

Floor area ratio - a figure that expresses the total gross floor area as a multiple of the area of the lot. This figure is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

Food delivery service - a restaurant, delicatessen, or fast food restaurant in which the principal use is delivery of prepared food by motor vehicle to customers located off the business premises. Seating and tables for customers may or may not be provided for on-premises consumption, but if present are clearly subordinate to the principal use of delivering prepared food to off-site customers. Any establishment that derives more than seventy-five percent (75%) of its sales from delivery orders will be considered a food delivery service in all cases. This definition does not include catering establishments. (40 DCR 3744)

Garage, mechanical parking - a building or other structure without repair or service facilities in which parking is accomplished entirely by means of elevators and in such a manner that there is no human occupancy other than by the elevator operators anywhere except on the main floor.

Garage, parking - a building or other structure, or part of a building or structure, over nine hundred square feet (900 ft.²) in area, used for the parking of motor vehicles without repair or service facilities. The term parking garage may include a parking garage accessory to the principal use, but shall not include a mechanical parking garage.

* **Garage, private** - a building or other structure, or part of a building or structure, not exceeding nine hundred square feet (900 ft.²) in area, used for the parking of one (1) or more motor vehicles and having no repair or service facilities.

Garage, public storage - a building or other structure, or part of a building or structure, in which any repair, greasing, washing, or similar services are incidental to its primary use for the parking of motor vehicles.

Garage, repair - a building or other structure, or part of a building or structure, with facilities for the repair of motor vehicles, including body and fender repair, painting, rebuilding, reconditioning, upholstering, equipping, or other motor vehicle maintenance or repair.

Gasoline service station - an area of land, including any structures on the area, used for the retail sale of motor fuel and lubricants and incidental services such as lubrication and hand-washing of motor vehicles, and the sale, installation, or minor repair of tires, batteries, or other automobile accessories. The term gasoline service station shall not include an automobile laundry or a repair garage.

Gross floor area - the sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating two (2) buildings.

Wall, lot line - an enclosing wall constructed immediately adjacent to a side lot line, but not a party wall.

Warehouse - any building or premises where goods or chattel are stored.

The term "warehouse" shall not include storage clearly incidental to the conduct of a retail business or other permitted use on the premises.

Wholesale use - the sale of goods to retail or service establishments that in turn will sell them to consumers who will directly use the commodity. (21 DCR 1030)

Yard - an exterior space, other than a court, on the same lot with a building or other structure. A yard required by the provisions of this title shall be open to the sky from the ground up, and shall not be occupied by any building or structure, except as specifically provided in this title. No building or structure shall occupy in excess of fifty percent (50%) of a yard required by this title.



Yard, rear - a yard between the rear line of a building or other structure and the rear lot line, except as provided elsewhere in this title. The rear yard shall be for the full width of the lot and shall be unoccupied, except as specifically authorized in this title.

Yard, rear, depth of - the mean horizontal distance between the rear line of a building and the rear lot line, except as provided elsewhere in this title.

Yard, side - a yard between any portion of a building or other structure and the adjacent side lot line, extending for the full depth of the building or structure.

Zoning Administrator - the Zoning Administrator of the Department of Consumer and Regulatory Affairs.

199.2 For the purpose of this title, the following definitions shall not be held to modify or affect in any way the legal interpretations of these terms or words where used in other regulations:

- (a) Words in the present tense shall include the future tense;
- (b) Words in the singular number shall include the plural number, and words in the plural number shall include the singular number;
- (c) The word "lot" shall include the words "plot" and "parcel";
- (d) The word "shall" is mandatory and not discretionary;
- (e) The word "person" shall include a corporation as well as an individual;

- (b) An applicant for a home occupation that is permitted by §§ 203.6 through 203.8 may request the Board to modify no more than two (2) of the conditions enumerated in §§ 203.4 through 203.8; provided that the general purposes and intent of this section are complied with;
- (c) In no case shall more than two (2) persons who are not residents of the subject home be permitted as employees of the home occupation, and those persons shall not be co-practitioners of the profession;
- (d) Any request to modify more than two (2) of the requirements found in §§ 203.4 through 203.8 shall be deemed a request for a variance. However, a person with a demonstrated physical handicap may be permitted special consideration by the Board, and a request for more than two (2) modifications of the Home Occupation requirements shall be considered in this instance as a special exception governed by this subsection; and
- (e) In considering any request for approval under this subsection, the Board may impose conditions relating to operating conditions of the home occupation, parking, screening, or other requirements as it deems necessary to protect adjacent and nearby properties consistent with the general purpose and intent of this section.

203.11 If the Zoning Administrator determines that an application for a Home Occupation Permit appears to meet the conditions of §§ 203.4 through 203.8, but to be inconsistent with the general purpose and intent of this section, the Zoning Administrator may certify the application to be decided as an appeal by the applicant to the Board of Zoning Adjustment.

