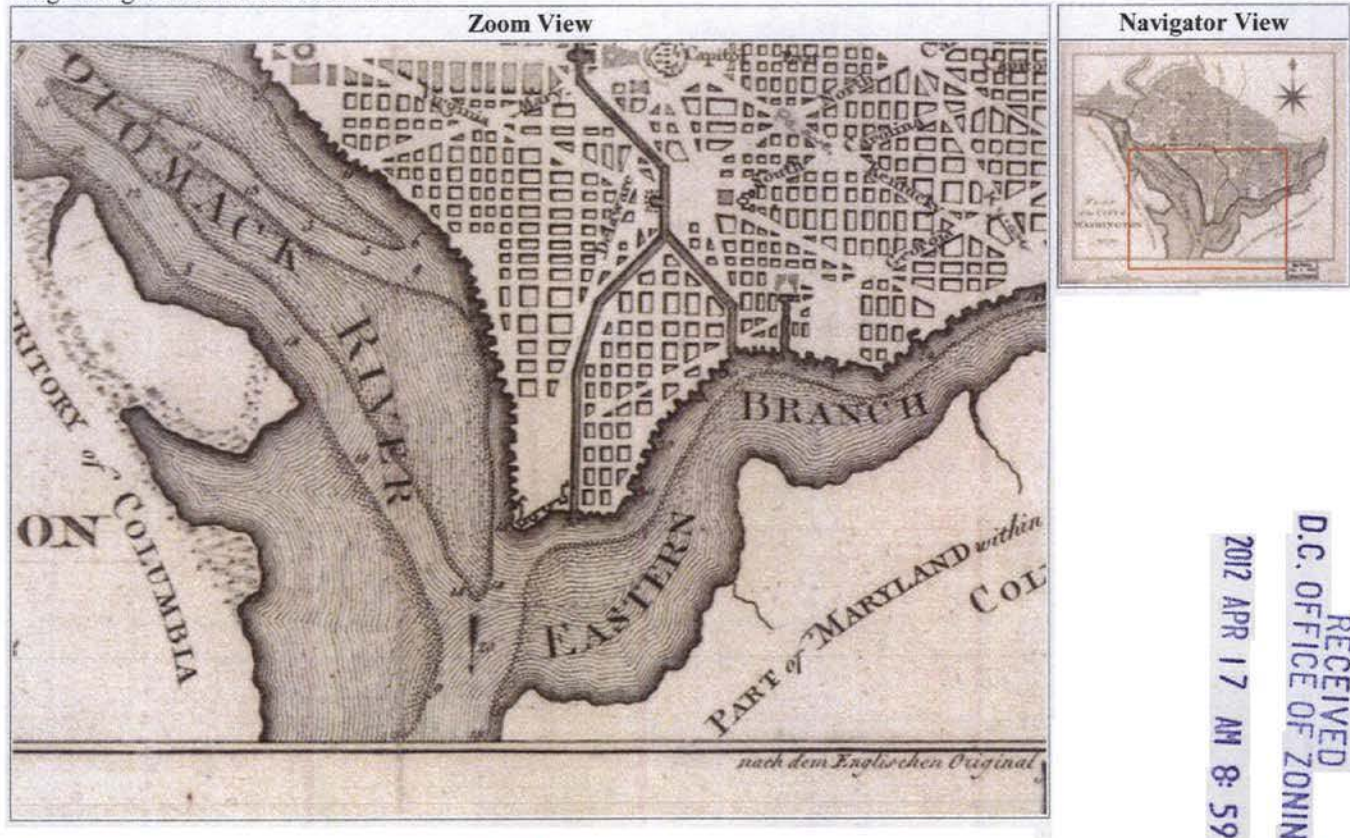


**Plan of the city of Washington / nach dem englischen Original gestochen von Carl Jätnig in Berlin.**

To change view, select desired zoom level and window size from the options below the Zoom View window and then click on the image. The display will be centered where you click. To move up, down, left, or right within a zoom level, click near the edge of the image in the Zoom View or select an area in the Navigator View. The red box on the Navigator View indicates the area of the image being viewed in the Zoom View.



