

How Much Do I Know About the ZRR?

The following are some of the salient changes coming courtesy of the Office of Planning, which has written the Zoning Regulations Review with some input from the Zoning Commission and others. This list of changes to current code was compiled by a group of people who have been studying the ZRR, some of them since it's inception.

Downtown: Downtown has been tripled in size to encompass the areas from the Nationals stadium, to Southwest below the Mall, to a stretch along the river between 12th and 14th Streets; then to jump the Mall and the Ellipse to parts of Foggy Bottom stretching as far west as 22nd Street, and approaching Dupont Circle as far North as N Street; also east of North Capitol St.

- Proposed zoning would add 40 feet to the height of buildings as a matter of right (i.e., unilateral decision by property owner). Allows 13 stories plus 2 levels of penthouse of 100% occupancy)
- In new Downtown, developers need not provide any parking.
- Planned Unit Development (PUD) process, a planning tool that was created to foster public input for larger development projects, largely eliminated.
- No buffer zones between highest-density Downtown and low-density areas abutting new Downtown.
- With the possible exception of D-8 (the zone that one chapter says is exempt from, and another says is subject to, Inclusionary Zoning), the ZRR does not appear to require IZ in any area where it is not already required. In a few blocks, the ZRR seems to have lifted existing IZ requirements. In Downtown, IZ excludes housing for low-income residents.

Parking: Substantially reduced parking requirements seem likely to increase competition from apartment residents and commercial patrons for parking in residential neighborhoods adjacent to apartment buildings, schools, transit zones, and Downtown. The census shows that in D.C., approximately 1 in 3 households are carless and 2 in 3 houses have at least 1 car.

- Currently for larger apartment buildings, builders are required to provide 1 parking space per 2 units. Under the ZRR, within half a mile of Metro stops and a quarter of a mile of major bus routes, larger apartment buildings' parking requirement is just under 1 space per 6

units. Far from transit it is just under 1 space per 3 units. If developers provide more than 2 spaces are for every 3 units, they will be penalized.

- No on-site parking will be required for apartment buildings with 5 or fewer units.
- Single-family detached homes will no longer have to have garages or driveways unless they have alley access. Those with garages can convert them for alternative uses while cars move to the street.
- Developers will not have to provide onsite parking for any use in a broadly defined Downtown.

Commercial uses will be allowed by-right (no community input) in low-density residential areas and will not be required to have parking except for daycare. Further,

- Accessory Uses (Home Occupations and Businesses): More than 175 types of businesses would be allowed as home-based occupations, with a max of 8 clients per hour.
- Commercial: In row house zones (R-3 and R-4), if there's a commercial zone 500 feet or less from a row house, then Retail, Art Design and Creation, Food and Alcohol and certain other kinds of businesses could operate between 7 am and 10 pm, with a maximum of 4 employees, within 500 feet of that row house. Liquor could not be consumed on-site; food could not be cooked on-site. Up to six such establishments could operate within a 500 square-foot radius of a row house.
- Tenant suites: Internal tenant suites and external suites that are contained in existing accessory buildings, like garages, would be matter of right. New external buildings built for tenant rentals would be limited to 2 floors, a height of 22 feet and a footprint of 900 square foot. **These external buildings could be built as a matter of right, with approval only needed when rented.**

For more detail: Proposed Title 11 DCMR – Zoning: Compilation of all Subtitles, 966 pages. <http://dcoz.dc.gov/ZRR/ZRR.shtm>.

If you have questions, please contact the Office of Zoning at 202-727-6311 or dcoz@dc.gov.

The Zoning Commission has adopted proposed Zoning regulation changes as written by the D.C. Office of Planning. The public is encouraged to submit comments, *which must be received by 5 pm on September 25, 2015*. Include **“Comments on ZRR Case No. 08-06A -Proposed Title 11 DCMR – Zoning”** at the top of your submission. **The official record will be confined to Comments submitted since May 15 and will not include the many comments filed for earlier meetings or Zoning Commission hearings.** There are three ways to submit:

Mail – *Must be received by September 25*

Chairman Anthony Hood
Zoning Commission
441 4th Street, N.W., Suite 200-S
Washington, D.C. 20001

E-mail a signed PDF document (there is an 8 MB limit for documents submitted by email) to zcsubmissions@dc.gov.

Submit via Zoning Commission’s website: <http://dcoz.dc.gov/ZRR/ZRR.shtm>