

APPENDIX A: SUMMARY OF MAJOR CHANGES TO EXISTING REGULATIONS

Note: This table does not include every change, but simply summarizes major changes to the regulations adopted through Z.C. Case No. 08-06A.

Topic	Change to Regulations
Format	Reorganization of Title 11 DCMR including new zone groups and names, and organized into subtitles, as detailed below.
	Residential House (R) zones include those zones that permit a single household dwelling as a principal use; these are currently the R-1, R-2 and R-3 zones. The zones continue to be divided by detached, semi-detached and attached dwellings. Maintain the zone names for the R-1-A, R-1-B, R-2, and R-3 zones.
	Residential Flat (RF) zones include those zones that permit more than one household as a principal use; these are currently the R-4 zone which permits two dwelling units per building, and two new RF zones that would permit three and four units per building; attached dwellings (a.k.a. rowhouses) continue to be the predominate housing type.
	Residential Apartment (RA) zones include those residential zones that permit buildings of more than four dwelling units per building which are currently the R-5 zones.
	Two new Residential House (R-19 and R-20) zones are created for the residential area of the Georgetown Historic district.
	Mixed Use (MU) zones include those zones that permit both residential and commercial uses by right and which are currently the C, SP, W, and CR zones.
	Neighborhood Mixed Use (NC) zones include those zones that permit both residential and commercial uses by right and are covered by existing neighborhood commercial overlays, these are currently C-1, C-2, and C-3 zones and the CP, WP, MW, ES, TK, HS, and GA overlays.
	Production Distribution and Repair (PDR) zones include those zones that permit industrial and commercial uses; these are currently the CM and M zones. Within the PDR zones: <ul style="list-style-type: none"> • Floor Area Ratio requirements are modified to maintain industrial use; • A Transition Setback (Buffer) is required along any industrial lot line adjacent to residential lot lines or separated by an alley; and • New special exception required for: Eating and Drinking Establishments and Entertainment uses that include night club/dancing activities, and Auto repair uses within 200 feet of Residential zones or residential uses.
	Subtitle K contains zones that are tied to special planning initiatives and small area plans including the Southeast Federal Center (SEFC), Union Station North (USN), St. Elizabeth’s (StE), Reed-Cook (RC), Capitol Gateway (CG), and Hill East (HE).
	All overlay zones and their underlying base zones have been incorporated into unique zones retaining the purposes, protections, and geographic boundaries except for the elimination of the D, Diplomatic Overlay and elimination of the HR, Hotel-Residential Incentive Overlay.
Downtown (D) zones include those zones currently covered by the Downtown Development (DD) overlay and those lands identified for high-density commercial use on the Future Land Use Map of the Comprehensive Plan. Within the D zones, changes include: <ul style="list-style-type: none"> • Consolidation and simplification of regulations for 20+ zones into 10 zones in one subtitle; • Maintain all existing commercial and residential entitlements; • Upgrade Transferable Development Rights (TDR) and Combined-lot developments (CLD) with more flexible Credit systems and maintain relative value of CLDs and TDRs; 	

