

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



NOTICE OF FINAL RULEMAKING
AND
Z.C. ORDER NO. 08-06D
Z.C. Case No. 08-06D
(Text Amendment – 11 DCMR)
Technical Corrections to Z.C. Order No. 08-06A
July 25, 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 the adoption of amendments to the adopted, but not yet effective version of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations (DCMR)) to make minor modifications and technical corrections to the amendments made by Z.C. Order No. 08-06A (Order). The Order, which took the form of a Notice of Final Rulemaking, adopted comprehensive amendments to the Zoning Regulations that will become effective on September 6, 2016 (2016 Regulations). The Commission adopted the 2016 Regulations through a Notice of Final Rulemaking published in Part II of the March 4, 2016 edition of the *District of Columbia Register*.

A Notice of Proposed Rulemaking was published in the *D.C. Register* on June 10, 2016, at 63 DCR 8279.

In response to the notice, the Commission received correspondence from the Committee of 100 for the Federal City (Committee of 100) that commented on this case as well as Z.C. Case No. 08-06E, which also concerned technical amendments to the 2016 Regulations. The Commission also received a supplemental report from the Office of Planning that analyzed and made recommendation concerning the Committee of 100's comments.

The Commission took final action to adopt the amendments at a public meeting on July 25, 2016. After reviewing all the suggestions made by the Committee of 100, the Commission decided that no substantive changes were needed to the proposed text and that none of the proposed amendments exceeded the scope of a technical correction authorized by 11 DCMR § 3030. Because the amendments were technical corrections, no hearing was required and no referral was made to the National Capital Planning Commission.

This Notice Final Rulemaking shall become effective on September 6, 2016.

The following amendments to the 2016 Regulations (11 DCMR) are adopted:

Subtitle A, AUTHORITY AND APPLICABILITY, is amended as follows:

Chapter 3, ADMINISTRATION AND ENFORCEMENT, is amended as follows:

Section 304, DEVIATIONS AND MODIFICATIONS PERMITTED BY ZONING ADMINISTRATOR'S RULING, is amended as follows:

Subsection 304.1 is amended to read as follows:

304.1 The flexibility or deviation provided by this section shall not be applicable for any calculation or for determining compliance with Subtitle U §§ 301.2 or 320.2.

Subsection 304.2, paragraph (d), is amended to read as follows:

304.2 The Zoning Administrator is authorized to permit the following deviations, for building permits that are not otherwise authorized by an approved order of the Zoning Commission, if the Zoning Administrator determines that the deviation or deviations will not impair the purpose of the otherwise applicable regulations:

...¹

(d) Deviations not to exceed two percent (2%) of the linear frontage limitation for eating/drinking establishments in Subtitle K § 811.9(a).

Subtitle B, DEFINITIONS RULES OF MEASUREMENT, AND USE CATEGORIES, is amended as follows:

Chapter 1, DEFINITIONS, § 100, DEFINITIONS, § 100.2, is amended as follows:

The definitions of “Emergency Shelter”, “Home Occupation”, and “Use, Principal”, are amended as follows:

Emergency Shelter: A facility providing temporary housing for one (1) or more individuals who are otherwise homeless as that arrangement is defined in the Homeless Services Reform Act of 2005, effective October 22, 2005 (D.C. Law 16-35; D.C. Official Code §§ 4-751.01 *et seq.*); an emergency shelter use may also provide ancillary services such as counseling, vocational training, or similar social and career assistance.

Home Occupation: An accessory use, including a business, profession, or other economic activity, which is conducted full-time or part-time in a dwelling unit or

¹ The uses of this and other ellipses indicate that other provisions exist in the subsection being amended and that the omission of the provisions does not signify an intent to repeal.

its accessory building or accessory structure that serves as the principal residence of the practitioner.

Use, Principal: The primary purpose or activity for which a lot, structure, or building is occupied.

By inserting in alphabetical order a new definition, “Retaining Wall”, to read as follows:

Retaining Wall: A vertical, self-supporting structure constructed of concrete, durable wood, masonry or other materials, designed to resist the lateral displacement of soil or other materials. The term shall include concrete walls, crib and bin walls, reinforced or mechanically stabilized earth systems, anchored walls, soil nail walls, multi-tiered systems, boulder walls, or other retaining structures.

Chapter 2, USE CATEGORIES, § 200, INTRODUCTION, is amended as follows:

By deleting § 200.2(n), Emergency Shelter, in its entirety, and renumbering the subsequent paragraphs accordingly.

