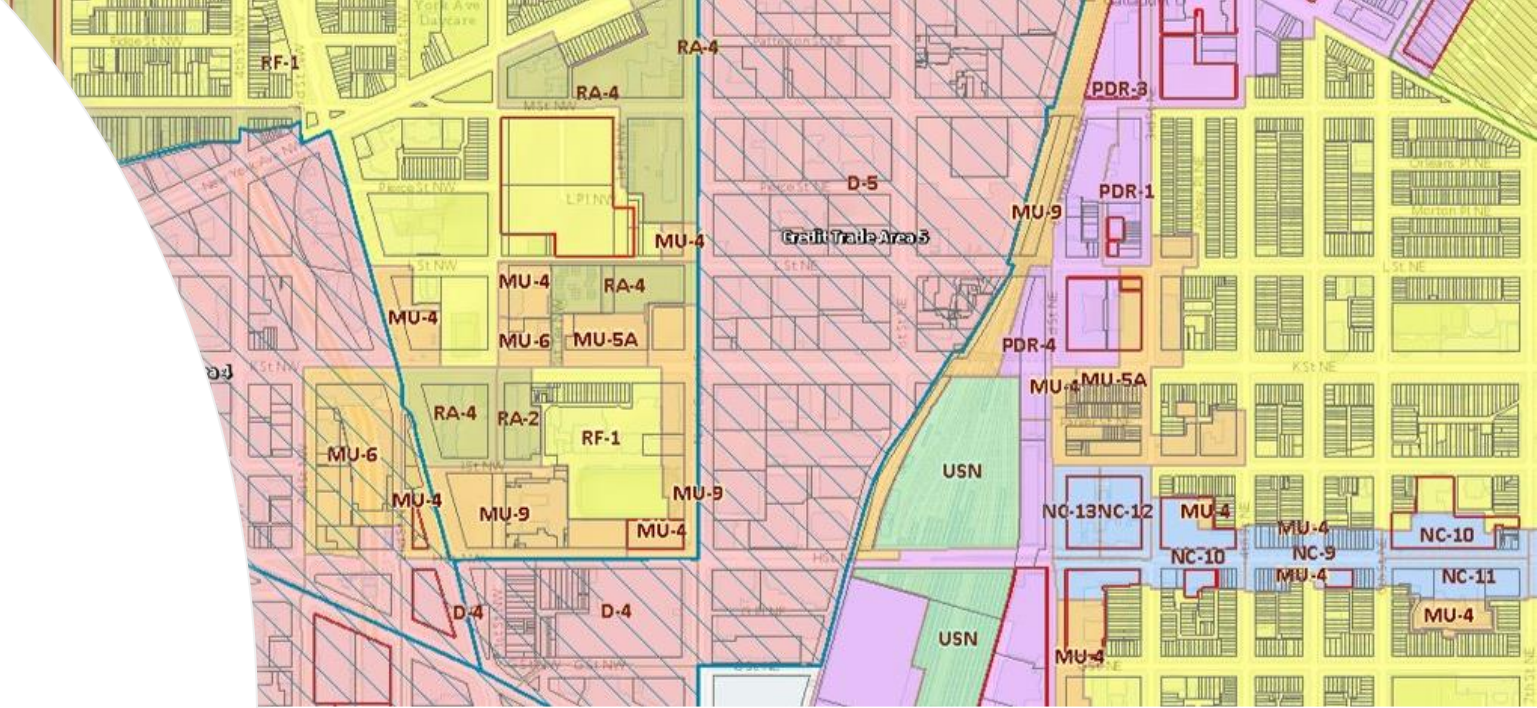




ZONING BASICS

D.C. Office of Zoning
September 2023



WHAT IS ZONING?

