

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **November 13, 2025 @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC25-06> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 000 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 25-06 (Office of Planning – Text Amendment to Subtitles B-G, I, J, & U for Updates to the Regulations Governing Alley Lots)

THIS CASE IS OF INTEREST TO ALL ANCS

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

On May 19, 2025, the Office of Planning (OP) filed with the Office of Zoning a report (OP Setdown Report) that served as a petition to the Zoning Commission for the District of Columbia (Commission) proposing amendments to Title 11 of the DCMR (Zoning Regulations of 2016 [Zoning Regulations] to which all references herein refer unless otherwise specified) that would amend standards for the subdivision of alley lots, the uses on alley lots, and the development standards for alley lots by amending the following sections of the Zoning Regulations:

- **SUBTITLE B, DEFINITIONS, RULES OF MEASUREMENT, AND USE CATEGORIES**
 - Chapter 3 General Rules of Measurement
 - § 308 Rules of Measurement for Building Height: Residential Zones as Defined in Subtitle A § 101.9 – Brings rules of measurement for alley lots in line with street-facing lots.
- **SUBTITLE C, GENERAL RULES**
 - Chapter 3 Subdivision
 - § 306 New Alley Record Lots – Reduces alley width requirement, reorganizes text for clarification, adds Department of Energy and the Environment as a referral agency, and establishes a special exception mechanism for proposed subdivisions that do not meet matter of right requirements.

- Chapter 7 Vehicle Parking
 - § 710 Location Restrictions – Allows vehicle parking on an alley lot to be located between the front façade of the building and the front property line.
- **SUBTITLE D, RESIDENTIAL HOUSE (R) ZONES**
 - Chapter 51 Alley Lot Regulations (R)
 - § 5100 General Provisions – Establishes purpose statements for the regulations, clarifies existing development standards, aligns height with existing maximum for accessory buildings, reduces maximum lot occupancy for R-1 and R-2 zones, and increases yard requirements for R-1 zones;
 - Chapter 52 Relief from Required Development Standards for R Zones
 - § 5201 Special Exception Relief from Certain Required Development Standards – Clarifies that relief on alley lots applies to principal and accessory buildings, and permits relief for lot occupancy on alley lots.
- **SUBTITLE E, RESIDENTIAL FLATS (RF) ZONES**
 - Chapter 51 Alley Lot Regulations for Residential Flat (RF) Zones
 - § 5100 General Provisions – Establishes purpose statements for the regulations, clarifies existing development standards, and aligns height with existing maximum for accessory buildings.
 - Chapter 52 Relief from Required Development Standards for Residential Flat (RF) Zones
 - § 5201 Special Exception Relief from Certain Required Development Standards – Clarifies that relief on alley lots applies to principal and accessory buildings, and permits relief for lot occupancy on alley lots.
- **SUBTITLE F, RESIDENTIAL APARTMENT (RA) ZONES**
 - Chapter 51 Alley Lot Regulations for Residential Apartment (RA) Zones
 - § 5100 General Provisions – Establishes purpose statements for the regulations, clarifies existing development standards, aligns height with existing maximum for accessory buildings, and establishes lot occupancy maximums for alley lots;
 - Chapter 52 Relief from Required Development Standards for RA Zones
 - § 5201 Special Exception Relief from Certain Required Development Standards – Clarifies that relief on alley lots applies to principal and accessory buildings, and permits relief for lot occupancy on alley lots.
- **SUBTITLE G, MIXED USE (MU) ZONES**
 - Chapter 51 Alley Lot Regulations for Mixed-Use (MU) Zones
 - § 5100 General Provisions – Establishes purpose statements for the regulations, clarifies existing development standards, and aligns height with existing maximum for accessory buildings.
- **SUBTITLE I, DOWNTOWN ZONES**
 - Chapter 2 General Development Standards for Downtown (D) Zones
 - § 210 Alley Lots – Establishes purpose statements for the regulations, clarifies and reorganizes existing development standards, reduces alley width requirement for a

residential use, removes references to the building code, and establishes referral requirements for special exception applications.