By amending renumbered subparagraph 200.2(aa)(3) to read as follows:

(aa) Production, Distribution, and Repair:

...

(3) Examples include, but are not limited to: manufacturing facility, concrete plant, asphalt plant, material salvage, hauling or terminal yard, chemical storage or distribution, outdoor material storage, acetylene gas manufacturing, fertilizer manufacturing, rock quarrying, warehouse, storage, self-storage, ground shipping facility, or wholesale sales; and;

Chapter 3, GENERAL RULES OF MEASUREMENT, is amended as follows:

Section 300, RULES OF MEASUREMENT FOR FRONT SETBACKS FOR RESIDENTIAL HOUSE (R) ZONES, is amended as follows:

Subsection 315.2, is amended to read as follows:

315.2 A building façade shall be the façade of a building exclusive of the projections permitted through Subtitle B § 323.

Section 318 is amended by inserting new §§ 318.7 and 318.8, to read as follows and renumbering the subsequent subsections accordingly:

318.7 In the case of a corner lot in the MU-8, MU-9, MU-20, MU-21, NC-13, and CG-3 zones, a court complying with the width requirements for a closed court as applicable for each zone may be provided in lieu of a rear yard. For the purposes

of this section, the required court shall be provided above a horizontal plan beginning not more than twenty feet (20 ft.) above the curb grade opposite the center of the front of the building and the width of the court shall be computed for the entire height of court.

318.8 In the case of a through or corner lot abutting three (3) or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the structure.

Subtitle C, GENERAL RULES is amended to follows:

Chapter 6, GREEN AREA RATIO, § 601, APPLICABILITY OF GREEN AREA RATIO STANDARDS, is amended to revise the introductory paragraph of § 601.3 to read as follows:

601.3 The GAR standards set forth in this chapter shall apply to all new buildings and to all existing buildings where any additions, interior renovations, or both within any twelve (12) month period exceed one hundred percent (100%) of the assessed value of the building as set forth in the records of the Office of Tax and Revenue as of the date of the building permit application, except:

...

Chapter 7, VEHICLE PARKING, is amended as follows:

Section 701, MINIMUM VEHICLE PARKING REQUIREMENTS, § 701.5, Table C § 701.5: PARKING REQUIREMENTS, the Use Category “Education, college/university” is amended to read as follows:

TABLE C § 701.5: PARKING REQUIREMENTS

Use Category	Minimum number of vehicle parking spaces
Education, college/university	For each building: 2 for each 3 teachers; plus either 1 for each 10 classroom seats or 1 for each 12 stadium seats or 1 for each 10 auditorium seats, whichever is greater, except if a campus plan has been approved by the Zoning Commission or the Board of Zoning Adjustment for the college or university, in which case the parking shall be provided as set forth in the approved campus plan.

Section 706, MAXIMUM PARKING REQUIREMENTS, § 706.1, is amended to read as follows:

706.1 The maximum land area for all newly constructed parking areas, and for parking areas that increase the number of parking spaces or the land area by twenty-five

percent (25%) or more, shall not exceed one hundred thousand square feet (100,000 sq. ft.).

Section 709, RULES OF CALCULATION, is amended by inserting a new § 709.4 to read as follows, and renumbering the subsequent subsections:

709.4 The number of teachers or employees shall be computed on the basis of the greatest number of persons to be employed at any one period during the day or night, including persons having both full-time and part-time employment.

Section 715, LANDSCAPING REQUIREMENTS FOR SURFACE PARKING, is amended to revise its title to read as follows:

715 LANDSCAPING REQUIREMENTS FOR SURFACE PARKING LOTS

Chapter 8, BICYCLE PARKING, § 806, REQUIREMENTS FOR SHOWERS AND CHANGING FACILITIES, is amended to revise its title to read as follows:

**806 REQUIREMENTS FOR SHOWERS AND CHANGING FACILITIES –
NON RESIDENTIAL USES**

Chapter 10, INCLUSIONARY ZONING, is amended as follows:

Section 1001, APPLICABILITY, § 1001.2, paragraph (a), is amended to read as follows:

1001.2 Except as provided in Subtitle C § 1001.5, the requirements and modifications of this chapter shall apply to developments meeting the following criteria:

- (a) Are mapped in the R-2, R-3, R-10, R-13, R-17, R-20, RA-1 through RA-4, RA-6, RA-7, RA-8, or RA-9 zone; any RF, ARTS, CG, RC, USN, STE, or HE zone; the NC-1 through NC-5 or NC-7 through NC-13 zone; the MU-1 through MU-10 or MU-12 through MU-26, MU-28, or MU-29 zone; or the D-2 or D-4 zone; and
- ...