- Zoning is the process of dividing land into zones to regulate:
 - Uses that are allowed, conditionally allowed, or prohibited (Use Categories)
 - The bulk, size, and placement of buildings (Development Standards)



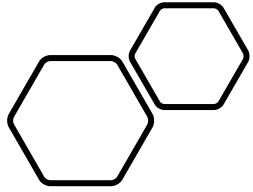
PARTICIPANTS IN THE ZONING PROCESS

Zoning Commission (ZC): Adopts and amends the Zoning Regulations and Zoning Map; also hears contested cases, such as Planned Unit Developments (PUDs) and Design Review

Board of Zoning Adjustment (BZA): Hears cases related to requests for zoning relief and appeals of administrative decisions related to zoning

DC Office of Zoning (DCOZ): Provides professional, technical, and administrative assistance to the ZC and the BZA in support of their oversight and adjudication of zoning matters in the District





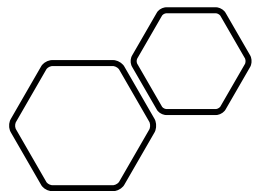
PARTICIPANTS IN THE ZONING PROCESS

Office of the Zoning Administrator within the Department of Buildings (**DOB**): Administers and enforces the Zoning Regulations, as well as ZC and BZA orders. The ZA also handles code enforcement.

Office of Planning (OP): Central planning agency for the District – OP submits written recommendations on cases before the ZC and BZA.

Advisory Neighborhood Commissions (ANCs): Elected bodies comprised of officials who provide formal citizen participation and review at the neighborhood level.

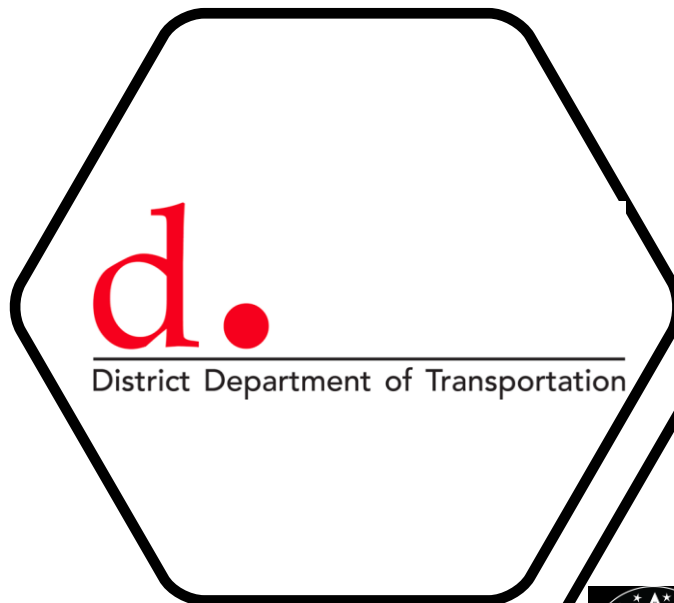




PARTICIPANTS IN THE ZONING PROCESS

Department of Transportation (DDOT) submits written recommendations on cases before the ZC and BZA.

Commission of Fine Arts (CFA)/Old Georgetown Board (OGB), Historic Preservation Review Board (HPRB), State Historic Preservation Officer (SHPO) may provide analysis of impacts on historic districts, landmarks.



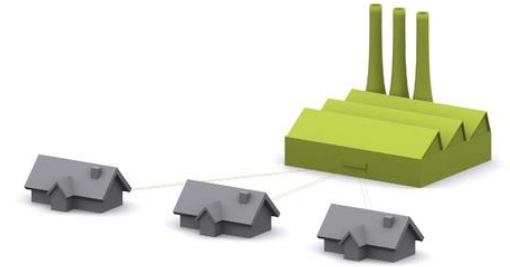
Zones Under “ZR16(R)”