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

- Chapter 5 Alley Lot Regulations (PDR)

- § 500 General Provisions – Clarifies existing development standards and aligns height with existing maximum for accessory buildings.

- **SUBTITLE U, USE PERMISSIONS**

- Chapter 6 Use Permissions for Alley Lots

- § 600 Matter-of-Right Uses on Alley Lots (R, RF, and RA) – Removes prohibition on residential use on alley lots in R-1 and R-2 zones; permits residential in R-1 zones only on existing alley lots or lots created from existing alley lots; depending on lot size, allows an accessory apartment on an R-zoned alley lot with a principal unit; depending on lot size, allows two principal units on an RF-zoned alley lot; allows two principal units on an RA-zoned alley lot; reduces the minimum alley width necessary for a residential use; and allows home occupations; and
- § 601 Special Exception Uses on Alley Lots (R, RF, and RA) – Removes prohibition on residential use on alley lots in R-1 and R-2 zones; permits residential in R-1 zones only on existing alley lots or lots created from existing alley lots; allows an accessory apartment on an R-zoned alley lot with a principal unit; allows two principal units on an RF-zoned alley lot; allows two principal units on an RA-zoned alley lot; and adds Department of Energy and the Environment as a referral agency.

At its May 29, 2025 public meeting, the Commission voted to set down the proposed amendments for a public hearing and authorized flexibility for OP to work with the Office of Zoning Legal Division and other government agencies to refine the proposed amendments and add any conforming language as necessary.

The OP Setdown Report also serves as the pre-hearing report required by Subtitle Z § 501.

The complete record in the case can be viewed online at the Office of Zoning’s Interactive Zoning Information System (IZIS), at https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-06.

PROPOSED TEXT AMENDMENT

The proposed amendments to the text of the Zoning Regulations are as follows (text to be deleted is marked in **~~bold and strikethrough~~** text; new text is shown in **bold and underline** text).

I. AMENDMENTS TO SUBTITLE B, DEFINITIONS, RULES OF MEASUREMENT, AND USE CATEGORIES

Subsection 308.2 of § 308, RULES OF MEASUREMENT FOR BUILDING HEIGHT: RESIDENTIAL ZONES AS DEFINED IN SUBTITLE A § 101.9, of Chapter 3, GENERAL RULES OF MEASUREMENT, is proposed to be amended as follows:

308.2 The building height measuring point (BHMP) shall be established at the adjacent natural or finished grade, whichever is the lower in elevation, at the mid-point of the building façade of the principal building that is closest to a street lot line, **or, in the case of an alley lot, that is closest to an alley lot line**. For any excavations projecting from the building's façade other than an exception to grade as defined at Subtitle B § 100.2 the elevation of the midpoint of a building façade shall be the equivalent of the lowest such elevation; excluding existing driveways adjacent to the midpoint(s) directly connecting a garage and public right of way.

Subsection 308.9 is proposed to be deleted and § 308.10 renumbered to § 308.9, as follows:

~~308.9 For Alley Lots, the BHMP shall be established at grade at the mid-point of the Alley Lot Line or, where an Alley Lot abuts more than one alley, the mid-point of the alley lot line that would result in the BHMP with the highest elevation. Building height for Alley Lots shall be measured in accordance with Subtitle B §§ 308.2 through 308.4 and the rules provided in the applicable zone district, with any conflict resolved in favor of the lowest maximum height.~~

308.910 ...

