

'Rear' Addition'

**Omnibus
Text'
Amendments**

Meeting 1

Tuesday October 7, 2025

11:00 am to 1 pm

Meeting 2

Tuesday October 7, 2025

4:00 pm to 6:00 pm

ANC Open House Meetings:

Proposed Zoning Text Amendments:

- 1. Rear Additions to Rowhouses**
- 2. Omnibus – Various Amendments**

DC Office of Planning

Jennifer Steingasser, Deputy Director Design, Development, Preservation

Joel Lawson, Associate Director Development Review

Joshua Mitchum, Development Review Specialist

District of Columbia
Office of Planning



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
Additional email and other comments and outreach
OP continues to refine proposals.

Zoning Commission Public Hearing

October 27 and 30, 2025

OP will prepare a final proposal, based on ZC, agency, and community input.
ANC notification of Hearing dates

WHAT IS ZONING?

How cities use zoning:

- Guide future development in accordance with the Comprehensive Plan and SAPs
- An important way to implement Land Use Policy
- Foster protection of - or change to - the land use or characteristics of an area
- Promote or restrict certain uses in defined areas
- Encourage adequate light and air around property

Zoning in DC:

- Must be “not inconsistent” with the Comprehensive Plan
- Breaks the city into “Zones” or “Zone Districts”
- Defines what can be built and what kinds of uses are permitted
- In every zone, some form of development is allowed by-right

DC’s zoning laws tell people:

- How a property may be used, either by-right or with BZA or ZC approval
- Siting of buildings on a property – yards and setbacks
- How much can be built – how tall, how big, how much land can be covered
- The process for relief from the regulations

1. REAR ADDITIONS

Zoning Commission

Public Hearing –

October 27, 2025

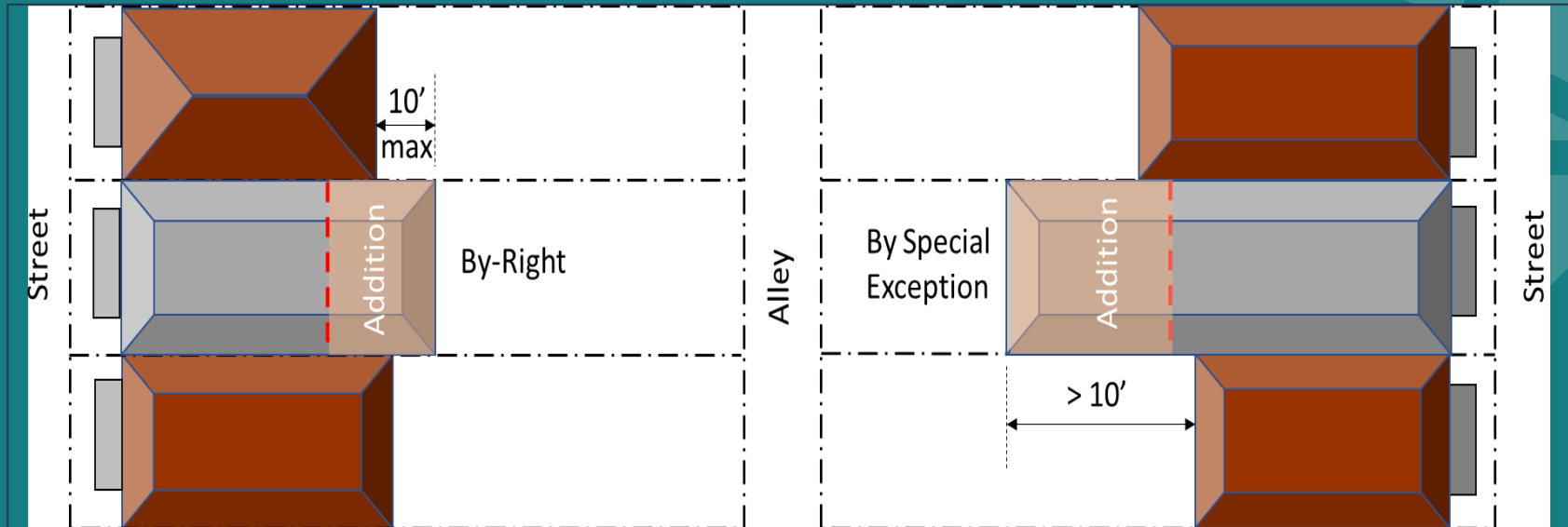
SETDOWN MEETING JULY 10, 2025

- Set down by the Zoning Commission for a public hearing
- Video and transcript of the Setdown Meeting available on the Office of Zoning website
- Public Hearing Notice published July 28, 2025
- Public Hearing Date – October 27, 2025

REAR ADDITION TEXT AMENDMENT

R and RF zones allow rear addition to a rowhouse or semi-detached house to "pop-back" from adjacent property rear walls by 10 ft.; more with BZA approval

Current Provisions

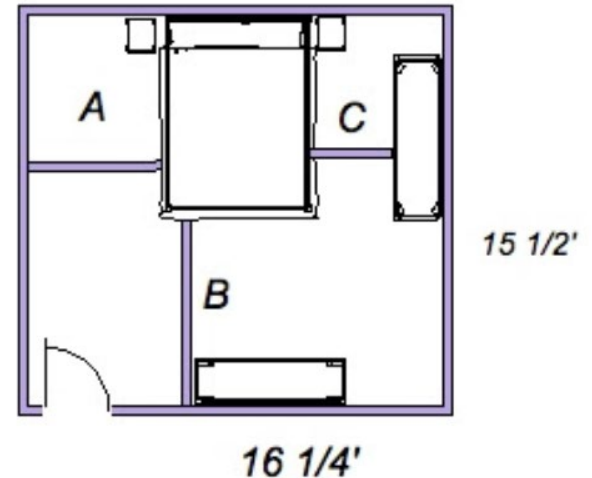


REAR ADDITION TEXT AMENDMENT

Main Objectives:

- Address Comp Plan language about universal design
- Address Zoning Commission concerns about potential impacts of large rear additions on adjacent homeowners
- Address universal design and practical issues – a 10-foot addition does not always provide for a reasonable ADA room size