Residential	Residential Flat	Mixed-Use	Mixed-Use	Neighborhood Mixed Use	Downtown	Special Purpose
R-1A	RF-1	MU-1	MU-4/CHC	NMU-3A/MW	D-1-R	SEFC-1
R-1B	RF-4	MU-2	MU-4/NO	NMU-4/CP	D-2	SEFC-2
R-1	RF-5	MU-3	MU-4/RC	NMU-4/GA	D-3	SEFC-3
R-2	RF-1/DC	MU-4	MU-5A/DC	NMU-4/H-A	D-4	SEFC-4
R-3	RF-1/CAP	MU-4	MU-5A/RC	NMU-4/H-H	D-4-R	USN
R-1A/TS		MU-5	MU-6B/DC	NMU-4/H-R	D-5	HE-1 - HE-4
R-1B/TS		MU-6	MU-7B/FT	NMU-4/TK	D-5-R	CG-1
R-1A/FH		MU-7	MU-8B/DC	NMU-4/WP	D-6	CG-2
R-1B/FH	Residential Apartment	MU-8	MU-9B/DC	NMU-5A/H-H	D-6-R	CG-3
R-2/FH	RA-1	MU-9	MU-10/DC	NMU-5A/H-R	D-7	CG-4
R-1A/TS/NO	RA-2	MU-10	MU-10/FT	NMU-5A/WP	D-8	CG-5
R-1B/NO	RA-3	MU-11	Production, Distribution, & Repair	NMU-6B/H-H		CG-6
R-3/NO	RA-4	MU-12		NMU-7B/ES		CG-7
R-1A/WH	RA-5	MU-13		NMU-7B/GA		StE-1 - StE-19
R-1B/WH	RA-1/NO	MU-14	PDR-1	NMU-7B/H-A		ARTS-1
R-1B/SH	RA-2/CAP	MU-15	PDR-2	NMU-7B/H-H		ARTS-2
R-3/FB	RA-2/DC	MU-1/DC	PDR-3	NMU-7B/H-H		ARTS-3
R-1A/CBUT	RA-4/DC	MU-2/CAP	PDR-4	NMU-8B/H-H		ARTS-4
R-1B/GT	RA-5/DC	MU-2/DC	PDR-1/CAP			RC-1
R-3/GT	RA-2/RC	MU-4/CAP	PDR-1/FT			RC-2
		MU-4/CAP/CHC	PDR-4/FT			RC-3
						WR-1 - WR-15
						NHR
						BF-1 – BF-2

Use Categories

Agriculture, Large
Agriculture, Residential
Animal Sales, Care, Boarding
Antennas
Arts, Design, Creation
Basic Utilities
Chancery
Community-Based Inst'l Facility
Daytime Care
Eating and Drinking Establishment
Education, College/University
Education, Private
Education, Public
Entertainment, Assembly, Arts
Firearm Sales
Institutional, General
Institutional, Religious
Government, Large Scale

Government, Local
Lodging
Marine
Medical Care
Motor Vehicle Related
Office
Parking
Parks and Recreation
Production, Distribution,
Repair
Residential
Retail
Service, General
Service, Financial
Sexually-Oriented Business
Transportation Infrastructure
Waste-Related Services