203.12 In making the determination pursuant to § 203.11, the Zoning Administrator may consider, but not be limited to, the cumulative impact of one (1) or more home occupations.

SOURCE: Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988); as amended by Final Rulemaking published at 47 DCR 9741 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8347-48 (October 20, 2000).

204 ACCESSORY BUILDINGS (R-1)

204.1 The following buildings shall be permitted as accessory buildings in R-1 Districts incidental to the uses permitted in this chapter:



- (a) Private garage, subject to the special provisions of chapter 23 of this title;
- (b) Private stable as accessory use to a dwelling and under conditions specified in § 208; and

**CHAPTER 23 GARAGES, CARPORTS, PARKING LOTS
AND GASOLINE SERVICE STATIONS**

Section

2300	Private Garages and Carports
2301	Parking Garages
2302	Public Storage Garages, Repair Garages, Mechanical Parking Garages, and Gasoline Service Stations
2303	Parking Lots
2304	Drive-Through Uses

2300 PRIVATE GARAGES AND CARPORTS

2300.1 A building erected, altered, converted, or reconstructed for use as a private garage shall be subject to the provisions of this section.



2300.2 A private garage that is an accessory building in a Residence District:

- (a) May be located either within a rear yard 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 yard and from all building lines a distance of not less than ten feet (10 ft.); and
- (b) Where abutting an alley, shall be set back at least twelve feet (12 ft.) from the center line of the alley upon which it opens.

2300.3 An artist studio shall be a permitted use in either a private garage that is an accessory building located in a Residence District or in a building located on an alley lot, subject to the provisions of this section and the following criteria:

- (a) Occupancy of the private garage shall be limited to one artist and one apprentice for each four hundred fifty square feet (450 ft.²) of gross floor area;
- (b) All operations and storage of materials shall occur inside the building;
- (c) Incidental sales of art work produced by the occupants of the studio shall be permitted within the studio;
- (d) The artist may teach art to one or more apprentices; and
- (e) In addition to any parking spaces that may be required by § 2101 or any other provision of this title, parking for the studio use shall be provided at the rate of one (1) parking space for each three (3) occupants of the studio.

CHAPTER 25 MISCELLANEOUS ZONING REQUIREMENTS**Section**

2500	Accessory Uses and Buildings
2501	Mechanical Amusement Machines: Accessory Use
2502	Projections into Required Open Spaces
2503	Structures in Required Open Spaces
2504	Stripping of Topsoil
2505	Excavation of Rock, Clay, Sand, or Gravel
2506	Signs
2507	Buildings on Alley Lots
2508	Tenement Houses
2509	Referrals to Other Agencies
2510	Congressional Limitation on Building Heights
2511	Designated Business Streets
2512	Heights of Buildings Adjacent to Public Buildings
2513	Architectural Review by Commission of Fine Arts
2514	Zone District Boundary Line Crossing a Lot
2515	Exceptions to Density Regulations for Open Arcades
2516	Exceptions to Building Lot Control (Residence Districts)
2517	Exceptions to Building Lot Control (Other than Residence Districts)
2518	Relationship of Pennsylvania Avenue Plan to Zoning
2519	Spacing Between Community-Based Residential Facilities
2520	Regulation of Antennas
2521	Southwest Urban Renewal Area
2522	Minor Flexibility by Zoning Administrator's Ruling
Appendix	Schedule of Heights of Buildings Adjacent to Public Buildings

2500 ACCESSORY USES AND BUILDINGS

2500.1 Any accessory use or accessory building shall be located on the same lot with the use or 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.



2500.2 An accessory building shall be located only in a rear yard, except as follows:

- (a) An accessory private garage may be located in a side yard pursuant to § 2300; and
- (b) A pump island canopy and any kiosk adjacent to the pumps used exclusively as an attendant's shelter of a gasoline service station may be located in any open area of a lot not within twenty-five feet (25 ft.) of a Residence District unless separated therefrom by a street or alley.

- * 2500.3 No more than thirty percent (30%) of the area of a required rear yard on any lot shall be occupied by accessory buildings.
- * 2500.4 An accessory building in any zone district shall not exceed one (1) story or fifteen feet (15 ft.) in height, except as provided in § 2500.5.
- * 2500.5 In an R-1-A or R-1-B District only, an accessory private garage may have a second story used for sleeping or living quarters of domestic employees of the family occupying the main building.
- * 2500.6 A two (2) story accessory building allowed under § 2500.5 shall not exceed twenty feet (20 ft.) in height and shall not be located within the required rear yard. It shall also be set back from all side lot lines for a distance equal to the minimum width of a required side yard in the district in which it is located.
- * 2500.7 The height of an accessory building permitted by §§ 2500.4 or 2500.5 shall be measured from the finished grade at the middle of the side of the accessory building that faces the main building to the highest point of the roof of the building.
- * 2500.8 An accessory building or structure shall not be erected on any lot prior to the time of construction of the main building to which it is accessory.
- * 2500.9 An accessory building shall not obstruct light and ventilation required by other regulations.

