

**OMNIBUS TEXT
AMENDMENT
Zoning Commission
Public Hearing Part 5 –
November 10, 2025**

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TIMELINE AND PROCESS

ANC Open Houses

June 24 & 26, 2025

Virtual open houses for all ANC commissioners to learn more about proposals and provide initial feedback to OP

Public Comment

June/July 2025

Comments can be submitted at: omnibus@dc.gov
OP submitted report with draft amendments 7/30/2025

Zoning Commission Setdown

July 10, 2025

Zoning Commission set down the cases for a public hearing.
All filings on the OZ website vis IZIS
OP Reports were emailed to all ANCs.

Public Comment

Fall, 2025

ANC Open Houses, October 7, 2025

Video and presentation posted on OP website
Additional email and other comments and outreach
OP continued to refine proposals.

Zoning Commission Public Hearings

October 30, 2025 – November 13, 2025

OP prepared a final proposal, based on Comp Plan direction, ZC, agency, and community input.
OP Hearing Report filed October 16, 2025

MAIN OBJECTIVES

- Address Comp Plan Policy
- Remove barriers to housing
- Add clarity
- Ease administrative burdens for homeowners, BZA, ANCs, & staff
- Update 2016 Zoning Regs



ADDRESSING ISSUES AND CONCERNS RAISED BY:

- Zoning Commission
- BZA
- DC agencies, including OP, DoB, DDOT, DPR, DOEE
- Architects, designers and builders
- ANCs
- Homeowners, and community, often through BZA reviews

COMPREHENSIVE PLAN, INCLUDING RACIAL EQUITY

- Generally city-wide in scope with benefits to all DC residents
- Would NOT result in:
 - Rezoning of property
 - Substantial change in permitted height, density, use
- Positively address Comp Plan policy objectives:
 - Reduce barriers to the provision of housings options
 - Add clarity and certainty to regulations and processes
 - Eliminate unnecessary burdens to property owners
 - Update regulations to current policy and standards

COMPREHENSIVE PLAN

- Would particularly further policies from:
 - Framework Element
 - Land Use Element
 - Transportation Element
 - Housing Element
 - Economic Development Element
 - Parks, Recreation and Open Space Element
 - Community Services and Facilities Element
 - Educational Facilities Element
 - Implementation Element

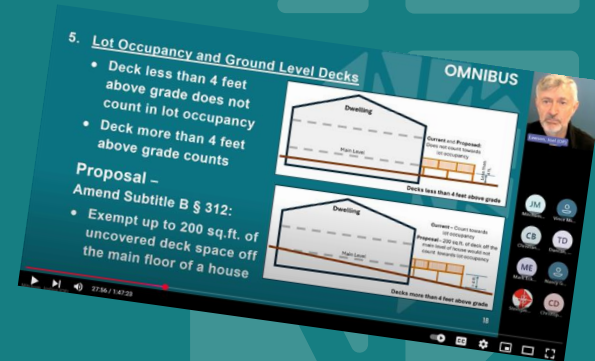


COMPREHENSIVE PLAN, INCLUDING RACIAL EQUITY

	Will the Zoning Action Result In:	Potential Impact:
Direct Displacement	Displacement of tenants or residents?	None anticipated
Indirect Displacement	Indirect displacement?	None anticipated
Housing	Changes to Housing? <ul style="list-style-type: none"> ▪ Market Rate / Affordable ▪ Replacement 	Intended to remove barriers to the provision of new housing and IZ opportunities
Physical	Changes to the physical environment? <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Urban Design Improvements 	Remove disincentives to balconies No other major impact anticipated
Access to Opportunity	Access to Opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Retail / Access to New Services 	Includes proposals to clarify the regulations and remove unnecessary barriers or impediments

COMMUNITY OUTREACH AND INPUT

- Proposal includes amendments and modifications raised by ANC's, community and business groups, and individuals
- Virtual open house meetings for ANC's June 24 & June 26, 2025
- Virtual Open House meetings for ANC's October 7, 2025, noon and evening
- ANC meeting videos and presentations posted on OP website
- Conversations with individuals, ANC members



