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ID	Status	Register Category	Subject	Register Issue	Action Date
5485367	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06C (Map Amendment to Implement the Comprehensive Revisions to the Zoning Regulations, including New Zone Names)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 19:01:31
5485270	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle Z: Zoning Commission Rules of Practice and Procedure)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:55:01
5485173	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle Y: Board of Zoning Adjustment Rules of Practice and Procedure)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:53:56
5485076	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle X: General Procedures)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:52:32
5484979	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle W: Specific Zone Boundaries)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:51:37
5484882	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle U: Use Permissions)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:50:43
5484785	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle K: Special Purpose Zones)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:49:32
5484688	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle J: Production, Distribution, and Repair (PDR) Zones)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:48:17
5484591	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle I: Downtown Zones)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:47:06
5484494	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle H: Neighborhood Mixed Use (NC) Zones)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:45:55
5484397	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle G: Mixed Use (MU) Zones)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:44:36
5484300	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle F: Residential Apartment (RA) Zones)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:43:16
5484203	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle E: Residential Flats (RF) Zones)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:42:06
5484106	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle D: Residential House (R) Zones)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:40:54
5483912	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle C: General Rules)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:38:28
5483815	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle B: Definitions, Rules of Measurement, and Use Categories)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:37:28
5483718	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A (Title 11, Zoning Regulations – Subtitle A: Authority and Applicability)	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:36:21
5483621	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 08-06A Z.C. Case No. 08-06A (Text Amendment – 11 DCMR: Title 11, Zoning Regulations – Comprehensive Text Revisions) - Subtitle Z	5/29/2015 Vol 62/23 - Part 2	5/20/2015 18:31:08

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PROPOSED RULEMAKING
Z.C. Case Nos. 08-06A & 08-06B
(Text Amendment – 11 DCMR)
(Title 11, Zoning Regulations – Comprehensive Text Revisions)

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 proposed text amendments would create a new Title 11 (Zoning), 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

Final rulemaking action shall be taken in not less than one hundred and nineteen (119)¹ days from the date of publication of this notice in the *D.C. Register*.

The following amendment to the Zoning Regulations is proposed:

Title 11 DCMR, ZONING, is repealed in its entirety and replaced by the following subtitles, the text of which follows behind this notice.

SUBTITLE A AUTHORITY AND APPLICABILITY
Chapter 1 INTRODUCTION TO TITLE 11

¹ Originally the Zoning Commission, on February 23, 2015, authorized a 90-day comment period believing that this notice would be published within a matter of weeks. Given the extensive pre-publication review required, publication of this notice is occurring on May 29th. This results in a comment period that extends through the summer months during which time Advisory Neighborhood Commissions and other stakeholders may be on recess. In order to allow for the fullest possible public participation in this process, the Chairman of the Zoning Commission authorized an extension of the comment period to 119 days.

Chapter 2	ADMINISTRATIVE AND ZONING REGULATIONS
Chapter 3	ADMINISTRATION AND ENFORCEMENT
Chapter 4	OTHER AUTHORITIES

SUBTITLE B DEFINITIONS, RULES OF MEASUREMENT, AND USE CATEGORIES

Chapter 1	DEFINITIONS
Chapter 2	USE CATEGORIES
Chapter 3	GENERAL RULES OF MEASUREMENT

SUBTITLE C GENERAL RULES

Chapter 1	INTRODUCTION TO GENERAL RULES
Chapter 2	NONCONFORMITIES
Chapter 3	SUBDIVISION
Chapter 4	TREE PROTECTION
Chapter 5	PERVIOUS SURFACES
Chapter 6	GREEN AREA RATIO
Chapter 7	VEHICLE PARKING
Chapter 8	BICYCLE PARKING
Chapter 9	LOADING
Chapter 10	INCLUSIONARY ZONING
Chapter 11	WATERFRONT
Chapter 12	COMBINED LOT PROVISIONS
Chapter 13	ANTENNAS
Chapter 14	RETAINING WALLS
Chapter 15	ROOF STRUCTURES
Chapter 16	PUBLIC EDUCATION, RECREATION OR LIBRARY BUILDINGS OR STRUCTURES
Chapter 17	PLAZA

