

# ZONING REGULATIONS

*of the*

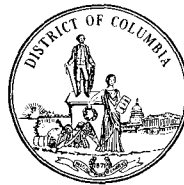
# DISTRICT OF COLUMBIA

*ADOPTED BY THE ZONING COMMISSION  
UNDER AND BY VIRTUE OF THE AUTHORITY CONFERRED  
UPON IT BY AN ACT OF CONGRESS  
APPROVED JUNE 20, 1938, AS AMENDED*

EFFECTIVE MAY 12, 1958

(The date of each revision follows the text)

(1973 Reprint)



WASHINGTON, D. C.

**3307.2** In the R-5-A and R-4 Districts, if approved by the Board of Zoning Adjustment, a group of *one-family dwellings, flats, apartment houses*, or a combination thereof, with division walls from the ground up or from the lowest floor up, may be erected and be deemed a single *building* for the purpose of these regulations, when such group does not comply with the provisions of paragraph 3307.1 of this Section, subject to the conditions specified below: (As amended Dec. 8, 1958.)

**3307.21** The provisions of subparagraphs 3307.13 and 3307.14 are complied with;

**3307.22** Vehicular access to all or part of the group is provided when the Board deems such access is in the interest of public convenience and safety; and,

**3307.23** The erection of such group will not affect adversely the present character or future development of the neighborhood.

**3307.3** In an R-5-B District a group of *one-family dwellings, flats, apartment houses*, or a combination thereof, with division walls from the ground up or from the lowest floor up, may be erected and deemed a single *building* for the purpose of these regulations, provided that:

**3307.31** All *buildings* in such group are erected simultaneously;

**3307.32** All front entrances of such group abut a *street, front yard, or front court*;

**3307.33** No rear or service entrance abuts a *street, front yard or front court* unless located below the *main floor*; and,

**3307.34** No exterior stairway is constructed above the level of the joists of the *main floor* unless located entirely within the *building area*.

**3307.4** In an R-5-B District, if approved by the Board of Zoning Adjustment, a group of *one-family dwellings, flats, apartment houses*, or a combination thereof, with division walls from the ground up or from the lowest floor up, may be erected and deemed a single *building* for the purpose of these regulations, when such group does not comply with the provisions of paragraph 3307.3 of this Section, subject to the conditions specified below:

**3307.41** Vehicular access to all or part of the group is provided, when the Board deems such access in the interest of public convenience and safety; and

**3307.42** The erection of such group will not affect adversely the present character or future development of the neighborhood.

### Section 3308—Exceptions to Density Regulations for Roof Structures (June 14, 1960.)

**3308.1** So as to exercise a reasonable degree of architectural control upon roof *structures* in all residential districts housing for mechanical equipment, stairway and elevator penthouses hereafter erected or enlarged below, at the same roof level with, or above the *top story* of any *building or structure*, shall be subject to conditions and variable *floor area ratio* credit specified below:

**3308.11** When consisting of not more than one elevator bank and not more than one stairway, penthousing therefor shall be fully enclosed with materials identical in appearance to that used on the *street side* of the main *building*. Enclosing walls from roof level shall be of equal height and shall rise vertically to a roof. Mechanical equipment shall not be permitted hereunder.

**3308.12** When consisting solely of mechanical equipment such equipment shall be fully enclosed as prescribed in paragraph 3308.11, except that louvers may also be provided. A roof over a cooling tower need not be provided when such tower is located at or totally below the top of enclosing walls. Stairway penthouses complying with 3308.11 shall also be permitted hereunder. Elevator penthouses shall not be permitted hereunder.

**3308.13** Solely for the uses designated in this section an increase of allowable *floor area ratio* of not more than 0.12 shall be permitted.

**3308.2** When located below, at the same roof level with, or above the *top story* of any *building or structure*, a combination of stairway and elevator penthouses and mechanical equipment, shall not be permitted unless approved by the Board of Zoning Adjustment subject to conditions and variable *floor area ratio* credit specified below in each case.

**3308.21** All service equipment designated should be placed in one enclosure with the type of material specified in paragraphs 3308.11 and 3308.12 and should harmonize with the main structure in architectural character, material and color. Curtain walls with roof over should be used where needed to give the appearance of one *structure*. Where impracticable because of operating difficulties, size of building *lot* or other conditions relating to the building or surrounding area which would tend to make full compliance unduly restrictive, prohibitively costly or unreasonable, the Board is empowered to increase the size of roof *structures*, to vary the location of any or all of such structures and to vary the material of enclosing construction used, provided the intent and purpose of this section is not materially impaired thereby and the light and air of adjacent *buildings* is not affected adversely. The Board may also permit excess floor area created by curtain walls to be used for incidental storage and for toilets accessory to roof swimming pools. (63-3).