

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Matt Jesick, Development Review Specialist  
*MBR for* Radhika Mohan, Deputy Director, Development Review, Historic Preservation and Urban Design

**DATE:** June 1, 2026

**SUBJECT:** ZC #25-06 – Alley Lots Text Amendment – Text Refinement Prior to Final Action

---

**I. BACKGROUND AND RECOMMENDATION**

The Zoning Commission took proposed action on this application at its March 12, 2026 Public Meeting. After a final review of the text with staff of the Zoning Administrator’s (ZA’s) office, the Office of Planning (OP) recommends a minor amendment to the final text of the yard requirement. The amendment would not change the meaning of the text, but clarifies the wording so that it is easier to understand and enforce. With this change, OP continues to recommend approval of the text amendment.

**II. CHANGE TO YARD REGULATION**

Discussions with the ZA staff yielded a potential change to the draft zoning text which should make it easier to understand for all users and easier to enforce at the time of permit review. In moderate-density to high-density zones, the presently-proposed yard regulation reads as follows:

- 5 ft. from any portion of a lot line that abuts any non-Alley Lot;
- None required for that portion of the Alley Lot that does not abut a non-Alley Lot.

OP now proposes the following simplified language:

- 5 ft. from any portion of a lot line that abuts any non-Alley Lot; **Otherwise none required.**
- ~~• None required for that portion of the Alley Lot that does not abut a non-Alley Lot.~~

OP recommends that this change be made to the R-3, RF, RA, MU, D and PDR zones. This change would not impact the yard requirements in the R-1 and R-2 zones, as proposed in OP’s post-hearing memo at [Exhibit 234](#).