Section 1002, BONUSES AND ADJUSTMENTS TO INCENTIVIZE INCLUSIONARY UNITS, is amended as follows:

Subsection 1002.2, is amended to read as follows:

1002.2 Inclusionary residential developments in the zones identified in the following table may use the minimum lot dimensions identified in the table in lieu of the otherwise required lot dimension required by Subtitles D and E:

TABLE C § 1002.2: IZ DIMENSIONAL MODIFICATIONS FOR LOWER DENSITY ZONES

Base Zone	IZ Dimensional Modifications for Lower Density Zones		
	Minimum Lot Area	Minimum Lot Width	Minimum Lot Width with Special Exception
R-2, R-10 Detached	3,200 sq. ft.	40	32
R-2, R-10 Semi-Detached	2,600 sq. ft.	30	25
R-3, R-13, R-17, R-20	1,600 sq. ft.	20	16
RF-1, RF-2, RF-3 RF-4, RF-5	1,500 sq. ft.	18	16

Subsection 1002.3 is amended to striking the existing text and replacing is with new text as follows

- 1002.3 Inclusionary developments subject to the provisions of this chapter, except those located in the StE and HE zone districts, may construct up to twenty percent (20%) more gross floor area than permitted as a matter of right ("bonus density"), subject to all other zoning requirements (as may be modified by the zone district) and the limitations established by the Height Act.

Chapter 14, RETAINING WALLS § 1401, GENERAL PROVISIONS, §§ 1401.2 and 1401.3, are amended to read as follows:

- 1401.2 Subject to the height limitations of Subtitle C § 1401.3 through 1401.6, the maximum height of a retaining wall shall be six feet (6 ft.).
- 1401.3 A retaining wall shall not exceed four feet (4 ft.) in height in the following locations, unless a lower height is required by Subtitle C § 1401.5 and 1401.6:
- (a) Along a street frontage or property line;
 - (b) Within any required side setback;
 - (c) In the R-1-A, R-1-B, R-6, R-7, R-8, R-9, R-11, R-12, R-14, R-15, R-16, R-19, and R-21 zones, within twenty-five feet (25 ft.) of the rear property line, as measured from the rear property line inward; and
 - (d) In the R-2, R-3, R-10, R-13, R-17, R-20, and RF zones, within twenty feet (20 ft.) of the rear property line, as measured from the rear property line inward.

Subtitle D, RESIDENTIAL HOUSE (R) ZONES, is amended as follows;

Chapter 2, GENERAL DEVELOPMENT STANDARDS (R), § 202, LOT OCCUPANCY, is amended by adding a new § 202.2 to read as follows:

- 202.2 In the R zones, a place of worship shall be permitted a lot occupancy of sixty percent (60%) maximum, unless otherwise limited by the specific zone.

Chapter 7, NAVAL OBSERVATORY RESIDENTIAL HOUSE ZONES – R-12 AND R-13, § 707, SIDE YARD, is amended by adding a new § 707.4 to read as follows, and renumbering the subsequent subsections:

707.4 In the R-13 zone, when a single dwelling unit, flat, or multiple dwelling unit development is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.

Chapter 12, GEORGETOWN RESIDENTIAL HOUSE ZONES – R-19 AND R-20, is amended as follows

Section 1201, DEVELOPMENT STANDARDS, § 1201.1, is amended to read as follows:

1201.1 The development standards in Subtitle D §§ 1202 through 1209 modify the general development standards in Subtitle D, Chapter 2.

