Zoning in the District of Columbia

Regulatory Path of a Typical Campus Plan Case
A Campus Plan serves as the basic planning document for the orderly development of a campus with the coordination of the surrounding community. The Plan is designed to guide the University’s development in coordination with the District of Columbia’s development.
The intent of regulating campus facilities is to:

- Promote well planned and designed educational campuses;
- Encourage long-term facilities planning for these uses;
- Minimize negative impacts of campuses on surrounding residential areas; and
- Provide consistency and transparency to the campus planning process.
Campus Plans

The Campus Plan is an integrated series of documents (in graphic, narrative and tabular form) that present the current composition of an installation and the plan for its orderly and comprehensive long-range development. This long-range development can range from 5 to 20 years.
Preliminary Process

The University consults informally with the Office of Planning (OP) prior to submission to the Zoning Commission (ZC). This process:

Helps identify any unique or special characteristics that are associated with the campus;

Helps identify the major planning issues;
Preliminary Process

Helps identify any community or civic organizations that should be contacted regarding the proposed campus plan; and

Should be used to identify other District Agencies for early consultation, such as:

- Department of Transportation (DDOT)
- District of Columbia Department of Consumer and Regulatory Affairs (DCRA)
Preliminary Process

Preliminary meetings are held with:

- Community
- Advisory Neighborhood Commissions (ANCs)
- Civic and Citizens Associations
Application Process - OZ

The University submits an Application to the ZC through the Office of Zoning (OZ). The Application should include a narrative and associated maps and a list of all property owners within 200 feet of the University boundaries.

The Application is processed by OZ and notices of referral are sent to:

- ANC (Advisory Neighborhood Commission)
- DC coop
- DCOZ

property owners within 200 ft
Application Process - OZ

A hearing date is scheduled, and must be published in the D.C. Register **40-days** prior to the date set.
If the University Application includes a report by a transportation consultant or expert, a copy of the report must be provided to DDOT 20 days before the hearing.

The University must post a notice of the hearing 14 days before the hearing. The University may file any additional statements, information, briefs, or other material it may wish to offer as evidence.

At least 5 days before the hearing, the University must file an affidavit of posting demonstrating the property was posted.
Application Process - District Agencies

When an Application is referred in advance of the public hearing for a report or recommendation, the report and/or recommendation must be filed 7 days before the hearing.
Hearing Procedure

1. Applicant’s Case is Heard
2. Report and Recommendations from OP
3. Report and Recommendations from other District Agencies
4. ANC Report

5. Parties and Persons in Support
6. Parties and Persons in Opposition
7. Rebuttal and Closing Statement
8. ZC has the authority to request additional information to address specific questions (which may include a response from proponents and/or opponents)

9. ZC generally requests draft Findings of Fact and Conclusions of Law from all parties.
10. Once all information is submitted, the ZC deliberates about the case at a future public meeting
11. Once a verbal decision is rendered, a written order is drafted, signed, and served to the Applicant and all parties.
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