II. AMENDMENTS TO SUBTITLE C, GENERAL RULES

Amend §§ 306.1 and 306.4 and add a new § 306.5 of § 306, NEW ALLEY RECORD LOTS, of Chapter 3, SUBDIVISION, to read as follows:

306.1 A new Alley Record Lot shall:

- (a) Have frontage along a public alley with a minimum alley width of **fifteen** ~~twenty-four~~ feet (**15** ~~24~~ ft.), ~~with the alley frontage no less than fourteen feet (14 ft);~~
- (b) Have access to a public street through a public alley or alleys with an alley width of not less than **fifteen** ~~twenty-four~~ feet (**15** ~~24~~ ft.) at any point between the new Alley Record Lot and the street;
- (c) Have alley frontage of not less than fourteen feet (14 ft);**

~~(d)~~ ...; and

~~(e)~~ ...

...

306.4 ...

(a) ...

- (b) The Office of Zoning shall refer the application to the following agencies for their review and recommendation, if filed to the case record within the forty (40) day period established by Subtitle A § 211:
 - (1) Department of Transportation (DDOT);
 - (2) Department of Public Works (DPW);
 - (3) Metropolitan Police Department (MPD);
 - (4) Fire and Emergency Medical Services Department (FEMS);
 - (5) DC Water (WASA); ~~and~~
 - (6) Department of Energy and the Environment (DOEE); and**
 - (7) If a historic district or historic landmark is involved, the Historic Preservation Office (HPO).**

306.5 A proposed subdivision of an alley lot that does not meet the requirements of Subtitle C § 306.1 may be approved by the Board of Zoning Adjustment as a special exception under Subtitle X, Chapter 9, and subject to the following requirements:

- (a) The requirements of C § 306.1(e) shall still be met;**
- (b) The lot or lots connect to an improved public street through an improved alley or system of alleys that provides adequate public safety, and infrastructure availability; and**
- (c) The Office of Zoning shall refer the application to the following agencies for their review and recommendation, if filed to the case record within the forty (40) day period established by Subtitle A § 211:**
 - (1) Department of Transportation (DDOT);**
 - (2) Department of Public Works (DPW);**
 - (3) Metropolitan Police Department (MPD);**
 - (4) Fire and Emergency Medical Services Department (FEMS);**
 - (5) DC Water (WASA);**
 - (6) Department of Energy and the Environment (DOEE); and**
 - (7) If a historic district or historic landmark is involved, the Historic Preservation Office (HPO).**

Subsection 710.2(c)(2) of § 710, LOCATION RESTRICTIONS, of Chapter 7, VEHICLE PARKING, is proposed to be amended as follows:

- 710.2 ...
- (c) ...
 - (1) ...
 - (2) In any zone other than a PDR zone, surface parking spaces shall not be located between the front façade of a building, as extended for the full width of the front of the lot, and the front lot line; provided

that a building used solely as a parking attendant shelter, or a building on an alley lot, shall not trigger this restriction;

...

III. AMENDMENTS TO SUBTITLE D, RESIDENTIAL HOUSE (R) ZONES

The title of Chapter 51, ALLEY LOT REGULATIONS (R), § 5100, GENERAL PROVISIONS, is proposed to be amended as follows:

CHAPTER 51 ALLEY LOT REGULATIONS FOR RESIDENTIAL HOUSE (R) ZONES

A new § 5100.1 is added, and existing §§ 5100.1 and 5100.2 is to be renumbered to 5100.2 and 5100.3, and existing 5100.1 to be amended, of § 5100, GENERAL PROVISIONS, of CHAPTER 51 ALLEY LOT REGULATIONS FOR RESIDENTIAL HOUSE (R) ZONES, so that the entire section reads as follows:

5100 GENERAL PROVISIONS

5100.1 The purposes of this section are to:

- (a) Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;**
- (b) Ensure that alley buildings are subordinate in scale and height to street-facing buildings;**
- (c) Provide for smaller-scale housing and, where appropriate, smaller-scale and low-impact non-residential uses; and**
- (d) Where appropriate, ensure the continuation of adequate levels of open space consistent with low-density zones.**

5100.2~~1~~ The following development standards shall apply to buildings on Alley Record Lots in the R zones, **and are intended to achieve the purposes of D § 5100.1. The other development standards of this subtitle shall not apply except as noted.**

