

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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WASHINGTON, D.C. 20001

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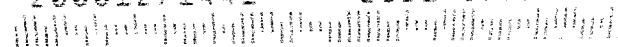
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FINAL RULEMAKING

AND

Z.C. ORDER NO. 14-11B

Z.C. Case No. 14-11B

(Text Amendment – 11 DCMR)

**(Subtitle B, Definitions; Subtitle D, Zones R-2, R-13, R-17, and R-20; Subtitle E, RF Zones;
and Subtitle U, Use Permissions RF Zones)**

March 27, 2017

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 Rep1.), hereby gives notice of its adoption of amendments to Subtitles B (Definitions, Rules of Measurement, and Use Categories); D (Residential House (R) Zones); E (Residential Flat (RF) Zones); and U (Use Permissions) of Title 11 (Zoning Regulations of 2016) of the District of Columbia Municipal Regulations (DCMR).

The amendments address concerns about excessively disproportionate rear extensions adjoining attached and semi-detached buildings in the R-2, R-3, R-13, R-17, R-20, and RF zones by adding language limiting a matter-of-right rear extension to such buildings, whether as an addition to an existing building or as new construction, from extending further than ten feet (10 ft.) beyond the farthest rear wall of an adjoining principal residential building on an adjoining property (10-foot limitation). The amendments allow a rear extension to extend further than ten feet (10 ft.) if approved as a special exception. The proposed limitation does not apply to detached buildings because a detached building, including any rear addition, would be subject to side yard requirements that provide separation from adjacent buildings.

Also adopted are amendments to the adopted text from Z.C. Case No. 14-11 regarding conversions to apartment houses in the RF zones that make clarifications requested by the Zoning Administrator. These amendments are identified and explained in Part II of the Office of Planning's (OP) setdown report for this case, which is Exhibit No. 1 in the record. Finally, the amendments make clarifying changes to the rules prohibiting in an RF zone the removal or significant alteration of original rooftop architectural elements or the construction of an addition that would interfere within an existing solar energy system

A Notice of Proposed Rulemaking (Notice) was published in the *D.C. Register* on February 10, 2017, 64 DCR 1470.