OMNIBUS TEXT AMENDMENT DAY 5 – Nov. 10, 2025

1. **ACCESSORY BUILDING AREA IN R AND RF ZONES
(OP REORDERED HEARING REPORT #17)**
2. **ACCESSORY BUILDING SIDE AND REAR SETBACKS, R ZONES
(OP REORDERED HEARING REPORT #18)**
3. **ACCESSORY APARTMENTS IN RF, RA, & MU ZONES
(OP REORDERED HEARING REPORT #19)**
4. **NEW DWELLING IN AN ACCESSORY BUILDING IN RF ZONES
(OP REORDERED HEARING REPORT #20)**

1. ACCESSORY BUILDING AREA IN R AND RF ZONES

- **Currently restricted to 450 sq.ft. area**
 - **Regulations now allow a residential unit**
 - **Difficult to provide a reasonable unit as well as parking, storage, and circulation**
 - **Results in many requests for BZA relief**
- **SCOPE – Apply to R or RF zoned property; all parts of DC**
- **ORIGIN – Designers, homeowners, Staff through BZA cases**
- **POLICY DIRECTION – reduce barriers to the provision of housing, including housing that is typically more affordable**

1. ACCESSORY BUILDING AREA IN R AND RF ZONES

PROPOSAL - Amend Subtitles D § E § 5003:

- Amend to allow a building footprint of the greater of 30% of the area of the required rear yard, or:
 - 600 sq.ft. in R1 1 & R-2 (larger lots), and
 - 550 sq.ft. in R-3 & RF.

CHANGES SINCE SETDOWN:

- None proposed

2. ACCESSORY BUILDING SIDE AND REAR SETBACKS, R ZONES

- No setback currently required
 - Concerns from neighbors and BZA as part of BZA cases
 - Privacy, Maintenance
- SCOPE – R Zoned Property, found citywide
- ORIGIN – Staff, in response to BZA cases
- POLICY DIRECTION:
 - Could impact provision of accessory building / unit
 - Could provide better light and privacy to unit and to adjacent lot

2. ACCESSORY BUILDING SIDE AND REAR SETBACKS, R ZONES

PROPOSAL – Amend Subtitles D §§ 5004, 5005, 5201:

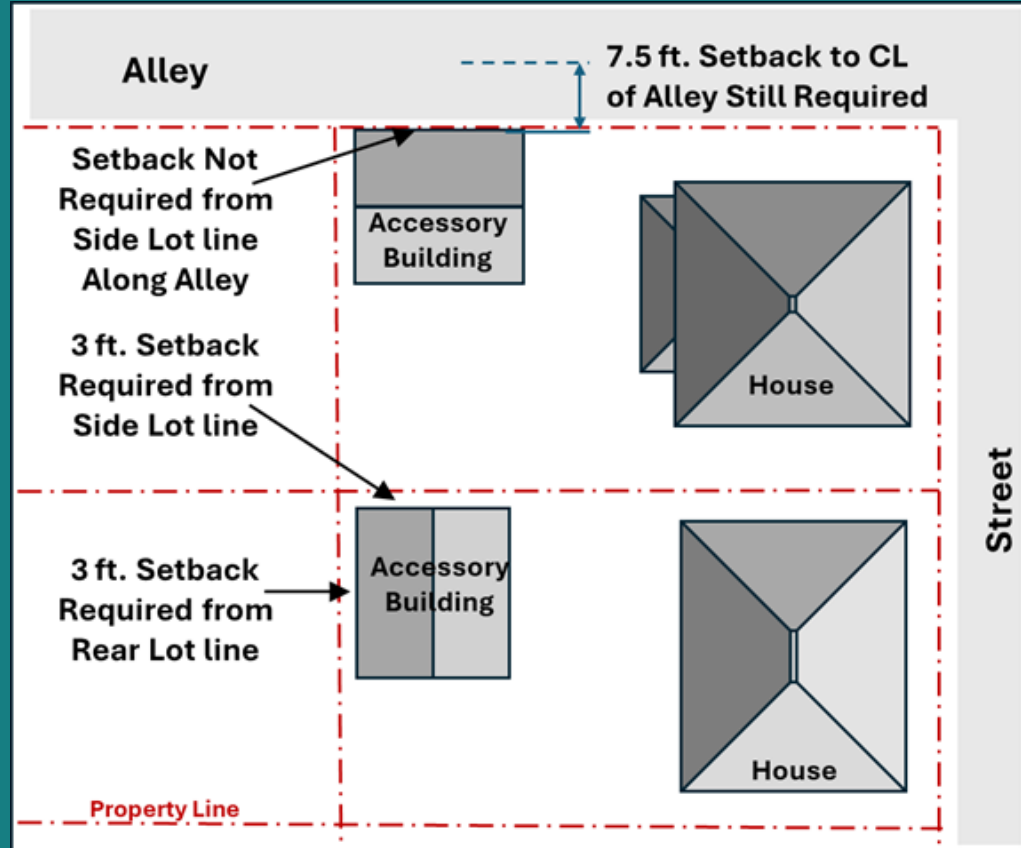
- **R Zones - 3-foot side setback and 3-foot rear setback**
- **Require only from a lot line shared with another lot**
- **Allow BZA relief by special exception**