TABLE D § 5100.21: ALLEY LOT DEVELOPMENT STANDARDS (R)	
<u>(a) Minimum Lot Area</u>	<u>As prescribed by the zone</u>
<u>(b) a Maximum Height</u>	<u>22 20 ft. and 2 stories, including the penthouse</u>
<u>(c) Maximum Lot Occupancy – Any R-1 or R-2 zone:</u>	
<u>Less than 3,000 sq. ft. of lot area</u>	<u>80%</u>
<u>Less than 5,000 sq. ft. of lot area but greater than or equal to 3,000 sq. ft. of lot area</u>	<u>60%</u>

TABLE D § 5100.24: ALLEY LOT DEVELOPMENT STANDARDS (R)	
<u>5,000 square feet or more</u>	<u>40%</u>
(d b) Maximum Lot Occupancy – <u>Any R-3 zone</u>	
Less than 1,800 sq. ft. of lot area	<u>No maximum</u> N/A
Between 1,800 and 2,000 sq. ft. of lot area	90%
Over 2,000 sq. ft. of lot area	80%
(e e) Minimum Rear Yard – <u>Any R-1 Zone</u>	<u>25 ft. from any lot line that is also the rear lot line of a street-facing lot;</u> <u>85 ft. from any other lot line of all abutting non-Alley Lots</u>
(f) <u>Minimum Rear Yard – All other R Zones</u>	<u>5 ft. from any portion of a lot line that abuts any non-Alley Lot;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
(g d) Minimum Side Yard – <u>Any R-1 Zone</u>	<u>25 ft. from any lot line that is also the rear lot line of a street-facing lot;</u> <u>85 ft. from any other lot line of all abutting non-Alley Lots</u>
(h) <u>Minimum Side Yard – All other R Zones</u>	<u>5 ft. from any portion of a lot line that abuts any non-Alley Lot;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
(i e) Minimum Alley Centerline Setback	7.5 ft. from the centerline of all abutting alleys
(j f) Minimum Pervious Surface	10%

5100.32 Uses on Alley Lots shall be as permitted in Subtitle U, Chapter 6.

Subsection 5201.3 of § 5201, SPECIAL EXCEPTION RELIEF FROM CERTAIN REQUIRED DEVELOPMENT STANDARDS, of Chapter 52, RELIEF FROM REQUIRED DEVELOPMENT STANDARDS FOR R ZONES, is proposed to be amended as follows:

5201.3 For a new or enlarged ~~principal~~ building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) **Lot occupancy;**
- (b) Yards, including alley centerline setback; and
- (c b) Pervious surface.

IV. AMENDMENTS TO SUBTITLE E, RESIDENTIAL FLATS (RF) ZONES

A new § 5100.1 is added, and existing §§ 5100.1 and 5100.2 is to be renumbered to 5100.2 and 5100.3, and existing 5100.1 to be amended, of § 5100, GENERAL PROVISIONS, of

Chapter 51, ALLEY LOT REGULATIONS FOR RESIDENTIAL FLAT (RF) ZONES, so that the entire section reads as follows:

5100 GENERAL PROVISIONS

5100.1 The purposes of this section are to:

- (a) Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;**
- (b) Ensure that alley buildings are subordinate in scale and height to street-facing buildings; and**
- (c) Provide for smaller-scale housing and, where appropriate, smaller-scale and low-impact non-residential uses.**

5100.~~2~~1 The following development standards shall apply to buildings on Alley Record Lots in the RF zones, **and are intended to achieve the purposes of E § 5100.1. The other development standards of this subtitle shall not apply.:**

