

# ZC Case 25-11

# Rear Additions

October 27, 2025



# ZC Case 25-11

R and RF zones allow **rear addition to a rowhouse or semi-detached** house to "pop-back" from adjacent property rear walls by 10 ft.; more with BZA approval

1958 Regs rear additions were regulated by Lot Occupancy (60%) and Rear Yard (20 feet)

2016 Zoning Regs limited rear additions to 10 feet beyond abutting residential

2019 Mayor's Order to reduce barriers to housing

2021 Comprehensive Plan Housing and Community Facilities Element

2025: Proposal is to increase the 10 to 16 feet

# PROPOSAL – Amendments to Subtitles D and E

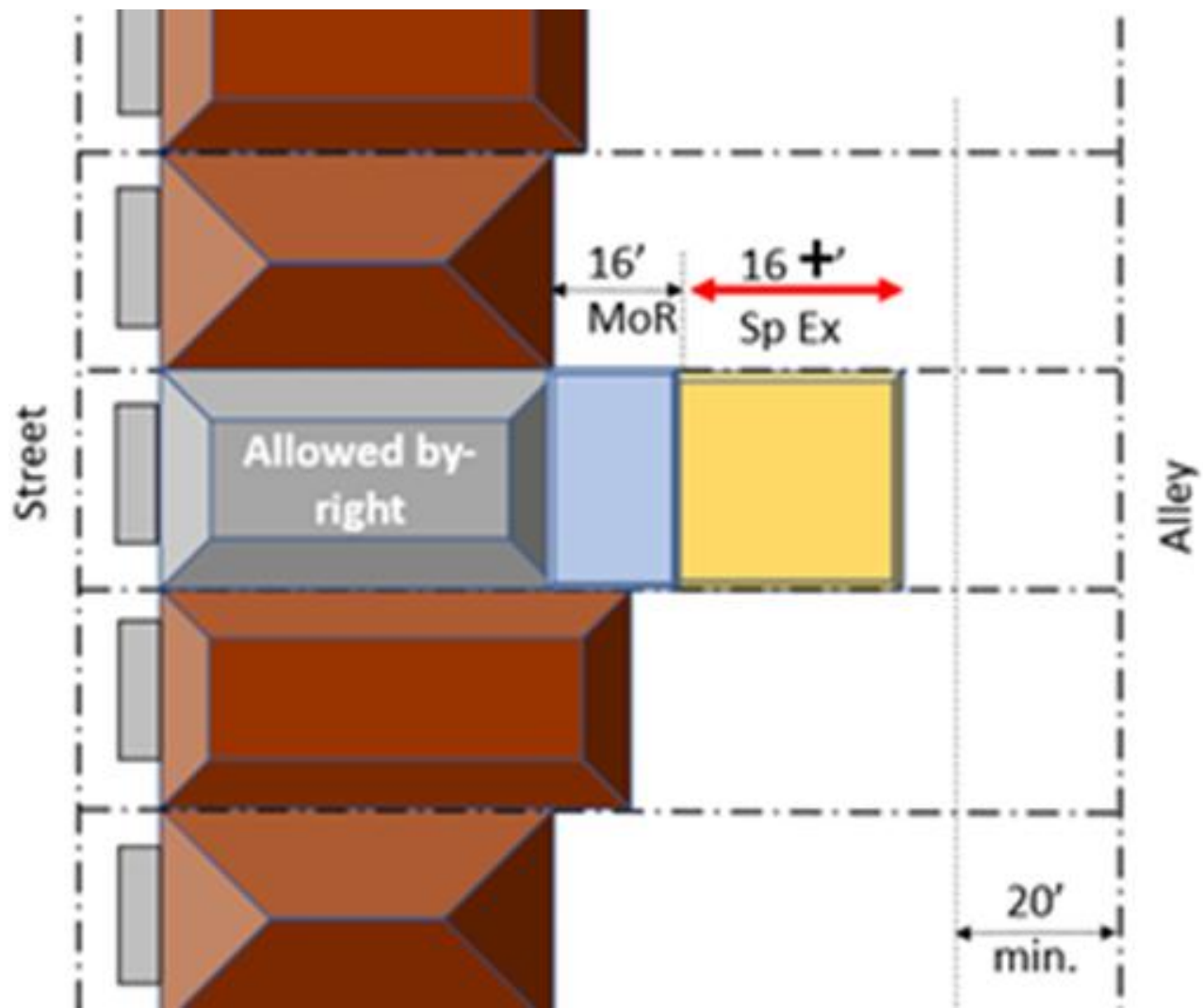