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Zoom In ☐ ☒ ☐ ☐ Zoom Out

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ZONING COMMISSION  
District of Columbia  
CASE NO. 11-13  
EXHIBIT NO. 97

ZONING COMMISSION  
District of Columbia  
CASE NO.08-06  
EXHIBIT NO.97

4/14/2012 7:09 PM



**Map of the environs of Washington : compiled from Boschkes' map of the District of Columbia and from surveys of the U.S. Coast Survey showing the line of the defences of Washington as constructed during the war from 1861 to 1865 inclusive / to accompany the report on the defences of Washington by Bvt. Major Genl. J.G. Barnard, Col. of Engineers, late Chief Engineer of Defences &c.**

To change view, select desired zoom level and window size from the options below the Zoom View window and then click on the image. The display will be centered where you click. To move up, down, left, or right within a zoom level, click near the edge of the image in the Zoom View or select an area in the Navigator View. The red box on the Navigator View indicates the area of the image being viewed in the Zoom View.



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Window size ☐ 256 x 256 ☐ 400 x 400 ☐ 600 x 400 ☐ 640 x 480 ☒ Initial (544 x 492)

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## 2405 PUD STANDARDS

- 2405.1 No building or structure shall exceed the maximum height permitted in the least restrictive zone district within the project area as indicated in the following table; provided, that the Commission may authorize minor deviations for good cause pursuant to § 2405.3:

ZONE DISTRICT	MAXIMUM HEIGHT (feet)
R-1-A, R-1-B, R-2, R-3, C-1, W-0	40
R-4, R-5-A, R-5-B, W-1, W-2, C-M-1	60
C-2-A	65
R-5-C, SP-1	75
R-5-D, R-5-E, SP-2, C-2-B, C-2-C, C-3-A, C-3-B, W-3, C-M-2, C-M-3, M	90
CR	110
C-3-C, C4, C-5 (PAD)	130
C-5 (PAD) (Where permitted by the Building Height Act of 1910, D.C. Official Code § 6-601.05(b) (formerly codified at D.C. Code §5-405(b) (1994 Repl.)), along the north side of Pennsylvania Avenue)	160

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- 2405.2 The floor area ratio of all buildings shall not exceed the aggregate of the floor area ratios as permitted in the several zone districts included within the project area; provided, that the Commission may authorize minor deviations for good cause pursuant to § 2405.3:

FLOOR AREA RATIO (FAR)			
ZONE DISTRICT	RESIDENCE	COMMERCIAL, INCLUDING HOTELS AND MOTELS	TOTAL
R-1-A, R-1-B, R-2	0.4		0.4
R-3	0.6		0.6
R-4, R-5-A	1.0		1.0
R-5-B	3.0		3.0
R-5-C	4.0		4.0
R-5-D	4.5		4.5
R-5-E	6.0		6.0
SP-1	4.5	3.5	4.5
SP-2	6.5	4.5	6.5

CR	8.0	4.0	8.0
C-1	1.0	1.0	1.0
C-2-A	3.0	2.0	3.0
C-2-B	6.0	2.0	6.0
C-2-C	6.0	2.5	6.0
C-3-A	4.5	3.0	4.5
C-3-B	5.5	4.5	5.5
C-3-C	8.0	8.0	8.0
C-4	10.5	10.5	10.5
C-4 (facing a street at least 110 ft. wide)	11.0	11.0	11.0
C-5 (PAD)	12.0	12.0	12.0
W-1	3.0	1.0	3.0
W-2	4.0	2.0	4.0
W-3	6.0	5.0	6.0
C-M-1		3.0	3.0
C-M-2		4.0	4.0
C-M-3, M		6.0	6.0
W-0		0.5	0.5

2405.3 The Commission may authorize the following increases; provided, that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of this chapter, or with respect to FAR, is for the purpose of a convention headquarters hotel on square 370:

- (a) not more than five percent (5%) in the maximum height; or
- (b) not more than five percent (5%) in the maximum floor area ratio.

2405.4 The percentage of lot occupancy shall be as otherwise prescribed in this title. However, the Commission shall have the option to approve a lot occupancy greater or lesser than the normal requirement, depending upon the exact circumstances of the particular project.

