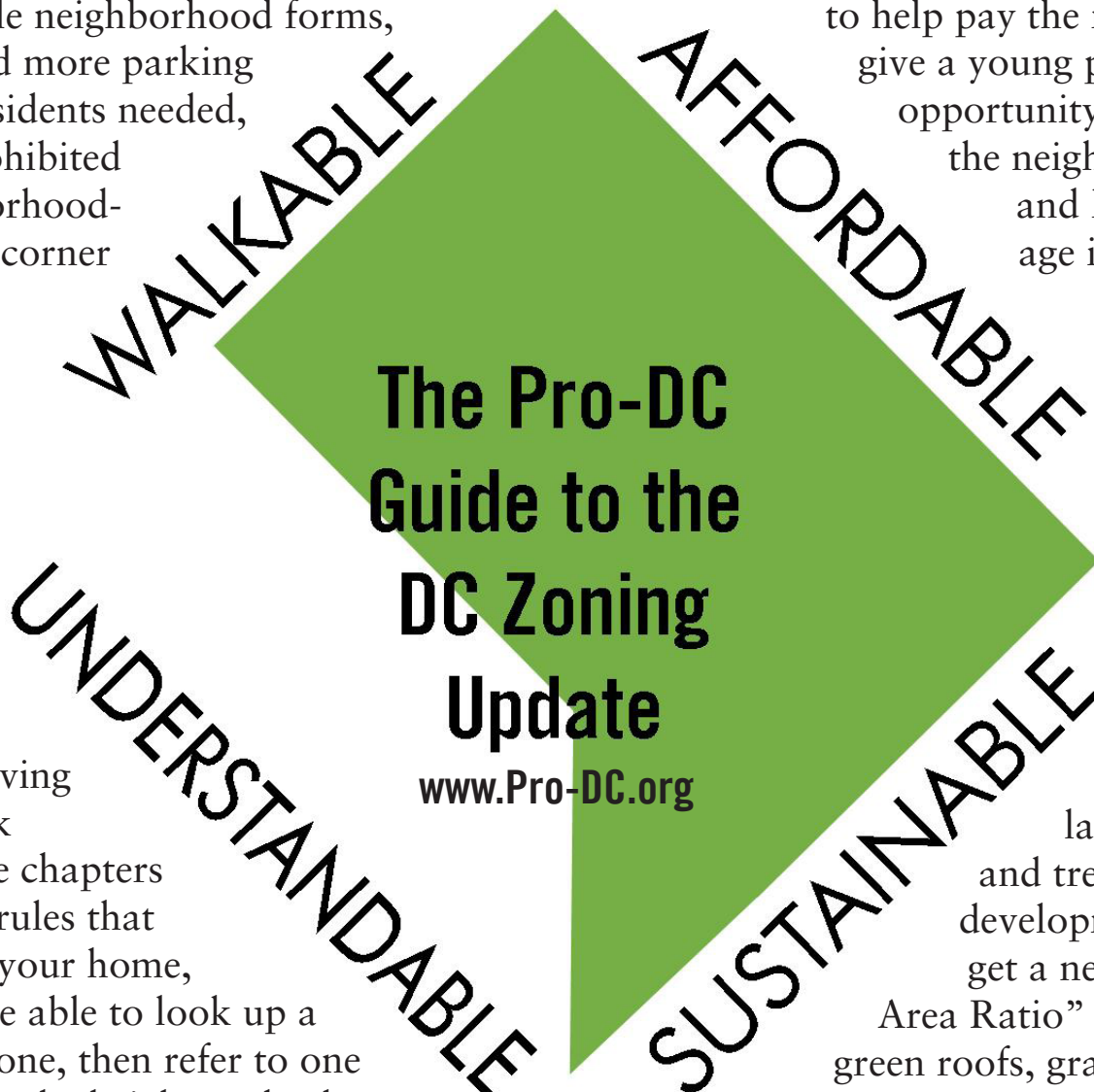


The zoning update will revise 1950s rules that outlawed the traditional, walkable neighborhood forms, required more parking than residents needed, and prohibited neighborhood-serving corner stores.

Residents will get the freedom to rent out a basement or garage to help pay the mortgage, give a young person the opportunity to live in the neighborhood, and let seniors age in place in their own homes.



Rather than having to check multiple chapters for the rules that govern your home, you'll be able to look up a single zone, then refer to one table for the height, setbacks, etc. and another for uses.

Parking lots will get more landscaping and trees. Larger developments will get a new "Green Area Ratio" to include green roofs, grassy space, stormwater treatment or other sustainable practices on site.

**Pro-DC, a project of the Coalition for Smarter Growth and Greater Greater Washington, believes that we need to update DC's 1950s-era zoning code.**

**We need a zoning code that can take a great city with great neighborhoods and turn it into an even more vibrant, walkable, and inclusive place.**

**The previous zoning code tried to force people to live in one type of community in vogue at the time. A new zoning code will let DC grow in a sustainable way that doesn't create new traffic or parking problems, but meets the needs of current and future residents.**

# JUST THE FACTS

## The **accessory dwelling** proposals will:

- Allow one accessory dwelling in the house or an existing separate building in single-family and low-density row house zones
- Not change higher-density row house and apartment zones
- Require a special exception in Georgetown
- Require the owner to live in the house at the same time
- Limit the overall size of the dwelling to 25% the size of the main one
- Include other restrictions

## The **parking** proposals will:

- Eliminate parking minimums in downtown zones and commercial or mixed-use zones with frequent rail or bus service
- Retain parking minimums in neighborhood corridors without frequent transit
- Eliminate parking minimums for buildings under 10 units
- Retain parking minimums for churches, schools, and other non-residential uses in residential zones

## The **corner store** proposals will:

- Allow small retail, service, office, or arts uses in corner buildings or buildings that were historically retail in residential areas
- Not allow on-site cooking, dumpsters, liquor stores, dry cleaning chemicals, or a long list of other impacts that would harm neighbors
- Limit the number of other such corner stores within 500 feet

## The **code reorganization** will:

- Create a new zone category for each current combination of zone and overlay
- Provide a “development standards” table for each zone, listing building limits and pointing to relevant sections with rules for measurement and more
- Provide a use table listing which uses are allowed and point to relevant sections with rules for conditions or special exceptions

# WHAT CAN I DO?

**DC's Office of Planning will be bringing pieces of the proposed changes to the Zoning Commission this fall.**

- Testify at the hearings!
- Send comments to the Zoning Commission
- Familiarize yourself with the proposals
- Give feedback to the Office of Planning
- Sign up for our list at [Pro-DC.org](http://Pro-DC.org)

**Thank you for participating!**

**Join us online at [www.pro-dc.org](http://www.pro-dc.org)**