

CHAPTER 9 ALLEY LOT REGULATIONS

900 GENERAL PROVISIONS

- 900.1 All alley lots must be recorded in the records of the Office of the Surveyor, District of Columbia as a record lot.
- 900.2 A lot that only has frontage on an alley and no frontage on a public street, and that is only recorded on the records of the D.C. Office of Tax and Revenue as an assessment and taxation lot (tax lot) may be recorded by the Surveyor, District of Columbia as a record lot if the tax lot was created on or before May 12, 1958.
- 900.3 New alley lots may be created as provided in C chapter 3.

901 DEVELOPMENT STANDARDS

- 901.1 The development standards in §§ 902 through 907 shall apply to buildings on alley lots in R zones.

902 HEIGHT

- 902.1 The maximum height and stories of building on alley lots in R zones shall be twenty feet (20 ft.) and two (2) stories.

903 REAR SETBACK

- 903.1 A required rear setback shall be provided with a minimum depth of five (5) feet from any lot line of all abutting non-alley lots.

904 SIDE SETBACK

- 904.1 A required side setback shall be provided with a minimum depth of five (5) feet from any lot line of all abutting non-alley lots.

905 ALLEY CENTERLINE SETBACK

- 905.1 A required twelve foot (12 ft.) setback from the centerline of all alleys to which the alley lot abuts shall be provided.

906 PERVIOUS SURFACE

- 906.1 The minimum required pervious surface shall be ten (10) percent.

907 SPECIAL EXCEPTION

- 907.1 The special exception criteria of E chapter 10 shall apply to buildings on alley lots in R zones.