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The Honorable James Comer

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District of Columbia
The Honorable Muriel Bowser

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 25-06

April 3, 2026

Zoning Commission of the District of Columbia
2nd Floor
Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Text Amendment to Regulations Governing Alley Lots located in Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2026/4/ as part of the April 2026 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Anita Cozart, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT

**Text Amendment to Regulations
Governing Alley Lots**

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 25-06

NCPC MAP FILE NUMBER

00:00(06.00)46192

DETERMINATION

Approval of report to the Zoning
Commission

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has referred a proposed text amendment to regulations governing alley lots for review and comment. The text amendment will facilitate the reuse of vacant or underutilized alley lots and to standardize and clarify existing alley lot regulations citywide. The amendment was filed in response to requests from the Zoning Commission and the Board of Zoning Adjustment and are intended to address direction provided by those bodies and concerns raised by property owners and other District agencies.

The proposed text amendment is intended to further the District's Comprehensive Plan policies regarding infill development, efficient land utilization, and innovative approaches to housing development in neighborhoods. The amendment proposes to:

- Reduce alley width requirement for subdivision of an alley lot;
- Establish a Special Exception process for review of alley lot subdivision which seeks relief from minimum requirements;
- Allow residential use on alley lots in R-1 and R-2 zones;
- Allow second residential unit within an alley lot building (an accessory dwelling unit or second principal unit, depending on the zone) based on the lot size;
- Reduce maximum lot occupancy for alley lots in R-1 and R-2 zones; and
- Increase yard requirements for alley lots in the R-1 zone

Federal properties are not subject to local zoning and therefore would not be impacted by the proposed amendment. Further, the amendment does not appear to be inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would it impact any other identified federal interest.

* * *

Pursuant to delegations of authority adopted by the Commission on March 6, 2025 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Text Amendment to Regulations Governing Alley Lots would not be inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would it adversely impact any other identified federal interest..



Marcel Acosta
Executive Director

March 26, 2026

Date