Development Standards

Lot Width

Lot Area

Height

Lot Occupancy

Front Setback

Rear Yard

Pervious Surface

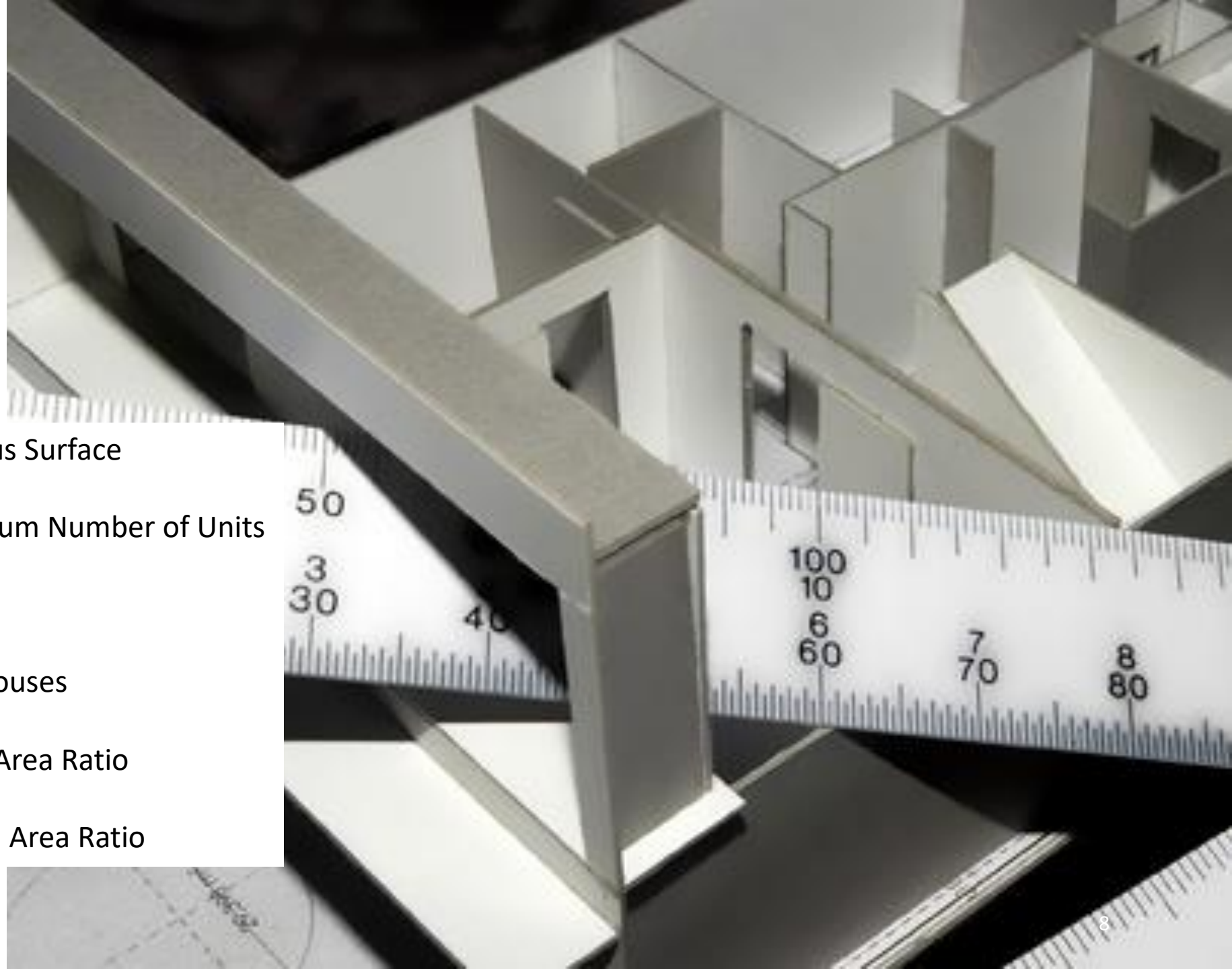
Maximum Number of Units

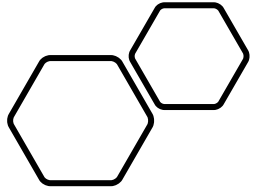
Courts

Penthouses

Floor Area Ratio

Green Area Ratio





HOW ZONING WORKS

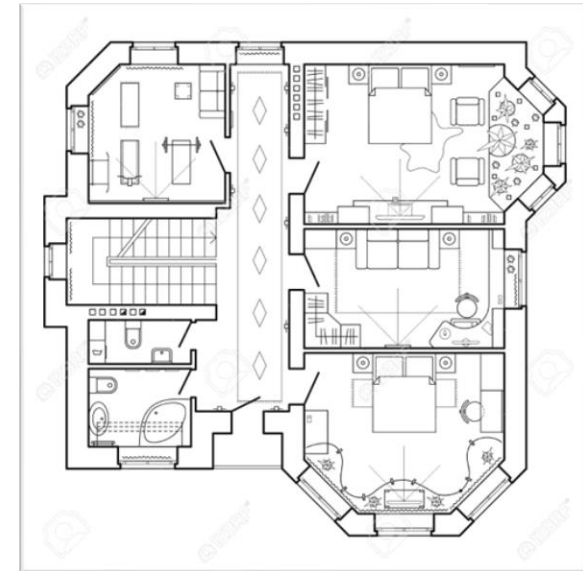
What is "**matter-of-right**"?