CHANGES SINCE SETDOWN:

- **Based on ANC feedback, amended to remove proposal for accessory building setback in RF zones;**
- **Amended rear setback in R zones from 5 feet to 3 feet.**
- **No Changes since Public Hearing Report**

2. ACCESSORY BUILDING SIDE AND REAR SETBACKS, R ZONES

PROPOSAL



3. ACCESSORY APARTMENTS IN RF, RA, & MU ZONES

- Accessory apartment allowed in the R zones
 - Can now be in the principal or accessory building
 - Specified size, occupancy limits
- RF, RA, or MU zones allow 2 or more units
 - Can now be in the principal or accessory building
 - Can be rented out or a separate unit on the lot
 - Not subject to accessory apartment limits
- Additional clarity needed - confusion by some owners led to unnecessary BZA cases to add a second unit when none is needed

3. ACCESSORY APARTMENTS IN RF, RA, & MU ZONES

- **SCOPE** – Clarifications in the RF, RA and MU zones, found throughout DC
- **ORIGIN** – Staff in response to BZA cases and lack of clarity in the regulations
- **POLICY DIRECTION** –
 - Add clarity and certainty in the regulations
 - No impact on regulations for the provision of housing

3. ACCESSORY APARTMENTS IN RF, RA, & MU ZONES

PROPOSAL: Amend Subtitles F § 201, G § 201,
U §§ 201, 210, 410, 501

- Clarify an accessory apartment not permitted in RF, RA, MU
- A second unit continues to be allowed in either the principal or accessory building
- Accessory apartment regs in these zones would make housing more restrictive

CHANGES SINCE SETDOWN:

- None

4. NEW DWELLING IN AN ACCESSORY BUILDING IN RF ZONES

- **New dwelling allowed only in a pre-2013 accessory building**
- **Expansion of an accessory building for a dwelling unit also only by sp.ex.**
 - **Directly contrary to housing policy**
 - **Results in many BZA cases**
- **SCOPE – Any RF zoned property, in many parts of DC**
- **ORIGIN – Staff, homeowners, design professionals**
- **POLICY DIRECTION – remove a barrier to the provision of housing and regulatory burden on homeowners; ensure regulation consistency where appropriate**

4. NEW DWELLING IN AN ACCESSORY BUILDING IN RF ZONES

PROPOSAL – Amend Subtitle U § 301:

- Remove these unnecessary and inappropriate restrictions
- Amend alley access provisions to be consistent with those of alley lot dwellings

CHANGES SINCE SETDOWN

- None

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QUESTIONS AND DISCUSSION

1. ACCESSORY BUILDING AREA IN R AND RF ZONES
2. ACCESSORY BUILDING SIDE AND REAR SETBACKS, R ZONES
3. ACCESSORY APARTMENTS IN RF, RA, & MU ZONES
4. NEW DWELLING IN AN ACCESSORY BUILDING IN RF ZONES