ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PROPOSED RULEMAKING
Z.C. Case No. 25-12A
(Text Amendment – 11 DCMR)
Technical Correction to Z.C. Order 25-12 that pertains to Subtitle D, § 1105.2

The Zoning Commission for the District of Columbia (Commission), pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797), as amended; D.C. Official Code § 6-641.01 (2018 Rep1.)), and pursuant to § 6 of the District of Columbia Administrative Procedures Act, approved October 21, 1968 (82 Stat. 1206, as amended; D.C. Official Code 2-505 (2013 Repl.)), hereby gives notice of its intent to amend Subtitle D (RESIDENTIAL HOUSE (R) ZONES) of Title 11 (Zoning Regulations of 2016) of the District of Columbia Municipal Regulations (DCMR) to make a technical correction to an amendment made by Z.C. Order No. 25-12 (Order).

The proposed corrections are non-substantive changes needed to clarify the intent of the Commission when it adopted the text. The Commission directed that the text include these changes when it took proposed action to approve the text, but the changes were inadvertently excluded from the notices of proposed and final rulemaking that were published in the *District of Columbia Register* because of a clerical error. The other amendments approved by the Order are not affected by this correction.

Final rulemaking action shall be taken not less than thirty (30) days from the date of publication of this notice in the *District of Columbia Register*.

The following amendments to Title 11 DCMR are proposed (additions are shown in **bold underlined** text; and deleted text is shown in **bold ~~strikethrough~~** text):

I. Amendments to Subtitle D, RESIDENTIAL HOUSE (R) ZONES

Subsection 1105.2, of § hn1105, ACCESSORY BUILDINGS, of Chapter 11, GEORGETOWN RESIDENTIAL HOUSE ZONES – R-1B/GT AND R-3/GT, is amended to read follows:

1105.2 In the R-1B/GT and R-3/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**~~ **In the R-1B /GT zone, except for a shed, an accessory building** shall **also** be set back a minimum of three feet (3 ft.) from a side lot line, except that no **side** set back shall be required where the side lot line of the property abuts an alley or street.

All persons desiring to comment on the subject matter of this proposed rulemaking action should file comments in writing no later than thirty (30) days after the date of publication of this notice in the *District of Columbia Register*. Comments should be filed with Sharon Schellin, Secretary to the Zoning Commission, Office of Zoning, through the Interactive Zoning Information System

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(IZIS) at https://app.dcoz.dc.gov/Login.aspx; however, written statements may also be submitted by e-mail to ZCsubmissions@dc.gov; by mail to 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001; or by fax to (202) 727-6072. Ms. Schellin may be contacted by telephone at (202) 727-6311 or by email at Sharon.Schellin@dc.gov. Copies of this proposed rulemaking action may be obtained at cost by writing to the above address.