



Zoning Data Summary*	
Square/Suffix/Lot	0001 / n/a / 0840
Premises Address	Null
Zoning District(s)	R-5-B
Overlay District(s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	2
Council Member	Jack Evans
ANC	2A
ANC Chairperson	Patrick Kennedy
SMD	2A04
Commissioner	William K. Smith

\* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at [http://maps.dcoz.dc.gov/css/Map\\_App\\_User\\_Guide/Glossary.pdf](http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf).

\*\* To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

**Zoning Layers**

Zone Districts	Pending Overlays	Active PUDs	
Pending Zones	Baist Index	Pending	Campus Plans
Overlays	Historic Districts	TDRs	CEA

Latitude: NaN, Longitude: 38.900871

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Zoning Details: R-5-B

Permits matter-of-right medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings

	Minimum Lot Width (ft)	Minimum Lot Area (sqft)	Maximum Occupancy (percentage)	Maximum Residential FAR	Maximum FAR Other Uses	Maximum FAR Permitted	Maximum Stories	Maximum Height (ft)	Side Yard Height (ft)	Rear Yard Setback (ft)	Remarks
<b>One-Family Semi-Detached Dwelling</b>			60	1.8	n/a	1.8		50	8		Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located.
<b>Public Schools</b>	80	9000	60	n/a	1.8	1.8		90			Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.



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	Minimum Lot Width (ft)	Minimum Lot Area (sqft)	Maximum Occupancy (percentage)	Maximum Residential FAR	Maximum FAR Other Uses	Maximum FAR Permitted	Maximum Stories	Maximum Height (ft)	Side Yard Height (ft)	Rear Yard Setback (ft)	Remarks
<b>All Other Structures</b>			60	1.8	1.8	1.8		50			Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.
<b>College or University building or structure covered by an approved campus plan</b>				n/a	n/a	Per Campus Plan		60			Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.
<b>One-Family Detached Dwelling</b>			60	1.8	n/a	1.8		50	8		Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.



Permits matter-of-right medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings

Minimum Lot Width (ft)	Minimum Lot Area (sqft)	Maximum Occupancy (percentage)	Maximum Residential FAR	Maximum FAR Other Uses	Maximum FAR Permitted	Maximum Stories	Maximum Height (ft)	Side Yard Height (ft)	Rear Yard Setback (ft)	Remarks
		60	n/a	2	2		50			Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. Pursuant to § 403.4, the lot occupancy may exceed 75%, if approved by the BZA. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.
		20	n/a	1.8	1.8		45			Pursuant to § 403.3, the maximum lot occupancy may exceed 20% up to 40% with BZA approval. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.



Cases / Orders

Listed below are the Zoning Commission Orders associated with the Square, Parcel or Lot(s) related to this Zoning Report. The Orders are available online at [http://dcoz.dc.gov/search/search\\_orders.asp](http://dcoz.dc.gov/search/search_orders.asp).

Case Number	Order No(s)	Case Number	Order No(s)

Political Jurisdiction Representatives

Ward	2
Council Member	Jack Evans
Phone Number	
E-Mail Address	jackevans@dccouncil.us
Office Location	1350 Pennsylvania Ave, Suite 106, NW 20004
Website	<a href="http://dccouncil.us/council/jack-evans">http://dccouncil.us/council/jack-evans</a>
ANC	2A
ANC Chairperson	Patrick Kennedy
Phone Number	
E-Mail Address	2A01@anc.dc.gov
Office Location	2020 F St NW
Website	<a href="http://app.anc.dc.gov/wards.asp?ward=2&amp;office=A">http://app.anc.dc.gov/wards.asp?ward=2&amp;office=A</a>
SMD	2A04
Commissioner	William K. Smith
Phone Number	
E-Mail Address	2A04@anc.dc.gov
Office Location	2700 Virginia Ave NW #101
Website	undefined