Section 1202, DENSITY- LOT DIMENSIONS, § 1202.1, TABLE D § 1102.1: MINIMUM LOT WIDTH AND MINIMUM LOT AREA REQUIREMENTS, is amended as follows:

TABLE D § 1202.1: MINIMUM LOT WIDTH AND MINIMUM LOT AREA REQUIREMENTS

Chapter 51, ALLEY LOT REGULATIONS FOR R ZONES, § 5103, LOT OCCUPANCY, is amended to read as follows:

5103.1 A building or structure shall not occupy an alley lot in excess of the maximum lot occupancy as set forth in the following table:

TABLE D § 5103.1: MAXIMUM LOT OCCUPANCY FOR AN ALLEY LOT

Alley Lot Size	Maximum Lot Occupancy
Less than 1,800 sq. ft.	N/A
Between 1,800 sq. ft. and 2,000 sq. ft.	90%
Larger than 2,000 sq. ft.	80%

Subtitle E, RESIDENTIAL FLATS (RF) ZONES, is amended as follows:

Chapter 2, GENERAL DEVELOPMENT STANDARDS (RF), is amended as follows:

Section 201, DENSITY – LOT DIMENSIONS, is amended by adding a new § 201.4 to read as follows, and renumbering the subsequent subsections:

201.4 An apartment house in an RF-1, RF-2, or RF-3 zone, whether existing before May 12, 1958, or converted pursuant to the 1958 Regulations, or pursuant to Subtitle U §§ 301.2 or 320.2, may not be renovated or expanded so as to increase the number

of dwelling units unless there are nine hundred square feet (900 sq. ft.) of lot area for each dwelling unit, both existing and new.

By inserting a new § 206, ROOF TOP OR UPPER FLOOR ADDITIONS, to read as follows:

206 ROOF TOP OR UPPER FLOOR ADDITIONS

206.1 In an RF zone district, the following provisions shall apply:

- (a) A roof top architectural element original to the building such as a turret, tower or dormers, shall not be removed or significantly altered, including changing its shape or increasing its height, elevation, or size;
- (b) Any addition, including a roof structure or penthouse, shall not block or impede the functioning of a chimney or other external vent on an adjacent property required by any municipal code; and
- (c) Any addition, including a roof structure or penthouse, shall not interfere with the operation of an existing or permitted solar energy system on an adjacent property, as evidenced through a shadow, shade, or other reputable study acceptable to the Zoning Administrator.

206.2 In an RF zone district, relief from the design requirements of Subtitle E § 206.1 may be approved by the Board of Zoning Adjustment as a special exception under Subtitle Y Chapter 9, subject to the conditions of Subtitle E § 5203.3.

Chapter 3, RESIDENTIAL FLAT ZONE – RF-1, § 302, MAXIMUM NUMBER OF DWELLING UNITS, is amended to read as follows:

302.2 A building or structure in the RF-1 zone may be used for more than two (2) dwelling units pursuant to Subtitle U, Chapter 3.

Chapter 50, ACCESSORY BUILDING REGULATIONS FOR RF ZONES §5001, DEVELOPMENT STANDARDS, is amended to read as follows:

5001.1 The bulk of accessory buildings in the RF zones shall be controlled through the development standards in Subtitle E §§ 5002 through 5006.

Chapter 51, ALLEY LOT REGULATIONS, § 5103, LOT OCCUPANCY, is amended to read as follows:

5103.1 A building or structure shall not occupy an alley lot in excess of the maximum lot occupancy as set forth in the following table:

TABLE F § 5103.1: MAXIMUM PERMITTED LOT OCCUPANCY FOR AN ALLEY LOT

Alley Lot Size	Maximum Lot Occupancy
Less than 1,800 sq. ft.	N/A
Between 1,800 sq. ft. and 2,000 sq. ft.	90%
Larger than 2,000 sq. ft.	80%

Chapter 52, RELIEF FROM DEVELOPMENT, § 5203, BUILDING HEIGHT, is amended as follows:

Subsection 5203.1, paragraph (f), is amended to read as follows:

5203.1 The Board of Zoning Adjustment may grant as a special exception a maximum building height for a principal residential building and any additions thereto of forty feet (40 ft.) subject to the following conditions:
...

- (f) In demonstrating compliance with Subtitle E § 5203.1(e) the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the conversion and any associated addition to adjacent buildings and views from public ways.

Subsection 5203.2, is amended to read as follows:

5203.2 The Board of Zoning Adjustment may modify or waive not more than two (2) of the requirements specified in Subtitle E §§ 5203.1(a) through (f) provided, that any modification or waiver granted pursuant to this section shall not be in conflict with Subtitle E § 5203.1(e).

By inserting a new § 5203.3 to read as follows and renumbering the subsequent subsections as § 5203.4:

5203.3 A special exception to the requirements of Subtitle E § 206 shall be subject to the conditions of Subtitle E § 5203.1(b), (c), and (d). If relief is granted from compliance with Subtitle E § 206.1(b) or (c), the special exception shall not be conditioned upon compliance with that same requirement as stated in Subtitle E § 5203.1(b)(3) and (4).

