

CHAPTER 8 ACCESSORY BUILDING REGULATIONS FOR RF ZONES

800 ACCESSORY BUILDINGS

- 800.1 Accessory buildings shall be permitted within an RF zone subject to the following conditions:
- (a) An accessory building shall be subordinate to and located on the same lot as the building to which it is accessory; provided, that required accessory parking space may be permitted on another lot where specifically permitted under other provisions of this title;
 - (b) An accessory building shall be used for purposes which are incidental to the use of the principal building but may house no more than one principal unit; and
 - (c) An accessory building shall not be constructed prior to a principal building on the same lot.
- 800.2 The accessory buildings shall be secondary in size compared to the principal building, and shall be considered within the lot occupancy, pervious surface, as applicable the floor area ratio requirements of the RF zones.

801 DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS

- 801.1 The bulk of accessory buildings in the RF zones shall be controlled through the specified development standards table, conditions and regulations of this section.
- 801.2 Accessory buildings on any lot shall be included in the maximum lot occupancy and pervious surface requirements and if applicable, the floor area ratio, as listed and conditioned in this Subtitle, and the development standards of the roof structure regulations Subtitle E, Chapter 10.
- 801.3 The development standards for accessory buildings in an RF zone are set forth in the following table:

Building Area Max.	Height Max.	Number of Stories Max.	Side Setback Min.	Rear Setback Min.
Greater of 30% of required rear setback area or 450 sq. ft.	20 ft.	2	0 ft.	0 ft. except where abutting an alley, it shall be set back at least twelve feet (12 ft.) from the center line of the alley

- 801.4 No more than one of the permitted dwelling unit shall be permitted within an accessory building subject to the following conditions:
- (a) Any accessory building proposed to be used for residential purposes shall be in existence as of January 1, 2013;
 - (b) No addition to or expansion of an accessory building after January 1, 2013 for residential purposes shall be permitted by right but shall require special exception approval pursuant to Y Chapter 8 and shall be evaluated against the standards of E § 1201.3;

- (c) There shall be permanent access to the accessory building dwelling from a dedicated and improved right of way;
- (d) The dwelling use of the accessory building shall be coterminous with the permanent access; and
- (e) The permanent access shall be provided by either or both of the following:
 - (1) An easement for a permanent, unobstructed passage, open to the sky, no narrower than ten feet (10 ft.) in width, and extending from the accessory building to a public street through a side yard recorded in the land records of the District of Columbia; or
 - (2) Through an improved public alley with a minimum width of twenty-four feet (24 ft.) that connects to a public street.

801.5 An accessory building that houses a dwelling unit shall not be used simultaneously for any accessory use other than as a private vehicle garage for a dwelling unit on the lot.

801.6 A private vehicle garage that is an accessory building in an RF zone:

- (a) May be located either within a rear setback or beside the main building; provided, if the garage is located beside the main building, it shall be removed from the side lot line a distance equal to the required side setback and from all building lines a distance of not less than ten feet (10 ft.); and
- (b) Where abutting an alley, it shall be set back at least twelve feet (12 ft.) from the center line of the alley upon which it opens.

801.7 A private garage permitted in a RF zone as a principal use on a lot other than an alley lot shall open directly onto an alley, and shall not be located within fifty feet (50 ft.) of the front building line or within twelve feet (12 ft.) of the center line of the alley upon which it opens.

801.8 The lot upon which a private garage is located shall be exempt from the requirements for minimum lot dimensions, but shall be subject to the limitation on percentage of lot occupancy.

801.9 An accessory building that is less than ten feet (10 ft.) in height, no larger than one hundred square feet (100 sq. ft.) in gross floor area and no larger than twelve feet in either length or width may be placed within a required side or rear setback, except where abutting an alley it shall be set back at least twelve feet (12 ft.) from the center line of the alley.