

Comparative Analysis of ZR58 C-3-C District and ZR16 MU-9 Zones

Regulation Category	ZR58 (C-3-C)	ZR16 (MU-9)
Building height	Section 770	Subtitle G, Section 403
	Matter-of-Right: 90 ft Planned Unit Development (PUD): 130 ft	Matter-of-Right: 90 ft Planned Unit Development (PUD): 130 ft
Penthouse	Section 770	Subtitle G, Section 403
	<ul style="list-style-type: none"> • Habitable use permitted <ul style="list-style-type: none"> ○ Any use permitted in the MU-9 ○ Bar, nightclub, cocktail lounge, restaurant requires special exception • 0.4 FAR limit <ul style="list-style-type: none"> ○ Applies to habitable space only, and does not include communal space • 20'0" max height (mechanical and habitable) • One story plus mezzanine (second story permitted for mechanical space, only one story permitted if at maximum height) 	<ul style="list-style-type: none"> • Habitable use permitted <ul style="list-style-type: none"> ○ Any use permitted in the MU-9 ○ Bar, nightclub, cocktail lounge, restaurant requires special exception • 0.4 FAR limit <ul style="list-style-type: none"> ○ Applies to habitable space only, and does not include communal space • 20'0" max height (mechanical and habitable) • One story plus mezzanine (second story permitted for mechanical space, only one story permitted if at maximum height)
Floor area ratio, FAR	Section 771	Subtitle G, Section 402
	Matter-of-Right: 6.5 Inclusionary Zoning (IZ): 7.8 PUD: 8.0	Matter-of-Right: 6.5 Inclusionary Zoning (IZ): 7.8 PUD: 9.36
Lot occupancy	Section 772	Subtitle G, Section 404
	100%	100%
Rear yard	Section 774	Subtitle G, Section 405
	2.5 inches / foot (12 foot min) <ul style="list-style-type: none"> · Where abutting an alley – measured from centerline of alley and not required below horizontal plane 20 feet above mean finished grade at middle of rear of structure. · No alley – shall be measured from rear lot line to rear of building or structure and not required below horizontal plane 20 feet above mean finished grade at middle of rear of structure. 	2.5 inches / foot (12 foot min) <ul style="list-style-type: none"> · Where abutting an alley – measured from centerline of alley and not required below horizontal plane 25 feet above mean finished grade at middle of rear of structure. · No alley – shall be measured from rear lot line to rear of building or structure and not required below horizontal plane 25 feet above mean finished grade at middle of rear of structure.
Side yard	Section 775	Subtitle G, Section 406
	N/A, if provided: 2 in. / ft (6 ft min.)	N/A, if provided: 2 in. / ft (5 ft min.)
Open Court (Width)	Section 776	Subtitle G, Section 202
	Residential: 4 in / ft (15 ft min) Nonresidential: 3 in / ft (12 ft min)	Residential: 4 in / ft (10 ft min) Nonresidential: 2.5 in / ft (6 ft min)
Court, Closed Width & Area	Section 776	Subtitle G, Section 202
	Residential: Width: 4 in / ft (15 ft min) Area: Twice square of required width (350 sqft min) Nonresidential: Width: 3 in / ft (12 ft min) Area: Twice square of required width (250 sqft min)	Residential: Width: 4 in / ft (15 ft min) Area: Twice square of required width (350 sqft min) Nonresidential: Width: 2.5 in / ft (12 ft min) Area: Twice square of required width (250 sqft min)
Parking, off-street	Section 2101	Subtitle C, Section 701
	Apartment house: 1 space / 4 dwellings Office (General): 1 space for each 1,800 sqft of gross floor area in excess of 2,000 sqft Retail/service: 1 space for each 750 sqft of gross floor area and cellar floor area in excess of 3,000 sqft	Residential, Multi-Household: 1 space / 3 dwellings in excess of four units Office: 0.5 spaces for each 1,000 sqft of gross floor area in excess of 3,000 sqft Retail and Service (general and financial): 1.33 spaces for each 1000 sqft of gross floor area in excess of 3,000 sqft
Bike parking (Long-term)	DC Code § 50–1641.05 / Section 2119.2	Subtitle C, Section 802
	Apartment house: 1 space / 3 dwelling units Office (General): 5% of required number of required automobile parking spaces Retail and service: None required	Residential Apartment: 1 space / 3 dwelling units Office: 1 space / 2,500 sqft of gross floor area Retail and Service (general and financial): 1 space / 10,000 sqft of gross floor area

Bike parking (Short-term)	DC Code § 50-1641.05 / Section 2119.2	Subtitle C, Section 802
	N/A	Residential Apartment: 1 space / 20 dwelling units Office: 1 space / 40,000 sqft of gross floor area Retail and Service (general and financial): 1 space / 3,500 sqft of gross floor area
Loading, off-street	Section 2201.1	Subtitle C, Section 901
	<p>Apartment house (50 units+): 1 loading berth @ 55' deep 1 service delivery space @ 20' deep</p> <p>Office: with between 30,000 and 100,000 sqft of gross floor area: 1 loading berth @ 30' deep 1 service delivery space @ 20' deep</p> <p>Office: with between 100,000 and 200,000 sqft of gross floor area: 2 loading berths @ 30' deep 1 service delivery space @ 20' deep</p> <p>Office: with more than 200,000 sqft of gross floor area: 3 loading berths @ 30' deep 1 service delivery space @ 20' deep</p> <p>Grocery store or drug store with between 20,000 and 100,000 sqft of gross floor area: 1 loading berth @ 30' deep 1 loading berth @ 55' deep 1 service delivery space @ 20' deep</p> <p>Other retail/service with between 8,000 and 20,000 sqft of gross floor area: 1 loading berth @ 30' deep 1 service delivery space @ 20' deep</p> <p>Other retail/service with between 20,000 and 30,000 sqft of gross floor area: 2 loading berths @ 30' deep 1 service delivery space @ 20' deep</p> <p>Other retail/service with between 30,000 and 100,000 sqft of gross floor area: 1 loading berth @ 30' deep 1 loading berth @ 55' deep 1 service delivery space @ 20' deep</p> <p>Other retail/service with more than 100,000 sqft of gross floor area: 1 loading berth @ 30' deep 2 loading berths @ 55' deep 1 service delivery space @ 20' deep</p>	<p>Residential (50 units+): 1 loading berth @ 30' deep (min) 1 service delivery space @ 20' deep (min)</p> <p>Retail with between 5,000 and 20,000 sqft of gross floor area: 1 loading berth @ 30' deep (min)</p> <p>Retail with between 20,000 and 100,000 sqft of gross floor area: 2 loading berths @ 30' deep (min) 1 service delivery space @ 20' deep (min)</p> <p>Retail with greater than 100,000 sqft of gross floor area: 3 loading berths @ 30' deep (min) 1 service delivery space @ 20' deep (min)</p> <p>Service uses (general and financial): loading requirements same as retail</p>
Green Area Ratio, GAR	Section 3401.2	Subtitle G, Section 407
	0.20	0.20
Inclusionary Zoning	Sections 2603.2 and 2603.4	Subtitle C, Section 1003
Set Aside Requirement (base building)	8% of gross floor area, or 50% of bonus density, devoted to residential use 100% of inclusionary units shall be devoted to moderate-income households	8% of gross floor area, or 50% of bonus density, devoted to residential use 100% of inclusionary units shall be devoted to moderate-income households
Set Aside Requirement (penthouse)	8% of gross floor area 100% of inclusionary units shall be devoted to low-income households.	8% of gross floor area 100% of inclusionary units shall be devoted to low-income households.