Increase matter-of-right rear addition for semi-detached and row buildings from 10 feet to 16 feet

Continue to allow more than 16 feet by special exception

Clarify regulations

Additions would continue to be subject to rear yard, lot occupancy, building height, and other development standards





# Community Engagement

Four Virtual Open House meetings for all ANCs

June 24 and June 26

October 7 at 11 and 4

Email: [rearadditions@dc.gov](mailto:rearadditions@dc.gov)

Website: <https://planning.dc.gov/page/zoningreviews> Two

Concerns about upper story projections

Effects on Sunlight and Privacy



# ALTERNATE PROPOSAL

Ground floor:

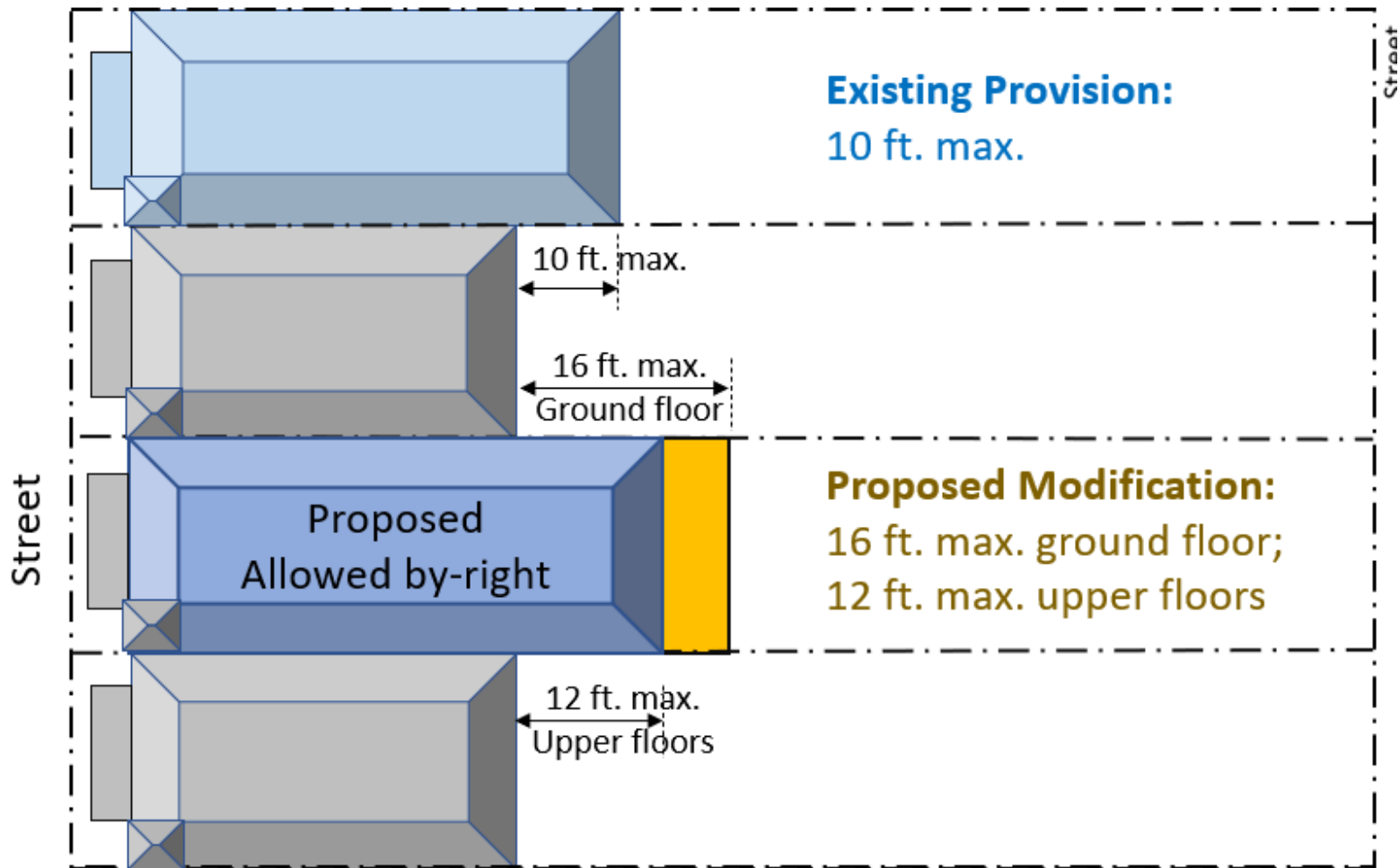
- Increase matter-of-right rear addition from 10 feet to 16 feet