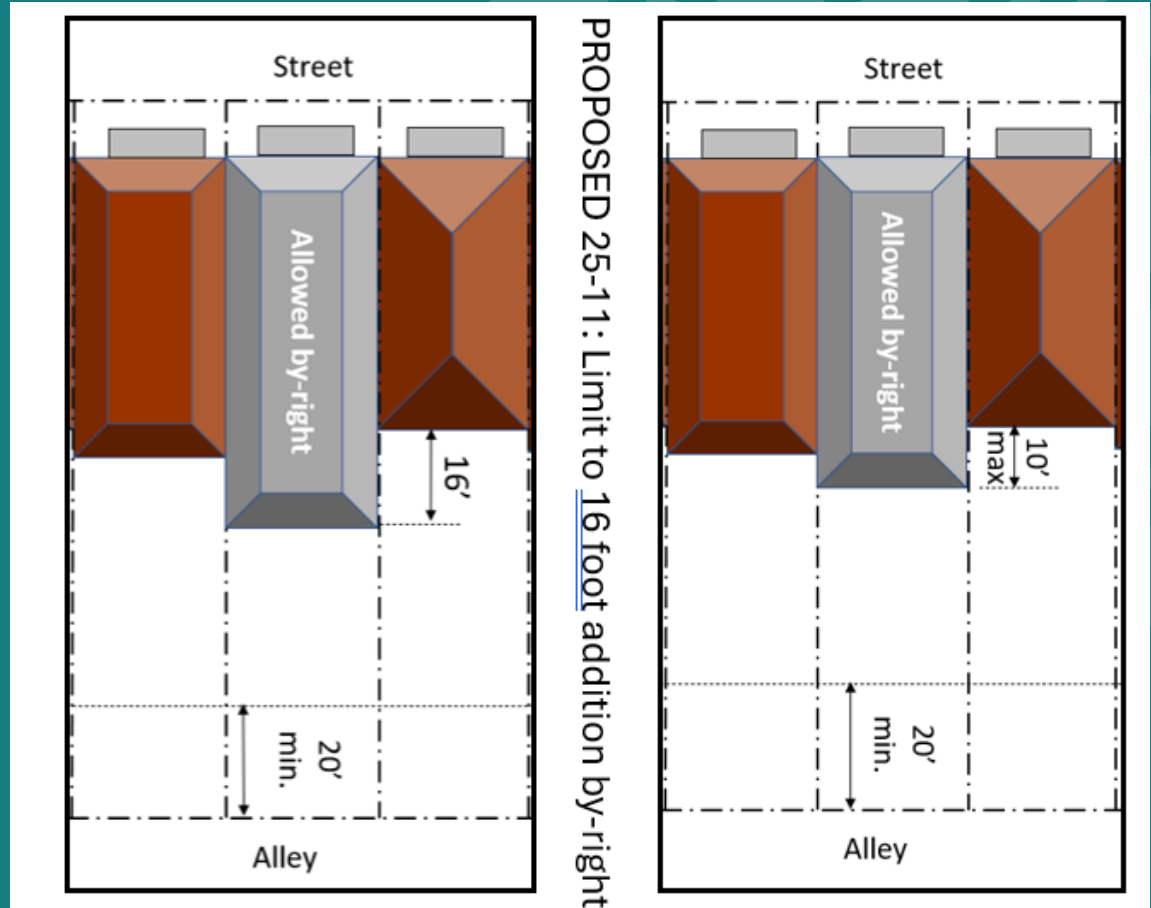
Wheelchair Accessible Bedroom



PROPOSAL - Amendments to Subtitles D § E

10 ft to 16 ft

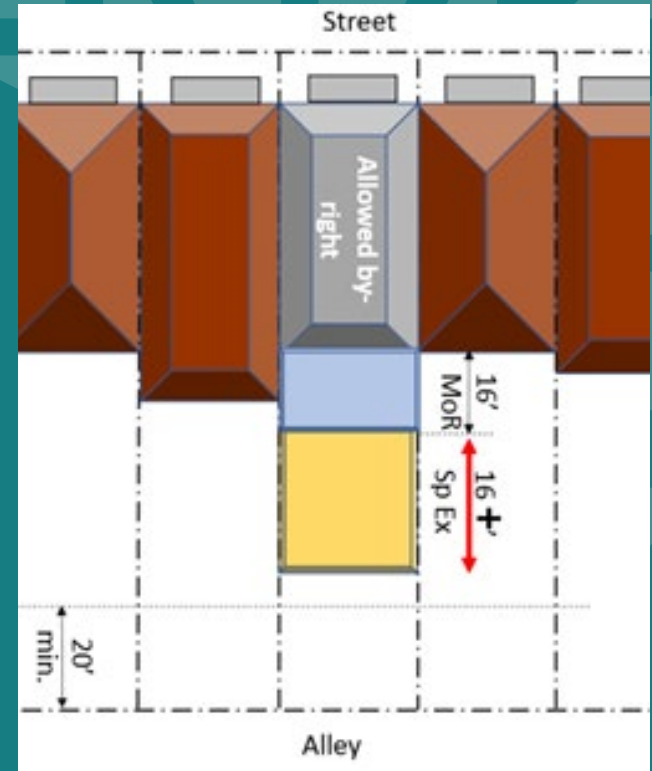
Matter of Right



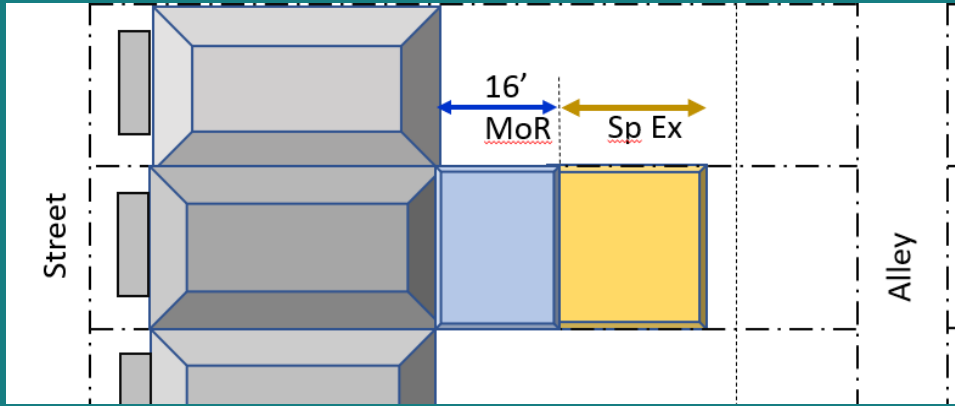
PROPOSAL - Amendments to Subtitles D § E

- More than 16 feet - Continue to allow by special exception
- Clarify regulations

Any addition would continue to have to meet rear yard, lot occupancy, building height, and other zoning regulations



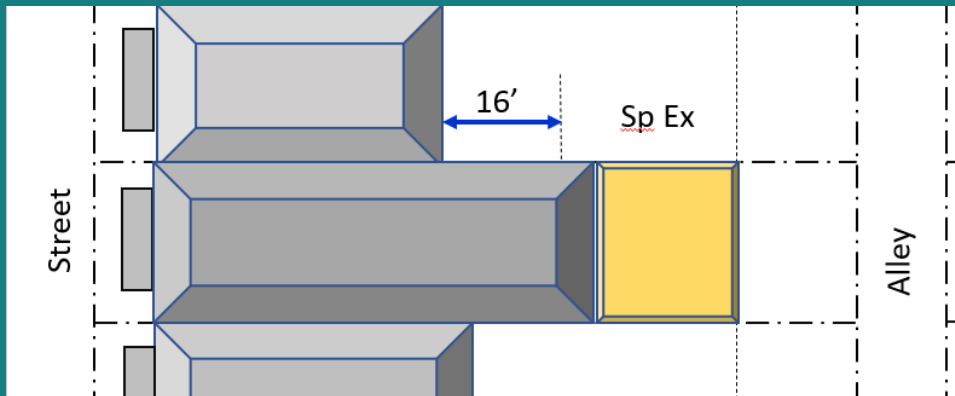
EXAMPLES OF PROPOSAL:



Existing building does not extend beyond adjoining rear façades

Addition Matter of Right = 16 feet

Sp. Ex. for more than 16 feet



Existing building already extends more than 16 beyond one of the adjoining rear façades

Addition Matter of Right = 0 feet

Sp. Ex. for any rear addition

REAR ADDITION TEXT AMENDMENT

Zoning Commission Public Hearing:

Monday, October 27, 2025, 4:00 pm

QUESTIONS OR COMMENTS?

**Ómnibus
Text'
Amendments**

**2. OMNIBUS TEXT
AMENDMENT**

Zoning Commission

Public Hearing –

October 30, 2025

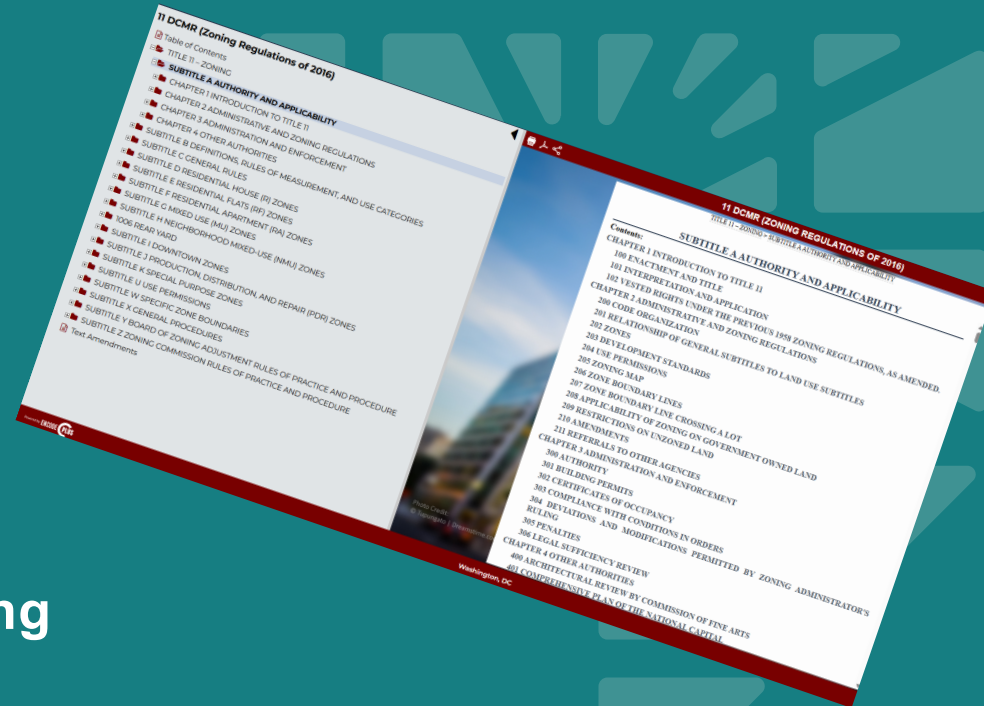
District of Columbia
Office of Planning



24 Separate Zoning Text Amendment Proposals

Main Objectives:

- Add clarity to zoning regulations
- Ease administrative burdens for homeowners, BZA, ANCs, & staff
- Remove barriers to housing
- Update 2016 Zoning Regulations



24 Separate Zoning Text Amendment Proposals

Address issues and concerns raised by:

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



SETDOWN MEETING JULY 10, 2025

Zoning Commission requested:

- **Public Hearing to be structured to deal with smaller groupings of proposed amendments with ZC questions and public comments following each group**