TABLE E § 5100.2<u>1</u>: ALLEY LOT DEVELOPMENT STANDARDS (RF)	
<u>(a)</u> Minimum Lot Area	<u>As prescribed by the zone</u>
<u>(b a)</u> Maximum Height	<u>22 20 ft. and 2 stories, including the penthouse</u>
<u>(c b)</u> Maximum Lot Occupancy	
Less than 1,800 sq. ft. of lot area	<u>No maximum N/A</u>
<u>Less than 2,000 sq. ft. but greater than or equal to 1,800 sq. ft. Between 1,800 and 2,000 sq. ft. of lot area</u>	90%
<u>Over 2,000 sq. ft. of lot area <u>or more</u></u>	80%
<u>(d e)</u> Minimum Rear Yard	5 ft. from any <u>portion of a lot line that abuts any of all abutting non-Alley Lots;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
<u>(e d)</u> Minimum Side Yard	5 ft. from any <u>portion of a lot line that abuts any of all abutting non-Alley Lots;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
<u>(f e)</u> Minimum Alley Centerline Setback	7.5 ft. from the centerline of all abutting alleys
<u>(g f)</u> Minimum Pervious Surface	10%

5100.~~3~~2 Uses on Alley Lots shall be as permitted in Subtitle U, Chapter 6.

Subsection 5201.3 of § 5201, SPECIAL EXCEPTION RELIEF FROM CERTAIN REQUIRED DEVELOPMENT STANDARDS, of Chapter 52, RELIEF FROM REQUIRED

DEVELOPMENT STANDARDS FOR RESIDENTIAL FLAT (RF) ZONES, is proposed to be amended as follows:

5201.3 For a new or enlarged building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) **Lot occupancy;**
- (b) Yards, including alley centerline setback; and
- (c ~~b~~) Pervious surface.

V. AMENDMENTS TO SUBTITLE F, RESIDENTIAL APARTMENT (RA) ZONES

A new § 5100.1 is added, and existing §§ 5100.1 and 5100.2 is to be renumbered to 5100.2 and 5100.3, and existing 5100.1 to be amended, of § 5100, GENERAL PROVISIONS, of Chapter 51, ALLEY LOT REGULATIONS FOR RESIDENTIAL APARTMENT (RA) ZONES, so that the entire section reads as follows:

5100 GENERAL PROVISIONS

5100.1 The purposes of this section are to:

- (a) **Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;**
- (b) **Ensure that alley buildings are subsidiary in scale and height to street-facing buildings; and**
- (c) **Provide for smaller-scale housing and, where appropriate, smaller-scale and low-impact non-residential uses.**

5100.~~2~~1 The following development standards shall apply to buildings on Alley Record Lots in RA zones, **and are intended to achieve the purposes of F § 5100.1. The other development standards of this Subtitle shall not apply, unless noted otherwise below.**

TABLE F § 5100.1: ALLEY LOT DEVELOPMENT STANDARDS (RA)	
(a) Maximum Height	<u>22</u> 20 ft. and 2 stories, including the penthouse
(b) <u>Lot Occupancy</u>	
<u>Less than 1,800 sq. ft. of lot area</u>	<u>No maximum</u>
<u>Less than 2,000 sq. ft. but greater than or equal to 1,800 sq. ft. of lot area</u>	<u>90%</u>

TABLE F § 5100.1: ALLEY LOT DEVELOPMENT STANDARDS (RA)	
<u>2,000 sq. ft. of lot area or more</u>	<u>80%</u>
(c b) Minimum Rear Yard	5 ft. from any <u>portion of a</u> lot line <u>that abuts any of all abutting</u> non-Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
(d e) Minimum Side Yard	5 ft. from any <u>portion of a</u> lot line <u>that abuts any of all abutting</u> non-Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
(e d) Minimum Alley Centerline Setback	7.5 ft. from the centerline of all abutting alleys
(f e) <u>Minimum Green Area Ratio</u> <u>Minimum Pervious Surface</u>	<u>As required by zone</u> 10%

5100.~~32~~ Uses on Alley Lots shall be as permitted in Subtitle U, Chapter 6.