When a property owner wants to:

- Build something on their land
- Establish a new use on their property

If the Zoning Regulations allow the use or project:

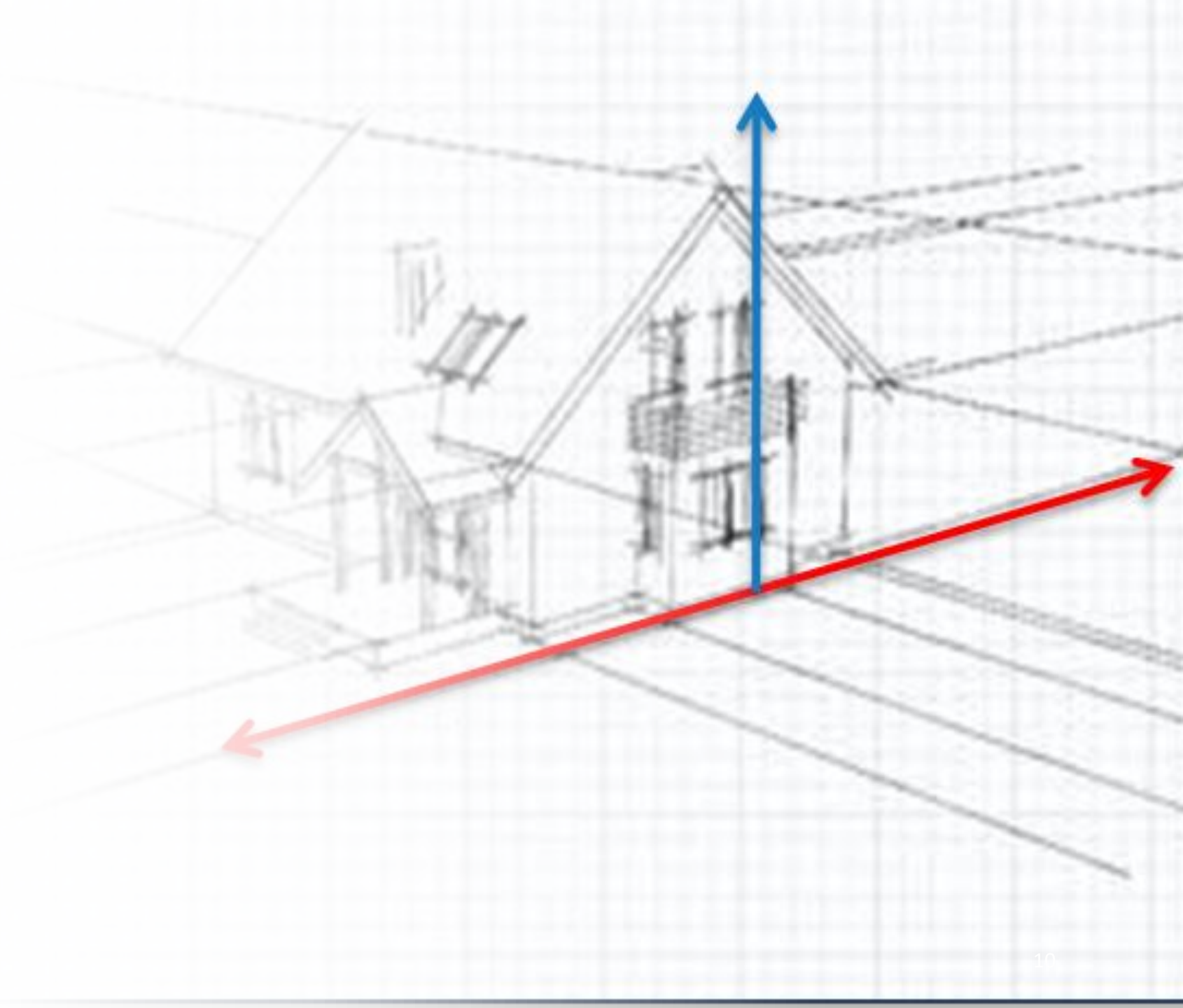
- The property owner will apply for a Building Permit or Certificate of Occupancy with DOB; no zoning relief required.



