



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

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A Resolution Asking the DC Zoning Commission to Approve a DC Office of Planning Proposal to Require Side and Rear Setbacks for Accessory Buildings in “R” Zones

Whereas, the DC Office of Planning has proposed twenty-four changes to the DC zoning regulations in the form of the so-called "Omnibus Zoning Text Petition," Case No. 25-12; and,

Whereas at least three of the twenty-four will have an impact on the density, livability, look, and character of our community; and,

Whereas, Proposal #17 (Accessory Building Side and Rear Setbacks in “R” Zones) would introduce a 3-FT minimum setback from side and rear lot lines shared with a neighbor; and,

Whereas, currently, zoning regulations allow accessory buildings to be constructed directly on a property line shared with a neighbor; and

Whereas, no setback will be required along alleys or streets, but the 7.5-FT minimum setback from the centerline of an alley will remain in force); and,


Whereas, accessory buildings should have space around them so that their owners can paint and otherwise maintain them without trespassing onto their neighbors' property, and so that accessory buildings don't loom over neighbors and affect their light, air, and privacy; and

Whereas, the 3-foot setback that the Office of Planning is requesting is not large enough to protect the light, air, and privacy of adjoining properties, nor is it large enough to allow room for proper maintenance of accessory buildings;

THEREFORE BE IT RESOLVED:

ANC3/4G requests that the DC Zoning Commission **Approve** the Office of Planning proposal #17 to require side and rear setbacks, but to increase those required side and rear setbacks to 8-feet each.

ADOPTED at a regular meeting, notice of which was properly given, and at which a quorum of four (4) of seven (7) members was present on Nov. 10, 2025, by a vote of 7 yes, 0 no, 0 abstentions.


box SIGN 187YZ365-18JYR2J2
Lisa R. Gore, Chair

Nov 12, 2025
Date


box SIGN 4ZRVL67X-18JYR2J2
Elizabeth A. Nagy, Secretary

Nov 12, 2025
Date