

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



November 26, 2025

Via E-Mail:

Marcel Acosta
Executive Director
National Capital Planning Commission

Re: Notice of Proposed Action: Z.C. Case No. 25-12 (Office of Planning - Omnibus Text Amendments to Modify & Clarify Various Provisions of 11-DCMR)

Dear Mr. Acosta:

At the conclusion of the public hearing held on November 25, 2025, the Zoning Commission for the District of Columbia took proposed action to approve the above-referenced omnibus case for the following amendments only out of the 24 total amendments:

- 4. Green Area Ratio Subtitle C § 601
- 5. Balconies and Gross Floor Area (GFA) – Subtitle B 304
- 22. Penthouse Height Limit in MU/CAP Zones
- 16. Redundant Building Form Language – Subtitle U 201
- 9. Pre-ZR16 Approved Vehicle Parking Requirements – Subtitle C 701
- 11. Garage Door Height & Setback – Subtitle C 71112
- 21. Align Zone Descriptions
- 13. Penthouse Habitable Space Affordable Housing Contribution – Subtitle C 1507
- 20. New dwelling in an Accessory Building in RF zones – Subtitle U § 301 (formerly 24)
- 24. Designated Uses in Neighborhood Mixed Use Zones
- 23. Window Separation Criteria in MU and D Zones - (1)

The numbering is directly from the OP Hearing Report for ZC 25-12.

The proposed decision of the Commission to approve the above-mentioned case is referred to the National Capital Planning Commission (NCPC) for review and comment, pursuant to the District of Columbia Home Rule Act of 1973, as amended, 87 Stat. 790, Pub. L. No. 93-198, D.C. Code Section 1-201 et seq.

The Zoning Commission plans to take final action at its next public meeting following the expiration of NCPC's 30-day comment period. Please provide your comments at your earliest convenience. If you have any questions, contact me at the Office of Zoning on (202) 727-6311.

Sincerely,

Ella Ackerman for
Sharon S. Schellin
Secretary to the Zoning Commission

cc: Diane Sullivan (via e-mail)
Matt Flis (via e-mail)
Stephanie Free (via e-mail)
Johanna McCrehan (via e-mail)