HOW ZONING WORKS

If the Zoning Regulations do not allow the project as a matter of right:

- The Property Owner must be granted zoning relief from ZC or BZA in order to move forward
- Requests for zoning relief
 - Can be special exceptions or variances (BZA)
 - Can be PUDs, design review approvals, etc. (ZC)





ZC & BZA Cases

An Overview of Case Types



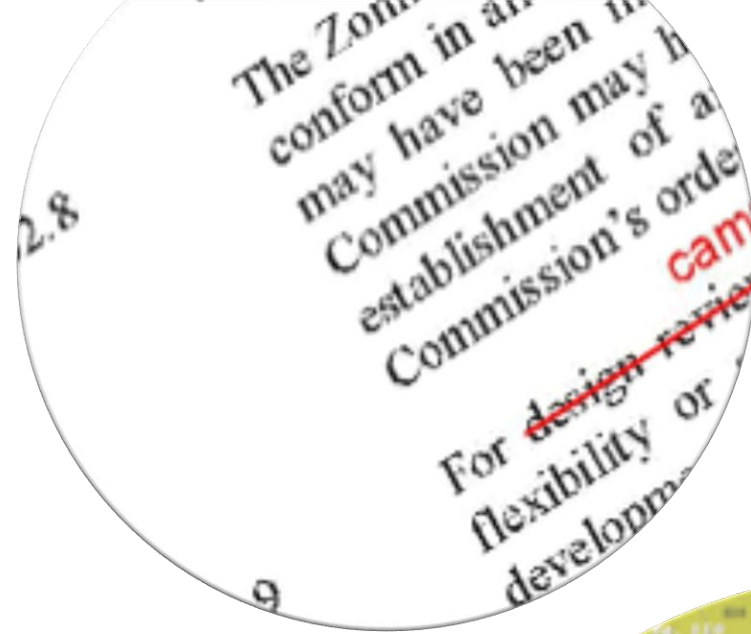
Types of ZC Cases

- **Text Amendment**

- Petition to change the text of the Zoning Regulations
- Follows rulemaking procedures

- **Map Amendment:**

- Application/Petition to change the zone designation of a property; it can also include adding a new Zone District to an area.
- Could be a rulemaking or a contested case, depending on the circumstance



Types of ZC Cases

Planned Unit Development (PUD):

- Review process for larger developments to ensure high quality development and public benefits

Campus Plan:

- Special exception review for large institutional uses, such as universities and hospitals

Design Review:

- Review of a building, structure or use that warrants special attention due to particular or unique characteristics of an area or project

Airspace Development:

- Reviews of development in the airspace above public streets and alleys



Types of BZA Cases

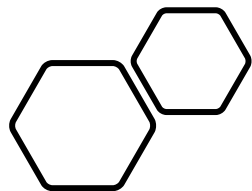
Special Exception

- Request to waive or deviate from an area or use requirement that is permitted in a zone, subject to specified criteria or conditions
 - Focuses on: *what are the potential adverse impacts?*

Variance (Area or Use)

- Request to waive or deviate from an area or use requirement that is not allowed by special exception; focuses on:
 - What is exceptional or unique about the property?
 - How is that uniqueness causing practical difficulty or undue hardship?
 - What are the potential adverse impacts on neighbors and the zone plan?





NOTICE OF A CASE

- **Notice of Intent:** In ZC cases, Applicants mail a notice of intent (NOI) to the affected ANC and to all owners within 200 feet of the property prior to filing
- **Notice of Application:** Applicants must serve their application on the affected ANC at the time of filing with DCOZ
- **Notice of Public Hearing:** DCOZ provides notice of public hearings on contested cases to the affected ANC and owners of property within 200 ft. of the subject property
- Notice is also **posted on the property** before a public hearing

ZONING COMMISSION
NOTICE PUBLIC OF HEARING

APPLICATION NO:

APPLICANT:

CASE SUMMARY:

Air Rights Modification Map Amendment

Campus Plan (Public Processing) Planned Unit Development Design Review

To receive the record for this case, please call the Information, Zoning & Enforcement System (IZES) at 202.727.6311.