2405.5 Yards and courts shall be provided as otherwise prescribed in this title. However, the Commission shall have the option to approve yards or courts greater or lesser than the normal requirements, depending upon the exact circumstances of the particular project.

2405.6 Off-street parking spaces and loading berth facilities shall be provided as otherwise prescribed in this title. However, the Commission may reduce or increase the amount of such facilities depending on the uses and the location of the project.

## 402 FLOOR AREA RATIO (R)

- 402.1 In an R-1 and R-2 District, the maximum floor area ratio requirements applicable in each district may be increased for specific public school buildings or structures; provided, the total gross floor area of all buildings and structures on the campus shall not exceed a floor area ratio of nine-tenths (0.9).
- 402.2 In an R-3, R-4, R-5-A, and R-5-B District, the maximum floor area ratio requirements applicable to each district may be increased for specific public school buildings or structures, but shall not exceed the floor area ratio prescribed for the R-5-B District.
- 402.3 In all other Residence Districts not provided for in §§ 402.1 and 402.2, increases in the floor area ratio of all public school buildings and structures shall not exceed the floor area ratio prescribed for the R-5-C District.
- 402.4 Except as provided in other provisions of this chapter and in § 411, the maximum permitted floor area ratio in a Residence District shall be as set forth in the following table:

ZONE DISTRICT AND STRUCTURE	MAXIMUM FLOOR AREA RATIO (FAR)
R-1-A, R-1-B, R-2, R-3, R-4	None prescribed
R-5-A	
Public libraries	2.0
All Structures	0.9
R-5-B	
Public libraries	2.0
All structures	1.8
R-5-C	
All structures	3.0
R-5-D	
All structures	3.5
R-5-E	
Apartment house and hotel	6.0
Any other structure	5.0

- 402.5 First floor or basement areas designed and used for parking space or for recreation space shall not be counted in the floor area ratio; provided, that not more than fifty percent (50%) of the perimeter of the space may be comprised of columns, piers, walls or windows, or may be similarly enclosed.
- 402.6 A public recreation and community center in an R-1, R-2, or R-5-A district shall not exceed 0.9 floor area ratio, except that a public recreation and community center may have a floor area ratio up to 1.8 if approved by the Board of Zoning Adjustment, pursuant to § 3104.1.
- 402.7 A public recreation and community center in an R-3, R-4, R-5-B, R-5-C, R-5-D, or R-5-E district shall not exceed 1.8 floor area ratio.

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SOURCE: § 3302 of the Zoning Regulations, effective May 12, 1958; as amended by: Zoning Commission Order No. 19, dated November 17, 1970, published at 17 DCR 306, 307 (November 30, 1970); Final Rulemaking published at 39 DCR 8305, 8306-8307 (November 13, 1992); Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8368 (October 20, 2000); as amended by Final Rulemaking published at 50 DCR 10137 (November 28, 2003); as amended by Final Rulemaking and Order No. 09-17A published at 57 DCR 1898 (March 5, 2010).



## 400 HEIGHT OF BUILDINGS OR STRUCTURES (R)

- 400.1 Except as specified in this chapter and in chapters 20 through 25 of this title, the height of buildings or structures in a Residence District shall not exceed that given in the following table:

ZONE DISTRICT	MAXIMUM HEIGHT (Feet)	MAXIMUM HEIGHT (Stories)
R-1-A, R-1-B, R-2 R-3, R-4, R-5-A	40	3
R-5-B	50	no limit
R-5-C	60	no limit
R-5-D	90	no limit
R-5-E	90	no limit

