



What is Zoning?

Zoning in DC:

- ❑ Must be “not inconsistent” with the Comprehensive Plan
- ❑ Establishes “Zones” or “Zone Districts” for each property in the city
- ❑ Defines what can be built and what kinds of uses are permitted
- ❑ Each zone allows certain development by-right

DC’s zoning laws tell people:

- ❑ How a property may be used, either “by-right” or with BZA or ZC approval
- ❑ How much can be built on a property – how tall, how big, how many stories, how much land can be covered
- ❑ Building setback - siting on a property
- ❑ The process for relief from the regulations
- ❑ Standards for zoning measurements
- ❑ Definitions for use in zoning

How cities use zoning:

- ❑ Guide future development in accordance with the Comprehensive Plan and Small Area Plan policies and objectives
- ❑ An important way to implements Land Use Policy
- ❑ Foster protection of, or change to, the look and feel of an area
- ❑ Promote or restrict certain uses in defined areas
- ❑ Encourage adequate light and air around property