Public Hearing
Date/Time:

Location:

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

BOARD OF ZONING ADJUSTMENT
NOTICE PUBLIC OF HEARING

APPLICATION NO:

CASE SUMMARY:

Special Exception

Variance

Foreign Mission

Modification

Public Hearing
Date/Time:

Further Public
Hearing Date/Time:

Location:

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

Additional Links and Information



Virtual Hearings

HOW TO WATCH OR LISTEN

Watch live via Webex, YouTube; listen via phone

Recording available next day on DCOZ Website and on YouTube

HOW TO SIGN UP TO PARTICIPATE

Fill out form on DCOZ website

- <https://dcoz.dc.gov/service/sign-testify>

Or, sign up with DCOZ staff

- ZC: 202-727-0340
- BZA: 202-727-5471



Webex Meetings





Virtual Hearings

Virtual Hearing Procedures

Subtitle Y § 103.13 and Subtitle Z § 103.13

- Sign up in advance to testify
- No “live video” during testimony
- Request to reopen record if technical difficulties
- All submissions except for official ANC Reports must be submitted at least 24 hours prior to Hearing



Interactive Zoning Information System (IZIS)

Searching Case Records:

<https://app.dcoz.dc.gov/CaseReport/CaseSearch.aspx>

Filing a Case / Uploading Documents:

<https://app.dcoz.dc.gov/Login.aspx>

Review Case Records

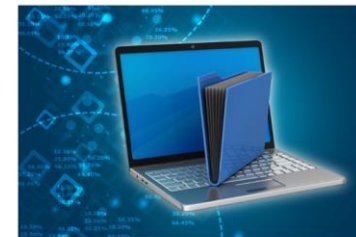


Use the case search page to access case information,

A Username and Password are not required to use this

[Go to Case Records >](#)

File, Manage, and Submit Cases



Login to IZIS to file and manage, or to submit documents or cc

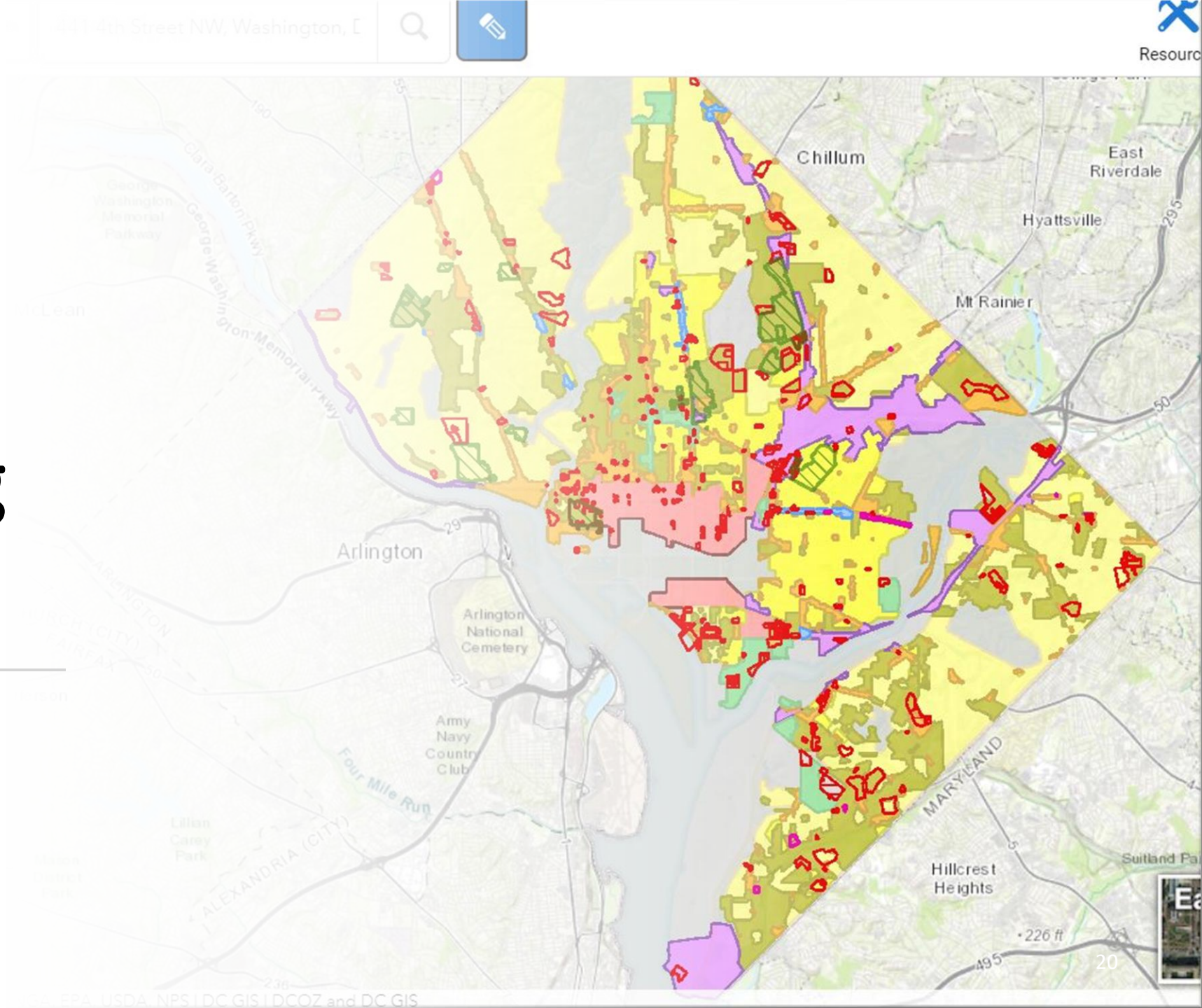
A Username and Password are required to use this system.