- 400.2 Except as provided in § 2510, the height of buildings or structures specified in § 400.1 may be exceeded as provided in §§ 400.3 through 400.13.
- 400.3 A spire, tower, dome, pinnacle, minaret serving as an architectural embellishment, or antenna may be erected to a height in excess of that which this section otherwise authorizes in the district in which it is located.
- 400.4 A chimney or smokestack may be erected to a height in excess of that authorized in the district in which it is located when required by other municipal law or regulation.
- 400.5 A building or other structure may be erected to a height not exceeding ninety feet (90 ft.); **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.**
- 400.6 A church may be erected to a height of sixty feet (60 ft.); provided, that it shall not exceed the number of stories permitted in the district in which it is located.
- 400.7 If housing for mechanical equipment or a stairway or elevator penthouse is provided on the roof of a building or structure, it shall be erected or enlarged as follows:
- (a) It shall meet the requirements of § 411;
  - (b) It shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located; and
  - (c) It shall not exceed eighteen feet, six inches (18 ft., 6 in.), in height above the roof upon which it is located. Mechanical equipment shall not extend above the permitted eighteen foot, six inch (18 ft., 6 in.), height of the housing.
- 400.8 Housing for mechanical equipment, a stairway, or elevator penthouse may be erected to a height in excess of that authorized in the district in which it is located.
- 400.9 An institutional building or structure may be erected to a height not exceeding ninety feet (90 ft.); provided, that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot (1 ft.) for each foot of height in excess of that authorized in the district in which it is located.
- 400.10 In an R-1, R-2, R-3, and R-4 District, a public school building or structure may be erected to a height not exceeding sixty feet (60 ft.).

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- 400.11 In an R-5-A, R-5-B, and R-5-C District, a public school building or structure may be erected to a height not exceeding ninety feet (90 ft.).
- 400.12 In an R-5-B District, a college or university building or structure covered by an approved campus plan may be erected to a height not exceeding sixty feet (60 ft.).
- 400.13 Where required by An Act To Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452, as amended; D.C. Official Code §§ 6-601.01 to 6-601.09 (formerly codified at D.C. Code §§ 5-401 to 5-409 (1994 Repl. & 1999 Supp.))), **a height in excess of that permitted shall be authorized by the Mayor.**
- 400.14 A public recreation and community center in any residential zone may be erected to a height not to exceed forty-five feet (45 ft.).

AUTHORITY: Unless otherwise noted, the authority for this chapter is the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code §§ 6-641.01 to 6-641.15 (formerly codified at D.C. Code §§ 5-413 to 5-432 (1994 Repl. & 1999 Supp.))).

SOURCE: §§ 3201.1 3201.2, and 3201.3 of Zoning Regulations, effective May 12, 1958; as amended by: Final Rulemaking published at 33 DCR 3975 (July 4, 1986); Final Rulemaking published at 36 DCR 1509, 1522-23 (February 24, 1989); Final Rulemaking published at 39 DCR 8305, 8306 (November 13, 1992); Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8336-67 (October 20, 2000) ; as amended by Final Rulemaking published at 50 DCR 10137 (November 28, 2003); as amended by Final Rulemaking published at 53 DCR 9580 (December 1, 2006).