	<ul style="list-style-type: none"> • Tie increased floor area ratio and heights to provision of housing; new D zones (that were not previously identified as in the DD overlay) subject to requirement of Inclusionary Zoning; • Require, not incent, existing preferred ground floor uses on some current and additional streets; and • Identification of new trade areas for Credits.
Definitions	Add new definitions and remove obsolete definitions such as “ice sales” and “penny arcade”.
	Remove the inclusion of side yards and courts from the definition of “Building Area” so there is no incentive to fill in these open spaces with building.
Development Standards	Establish new front yard setbacks in residential zones to foster consistent street wall and neighborhood character.
	Unify the court requirements in the multi-family zone to one consistent standard.
	Minimum lot dimensions apply only for creating new lots.
	Allow non-conforming buildings to have an addition or expansion that conforms to use and development requirements.
	Allow special exception relief to development standards instead of variance.
Uses	Create Use Categories, such as retail or financial services that encompass similar uses that are currently enumerated in a list.
	Limit Accessory Apartments to one in the R zones, remove minimum lot area requirement and reduce minimum house area from 2,000 sq. ft. to 1,200 sq. ft. Allow Accessory Apartments in accessory buildings.
	Require new special exceptions for the following uses: <ul style="list-style-type: none"> • Big Box Retail, larger than 50,000 sq. ft.; • Auto Repair in PDR zones within 200 ft. of an R zone; • Nightclubs, Bars in PDR zones; • Camping in Alley Lots in R-3, RF, RA, and MU zones; and • Non-matter-of right University use in MU-3 and MU-4 zones.
	Allow an additional 0.5 FAR for non-residential uses in MU-4 and MU-5 zones on lots 10,000 sq. ft. or less; uses limited to ground floor and below and may not include eating or drinking establishments.
	Change the Community-Based Residential Facilities to Community-Based Institutional Facilities.
	Allow Corner Stores in the R-3 and RF zones both as a matter of right and special exception subject to conditions, allow residential above, permit beer and wine sales only by special exception and limited to 15% of sales floor.
	In all PDR zones require Standards of External Effects and buffers; establish an FAR maximum for non-industrial uses.
	No longer allow private club use, museum use, or boarding houses with more than 8 residents in RF zones.
Alley Lots	Do not allow residential use on alley lots in the R-1-A, R-1-B, or R-2 zones.
	Allow building on alley lots as a matter of right subject to yard, setback, and height requirements.
Off-Street Parking Requirements	Consolidation of many of the standards.
	One-family dwellings – Retained parking requirement provided there is alley access; optional if there is no alley access.
	Multi-family buildings – No requirement for building with four or fewer units; one space

	per three units after four units for larger buildings.
	Downtown – no minimum parking requirement except west of 20 th Street, N.W.
	Schools – maintain current requirements.
	Metro and Streetcar Proximity – within ½ mile of a metro station or ¼ mile of a priority Bus Corridor or streetcar line, lessen required parking to 50% of zone requirement.
	Allow parking to be located off-site.
	Allow shared parking.
	Require Car-share spaces.
	Update compact parking standards.
	Require more landscaping for surface parking lots.
	Require special exception for large surface parking lots.
	Require updated bike parking spaces and support facilities.
Loading	Remove 55-ft. truck bay requirements. Allow sharing of loading facilities between uses within a building.
GAR	Green Area Ratio – Revise calculation for vegetated walls and revise credit system to credit new trees based on mature canopy spread.
Procedures	Campus Plans <ul style="list-style-type: none"> • Limitations on adjunct commercial uses and sizes; • Detailed requirements for counting students; and • Exclude DCPS students from counts. Chanceries – Clarify process and standards for reviewing chanceries.
	Planned Unit Developments <ul style="list-style-type: none"> • Include all references from other zones; • Establish a straight 20% FAR bonus instead of the variable FAR increases currently used; • Limitations and standards on extensions and modifications; and • Eliminate the minimum percent of land area that may be requested for waiver. Design Review <ul style="list-style-type: none"> • Establish design review referral to NCPC or Architect of the Capitol for areas identified for federal interest; and • Maintain Commission review over design in identified areas. Zoning Commission and Board of Zoning Adjustment Procedures <ul style="list-style-type: none"> • Modified to reflect current practices and electronic filing procedures; and • Establish a system for reviewing party status requests prior to hearing at the request of the applicant.
Miscellaneous	Incorporate new requirements for conversion of rowhouses in the RF zones from Z.C. Case No. 14-11, penthouses from Z.C. Case No. 14-13, the creation of the new C-2-B-1 zone from Z.C. Case No. 14-16 and the Walter Reed zones from Z.C. Case No. 14-22, and other text amendments adopted since the case was set down.