Video and transcript of the Setdown Meeting available on the Office of Zoning website

Public Hearing Notice published August 6, 2025

ZC PUBLIC HEARING OCTOBER 30, 2025

TEXT AMENDMENT GROUP 1:

1. **Split Zoned Lots**
(OP Setdown Report Item #1)
2. **Zoning Administrator Flexibility**
(OP Setdown Report #2)
3. **Light Pole Setback for District Recreation Fields**
(OP Setdown Report #3)

1. Zone Boundary Line for Split-Zoned Lot

- A split-zoned lot is a single property with two zones
- Not common, or preferred, but exist throughout DC
- Addresses how to determine “bulk” and “use”

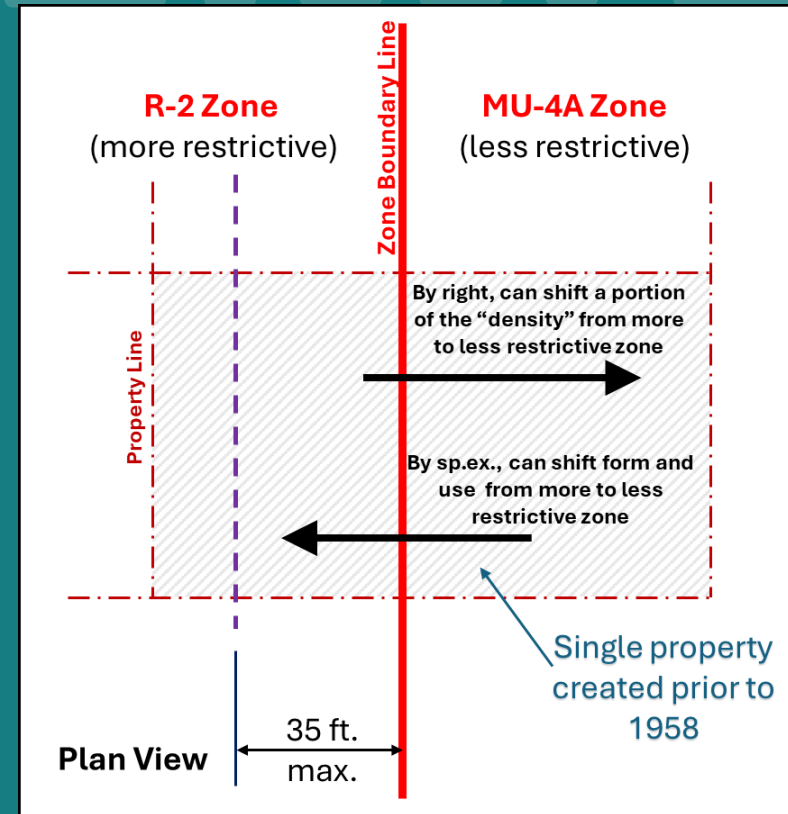
PROPOSAL - Amend Subtitle A § 207

- Add clarity – not easy to understand or administer
- Provide some additional flexibility
- Remove redundant review language
- Move from Subtitle A to a new Subtitle C Chapter 16

1. Zone Boundary Line for Split-Zoned Lot

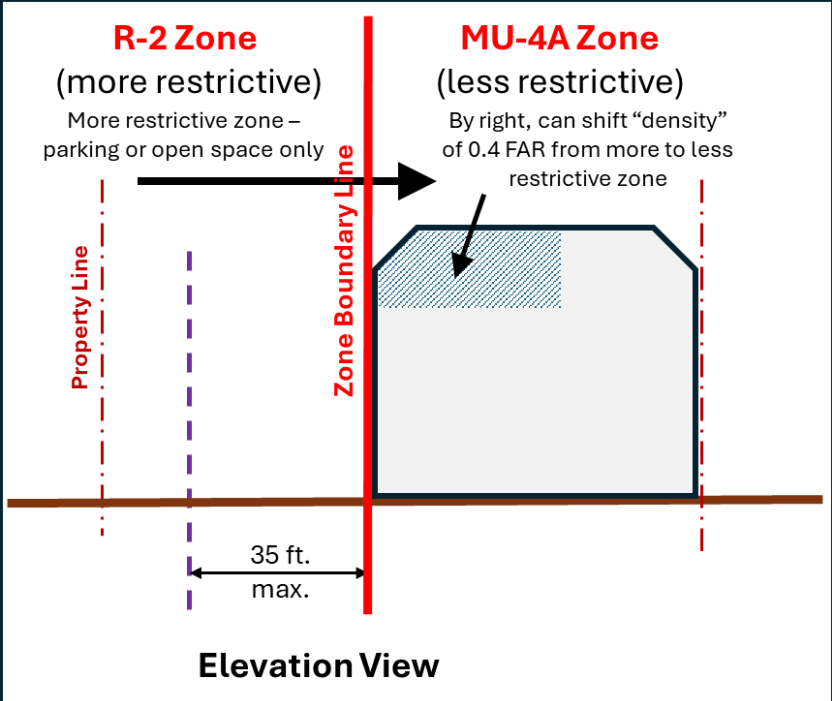
EXAMPLE:

- MORE restrictive zone – R-2
- LESS restrictive zone – MU-4
- By-Right – move density from a portion of R-2 to MU-4
- By Sp.Ex. – can move use and some density from MU-4 to a portion of R-2
- Proposal clarifies, but does not substantively change this

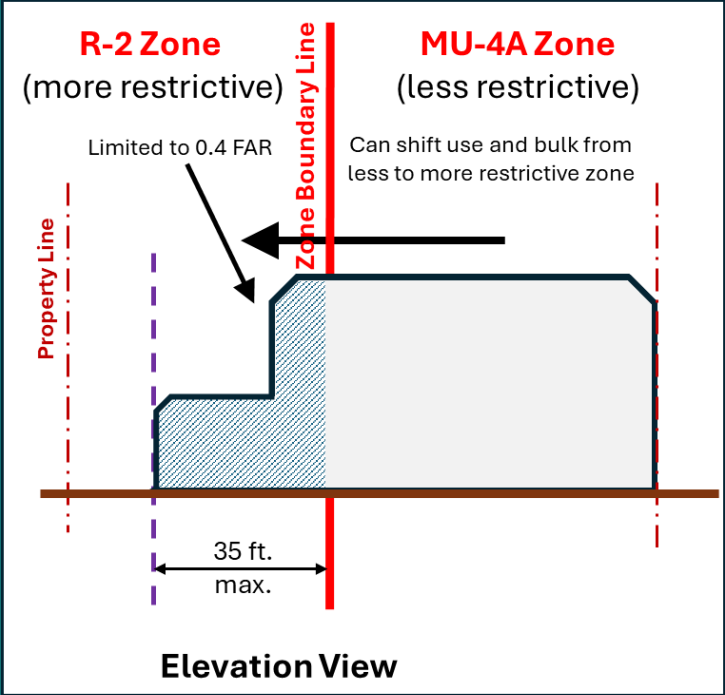


1. Zone Boundary Line for Split-Zoned Lot - EXAMPLE

BY-RIGHT:



BY SPECIAL EXCEPTION:



2. Zoning Administrator Flexibility in BZA Cases

- Provisions are unclear and restrictive
- Cause administrative problems and delays in permitting

PROPOSAL - Amend Subtitles A § 304 & Y § 702:

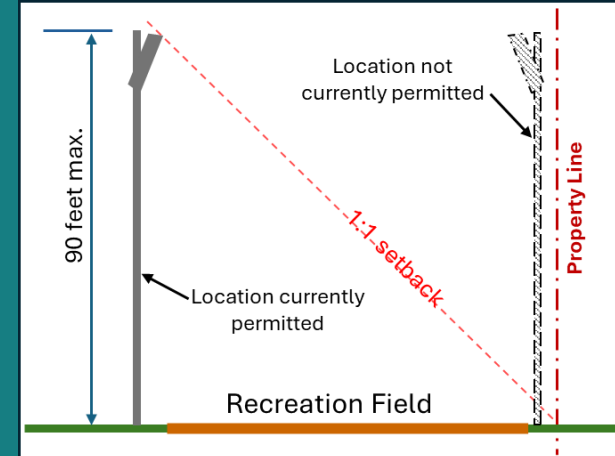
- Clarify extent of ZA flexibility for approval of building permit plans subject to a BZA Order
- Streamline reporting requirements

3. Light Poles in Residential Zones for Public Recreation Fields

- Currently permitted to a height of 90 feet, provided set back from property line an equal distance
- Can make placement or ability to provide them problematic

PROPOSAL: Amend Subtitles B, D, E, F:

- Allow permitted height for light poles for public recreation and school fields.
- Remain subject to DPR standards
- No change proposed for university or private school campuses



TEXT AMENDMENT GROUP 1:

ANC QUESTIONS OR COMMENTS?