2<sup>nd</sup> and 3<sup>rd</sup> Floors:

- Increase matter-of-right rear addition from 10 to 12

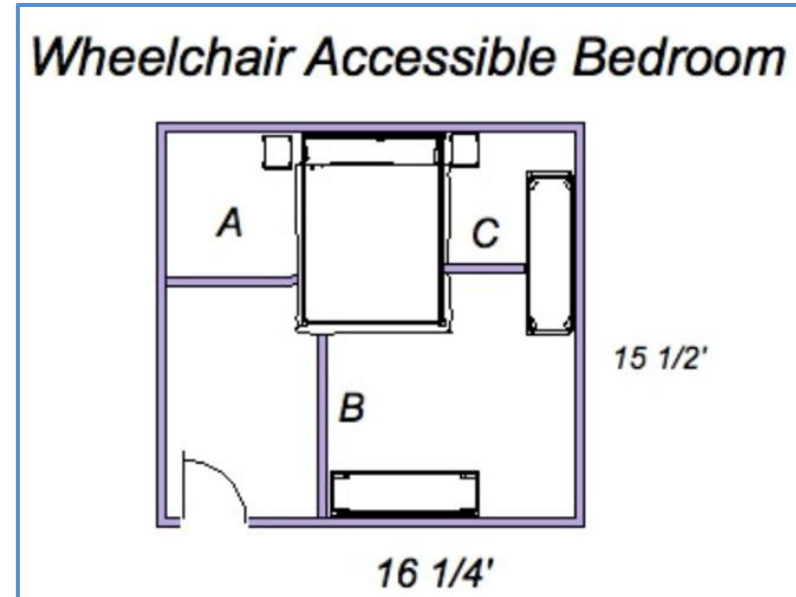
Allow more by special exception

Additions would continue to be subject to rear yard, lot occupancy, building height, and other development standards



## Main Objectives:

- Address Comp Plan language about universal design; aging in place; barriers to housing, minimize regulatory obstacles
- Address Zoning Commission concerns about potential impacts of large rear additions on adjacent homeowners
- Clarify measuring point and special exception review standards
- Reduce BZA cases





# Comprehensive Plan, Including Racial Equity



City-wide impact and will not directly impact any specific planning area or population group.

## **Positively Address Comp Plan Policies:**

### **Housing Element**

Action H- 4.3.A: Incentives for Accessible Units

Policy H-4.3.2: Housing Choice for Older Adults

Policy H-4.3.4: Housing for Persons with Disabilities

*Action H-1.5.E: Remove Regulatory Obstacles*

### **Community Services and Facilities Element**

*Policy CSF-2.3.3: Coordination to Better Serve Older Adults and Residents With Disabilities*