SUBTITLE D RESIDENTIAL HOUSE (R) ZONES

Chapter 1	INTRODUCTION TO RESIDENTIAL HOUSE (R) ZONES
Chapter 2	GENERAL DEVELOPMENT STANDARDS
Chapter 3	RESIDENTIAL HOUSE ZONES – R-1-A AND R-1-B
Chapter 4	RESIDENTIAL HOUSE ZONES – R-21
Chapter 5	RESIDENTIAL HOUSE ZONES – R-6 AND R-7
Chapter 6	RESIDENTIAL HOUSE ZONES – R-8, R-9, AND R-10
Chapter 7	RESIDENTIAL HOUSE ZONES – R-11
Chapter 8	RESIDENTIAL HOUSE ZONES – R-12 AND R-13
Chapter 9	RESIDENTIAL HOUSE ZONES – R-14 AND R-15
Chapter 10	RESIDENTIAL HOUSE ZONES – R-16
Chapter 11	RESIDENTIAL HOUSE ZONES – R-17
Chapter 12	RESIDENTIAL HOUSE ZONES – R-19 AND R-20
Chapter 13	[RESERVED]

- Chapter 14 ACCESSORY BUILDING REGULATIONS FOR R ZONES
- Chapter 15 ALLEY LOT REGULATIONS FOR R ZONES
- Chapter 16 RELIEF FROM REQUIRED DEVELOPMENT STANDARDS

SUBTITLE E RESIDENTIAL FLATS (RF) ZONES

- Chapter 1 INTRODUCTION TO RESIDENTIAL FLAT (RF) ZONES
- Chapter 2 GENERAL DEVELOPMENT STANDARDS (RF)
- Chapter 3 RESIDENTIAL FLAT ZONE – RF-1
- Chapter 4 RESIDENTIAL FLAT ZONE – RF-2
- Chapter 5 RESIDENTIAL FLAT ZONE – RF-3
- Chapter 6 RESIDENTIAL FLAT ZONE – RF-4 AND RF-5
- Chapter 7 CONVERSION OF A BUILDING/STRUCTURE FOR MORE THAN THE PERMITTED NUMBER OF DWELLING UNITS
- Chapter 8 ACCESSORY BUILDING REGULATIONS FOR RF ZONES
- Chapter 9 ALLEY LOT REGULATIONS
- Chapter 10 RELIEF FROM DEVELOPMENT STANDARDS

SUBTITLE F RESIDENTIAL APARTMENT (RA) ZONES

- Chapter 1 INTRODUCTION TO RESIDENTIAL APARTMENT (RA) ZONES
- Chapter 2 GENERAL DEVELOPMENT STANDARDS FOR RA ZONES
- Chapter 3 RESIDENTIAL APARTMENT ZONES – RA-1, RA-2, RA-3, RA-4, AND RA-5
- Chapter 4 RESIDENTIAL APARTMENT ZONE – RA-6
- Chapter 5 RESIDENTIAL APARTMENT ZONE - RA-7
- Chapter 6 RESIDENTIAL APARTMENT ZONE – RA-8, RA-9 AND RA-10
- Chapter 7 [RESERVED]
- Chapter 8 [RESERVED]
- Chapter 9 ACCESSORY BUILDINGS REGULATIONS FOR RA ZONES
- Chapter 10 ALLEY LOT REGULATIONS FOR RA ZONES
- Chapter 11 RELIEF FROM REQUIRED DEVELOPMENT STANDARDS