1. Split Zoned Lots
2. Zoning Administrator
3. Light Pole Setback for District Recreation

TEXT AMENDMENT GROUP 2:

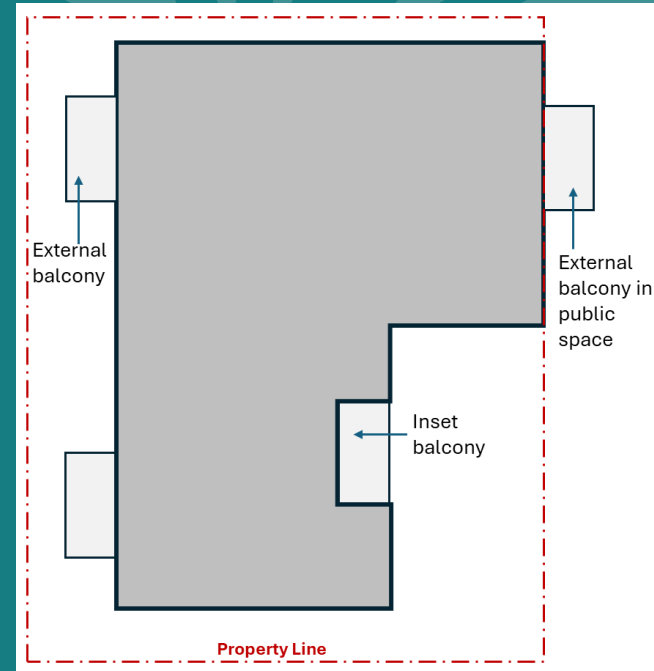
- 4. Balcony and Gross Floor Area (FAR) Exemption
(OP Setdown Report #4)**
- 5. Balconies and Lot Occupancy Exemption
(OP Setdown Report #5)**
- 6. Ground Level Deck Lot Occupancy Exemption
(OP Setdown Report #6)**

4. Balconies and Gross Floor Area

- Inset balconies (open on at least one side) count towards Gross Floor area, therefore FAR
- Balconies extending out more than 6 feet also count towards FAR

PROPOSAL: Amend Subtitle B § 304

- Exempt balconies of 8 feet in depth or less from GFA / FAR
- Would encourage their provision, adding amenity space and building articulation

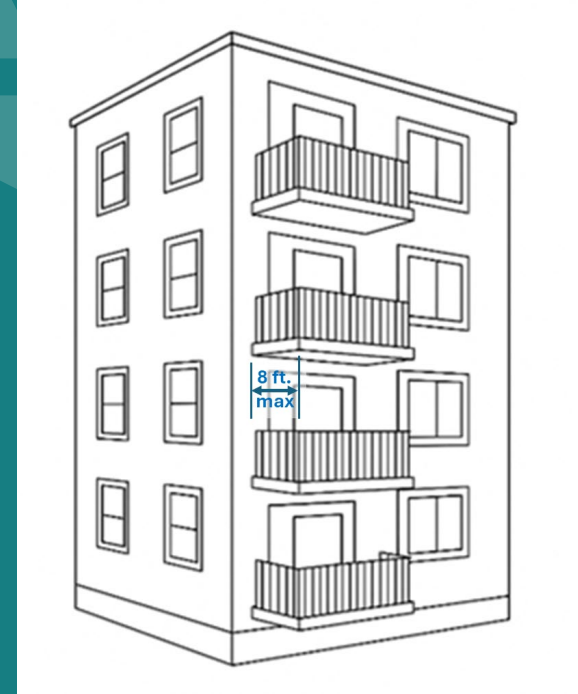


5. Balconies and Lot Occupancy

- Zoning Commission request
- Balconies count towards lot occupancy and therefore floorplate which discourages their use, and can lessen number or size of dwelling units

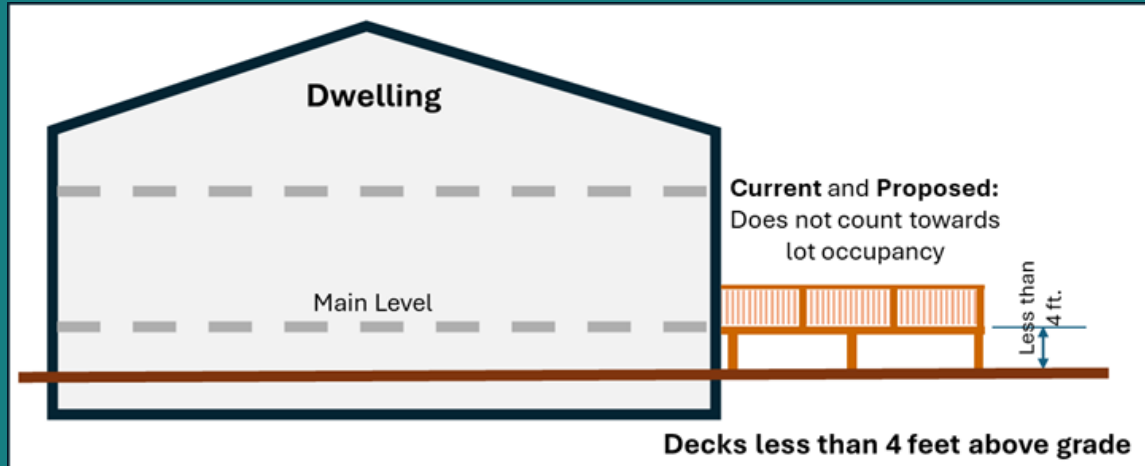
PROPOSAL – Amend Subtitle B § 312:

- Amend to not count exterior balconies of 8 feet or less in depth
- This will remove a disincentive to their provision as an amenity to residents, and to articulate building façades



6. Lot Occupancy and Ground Level Decks

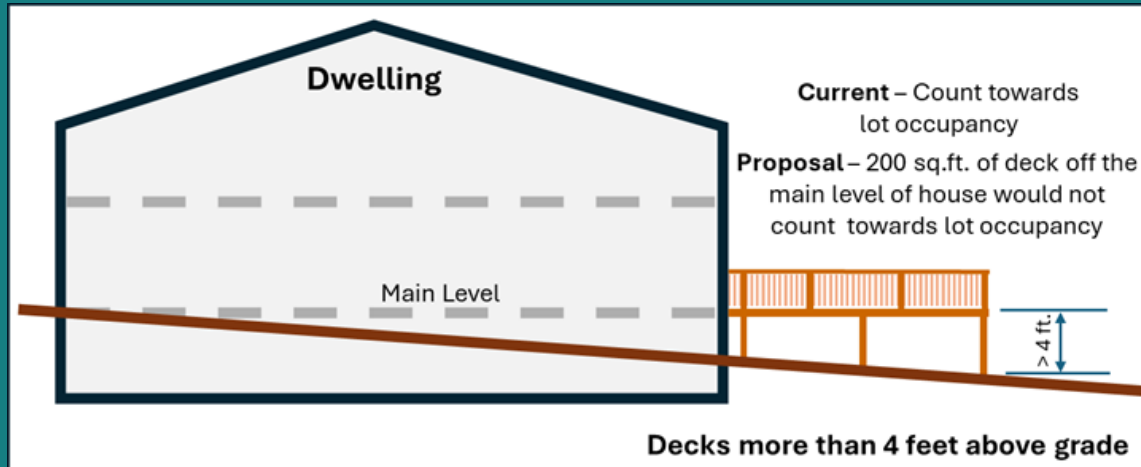
- Currently, porch or decks less than 4 feet above grade do not count towards lot occupancy, but
- Porch or deck more than 4 feet above grade do count
- Many BZA cases for lot occupancy relief for decks, mainly off the main floor of the house



6. Lot Occupancy and Ground Level Decks

Proposal – Amend Subtitle B § 312 :

- Amend Lot Occupancy to exclude up to 200 sq.ft. of uncovered porch or deck space off the main level
- Deck space more than this would count



TEXT AMENDMENT GROUP 2:

ANC QUESTIONS OR COMMENTS?

