



**PROPOSED TEXT AMENDMENT TO THE  
DISTRICT OF COLUMBIA ZONING REGULATIONS  
TO CHANGE THE DEFINITION OF PUBLIC SCHOOLS  
TO INCLUDE CHARTER SCHOOLS**

**Delegated Action of the Executive Director**

July 27, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Text Amendment to the District of Columbia Zoning Regulations to change the definition of Public Schools to include Charter Schools would not be inconsistent with the Comprehensive Plan for the National Capital, and would not have an adverse impact on any identified federal interests.

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The District of Columbia Office of Planning is requesting a text amendment to the District of Columbia Zoning Regulations to change the definition of public schools to include Charter Schools, to amend the lot area, lot width, Floor Area Ratio (FAR), and lot occupancy permitted for public schools located in Residence Zones, to allow collocation of school uses with other uses and sharing of recreational facilities, to permit schools in Residence Zones not meeting the proposed requirements to be allowed as special exceptions, to allow public schools in SP (medium to high density residential development with special exceptions for specific office functions), CR (low to medium residential, commercial and certain light industrial development), and W (low to high residential, commercial and certain light industrial development in waterfront areas) Zone Districts, and to create standards for preschools. Staff finds that the proposal is consistent with the Comprehensive Plan for the National Capital and that it would not adversely affect any identified federal interests.

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Patricia E. Gallagher, AICP  
Executive Director

SP-1	Permits matter-of-right medium density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA, to a maximum lot occupancy of 80% for residential use, a maximum FAR of 4.0 for residential and 2.5 for other permitted uses, and a maximum height of sixty-five (65) feet.
SP-2	Permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA, to a maximum lot occupancy of 80% for residential use, a maximum FAR of 6.0 for residential and 3.5 for other permitted uses, and a maximum height of ninety (90) feet.
CR	Permits matter-of-right residential, commercial, and certain light industrial development to a maximum lot occupancy of 75% for residential use, a maximum FAR of 6.0 for residential and 3.0 for other permitted uses and a maximum height of ninety (90) feet. Residential recreation space is required.
W-1	Permits matter-of-right low density residential, commercial, and certain light industrial development in waterfront areas to a maximum lot occupancy of 80% for residential use, a maximum FAR of 2.5 for residential and 1.0 for other permitted uses and a maximum height of forty (40) feet.
W-2	Permits matter-of-right medium density residential, commercial, and certain light industrial development in waterfront areas to a maximum lot occupancy of 75% for residential use, a maximum FAR of 4.0 for residential and 2.0 for other permitted uses and a maximum height of sixty (60) feet.
W-3	Permits matter-of-right high density residential, commercial, and certain light industrial development in waterfront areas to a maximum lot occupancy of 75% for residential use, a maximum FAR of 6.0 for residential and 5.0 for other permitted uses and a maximum height of ninety (90) feet.