# Comprehensive Plan, Including Racial Equity



Factor	Will the Zoning Action Result in:	OP Response
<b>Direct Displacement</b>	Displacement of tenants or residents?	None anticipated
<b>Indirect Displacement</b>	Indirect displacement ?	None anticipated
<b>Housing</b>	Changes to <ul style="list-style-type: none"> <li>▪ Market Rate Housing</li> <li>▪ Affordable Housing</li> <li>▪ Replacement Housing</li> </ul>	Not likely have a significant impact on the overall housing market;
<b>Physical</b>	Changes to the physical environment ? <ul style="list-style-type: none"> <li>▪ Public Space Improvements?</li> <li>▪ Urban Design Improvements?</li> </ul>	None anticipated; Change would only affect additions to the rear of properties
<b>Access to Opportunity</b>	Access to opportunity? <ul style="list-style-type: none"> <li>▪ Job Training/Creation</li> <li>▪ Healthcare</li> <li>▪ Retail / Access to New Services</li> </ul>	Would not result in any significant new access to jobs, healthcare, retail or services.

Image 4: MoR = 0 feet, Sp Ex beyond 16 feet

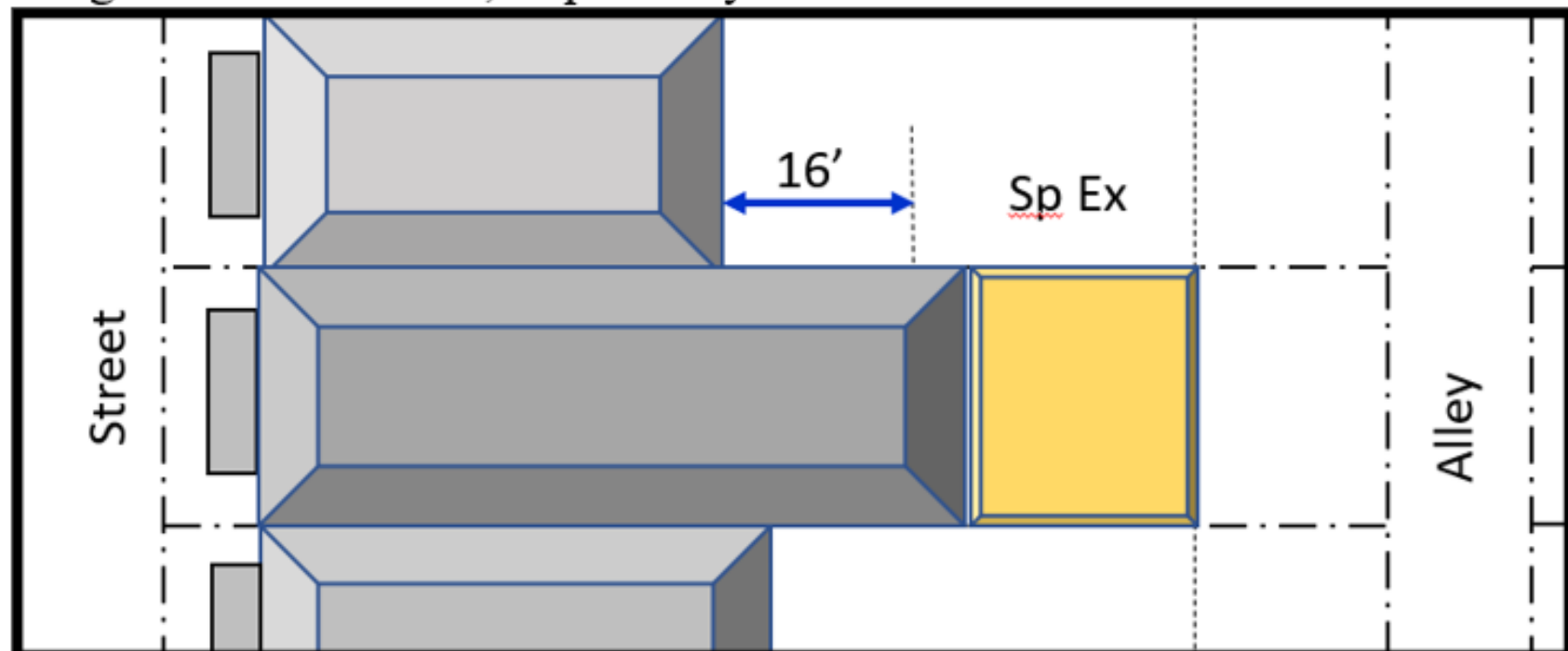
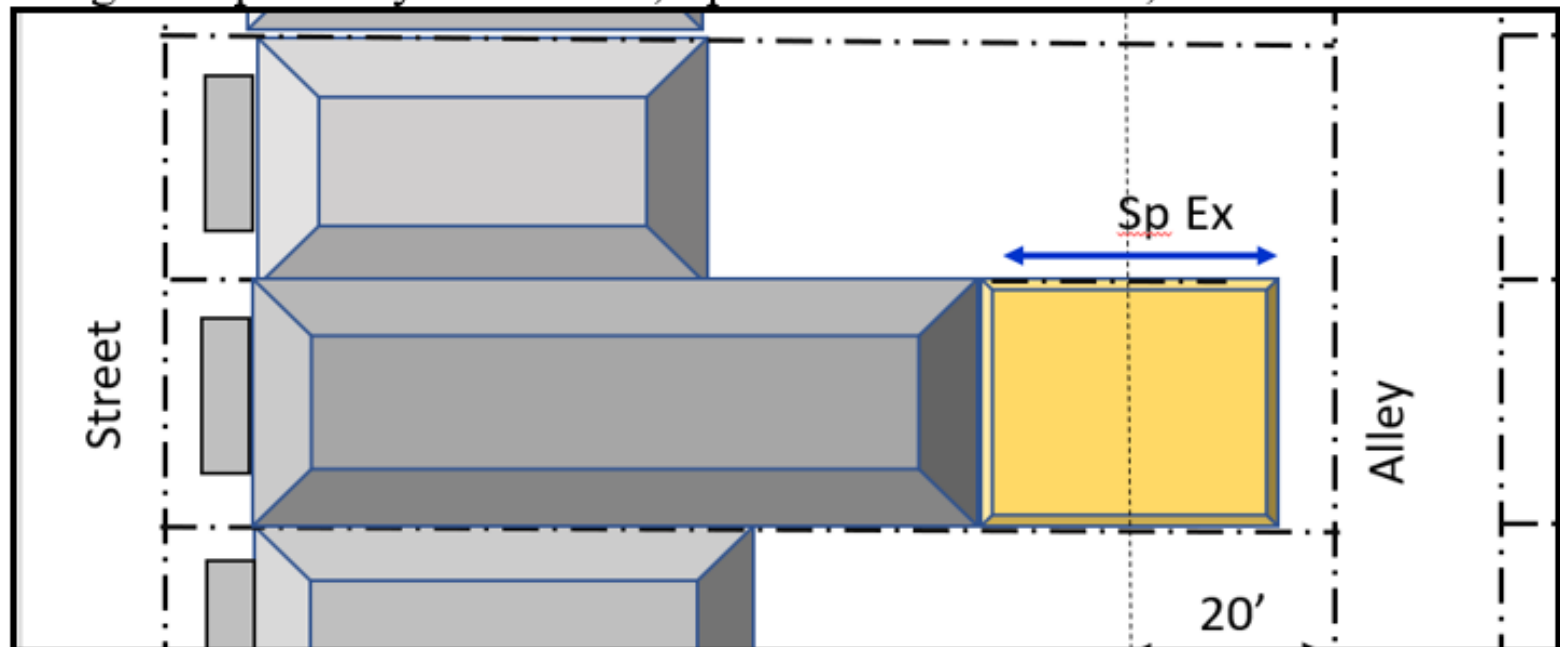


Image 5: Sp Ex beyond 16 feet; Sp Ex from Rear Yard; Variance to Lot Occupancy





## Recommendation

OP recommends the Commission:

- Approve the Alternate proposal
  - Ground Floor: 16 feet
  - 2<sup>nd</sup> and 3<sup>rd</sup> Floors: 12 feet
- Authorize OP , OZLD and DOB to prepare the draft language for the Notice of Proposed Action.