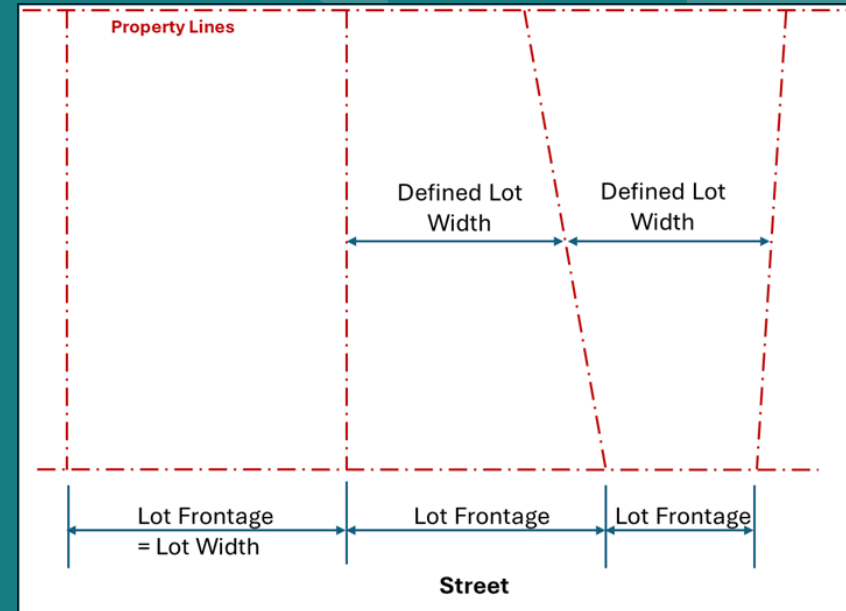
4. **Balcony and Gross Floor Area (FAR)**
5. **Balconies and Lot Occupancy**
6. **Ground Level Deck Lot Occupancy Exemption**

TEXT AMENDMENT GROUP 3:

- 7. Thirty Foot Frontage for Apartment Building Subdivision
(OP Setdown Report #7)**
- 8. Green Area Ratio Amendments
(OP Setdown Report #8)**

7. 30-Foot Lot Frontage for New Subdivision for Apartments

- Only impacts subdivisions for multi-family development
- Mainly an issue with RF zones and for conversions of long standing tax lots to record lots
- Limits ability to do infill developments consistent with intent of zones and policy direction



7. 30-Foot Lot Frontage for New Subdivision for Apartments

PROPOSAL – Amend Subtitle C § 303:

- In RF and RA zones, exempt:
 - conversions to apartments;
 - renovations or expansions of apartments
 - Conversion of pre-1958 tax to record lot
- Add special exception relief from the requirement

8. GAR and Interior Alterations to Existing Buildings

- Interior renovations to an existing building can trigger requirement for GAR calculations

PROPOSAL – Amend Subtitle C § 601:

- Exempt interior renovation of existing buildings that do not include significant external building or site alterations, other than ones that would improve environmental performance
- Remove an unnecessary administrative burden to reuse
- Also clarify GAR calculations on split zoned lot; update Certified Landscape Expert list

TEXT AMENDMENT GROUP 3:

ANC QUESTIONS OR COMMENTS?

- 7. Thirty Foot Frontage for Apartment Building Subdivision**
- 8. Green Area Ratio Amendments**

TEXT AMENDMENT GROUP 4:

- 9. Retention of ZR-58 Required Vehicle Parking
(OP Setdown Report #9)**
- 10. Priority Metro Bus Corridor Update
(OP Setdown Report #10)**
- 11. Garage Door Height & Setback, Low Density Residential
(OP Setdown Report #11)**
- 12. Surface Parking Lot Screening
(OP Setdown Report #12)**

9. Vehicle Parking Space Requirements

- Requires retention of vehicle parking constructed under ZR-58 regs to be maintained despite current requirement
- Limits flexibility for conversions or re-purposing
- Unusual in zoning to prevent a building from conforming to current zoning regulations

PROPOSAL – Amend Subtitles C § 701:

- Remove this restriction
- Would not impact a project with conditions or approvals related to parking by ZC or BZA



10. Update Priority MetroBus Corridor (PBC) Provisions in Parking

- Vehicle Parking Regs allow a reduction when building is within ¼ mile of a PBC
- WMATA introduced new High Frequency Bus Corridor system, June 29, 2025
- Routes all offer frequent daytime, as well as early morning, late night, and weekend service

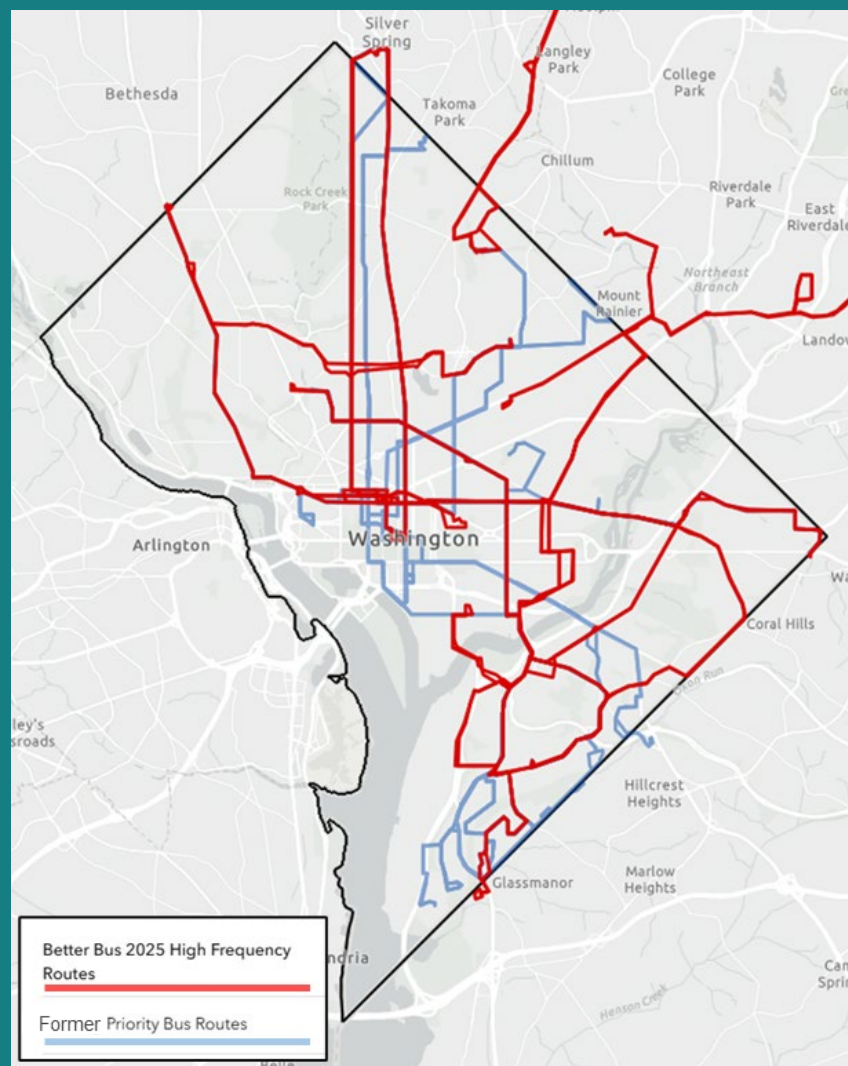


PROPOSAL – Amend Subtitle C § 702:

- Update existing provisions to reflect this new route system
- Generally follow existing corridors