Subsection 5201.3 of § 5201, SPECIAL EXCEPTION RELIEF FROM CERTAIN REQUIRED DEVELOPMENT STANDARDS, of Chapter 52, RELIEF FROM REQUIRED DEVELOPMENT STANDARDS FOR RA ZONES, is proposed to be amended as follows:

5201.3 For a new or enlarged ~~principal~~ building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) **Lot occupancy;**
- (b) Yards, including alley centerline setback; and
- (~~c~~ **b**) Pervious surface.

VI. AMENDMENTS TO SUBTITLE G, MIXED USE (MU) ZONES

A new § 5100.1 is added, and existing §§ 5100.1 and 5100.2 is to be renumbered to 5100.2 and 5100.3, and existing 5100.1 to be amended, of § 5100, GENERAL PROVISIONS, of Chapter 51, ALLEY LOT REGULATIONS FOR MIXED-USE (MU) ZONES, so that the entire section reads as follows:

5100 GENERAL PROVISIONS

5100.1 The purposes of this section are to:

- (a) **Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;**

(b) Ensure that alley buildings are subsidiary in scale and height to street-facing buildings; and

(e) Provide for smaller-scale housing and commercial uses.

5100.21 The following development standards shall apply to buildings on Alley Record Lots in the MU zones, **and are intended to achieve the purposes of G § 5100.1. The other development standards of this Subtitle shall not apply, unless noted otherwise below.:**

TABLE G § 5100.24: ALLEY LOT DEVELOPMENT STANDARDS (MU)	
(a) Maximum Height	
MU-6, MU-8, MU-9, MU-10, and MU-15 zones	30 ft. and 3 stories, including the a penthouse- or rooftop structure
All other MU zones	22 20 ft. and 2 stories, including the penthouse- or rooftop structure
(b) Lot Occupancy	<u>No Maximum</u>
(c) (b) Minimum Rear Yard	5 ft. from any portion of a lot line that abuts any of all abutting -non-Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
(d) (e) Minimum Side Yard	5 ft. from any portion of a lot line that abuts any of all abutting -non-Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
(e) (d) Minimum Alley Centerline Setback	7.5 ft. from the centerline of all abutting alleys
(f) (e) Minimum Green Area Ratio	As required by zone

5100.32 Uses on Alley Lots shall be as permitted in Subtitle U, Chapter 6.

VII. AMENDMENTS TO SUBTITLE I, DOWNTOWN ZONES

A new § 210.1 is added, § 210.4 is deleted, and existing §§ 210.1-210.3 and 210.5 are to be renumbered to §§ 210.2-210.5, of § 210, ALLEY LOTS, Chapter 2, GENERAL DEVELOPMENT STANDARDS FOR DOWNTOWN (D) ZONES, so it reads as follows:

210 ALLEY LOTS

210.1 The purposes of this section are to:

(a) Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;

(b) Ensure that alley buildings are subsidiary in scale and height to street-facing buildings; and

(c) Provide for smaller-scale housing and commercial uses.

210.21 The following development standards shall apply to buildings on alley lots in D zones, **and are intended to achieve the purposes of I § 210.1. The other development standards of this Subtitle shall not apply, unless noted otherwise below:**

<u>TABLE I § 210.2: ALLEY LOT DEVELOPMENT STANDARDS (D)</u>	
<u>(a) Maximum Height</u>	<u>30 ft and 3 stories, including the penthouse</u>
<u>(b) Lot Occupancy Maximum</u>	<u>100%</u>
<u>(c) Minimum Rear Yard</u>	<u>5 ft. from any portion of a lot line that abuts any non-Alley Lot;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
<u>(d) Minimum Side Yard</u>	<u>5 ft. from any portion of a lot line that abuts any non-Alley Lot;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u>
<u>(e) Minimum Alley Centerline Setback</u>	<u>7.5 ft. from the centerline of all abutting alleys</u>
<u>(f) Minimum Green Area Ratio</u>	<u>As required by zone</u>