SUBTITLE G MIXED USE (MU) ZONES

- Chapter 1 INTRODUCTION TO MIXED-USE (MU) ZONES
- Chapter 2 GENERAL DEVELOPMENT STANDARDS FOR MU ZONES
- Chapter 3 MIXED-USE ZONES - MU-1 AND MU-2
- Chapter 4 MIXED-USE ZONES – MU-3, MU-4, MU-5, MU-6, MU-7, MU-8, MU-9, AND MU-10
- Chapter 5 MIXED USE ZONES –MU-11, MU-12, MU-13 AND MU-14
- Chapter 6 MIXED USE ZONES –MU-15 THROUGH MU-22
- Chapter 7 MIXED USE ZONES –MU-23, MU-24, MU-25 AND MU-26
- Chapter 8 MIXED-USE ZONES – MU-27
- Chapter 9 MIXED USE ZONES – MU-28 AND MU-29
- Chapter 10 DEVELOPMENT STANDARDS FOR PUBLIC EDUCATION BUILDINGS AND STRUCTURES, PUBLIC RECREATION AND COMMUNITY CENTER,

	AND PUBLIC LIBRARY FOR MU ZONES
Chapter 11	ALLEY LOT REGULATIONS FOR MU ZONES
Chapter 12	RELIEF FROM DEVELOPMENT STANDARDS

SUBTITLE H NEIGHBORHOOD MIXED USE (NC) ZONES

Chapter 1	INTRODUCTION TO NEIGHBORHOOD MIXED-USE (NC) ZONES
Chapter 2	GENERAL DEVELOPMENT STANDARDS
Chapter 3	MACOMB-WISCONSIN NEIGHBORHOOD MIXED-USE ZONE - NC-1
Chapter 4	TAKOMA NEIGHBORHOOD MIXED-USE ZONE - NC-2
Chapter 5	CLEVELAND PARK NEIGHBORHOOD MIXED-USE - NC-3
Chapter 6	WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES - NC-4 AND NC-5
Chapter 7	EIGHTH STREET SOUTHEAST NEIGHBORHOOD MIXED-USE ZONE - NC-6
Chapter 8	GEORGIA AVENUE NEIGHBORHOOD MIXED-USE ZONES - NC-7 and NC-8
Chapter 9	H STREET NORTHEAST NEIGHBORHOOD MIXED-USE ZONES - NC-9 THROUGH NC-17
Chapter 10	DEVELOPMENT STANDARDS FOR PUBLIC EDUCATION BUILDINGS AND STRUCTURES, PUBLIC RECREATION AND COMMUNITY CENTER, AND PUBLIC LIBRARY FOR NC ZONES
Chapter 11	USE PERMISSIONS FOR NC ZONES
Chapter 12	RELIEF FROM DEVELOPMENT STANDARDS

SUBTITLE I DOWNTOWN ZONES

Chapter 1	INTRODUCTION TO DOWNTOWN (D) ZONES
Chapter 2	GENERAL DEVELOPMENT STANDARDS FOR DOWNTOWN (D) ZONES
Chapter 3	GENERAL ZONE-BASED USE REQUIREMENTS AND CONDITIONS
Chapter 4	GENERAL ZONE-BASED DESIGN REQUIREMENTS AND PERMISSIONS
Chapter 5	REGULATIONS SPECIFIC TO PARTICULAR DOWNTOWN (D) ZONES
Chapter 6	LOCATION-BASED REGULATIONS FOR DOWNTOWN SUB-AREAS AND DESIGNATED STREET SEGMENTS
Chapter 7	DESIGN REVIEW
Chapter 8	GENERATION AND CERTIFICATION OF CREDITS
Chapter 9	USE OF CREDITS

SUBTITLE J PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ZONES

Chapter 1	INTRODUCTION TO PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ZONES
Chapter 2	DEVELOPMENT STANDARDS
Chapter 3	ALLEY LOT REGULATIONS
Chapter 4	SPECIAL EXCEPTION

SUBTITLE K SPECIAL PURPOSE ZONES

Chapter 1	INTRODUCTION TO SPECIAL PURPOSE ZONES
Chapter 2	SOUTHEAST FEDERAL CENTER
Chapter 3	UNION STATION NORTH (USN)
Chapter 4	HILL EAST (HE)
Chapter 5	CAPITOL GATEWAY (CG)
Chapter 6	SAINT ELIZABETHS EAST CAMPUS (STE)
Chapter 7	REED-COOKE (RC)
Chapter 8	MIXED-USE-UPTOWN ARTS (ARTS)