Subtitle F, RESIDENTIAL APARTMENT (RA) ZONES, is amended as follows:

Chapter 2, GENERAL DEVELOPMENT STANDARDS (RA), § 202, COURTS, is amended to read as follows:

201.1 A court is not required, but if provided, it shall have the following minimum dimensions:

TABLE F § 202.1: MINIMUM COURT DIMENSIONS

Type of Structure	Minimum Width Open Court	Minimum Width Closed Court	Minimum Area Closed Court
Residential, more than 3 units:	4 in./ft. of height of court but not less than 10 ft. minimum	4 in./ft. of height of court but not less than 15 ft. minimum	Twice the square of the required width of court dimension but not less than 350 sq. ft. minimum.
Non-Residential and Lodging:	2.5 in./ft. of height of court but not less than 6 ft. minimum	2.5 in./ft. of height of court but not less than 12 ft. minimum	Twice the square of the required width of court dimension but not less than 250 sq. ft. minimum

Chapter 3, RESIDENTIAL APARTMENT ZONES – RA-1, RA-2, RA-3, RA-4, AND RA-5) § 305, REAR YARD, is amended to read as follows:

305.1 A minimum rear yard shall be established for lots in the RA-1, RA-2, RA 3, RA-4 and RA-5 zones as set forth in the following table:

TABLE F § 304.1: MINIMUM REAR YARD

Zone	Minimum Rear Yard
RA-1	20 ft.
RA-2	A distance equal to 4 in. per 1 ft. of principal building height but not less than 15 ft.
RA-3	A distance equal to 4 in. per 1 ft. of principal building height but not less than 15 ft.
RA-4	A distance equal to 4 in. per 1 ft. of principal building height but not less than 15 ft.
RA-5	A distance equal to 3 in. per 1 ft. of principal building height but not less than 12 ft.

Subtitle G, MIXED USE (MU) ZONES, is amended as follows:

CHAPTER 4 MIXED-USE ZONES - MU-1 AND MU-2, § 404, LOT OCCUPANCY, is amended to read as follows:

404.1 The maximum permitted lot occupancy for residential use in the MU-3 through MU-10 zones shall be as set forth in the following table:

TABLE G § 404.1: MAXIMUM PERMITTED LOT OCCUPANCY

Zone	Maximum Lot Occupancy for Residential Use
MU-3	60%
	60% (IZ)
MU-4	60%
	75% (IZ)
MU-5-A	80%
MU-5-B	80% (IZ)

Zone	Maximum Lot Occupancy for Residential Use
MU-6	80%
	90% (IZ)
MU-7	75%
	80% (IZ)
MU-8	N/A
MU-9	N/A
MU-10	75%
	N/A (IZ)

Chapter 6, CHAPTER 6, DUPONT CIRCLE MIXED-USE ZONES – MU-15, MU-16, MU-17, MU-18, MU-19, MU-20, MU-21, AND MU-22, is amended as follows:

Section 608, PLAZA, is amended by deleting §§ 608.3 and 608.4.

By adding a new § 609, SPECIAL EXCEPTION, to read as follows:

609 SPECIAL EXCEPTION

609.1 The special exception criteria of Subtitle G, Chapter 12 shall apply to all MU-13 through MU-22 zones.

Subtitle H, NEIGHBORHOOD MIXED USE (NC) ZONES, is amended as follows:

Chapter 9, H STREET NORTHEAST NEIGHBORHOOD MIXED-USE ZONES — NC-9 THROUGH NC-17, § 904, LOT OCCUPANCY, is amended as follows:

904.1 The maximum permitted lot occupancy in the NC-9 through NC-17 zones shall be as set forth in the following table:

TABLE H § 904.1: MAXIMUM PERMITTED FLOOR AREA RATIO

Zone	Maximum Lot Occupancy for a Building or Portion Thereof Devoted to Residential Use (Percentage)	Maximum Lot Occupancy All Other Buildings (Percentage)
NC-9, NC-14, and NC-16	70	100
	75 (IZ)	
NC-12 and NC-15	75	100
	80 (IZ)	
NC-10, NC-11, and NC-17	70	100
	80 (IZ)	
NC-13	100	100

By adding a new § 904.2 to read as follows:

904.2 For the purposes of Subtitle H § 904.1, "residential uses" include single dwelling units, flats, multiple dwelling unit developments, and rooming and boarding houses.

