

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FINAL RULEMAKING¹
Z.C. Case No. 18-05
(WMATA – Map Amendment and Text Amendment @ Square 487, Lot 17)
November 19, 2018

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 (2016 Rep1.)), hereby gives notice of the adoption of amendments to amend the Zoning Map to rezone lot 17 in Square 487 (“Property”) from the D-2 to the D-5-R zone, and to amend the text of Subtitle I of Title 11 DCMR (Zoning Regulations of 2016) to make any future residential density on the Property subject to the Inclusionary Zoning Regulations set forth in Chapter 10 of Subtitle C, which do not apply to D-5-R properties.

On October 1, 2018, upon the motion of Chairman Hood, as seconded by Vice Chairman Miller, the Zoning Commission took Proposed Action to authorize a notice of proposed rulemaking, which was published in the *D.C. Register* on October 19, 2018, at 65 DCR 11771, by a vote of 5-0-0 (Anthony J. Hood, Robert E. Miller, Peter A. Shapiro, Peter G. May, and Michael G. Turnbull to approve). No comments were received.

On November 19, 2018, upon the motion of Commissioner Turnbull, as seconded by Vice Chairman Miller, the Zoning Commission took Final Action to adopt the amendments as proposed at its public meeting by a vote of 5-0-0 (Anthony J. Hood, Robert E. Miller, Peter A. Shapiro, Peter G. May, and Michael G. Turnbull to approve).

The following rulemaking action is taken:

The Zoning Map is amended to rezone the Lot 17 in Square 487 from the D-2 to the D-5-R zone.

The following amendments to the text of Title 11 DCMR (Zoning Regulations of 2016) are adopted:

Chapter 5, REGULATIONS SPECIFIC TO PARTICULAR DOWNTOWN (D) ZONES, of 11-I DCMR, DOWNTOWN (D) ZONES, is amended as follows:

Subsection 547.3, of § 547, DENSITY - FLOOR AREA RATIO (FAR) (D-5-R), is amended as follows:

¹ For Office of Zoning tracking purposes only, this Notice of Final Rulemaking shall also be known as Z.C. Order No. 18-05.

547.3 Except for Square 487, residential density in the D-5-R zone is not subject to the Inclusionary Zoning requirements or bonuses of Subtitle C, Chapter 10.

The amendments shall become effective upon publication of this notice in the *D.C. Register*; that is on January 4, 2019.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING