Updating the Zoning Code in Washington, D.C.

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DCOZ Overview

• The DC Office of Zoning (DCOZ) is an independent agency that provides administrative, professional, and technical assistance to the Zoning Commission (ZC) and the Board of Zoning Adjustment (BZA) in support of their oversight and adjudication of zoning matters in the District of Columbia.
ZR16 - Background

• The Zoning Regulations Review was a multi-year effort to update, simplify, and modernize the Zoning Regulations.

• Beginning in 2008, the Zoning Commission and DC Office of Zoning held over 100 trainings, community meetings, Public Hearings, and Public Meetings to address concerns, gather feedback, provide information, deliberate, and finally approve the 2016 regulations.
Selected Regulation Changes

- Accessory Dwelling Units allowed in Residential Zones by right (R-19 and R-20 require Special Exception)
- Easier Approval for Corner Stores in Row House Zones
- Parking
  - No Downtown Required Parking Minimum
  - 50% Reduction in parking requirement for properties within ½ mile of Metro station and ¼ of Priority Bus Corridor
While many individual development standards did not change (height, FAR, lot occupancy), almost every zone name was altered, and some boundaries were affected.

Most significantly, Overlays are now combined with Base Zoning, creating many, many more individual zones than previously existed.

- Ex: R-3 + Naval Observatory Overlay = R-13
## 1958 vs. 2016

<table>
<thead>
<tr>
<th>1958 Zoning Map</th>
<th>2016 Zoning Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Zones</td>
<td>Residential Zones</td>
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<tr>
<td>Commercial Zones</td>
<td>Residential Flat Zones</td>
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<tr>
<td>Mixed-Use Zones</td>
<td>Residential Apartment Zones</td>
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<tr>
<td>Special Purpose Zones</td>
<td>Mixed-Use Zones</td>
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<tr>
<td>Waterfront Zones</td>
<td>Neighborhood Mixed Use Zones</td>
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<tr>
<td>Industrial Zones</td>
<td>Production, Distribution and Repair Zones</td>
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<tr>
<td>Various Overlay Districts</td>
<td>Special Purpose Zones</td>
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<td>TDR Zones</td>
<td>Downtown Zones</td>
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<td></td>
<td>Downtown Subareas</td>
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<td>Downtown Designated Streets</td>
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<td>Credit Trade Areas</td>
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</tbody>
</table>

*Legend: DCOZ = Department of City Operations and Zoning*
Zoning Map Goals

• Help users understand the new regulations
• Mobile Friendly
• Easily Linkable/Shareable
• High Quality exports/printed reports
• Expose more data to the public
• Map individual Zoning Cases
ZR16 - Tools

• Transitional Products
  – 2016 Zoning Regulations Story Map
  – 1958 vs. 2016 Zone Change Map

• Primary Products
  – Official 2016 Zoning Map
  – Zoning Handbook

• Secondary Products
  – Maps Home Page
  – Historical Zoning Maps Viewer
  – Summary Zoning Maps
Zoning Regulations of 2016 Overview

Residential Zones

The Residential House (R) zones are residential zones, designed to provide for stable, low- to moderate-density residential areas suitable for family life and supporting uses. There are 19 individual zone districts within the residential category.

Residential Flat
2016 Zone Change Viewer
Zoning Map of 2016 - Development

DC GIS / OCTO Server IT
IZIS API
App.dcoz.dc.gov

OCTO ArcGIS Server

DCOZ Office
Zoning Case Information
(Name, Number, Order, etc.)
DCOZ GIS SDE tables
SQL Server
10.125.24.68

Application
HTML code

Production Server*
10.128.24.72
Maps.dcoz.dc.gov
IIS Webserver
ESRI JS API

Proxy

DCOZ Resources Page
Will be at: http://www.dcoz.dc.gov/
resources/whm

*Development Server
10.128.24.72 has the same
set up but is used for testing
the map application.

Web Clients

AWS / Cloud

ArcGIS
Online

DCOZ Handbook
Currently on: http://dcoz.blueraster.io/

Citizens Atlas
(building image)
http://citizenatlas.dc.gov/
Zoning Map of 2016 - Development

**Primary User Stories**

- I am a DC citizen and want to build something and need to find out some information (height restrictions, setbacks, rear yard, etc.)
- I am a DC citizen and want to know what is going on in my neighborhood and find out if it is legal and complaint with zoning regulations

**Secondary User Stories**

- I am a (developer, student, appraiser, real estate agent) doing research in the area
- I am looking to find the location of specific zones in the city
- I am looking for high-quality printable maps.
- I am looking for an easy to understand report
- I am looking to perform a buffer search
- I am looking for a Certificate of Occupancy
Zoning Map of 2016 - Wireframes

Search Results: Individual Property

Detailed search results information moved to side panel (like Google Maps). This allows for more information to be displayed on the map itself without reducing readability.

Panel can be opened and closed. Sections can be toggled opened and closed by default all are opened.

Zoning information is within this panel. Will need to know what this is.

All cases are displayed 5 per row. Case numbers are links to external site.
Zoning Map of 2016 - Development
Mobile Friendly
Vector Map Exports
Zoning Report for 1610 PARK ROAD NW

Mixed-Use Zone  Residential Apartment Zone  Residential Flat Zone

Zoning Data Summary

Premises Address
1610 PARK ROAD NW

Square/Suffix/Lot
2508 1026

Zoning District
Residential Apartment Zone

PUDs
None

Ward
1

Council Member
Brianne Nadeau

ANC
1D

ANC Chairperson
Frank Agbro

SMD
1D04

Commissioner
Rosa Rivas

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary.
** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.
Coming Soon: 3D
LIVE DEMO

(what could possibly go wrong?)
Questions?

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