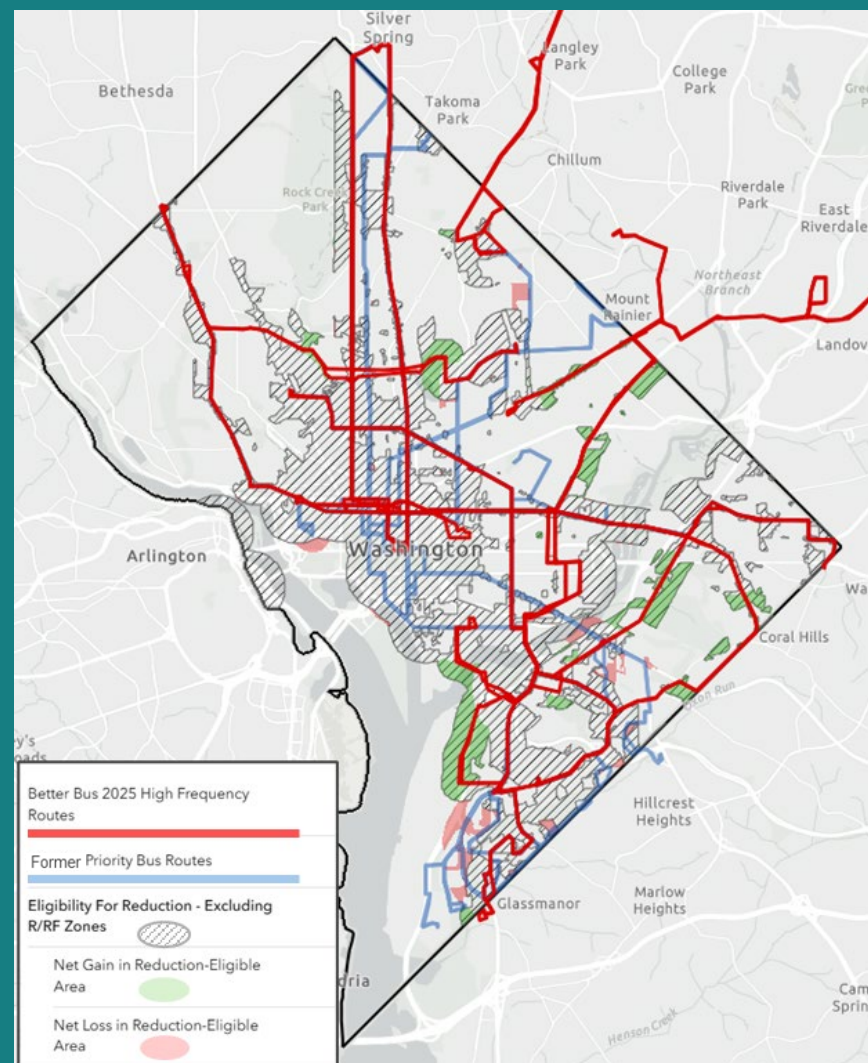
10. Priority MetroBus Corridors

- Archives Station to Eastern Ave. NW via Georgia Ave. NW (D4X/D40)
- Western Ave NW to Union Station via Wisconsin Ave. NW / Pennsylvania Ave. NW (D80)
- Eastern Ave. NW to Archives Station via 16th St. NW (D6X)
- H St/Benning Road / 17th Street NW / Minnesota Ave. SE (D20)
- Woodley Park Station to Congress Heights Station (C53)
- Anacostia Station to Southern Avenue via Martin Luther King Junior Ave, SE (C13)
- Brookland Station to Tenleytown-AU Station via Michigan Ave. NW / Porter St. NW (C61)
- Fort Totten Station to Eastern Avenue NW via Riggs Road NW / North Capitol Street (M60 / M6X)
- Brentwood Station to Eastern Avenue via Rhode Island Ave. NE (P40 / P10 / P1X)
- Anacostia Station to Eastern Avenue via Martin Luther King Jr Ave. SE / Bladensburg Rd. NE (C41)
- Anacostia Station to Minnesota Avenue Station, via South Capitol Street/ Benning Road (C21)
- Navy Yard-Ballpark Station to Capitol Heights Station via MLK Jr Ave. SE/ NHB Ave. NE (C31)



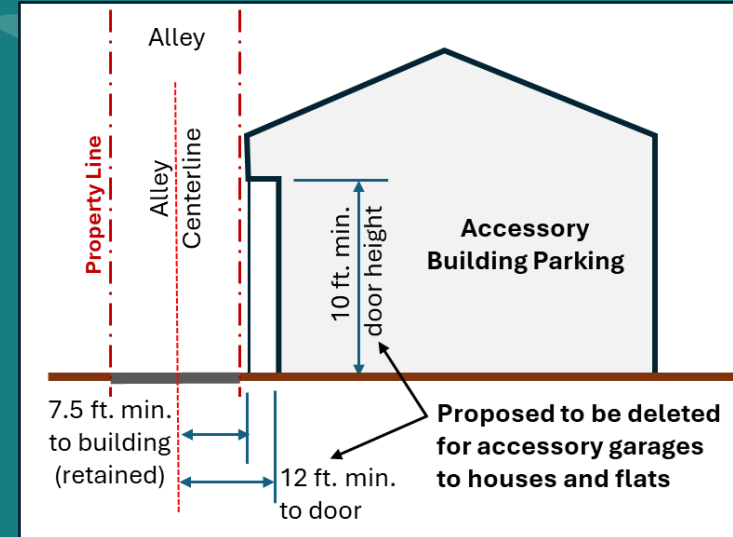
10. Priority MetroBus Corridor

- Compares existing to proposed
- Vehicle parking requirement would be unchanged in most parts of DC.
- Continue to not apply in R and RF zoned areas



11. Garage Door Height and Setback

- Minimum garage door height, and garage door setback regs, intended for large parking garages, apply to home garages under ZR-16
- Requires a 10 ft. high garage door, and a 12 ft. setback for the door.



PROPOSAL – Amend Subtitle C § 711:

- Exempt garage for a single-family dwelling or flat from this provision

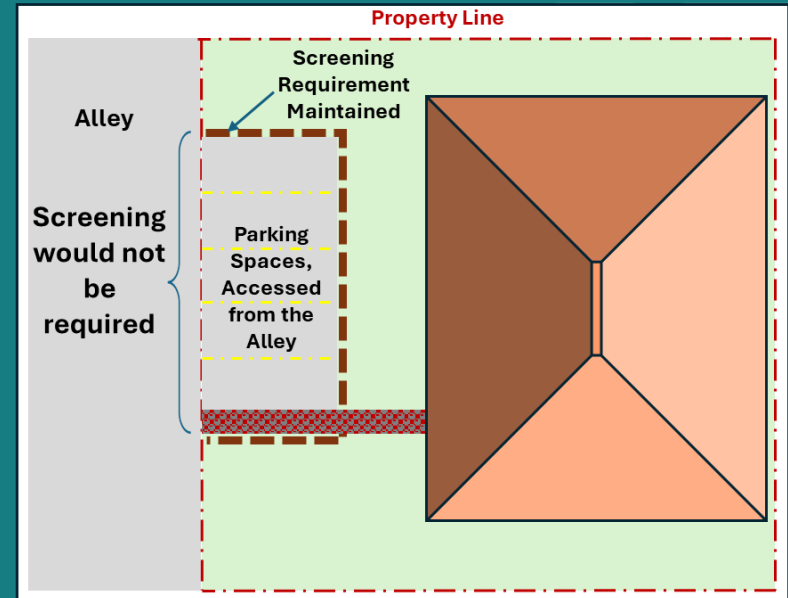
12. Surface Parking Screening Along Alleys

- Zoning requires screening around surface parking lots
- Regulations not sufficiently clear that screening is not required along the alley where parking is accessed

PROPOSAL –

Amend Subtitle C § 714:

- Screening not required where vehicle access is provided
- Otherwise, retain screening requirement



TEXT AMENDMENT GROUP 4:

ANC QUESTIONS OR COMMENTS?

9. Retention of ZR-58 Required Vehicle

10. Priority Metro Bus Corridor Update

11. Garage Door Height & Setback, Low Density Residential

12. Surface Parking Lot Screening

TEXT AMENDMENT GROUP 5:

**13. Penthouse Affordable Housing Contribution Calculation
(OP Setdown Report #13)**

**14. Inclusionary Zoning Voluntary Opt-In in R, RF and RA-1 Zones
(OP Setdown Report #14)**

**15. Special Exception Relief from Front Setback
(OP Setdown Report #15)**

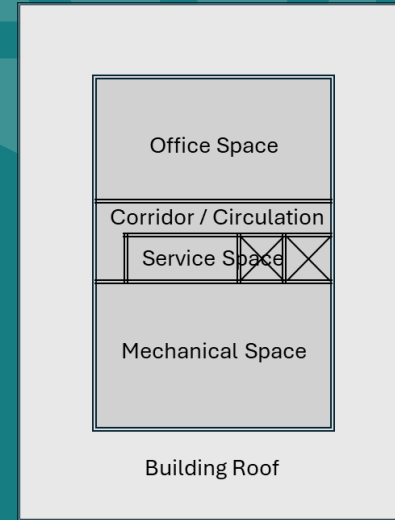
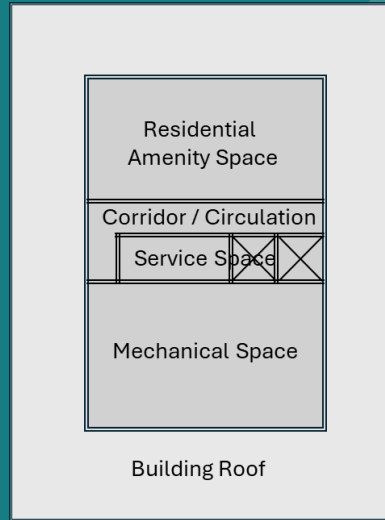
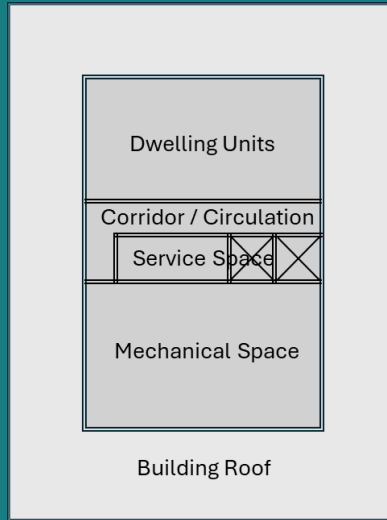
13. Penthouse Habitable Space Affordable Housing Contribution

- Habitable space in a penthouse requires either IZ, or a HPTF contribution, based on size of the penthouse space
- Clarity needed for how to do calculate this for “service spaces” such as stairwells and elevator shafts

PROPOSAL – Amend Subtitle C § 1507:

- Clarify regulations to address service spaces for penthouses, particularly for rooftop amenity space, for both residential and non-residential buildings

