

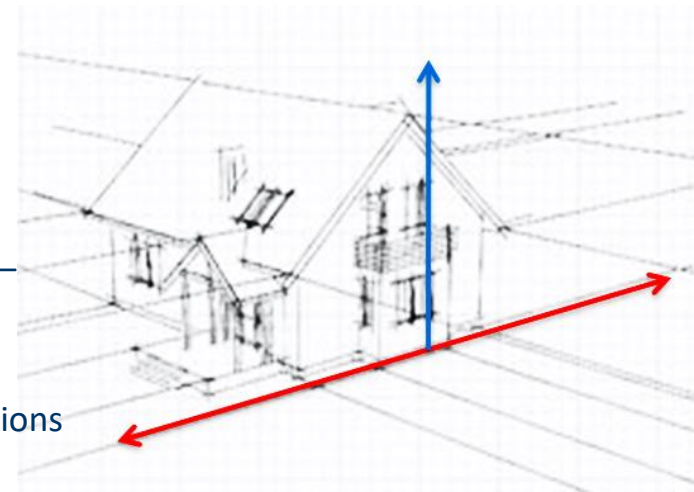
# What is Zoning?

## Zoning in DC:

- ❑ Must be “not inconsistent” with the Comprehensive Plan
- ❑ Establishes “Zones” or “Zone Districts” for different parts of the District
- ❑ Defines what can be built and what kinds of uses are permitted
- ❑ In each zone, certain 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
- ❑ Building setback - siting on a property
- ❑ How much can be built on a property – how tall, how big, how many stories, how much land can be covered
- ❑ The process for relief from the regulations



## How cities use zoning:

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