- ~~(a) — A building or structure shall not exceed the lesser of thirty feet (30 ft.) or three (3) stories, including the penthouse, as measured from the ground level of a building wall fronting on an alley to which the alley building or structure is adjacent;~~
- ~~(b) — A building or structure on an alley lot shall be set back at least five feet (5 ft.) from any lot line of all abutting non-alley lots; and~~
- ~~(c) — A building or structure on an alley lot shall be setback at least seven and one-half feet (7.5 ft.) from the centerline of all alleys the alley lot abuts.~~

210.32 With the exception of residential uses, a building or structure on an alley lot shall be subject to the same permissions, conditions, and restrictions as matter-of-right, special exception, and prohibited uses as the zone in which the alley lot is located.

210.43 Residential use is permitted, subject to the following conditions:

- (a) A building may not be constructed or converted to a single or multiple dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty square feet (450 sq. ft.) of lot area per unit; and
- (b) The Alley Lot has access to an improved public street ~~as follows:~~
 - (1) ~~Through an improved public alley or alleys with an alley width of not less than fifteen feet (15 ft.) twenty-four feet (24 ft.) at any point between the Alley Lot and the street; or~~
 - (2) ~~The public street is within three hundred (300) linear feet of~~

~~the Alley Lot as measured along an improved public alley or alleys with an alley width of not less than fifteen feet (15 ft.) at any point.~~

~~210.4 The residential dwelling shall meet all building code requirements for a permanent residential structure.~~

210.5 If the Zoning Administrator or other authorized building official determines that the access from a proposed dwelling on an alley lot is insufficient to provide the intended public safety, hygiene, or other building code requirement, the application for the residential dwelling shall be referred to the Board of Zoning Adjustment for consideration as a special exception under Subtitle X, Chapter 9 with the following additional criteria:

(a) The Office of Zoning shall refer the application to the following agencies for their review and recommendation:

(1) Department of Transportation (DDOT);

(2) Department of Public Works (DPW);

(3) Metropolitan Police Department (MPD);

(4) Fire and Emergency Medical Services Department (FEMS);

(5) DC Water (WASA);

(6) Department of Energy and the Environment (DOEE); and

(7) If a historic district or historic landmark is involved, the Historic Preservation Office (HPO); and

(b a) The Board of Zoning Adjustment determines, after considering relevant agency comments concerning water and sewer services, waste management, traffic and parking, and public safety relating to fire concerns, there is no adverse impact to the adjoining properties; and

(c b) The Board of Zoning Adjustment determines that adequate public utilities and safety can be provided for the residents of the proposed dwelling and adjoining buildings.

VIII. AMENDMENTS TO SUBTITLE J, PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ZONES

Subsection 500.1 of § 500, GENERAL PROVISIONS, of Chapter 5, ALLEY LOT REGULATIONS (PDR), is proposed to be amended as follows:

500 GENERAL PROVISIONS

500.1 The following development standards shall apply to buildings on Alley Record Lots in PDR zones. **The other development standards of this Subtitle shall not apply, unless noted otherwise below.:**

TABLE J § 500.1: ALLEY LOT DEVELOPMENT STANDARDS (PDR)	
(a) Maximum Height	
If the alley lot is located in a square with R or RF zoned properties	<u>22</u> 20 ft., including the penthouse
All other alley lots	30 ft., including the penthouse
(b) Maximum Lot Occupancy	No Maximum
(b) (c) Minimum Rear Yard	5 ft. from any lot line of all abutting non-Alley Lots
(e) (d) Minimum Side Yard	5 ft. from any lot line of all abutting non-Alley Lots
(d) (e) Minimum Alley Centerline Setback	7.5 ft. from the centerline of all abutting alleys
(e) (f) Transition setbacks	As stated for the zone
(e) (g) Green Area Ratio	As stated for the zone

IX. AMENDMENTS TO SUBTITLE U, USE PERMISSIONS

Subsection 600.1(f) of § 600, MATTER-OF-RIGHT USES ON ALLEY LOTS (R, RF, AND RA), of Chapter 6, USE PERMISSIONS FOR ALLEY LOTS is proposed to read as follows:

600 MATTER-OF-RIGHT USES ON ALLEY LOTS (R, RF, AND RA)

600.1 The following uses shall be permitted as a matter-of- right on an alley lot in the R, RF, and RA zones subject to any applicable conditions:

...