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 641.15 (2001) (formerly codified at D.C. Code §§ 5-413 to 5-432 (1994 Repl. and 1999 Supp.))).

SOURCE: §§ 7502.1 through 7502.5 of the Zoning Regulations, effective May 12, 1958 (renumbered §§ 7601.1 through 7605.5 in the April 1981 edition of the Zoning Regulations); as amended by: Final Rulemaking published at 33 DCR 2818 (May 9, 1986); Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8524-25 (October 20, 2000); and Final Rulemaking published at 49 DCR 2742, 2747-48 (March 22, 2002).

2501 MECHANICAL AMUSEMENT MACHINES: ACCESSORY USE

- 2501.1 This section applies to accessory mechanical amusement machines.

N.I.
12/30/03

DISTRICT OF COLUMBIA GOVERNMENT
Office of the Surveyor

Wall Report for SQUARE 2292 LOT 26 & 27

Scale: 1 inch = 20 feet Recorded in Book 197 Page 04

S.O. SEAL S.O. Receipt No. 9-08897

Received by [Signature]
Surveyor, D.C.

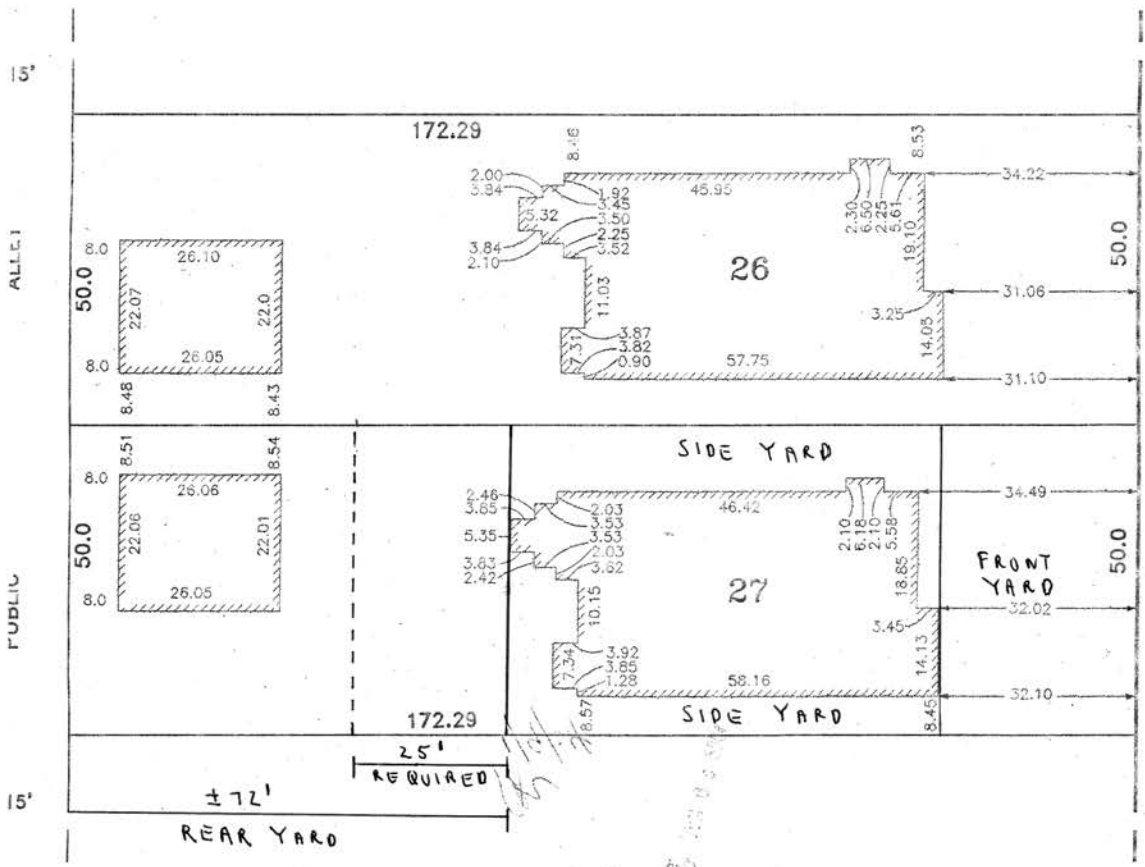
Date: January 9, 2004

WALL TEST REPORT

REGISTERED LAND SURVEYOR'S CERTIFICATION

I certify that the wall locations shown hereon have been determined by me or under my direction, in accordance with Chapter 28 of Title 10 DCMR, and that I have not engaged in the construction layout on this site.

[Signature]
Signature
1/8/04
Date



27TH STREET, N.W.

2-28811

SSSS SP-11

CONCRETE WALLS LOCATED