



**TEXT AMENDMENTS TO INCLUSIONARY ZONING (IZ)
REGULATIONS FOR VARIOUS ZONING LOCATIONS**

Washington, D.C.

Delegated Action of the Executive Director

December 28, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed text amendments for inclusionary zoning (IZ) regulations of the District of Columbia for various zoning locations would not be inconsistent with the Comprehensive Plan for the National Capital, nor would they have an adverse impact on any federal interests.

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The DC Zoning Commission is submitting for comment proposed text amendments for inclusionary zoning (IZ) regulations of the District of Columbia for various zoning locations. The IZ amendments would include all properties located in the following zones: R-3 to R-5-D (low to high density residential from single family dwelling units to apartment buildings, including churches and schools), C-1 to C-3-C (low to high density for commercial, retail, and office mixed uses), SP-1 and SP-2 (medium to high density residential with limited office uses), CR (residential, commercial, and certain light industrial development), and W-1 to W-3 (low to high density residential, commercial, and certain light industrial development in waterfront areas). The following zones and locations would be excluded from this amendment: W-2 in Georgetown, R-3 in Anacostia, C-2-A in the Naval Observatory Overlay, the Downtown Development District (DD), the Southeast Federal Center Overlay, and all Transferable Development Rights (TDR) Receiving Zones currently in existence.

New residential developments of ten or more units and existing residential developments with ten or more units undergoing substantial rehabilitation located in the zones noted above would be subject to the Inclusionary Zoning Program. Properties will be required to devote a portion of their gross floor area for low to moderate income, affordable workforce housing and will be permitted to construct up to 20% more gross floor area than allowed under matter-of-right zoning. The regulations will grant flexibility to accommodate the additional density with

minimum lot widths and area in R-3 and R-4 districts and lot occupancy and height limitations in the C-2-A to C-2-C, SP-1 and SP-2; CR; and W-1 to W-3 districts.

Staff has determined that Inclusionary Zoning would not be inconsistent with the *Comprehensive Plan for the National Capital: Federal Elements*. In particular, the following Federal Workplace policies from the Development of Workplaces with Communities will be supported by the proposed action:

- “Ensure, in the relocation of federal employees, similar or improved availability of...affordable housing for the employees and their families within a convenient commuting distance.”
- “Consider locating federal workplaces near a variety of housing options to benefit employees. Priority should be given to locations that are easily accessible for employees to walk, bike, or take public transportation to commute between home and work.”
- “Promote housing initiatives for a variety of housing options close to public transit or federal facilities. These initiatives should provide housing that makes the commute of the federal employees more convenient.”

Previously, at the March 2, 2006 Commission meeting, the Executive Director, through delegated authority, determined that the proposed text amendment to the District of Columbia zoning regulations to promote affordable housing (Inclusionary Zoning) would not be inconsistent with the Comprehensive plan for the National Capital, nor have an adverse impact on any federal interests.

Staff has determined that the proposed action would not have an adverse impact on any federal interests.

Patricia E. Gallagher, AICP
Executive Director