[Go to File & Manage Cases >](#)



Official Zoning Map

<https://maps.dcoz.dc.gov/zr16>





DCOZ Website

Office of Zoning Website:

<http://dcoz.dc.gov/>

Virtual Hearing Links and Information:

<http://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings>

The screenshot shows a carousel with three featured services:

- Watch the ZC and BZA Virtual Public Hearings & Meetings Live**: Includes a video thumbnail and text: "Members of the public are invited to virtually join Zoning Commission and Board of Zoning Adjustment Public Meetings and Hearings. Click here to learn more." Below the carousel are navigation controls: "Prev", a series of dots, and "Next".
- ZC Racial Equity Analysis Tool**: Includes a graphic with scales of justice and text: "The Zoning Commission (ZC) has released its initial racial equity analysis tool. Click here for more information."
- Virtual Public Meetings and Hearings**: Includes a video thumbnail and text: "Click here for information on how to view and engage with public hearings." A play/pause icon is visible at the bottom right of the carousel.

Click to add text

Featured Services



[Live Virtual ZC/BZA Hearings/Meetings](#)

Interested in watching a virtual public hearing or meeting? Visit the ZC and BZA virtual hearings...



[ZC/BZA Calendar](#)

View the Zoning Commission and Board of Zoning Adjustment Hearing and Meeting Calendar.



[View the Zoning Regulations](#)

View the Zoning Regulations of 2016 or 1958.



[Interactive Zoning Information System](#)

Review Case Records/File, Manage, and Submit in Cases.



[Zoning Maps of the District of Columbia](#)

Click here to view the DC Zoning Map and look up Zone District information for any property.



[Sign Up to Testify](#)

Sign up to testify in a public hearing.

[More Services >](#)

QUESTIONS?

Please feel free to contact us:

Sharon Schellin, Secretary to the Zoning Commission

sharon.schellin@dc.gov / 202-727-0340

Clifford Moy, Secretary to the Board of Zoning Adjustment

clifford.moy@dc.gov / 202-727-0348

Or

Keara Mehlert, Senior Zoning Specialist to BZA

Keara.Mehlert@dc.gov / 202-727-0364

Zelalem Hill, Special Assistant, ANC Liaison

zelalem.hill@dc.gov / 202-727-0312