Subsection 909.1, paragraph (b), is amended to read as follows:

909.1 The following design requirements apply to all new construction for which a building permit is required in the H Street Northeast Neighborhood Mixed-Use zones:

...

(b) New construction that preserves an existing façade constructed before 1958 is permitted to use, for residential uses, an additional 0.5 FAR above the total density permitted in the underlying zone district for residential uses;

...

Subtitle J, PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ZONES, Chapter 3, ALLEY LOT REGULATIONS § 301, DEVELOPMENT REGULATIONS FOR BUILDINGS ON ALLEY LOTS, is amended to read as follows:

301.2 The following development standards shall apply to buildings on alley lots in PDR zones:

TABLE J § 301.2: ALLEY LOT DEVELOPMENT STANDARDS

Maximum Lot Occupancy	GAR	Rear Yard Min.	Side Yard Min.	Alley Centerline Yard Min.
N/A	As required by applicable zone	5 ft. from any lot line of all abutting non-alley lots		12 ft. from the centerline of all alleys to which the alley lot abuts

Subtitle K, SPECIAL PURPOSE ZONES, is amended as follows:

Chapter 7, REED-COOKE ZONES - RC-1 THROUGH RC-3, § 703, LOT OCCUPANCY RC), is amended as follows:

703.1 No structure, including its accessory building, shall occupy its lot in excess of the percentage of lot occupancy set forth in the following table:

TABLE K § 703.1: MAXIMUM PERMITTED LOT OCCUPANCY

Zone	Use	Maximum Lot Occupancy
RC-1	Pub Rec Center	20%
	All Other	60 %
RC-2	Residential	60 %
	Residential with IZ	75%
	All Other	N/A
RC-3	Residential	80%
	Residential with IZ	80%
	All Other	N/A

Section 904, WR-4 ZONE, § 904.2, is amended to read as follows:

904.2 The development standards for the WR-4 zone are set forth in the following table:

TABLE K § 904.2: WR-4 DEVELOPMENT STANDARDS

WR-4					
Sub-Area	Building Height (max.)	Stories (max.)	Floor Area Ratio (max.)	Lot Occupancy (max.)	Setbacks
Land Bay H.1	40 ft.	3	1.0	60%	See § 904.3
Land Bays H.2 and H.3	40 ft.	3	2.0	N/A	See § 904.3
Land Bays G.1 and G.5	50 ft.	4	1.75	75%	n/a
Land Bay G.3	40 ft.	4	0.9	60%	See § 904.4
Land Bay J.6	55 ft.	4	1.15	50%	n/a

Subtitle W, SPECIFIC ZONE BOUNDARIES, § 116, SIXTEENTH STREET HEIGHTS ZONES, is amended to read as follows:

116 SIXTEENTH STREET HEIGHTS ZONES

116.1 The Sixteenth Street Heights zone apply to all properties zoned R-16.

116.2 The R-16 zone encompasses the geographic area in northwest Washington generally bounded by 16th Street and Rock Creek Park on the west, Military Road and Missouri Avenue on the north, and 14th Street on the east, and Colorado Avenue on the southeast and the geographic area generally bounded by 16th Street on the west, Colorado Avenue on the north, 14th Street on the east, and Decatur Street to the south. This zone is applied to properties zoned R-16 in the following Squares and portions of squares: 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715,

2716, 2718, 2719, 2720, 2720W, 2721, 2721W, 2722, 2722W, 2723, 2723W, 2724, 2724W, 2725, 2741, 2742, 2796, and 2799.

On May 23, 2016, upon the motion of Vice Chairperson Cohen, as seconded by Commissioner Miller, the Zoning Commission **APPROVED** the petition at its public meeting by a vote of **5-0-0** (Anthony J. Hood, Marcie I. Cohen, Robert E. Miller, Peter G. May, and Michael G. Turnbull (by absentee ballot) to approve).

On July 25, 2016, upon the motion of Chairman Hood, as seconded by Commissioner Miller, the Zoning Commission **ADOPTED** this Order at its public meeting by a vote of **5-0-0** (Anthony J. Hood, Marcie I. Cohen, Robert E. Miller, Peter G. May (by absentee ballot), and Michael G. Turnbull to adopt).



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

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AND
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The full text of this Zoning Commission Order is published in the “Final Rulemaking” section of this edition of the *D.C. Register*.