



Accessory Apartments & Corner Stores: What you should know about the D.C. Zoning Proposals

Accessory Apartments

*Issue heard on Nov. 6, regarding Subtitle D:
Residential House (R) Zones:*

- Allow one accessory unit in single family residential zones
- Allow by accessory apartment in owner-occupied home or existing accessory building (e.g. carriage house or garage) with access through alley or side yard, special exception for any construction or addition



Credit: <http://accessorydwellings.org/what-adus-are-and-why-people-build-them>

- Property owners must live on property, and other size and location limitations apply.

Corner Stores

*Issue heard on Nov.6, regarding Subtitle D:
Residential House (R) Zones, and Nov. 7, regarding
Subtitle E:*

- Permit existing corner stores by right
- Fresh grocers as of right subject to size, space and operational conditions
- Other uses permitted by special exception



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