SUBTITLE U USE PERMISSIONS

Chapter 1	USE PERMISSIONS
Chapter 2	USE PERMISSION RESIDENTIAL HOUSE (R) ZONES
Chapter 3	USE PERMISSIONS RESIDENTIAL FLATS (RF) ZONES
Chapter 4	USE PERMISSIONS RESIDENTIAL APARTMENT (RA) ZONES
Chapter 5	USE PERMISSIONS MIXED USE (MU) ZONES
Chapter 6	USE PERMISSIONS FOR ALLEY LOT
Chapter 7	USE PERMISSIONS MIXED-USE UPTOWN ARTS (ARTS) ZONES
Chapter 8	USE PERMISSIONS PRODUCTION, DISTRIBUTION AND REPAIR (PDR) ZONES

SUBTITLE W SPECIFIC ZONE BOUNDARIES

Chapter 1	BOUNDARIES
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SUBTITLE X GENERAL PROCEDURES

Chapter 1	CAMPUS PLANS, SCHOOL PLANS, AND MEDICAL CAMPUS PLANS
Chapter 2	CHANCERY APPLICATIONS
Chapter 3	PLANNED UNIT DEVELOPMENTS
Chapter 4	APPLICATIONS FOR AMENDMENT TO CREATE A NEW ZONE
Chapter 5	MAP AMENDMENTS
Chapter 6	DESIGN REVIEW
Chapter 7	AIRSPACE DEVELOPMENT
Chapter 8	WATER TOWER ON THE EAST CAMPUS OF SAINT ELIZABETH'S
Chapter 9	SPECIAL EXCEPTIONS
Chapter 10	VARIANCES
Chapter 11	ZONING APPEALS
Chapter 12	CIVIL INFRACTION APPEALS

SUBTITLE Y BOARD OF ZONING ADJUSTMENT RULES OF PRACTICE AND PROCEDURE

Chapter 1	ADMINISTRATION
Chapter 2	PUBLIC PARTICIPATION
Chapter 3	APPLICATION REQUIREMENTS

Chapter 4	PRE-HEARING AND HEARING PROCEDURES: APPLICATIONS
Chapter 5	PRE-HEARING AND HEARING PROCEDURES: ZONING APPEALS
Chapter 6	POST-HEARING PROCEDURES
Chapter 7	APPROVALS AND ORDERS
Chapter 8	REMAND PROCEDURE
Chapter 9	RESERVED
Chapter 10	RESERVED
Chapter 11	RESERVED
Chapter 12	RESERVED
Chapter 13	RESERVED
Chapter 14	RESERVED
Chapter 15	RESERVED
Chapter 16	FEES

SUBTITLE Z ZONING COMMISSION RULES OF PRACTICE AND PROCEDURE

Chapter 1	ADMINISTRATION
Chapter 2	PUBLIC PARTICIPATION
Chapter 3	APPLICATION REQUIREMENTS
Chapter 4	PRE-HEARING AND HEARING PROCEDURES: CONTESTED CASES
Chapter 5	PRE-HEARING AND HEARING PROCEDURES: RULEMAKING CASES
Chapter 6	POST-HEARING PROCEDURES
Chapter 7	APPROVALS AND ORDERS
Chapter 8	SUA SPONTE REVIEW
Chapter 9	REMAND PROCEDURE
Chapter 10	RESERVED
Chapter 11	RESERVED
Chapter 12	RESERVED
Chapter 13	RESERVED
Chapter 14	RESERVED
Chapter 15	RESERVED
Chapter 16	FEES
Chapter 17	APPOINTMENT OF DIRECTOR

All persons desiring to comment on the subject matter of this proposed rulemaking action should file comments in writing no later than one hundred and nineteen (119) days after the date of publication of this notice in the *D.C. Register*. Comments should be filed with Sharon Schellin, Secretary to the Zoning Commission, Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001, or signed electronic submissions may be submitted in PDF format to zcsubmissions@dc.gov. Ms. Schellin may also be contacted by telephone at (202) 727-6311 or by email: at Sharon.Schellin@dc.gov. Copies of this proposed rulemaking action may be obtained at cost by writing to the above address.