

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 148

CASE NO. 76-15

FEBRUARY 2, 1977

Pursuant to notice, a public hearing of the Zoning Commission was held on September 8, 1976, to consider an amendment to the text of the Zoning Regulations. The Commission having met and having determined that it is appropriate to redefine a yard and clarify what structures may project into said yards, which provisions will further the purpose and intent of the Zoning Regulations, the Commission hereby ORDERS the adoption of the following amendments to the text of the Zoning Regulations:

TEXT CHANGE INSTRUCTIONS

1. Amend Section 1202, Definition, to redefine a yard as follows:

"An exterior space, other than a court, on the same lot with a building or other structure. A yard required by these regulations shall be open to the sky from the ground up, and shall not be occupied by any building or structure, except as specifically provided in these regulations, No such building or structure shall occupy in excess of 50 percent of a yard required by these regulations".

2. Amend Section 7602, Projections into Required Open Space, to add the following Sub-section:

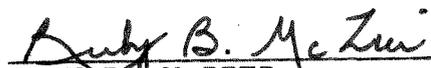
7602.2 Except for the following specified structures, every part of a yard required under the provisions of these regulations shall be open and unobstructed to the sky from the ground up.

7602.21 A structure, not including a building, no part of which is more than four feet above the grade at any point may occupy any yard required under provision of the regulations. Any railing required by the Building Code shall not be calculated in the measurement of such height.

7602.22 A fence or retaining wall constructed in accordance with the Building Code may occupy any yard required under the provision of these regulations.

7602.23 Stairs leading to the ground from a door located on the story in which the principal entrance of a building is located may occupy any yard required under provisions of these regulations. Such stairs should include any railing required by the Building Code.

BY ORDER OF THE DISTRICT OF COLUMBIA ZONING COMMISSION


RUBY B. McZIER
Chairperson

ATTESTED By: 
ARTHUR B. HATTON
Executive Secretary