establish of new corner stores. *The D.C. Council should amend the Comprehensive Plan to outline the District's land use policy regarding the creation of new corner stores.*

Submitted by,



Nancy J. MacWood, Chair