13. Penthouse Habitable that Counts Towards Housing Contribution



Residential Building with Residential Units in Penthouse	Residential Building with Amenity Space in Penthouse	Non-Residential Building with Space in Penthouse
Dwelling Units – YES	Res'l Amenity Space – NO	Commercial Space – YES
Mechanical Space - NO	Mechanical Space – NO	Mechanical Space – NO
Service Space – YES	Service Space – NO	Service Space – NO
Corridor/Circulation - YES	Corridor/ Circulation - NO	Corridor/Circulation - YES

14. R-2, R-3, and RF Proposals to Opt Into IZ

- The IZ program applies in all zones, except R-1 zones
- Mandatory IZ (typically if 10 units or more)
 - Bonus – reduce lot area by-right
 - Bonus – reduce lot width by special exception only
- Option to voluntarily “opt into” IZ provisions:
 - R-2 / R-3 - Lot area and lot width bonuses by sp.ex. only
 - RF-1 – Lot width bonus by sp.ex. only
- Sp.ex. also required in RA-1 – separate OP proposal to remove sp.ex. requirement as part of ZC Case 25-08

14. R-2, R-3, and RF Proposals to Opt Into IZ

PROPOSAL – Amend Subtitle C § 1001; D § 201, E § 201:

- **Mandatory IZ – allow IZ lot width by-right**
- **Voluntary IZ – allow IZ lot area and lot width by-right**

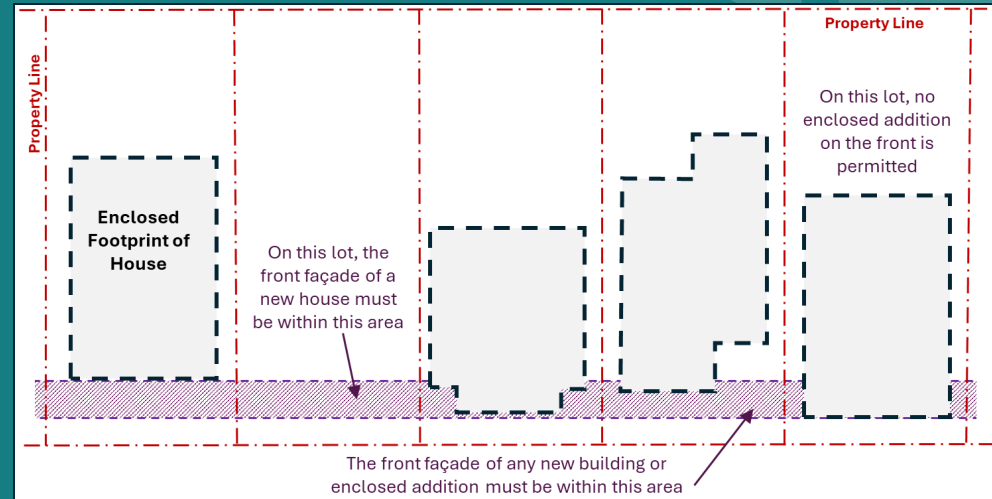
Existing	Non-IZ		Mandatory IZ				Voluntary IZ			
	Lot Area	Lot Width	Lot Area By-right	Lot Width By right	Lot Width By sp.ex.	Lot Width Proposed By-right	Lot Area By sp.ex.	Lot Area Proposed By-right	Lot Width By sp.ex.	Lot Width Proposed By-Right
R-2 – semi-detached	3,000 sq.ft.	30 ft.	2,500 sq.ft.	30 ft.	25 ft.	25 ft.	2,500 sq.ft.	2,500 sq.ft.	25 ft.	25 ft.
R-2 detached	4,000 sq.ft.	40 ft.	3,200 sq.ft.	40 ft.	32 ft.	32 ft.	3,200 sq.ft.	3,200 sq.ft.	32 ft.	32 ft.
R-3 Row	2,000 sq.ft.	20 ft.	1,600 sq.ft.	20 ft.	16 ft.	16 ft.	1,600 sq.ft.	1,600 sq.ft.	16 ft.	16 ft.
RF-1 Row	1,800 sq.ft.	18 ft.	1,500 sq.ft.	18 ft.	16 ft.	16 ft.	1,500 sq.ft.	1,500 sq.ft.	16 ft.	16 ft.

15. Front Yard Relief

- Front yard setback for new construction added in ZR-16; based on prevailing set back for houses on the block
- Regulation is currently read to require area variance for relief

PROPOSAL – Amend Subtitles D § & E § 5201:

- Add “front setback” as a form of sp.ex. relief
- No change to requirement



TEXT AMENDMENT GROUP 5:

ANC QUESTIONS OR COMMENTS?

13. Penthouse Affordable Housing Contribution Calculation

**14. Inclusionary Zoning Voluntary Opt-In in R, RF and RA-1
Zones**

15. Special Exception Relief from Front Setback

TEXT AMENDMENT GROUP 6:

**16. Accessory Building Permitted Size
(OP Setdown Report #16)**

**17. Accessory Building Required Setbacks
(OP Setdown Report #17)**

**18. Accessory Apartments in RF, RA, and MU Zones
(OP Setdown Report #18)**

16. Accessory Building Size in R and RF Zones

- Currently restricted to 450 sq.ft. area
- Regulations now allow a residential unit
- Designers advise it is difficult to provide a reasonable unit as well as parking, storage, and circulation
- This results in many requests for BZA relief

PROPOSAL – Amend Subtitles D § E § 5003:

- Amend the permission to allow:
 - 600 sq.ft. in R1 & R-2 (larger lots), and
 - 550 sq.ft. in R-3 & RF.

17. Accessory Building Side and Rear Setback

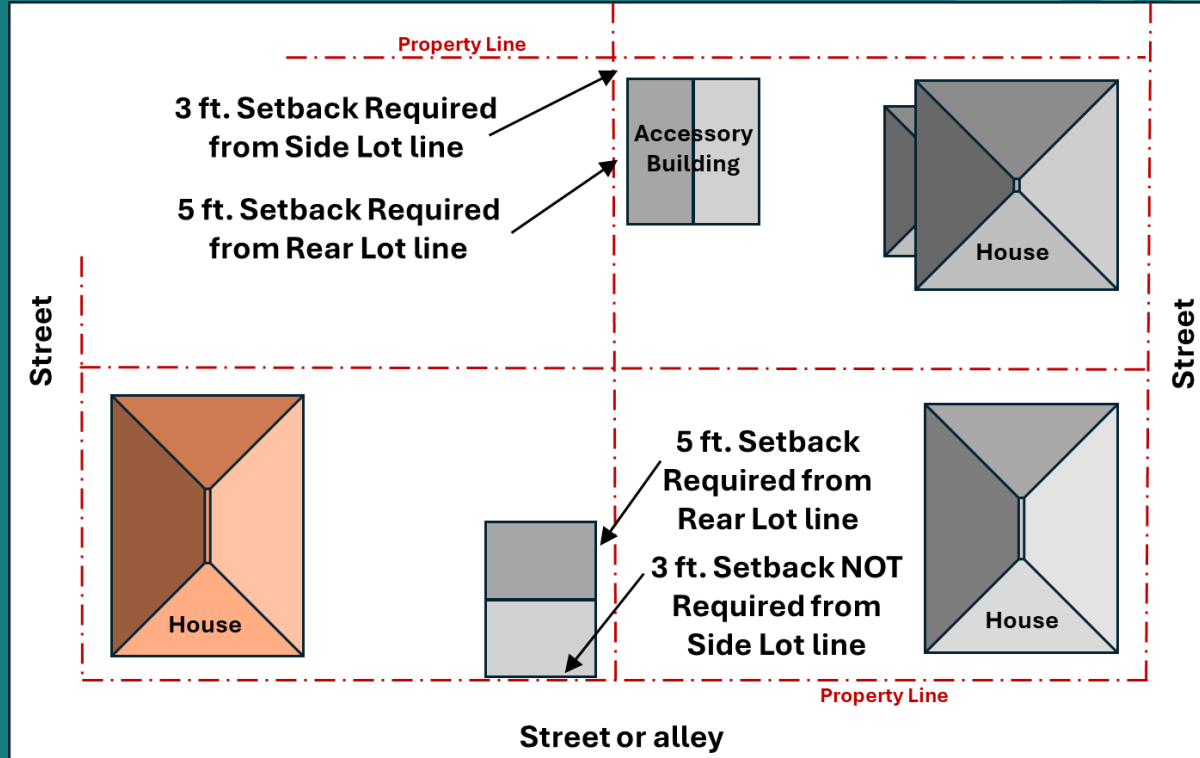
- No setback currently required in ZR-16
- Has raised some concerns from some neighbors as part of recent BZA cases

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

- In R Zones require a 3 foot side yard and 5 foot rear yard
- Require only from a lot line shared with another lot
- Allow BZA relief by special exception
- Based on ANC feedback, OP is no longer proposing a rear setback for an accessory building in the RF zones

17. Accessory Building Side and Rear Setback

R ZONE PROPOSED REQUIREMENT



18. Accessory Apartments in RF, RA, and MU Zones

- Intent to allow option for an accessory apartment in the R zones, where a second unit is otherwise not allowed
- Not allowed in RF, RA, or MU zones, which already allow two or more units in each building
- Additional clarity in regulations needed

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, including in an accessory building, would continued to be allowed

TEXT AMENDMENT GROUP 6:

ANC QUESTIONS OR COMMENTS?

