

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 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 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 Subtitle C, Chapter 3.

901 DEVELOPMENT STANDARDS

- 901.1 The development standards in Subtitle E §§ 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 RF 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 percent (10%).

907 SPECIAL EXCEPTION

- 907.1 The special exception criteria of Subtitle E, Chapter 10 shall apply to buildings on alley lots in RF zones.

CHAPTER 10 RELIEF FROM DEVELOPMENT STANDARDS**1000 GENERAL PROVISIONS**

- 1000.1 The following provisions provide for relief to the development standards and regulations in the RF zones as a special exception subject to the provisions of this chapter and the general special exception criteria at Subtitle X.
- 1000.2 Requested relief that does not comply with specific conditions or limitations of a special exception shall be processed as a variance.

1001 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

- 1001.1 The Board of Zoning Adjustment may grant special exception relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X.
- (a) Lot occupancy;
 - (b) Setbacks; and
 - (c) Pervious surface.
- 1001.2 Special exception relief under this section is applicable only to the following:
- (a) An addition to a residential building;
 - (b) A new or enlarged accessory structure that is accessory to such a building; or
 - (c) A reduction in the minimum setback requirements of an alley lot.
- 1001.3 An applicant for special exception under this section shall demonstrate that the addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:
- (a) The light and air available to neighboring properties shall not be unduly affected;
 - (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
 - (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage;

- (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; and
- (e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%).

1001.4 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

1001.5 This section shall not be used to permit the introduction or expansion of a nonconforming use as a special exception.

1001.6 This section shall not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception.

1002 SPECIAL EXCEPTION FROM ROOF STRUCTURES

1002.1 The Board of Zoning Adjustment may grant special exception relief from the roof structure requirements of this subtitle subject to the following conditions:

- (a) Full compliance of the roof structure regulations would be unduly restrictive, prohibitively costly, or unreasonable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area; or
- (b) Exceptions to the roof structure regulations would result in a less visible or otherwise more aesthetically compatible roof structure; and
- (c) The intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.

1003 SPECIAL EXCEPTION CRITERIA CAPITOL INTEREST ZONES (RF-3)

1003.1 In the RF-3 zone, in addition to any conditions relative to the specific special exception, any special exception application shall be subject to consideration by the Board of Zoning Adjustment as to whether the proposed development is:

- (a) Compatible with the present and proposed development of the neighborhood;

- (b) Consistent with the goals and mandates of the United States Congress in title V of the Legislative Branch Appropriation Act, 1976 (Master Plan for Future Development of the Capitol Grounds and Related Areas), approved July 25, 1975 (Pub.L. No. 94-59, 89 Stat. 288); and
- (c) In accordance with the plan promulgated under the Act.

1003.2 Upon receipt of the application, the Board shall submit the application to the Architect of the Capitol for review and report.

1003.3 The Board may require special treatment and impose reasonable conditions as it deems necessary to mitigate any adverse impacts identified in the consideration of the application.