- (f) Residential use, subject to the following limitations:
- ~~(1)~~ **The Alley Lot is not wholly or partially within any of the R-1 or R-2 zones;**
 - ~~(12)~~ A building may not be constructed as or converted to a dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty square feet (450 sq. ft.) of lot area;
 - ~~(2)~~ **In any R-1 zone, a residential use is permitted only on an alley lot existing as of August 29, 2025, or an alley lot subdivided from an alley lot existing as of August 29, 2025.**
 - ~~(33)~~ **In any R zone, The-the use shall be limited to one (1) principal dwelling unit and one (1) accessory apartment per lot; The accessory apartments is-are not permitted subject to the conditions of U § 253 and the following lot area minimums;:**

TABLE U § 600(f)(2): MINIMUM LOT AREA FOR MATTER OF RIGHT ACCESSORY APARTMENT ON AN ALLEY LOT	
Zone	Lot Area Minimum (sq. ft.)
Any R-1A zone	7,500
Any R-1B zone	5,000
Any R-2 zone	3,000
Any R-3 zone	2,000

- (4) In any RF zone, the use shall be limited to one principal unit, except that two principal units shall be permitted on lots that have 1,800 square feet of lot area or more;**
- (5) In any RA zone, the use shall be limited to two principal units;**
- (64) The Alley Lot has access to an improved public street as follows:**
 - (A) Through an improved public alley or alleys with an alley width of not less than fifteen-twenty-four feet (1524 ft.) at any point between the lot and the public street; or**
 - (B) The public street is within three hundred (300) linear feet of the Alley Lot as measured along an improved public alley no or alleys with an alley width of not less than fifteen feet (15 ft.) at any point; and**
- (75) A The dwelling unit may also contain a parking garage for use by residents of the dwelling.**

(g) Short-Term Rental as an accessory use to a principal residential use.

(h) Home occupations, pursuant to U § 251.

Subsection 601.1(f) of § 601, SPECIAL EXCEPTION USES ON ALLEY LOTS (R, RF, AND RA), of Chapter 6, USE PERMISSIONS FOR ALLEY LOTS is proposed to read as follows:

601 SPECIAL EXCEPTION USES ON ALLEY LOTS (R, RF, AND RA)

601.1 The following uses shall be permitted on an Alley Lot in the R, RF, and RA zones, as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, subject to any specific provisions of each section:

...

- (f) Residential use not meeting the criteria of Subtitle U § 600.1(f), subject to the following conditions:
 - (1) The Alley Lot is not wholly or partially within any of the R-1 or R-2 zones;**
 - (12) A building may not be constructed or converted for a dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty square feet (450 sq. ft.) of lot area;**
 - (2) In any R-1 zone, a residential use is permitted only on an alley lot existing as of August 29, 2025, or an alley lot subdivided from an alley lot existing as of August 29, 2025.**
 - (3) In any R zone, the use shall be limited to a maximum of one (1) principal dwelling unit and one (1) accessory apartment per lot; The accessory apartment is subject to the conditions of U § 253;**

Commission upon request to be introduced at the public hearing. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

"Great weight" to written report of ANC

Subtitle Z § 505.1 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 505.2, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, GWEN MARCUS WRIGHT, TAMMY STIDHAM, AND JOSEPH S. IMAMURA ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗? 如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312, 电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለመሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስተባባሪው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እነኚህ አገልግሎቶች የሚሰጡት በነጻ ነው።