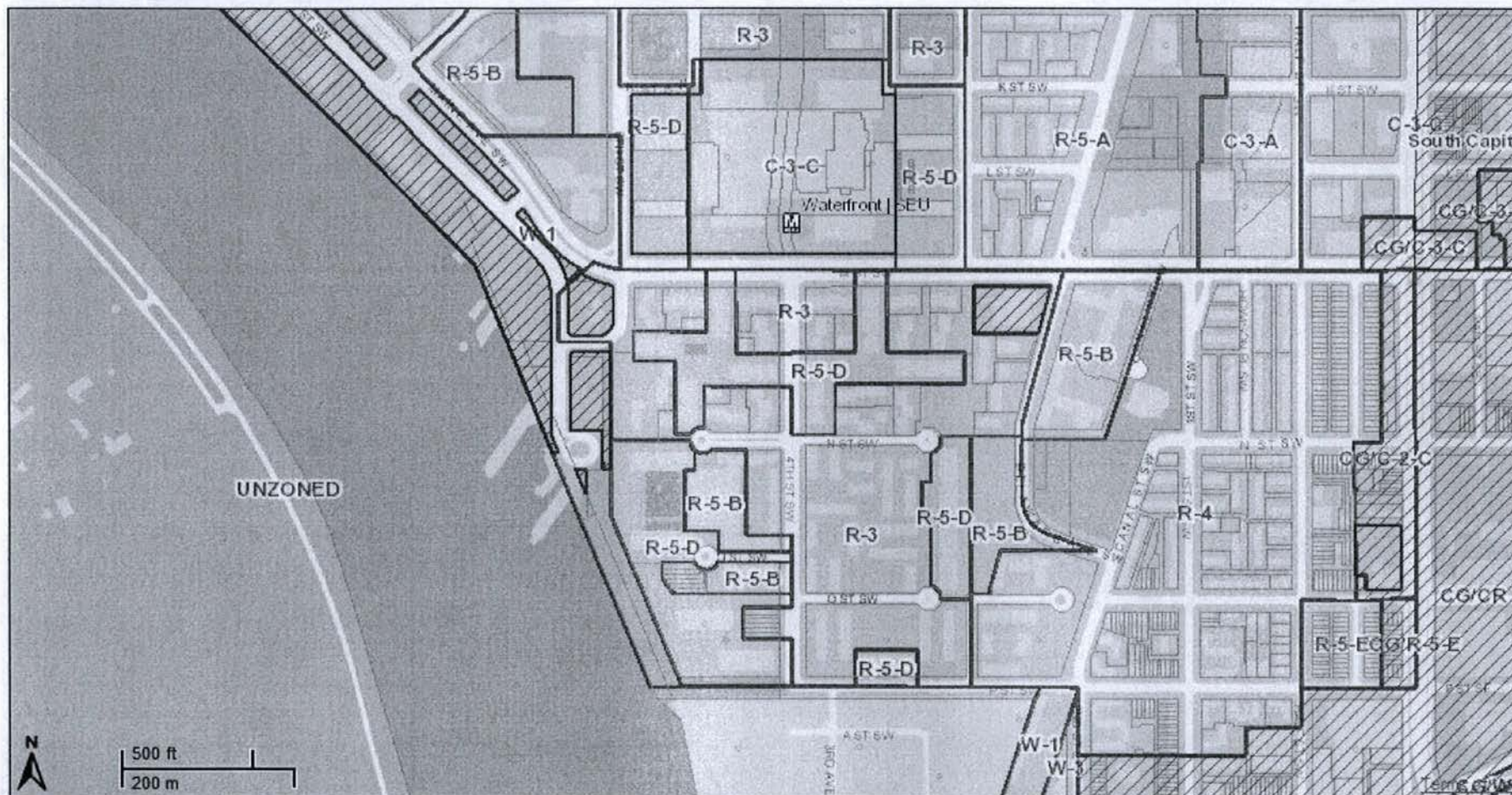
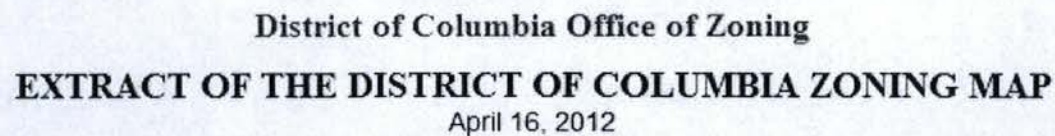


## **320 R-3 DISTRICTS: GENERAL PROVISIONS**










- 320.1 The R-3 District is designed essentially for row dwellings, but there shall be included in an R-3 District areas within which row dwellings are mingled with one- family detached dwellings, one-family semi-detached dwellings, and groups of three (3) or more row dwellings. To maintain a family-life environment, permitted related uses are the same in R-3 Districts as in R-1 Districts.
- 320.2 Except as provided in chapters 20 through 25 of this title, in an R-3 District, no building or premises shall be used and no building shall be erected or altered that is arranged, intended, or designed to be used except for one (1) or more of the uses listed in §§ 320 through 329.
- 320.3 The following uses shall be permitted as a matter of right in an R-3 District:
- (a) Any use permitted in an R-2 District under § 300.3; and
  - (b) Row dwelling.

SOURCE: §§ 3103.1, 3103.2, and 3103.3 of the Zoning Regulations, effective May 12, 1958; as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8358 (October 20, 2000);.

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## Zoning Layers

-  Zone Districts    
  CEA    
  Pending PUDs  
 Historic Districts    
  Campus Plans    
  PUDs  
 Overlays Districts    
  TDRs    
  Air Rights Zone

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

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