16. Accessory Building Permitted Size

17. Accessory Building Required

18. Accessory Apartments in RF, RA, and MU

TEXT AMENDMENT GROUP 7:

- 19. Align Zone Descriptions with Comp Plan – MU-4, MU-5, MU-7
(OP Setdown Report #19)**
- 20. Penthouse Height Limit in CAP Zones
(OP Setdown Report #20)**
- 21. Rear Yard Special Exception Criteria, MU & Downtown Zones
(OP Setdown Report #21)**

19. Align Comp Plan and Zoning Classifications

- Zoning regulations are based on Comp Plan policy direction
- Some zone descriptions are not consistent with Comp Plan
- Causes confusion in map amendment or PUD cases

PROPOSAL:

- Update zone description to be consistent with Comp Plan

Zone	Zoning Description	Comp Plan Description	Proposed Change
MU-4	Moderate Density; allows 2.5 FAR + IZ	Listed as “low density”, 2.5 FAR + IZ	Change to “ <u>low to moderate density</u> ” zone
MU-5	Medium density; allows 3.5 FAR + IZ	Listed as “moderate density”, 2.5-4.0 FAR + IZ	Change to “ <u>moderate density</u> ” zone
MU-7	Medium density; allows 4.0 FAR + IZ	Listed as “moderate density”, 2.5-4.0 FAR + IZ	Change to “ <u>moderate to medium density</u> ” zone

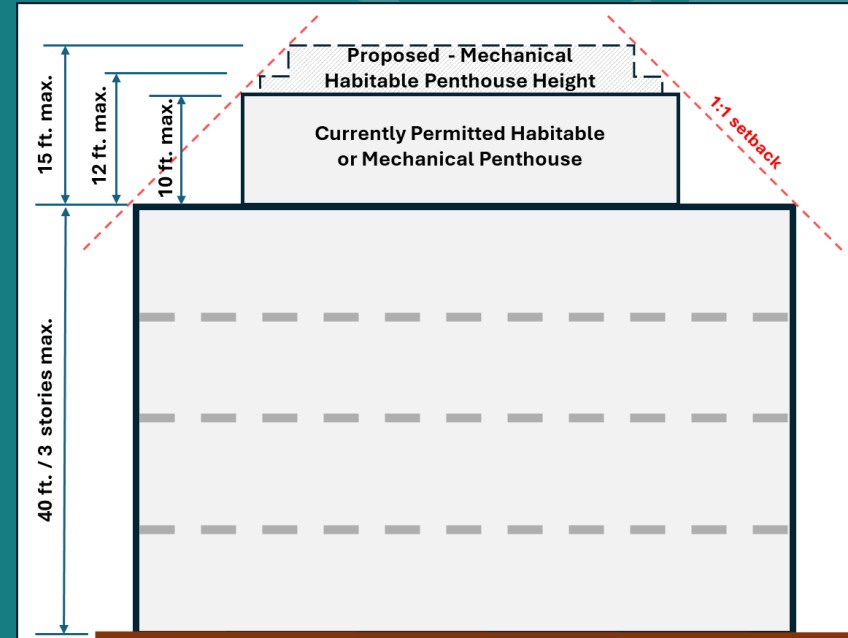
20. Subtitle G - Penthouse Height Limit in MU/CAP Zones

- Penthouse limited to 10 feet max. in all of the CAP zones (MU-3/CAP, MU-4/CAP, and MU-2/CAP)
- CAP zones allow 40-foot building height – most zones of this height allow slightly taller penthouses
- Can make provision of mechanical space and elevator over-runs problematic

20. Rear Special Exception Review Requirements, MU and I Zones

PROPOSAL – Amend Subtitle G § 403:

- Remove provisions from Subtitles G and I sp.ex. criteria;
- Clarify that criteria of Subtitle X § 901 applies to sp.ex. review



21. Rear Special Exception Review Requirements, MU and I Zones

- Rear yard required, with relief by special exception
- Provisions include specific window separation criteria for relief, difficult to determine and administer
- Also subject to standard special exception criteria related to privacy, light and air

PROPOSAL – Amend Subtitles G § 403 & I § 205

- Remove provisions from Subtitles G and I sp.ex. criteria;
- Clarify that sp.ex. criteria of Subtitle X § 901 apply to the review

TEXT AMENDMENT GROUP 7:

ANC QUESTIONS OR COMMENTS?

**19. Align Zone Descriptions with Comp Plan –
MU-4, MU-5, MU-7**

20. Penthouse Height Limit in CAP

**21. Rear Yard Special Exception Criteria, MU & Downtown
Zones**

TEXT AMENDMENT GROUP 8:

**22. Add Daytime Care as a Designated Use in NMU Zones
(OP Setdown Report #22)**

**23. Remove Building Form Descriptions from R Zone Use
Permissions
(OP Setdown Report #23)**

**24. New Dwelling Within an Accessory Building in RF Zones
(OP Setdown Report #24)**

22. Daytime Care as a Designated Use in NC Zones

- Regulations permit a Daytime Care use in Neighborhood Commercial (NC) zones
- NC zones establish required uses along street front, including retail, restaurant, entertainment, arts, and services
- An ANC member suggested adding Daytime Care as a way to encourage this use in neighborhoods, and activate the street

PROPOSAL – Amend Subtitles G § 207:

- Add Daytime Care as a Designated Use

23. Building Type Description in Use Section

- Subtitle U provisions regulate the use of a building or property but also refer to building type allowed in R zones
- Building type permitted is already included in the Development Standards for each zone (subtitle D)
- As such, the Subtitle U descriptions are both redundant and misplaced

PROPOSAL – Amend Subtitle U § 201:

- Remove building type language in Subtitle U
- NO change to type of building permitted in the zone

24. New Dwelling in a New Accessory Building in RF

- In RF, a new dwelling is not allowed by-right in an accessory building unless it existed pre-2013
- Sp.ex. also required to expand an existing accessory building for a dwelling unit
- This is contrary to the intent of the provision to allow this flexibility to homeowners, and contrary to housing policy
- Has resulted in many requests for BZA relief

PROPOSAL – Amend Subtitle U § 301:

- Remove these unnecessary and inappropriate restrictions

TEXT AMENDMENT GROUP 8:

ANC QUESTIONS OR COMMENTS?

- 22. Add Daytime Care as a Designated Use in NMU**
- 23. Remove Building Form Descriptions from R Zone Use Permissions**
- 24. New Dwelling Within an Accessory Building in RF**

OTHER CURRENT OP ZONING TEXT AMENDMENT CASES

1. RA-1 ZONE TEXT AMENDMENT – ZC Case 25-08 – email ra1textamendment@dc.gov

- To amend by-right (rowhouse, small apartment) and special exception provisions
- **Public Hearing scheduled for November 6, 2025**

2. ALLEY LOT TEXT AMENDMENT- ZC Case 25-06 – email alleylots@dc.gov

- To facilitate use and creation of alley lots
- **Public Hearing scheduled for November 13, 2025**

ANC Open Houses

CURRENT MAP & TEXT AMENDMENT CASES

1. CLEVELAND PARK / WOODLEY PARK – ZC Case 25-09

- Proposed text based on Comp Plan policy direction (including height, density, use mix)
- Proposed text also reflects the additional design guidance of the Connecticut Avenue Development Guidelines, as reviewed and approved by the HPRB (2023)
- **Public Hearing set for December 1, 2025**
email - connecticutavenuenw@dc.gov

2. WISCONSIN AVENUE (FRIENDSHIP HTS TO TENLEYTOWN) – ZC Case 25-13

- Proposed text based on Comp Plan policy direction (including height, density, use mix)
- Proposed text also reflects the additional design guidance of the Wisconsin Avenue Development Framework for various areas of the corridor
- **Public Hearing anticipated to be December 11, 2025**
email - wisconsinavenuenw@dc.gov

Rear' Addition'

Omnibus

Text'
Amendments

Next Steps:

- Webpages –for each of these amendments, on the [OP website](#) - will include reports, presentations, and copies of videos of ANC meetings
- For complete record, refer to the Office of Zoning IZIS portal for each case.
- OP appreciates your comments or suggestions now and throughout the ZC review process
- Email: rearaddition@dc.gov
omnibus@dc.gov

Thank You!