

**SUPPLEMENTAL MEMORANDUM**

**TO:** District of Columbia Zoning Commission  
**FROM:** Joshua Mitchum, Development Review Specialist  
*MBR* Maxine Brown-Roberts, Associate Director, Development Review  
**DATE:** April 24, 2026  
**SUBJECT:** **ZC Case 25-12: OP Supplemental Report for an “Omnibus” Zoning Text Petition, to modify and clarify the text of various provisions of the Zoning Regulations**

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The Office of Planning (OP) submits this supplemental report requesting minor modifications to the text previously proposed by OP and contained in the Notice of Proposed Rulemaking (NOPR) at [Exhibit 147](#).

Following further consultation with the Department of Building (DOB) regarding the implementation of the proposed amendments to the Zoning Regulations, DOB requested changes that are aimed at alleviating potential ambiguity and confusion during the permitting process. The proposed modifications would not change the intent of any amendment reviewed and discussed with the Zoning Commission at the public hearings.

The additional modifications to existing text are shown in **bold underline text** for added text, and **~~bold, strikethrough text~~** for deleted text.

**SUBTITLE D RESIDENTIAL HOUSE (R) ZONES**

**CHAPTER 11 GEORGETOWN RESIDENTIAL HOUSE ZONES – R-1B/GT AND R-3/GT ZONES is amended as follows:**

**Subsections 1105.2-1105.4 of § 1105 ACCESSORY BUILDINGS, are amended to read as follows:**

1105.2 In the R-1B/GT zones, except for a shed, an accessory building shall be located facing an alley or private alley to which the owner has access by an easement recorded with the Recorder of Deeds, and shall be set back a maximum of five feet (5 ft.) from the rear property line or a line perpendicular to the façade of the principal building, **and shall be set back a minimum of three feet (3 ft.) from a side lot line, other than except that no set back shall be required where the side lot line of the property abuts an alley or street.**

1105.3 . . .

**CHAPTER 50 ACCESSORY BUILDING REGULATIONS FOR RESIDENTIAL HOUSE (R) ZONES is amended as follows:**

**Subsection 5004.1 of § 5004 REAR YARD, is amended to read as follows:**

5004.1 ...:

- (c) Set back a minimum of three feet (3 ft.) from a rear lot line, ~~other than~~ **except that no set back shall be required** where the rear lot line of the property abuts an alley or street.

Subsection 5005.3 is added to § 5005 SIDE YARD, to read as follows:

5005.3 An accessory building other than a shed shall be set back a minimum of three feet (3 ft.) from a side lot line, ~~other than~~ **except that no set back shall be required** where the side lot line of the property abuts an alley or street.