

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
199 DEFINITIONS	DEFINITIONS OF WORDS, TERMS, AND PHRASES
199.1 When used in this title, the following terms and phrases shall have the meanings ascribed:	100.1 When used in this title, the following terms and phrases shall have the meanings ascribed.
199.2 <i>[Repositioned for this comparison]</i> 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; (f) The words "occupied" and "used" shall be considered as though followed by the words "or intended, arranged, or designed to be used or occupied, offered for occupancy"; and (g) Words not defined in this section shall have the meanings given in Webster's Unabridged Dictionary.	100.2 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 words "occupied" and "used" shall be considered as though followed by the words "or intended, arranged, or designed to be used or occupied, offered for occupancy"; and (f) Words not defined in this section shall have the meanings given in Webster's Unabridged Dictionary.
	<u>1958 Zoning Regulations</u>: The regulations that were originally adopted and became effective at 12:01 a.m.. May 12, 1958, as amended.
Accessory apartment - a complete apartment unit contained within a one-family detached dwelling. It has kitchen and bath facilities separate from the principal dwelling and may have a separate entrance. (40 DCR 6364)	<u>Accessory Apartment</u>: A <i>dwelling unit</i> that is secondary to the principal dwelling unit in terms of <i>gross floor area</i>, intensity of use, and physical character.

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Accommodation, transient - a structure or building, other than a private club, one-family or two-family dwelling, apartment house, boarding house, rooming house, and tenement house, within which structure or building units are used for transient guests from time to time. The accommodations may include, but not be limited to, bed and breakfast accommodations, guesthouses, guest quarters, hotels, inns, motels, and tourist homes. (36 DCR 7628)	
	<u>Achievable Inclusionary Bonus Density</u>: The amount of the permitted bonus density that potentially may be utilized within a particular <i>inclusionary residential development</i>.
Adult day treatment facility - a building or part of a building used for non-residential programs operated for the purpose of providing medically-supervised day treatment services for adults with a developmental disability or mental disorder, totaling six (6) or more persons who are present for fewer than twenty-four (24) hours per day. An adult day treatment facility includes the following accessory uses: counseling, education, training, health, and social services for the person or persons with legal charge of individuals attending the center, including but not limited to any parent, spouse, sibling, child, or legal guardian of such individuals. This definition does not encompass facilities that offer drug or alcohol abuse rehabilitation services. For the purposes of this definition, the following sub-definitions apply:	
	<u>Advisory Neighborhood Commission (ANC)</u>: A duly elected body established in accordance with § 738 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 774, 824, as amended; D.C. Official Code § 1-207.38 (formerly codified at D.C. Code § 1-251 (1999 Repl.))).
	<u>Affordable Housing</u>: Housing where costs, including utilities and any mandatory fees for rental or mortgage principle and interest, taxes, insurance and any mandatory fees, do not exceed thirty (30%) percent of the targeted household income ranges.

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	<u>Airspace Development</u> : Development above or below <i>streets</i> or <i>alleys</i> .
Alley - a public way designated as an alley in the records of the Surveyor of the District of Columbia.	<u>Alley</u> : A public way designated as an alley in the records of the Surveyor of the District of Columbia. An alley is not a <i>street</i> for the purposes of this Title.
	<u>Alley Lot</u> : see "Lot, Alley."
Alterations, structural - any change in the permanent, physical members of a building or other structure, such as bearing walls or partitions, columns, joists, rafters, beams, or girders.	<u>Alterations. Structural</u> : Any change in the permanent, physical members of a <i>building</i> or other <i>structure</i> , such as bearing walls or partitions, columns, joists, rafters, beams, or girders.
	<u>Angular Plane</u> : A plane, based on a defined angle, that a building facade may be set up to, or behind.
Animal boarding - Any premises, other than a veterinary hospital, pet shop, or pet grooming establishment, used as a commercial establishment for the overnight boarding and/or recurring daily care of animals for a fee. Any pet grooming establishment that permits ten or more animals on the premises at a time, or that permits the overnight stay of animals, is considered an animal boarding use. (53 DCR 6363)	<u>Animal Boarding</u> : Any premises, other than a <i>veterinary hospital, pet shop, or pet grooming establishment</i> , used as a commercial establishment for the overnight boarding and/or recurring daily care of animals for a fee. Any <i>pet grooming establishment</i> that permits ten or more animals on the premises at a time, or that permits the overnight stay of animals, is considered an animal boarding use. (53 DCR 6363)
Animal shelter - Any premises that houses and feeds stray or abandoned animals without a fee and is operated by a non-profit organization or governmental agency. (54 DCR 8943)	<u>Animal Shelter</u> : Any premises that houses and feeds stray or abandoned animals without a fee and is operated by a <i>non-profit organization</i> or governmental agency. (54 DCR 8943)

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Antenna - a device used to transmit or receive communications signals. This term encompasses transmitting and receiving elements, and rotating or other directional mechanism. (36 DCR 1509 and 55 DCR 34)	<u>Antenna</u>: A device used to transmit or receive communications signals. This term encompasses transmitting and receiving elements, and rotating or other directional mechanism.
Antenna tower - a lattice-type structure, guyed or self-supporting, used to support antennas for broadcasting, transmission, reception, or other utility equipment. Such structures shall not be deemed ground mounted antennas as that term is used in this chapter. (55 DCR 34)	
Antenna, broadcast - an antenna used for television and radio broadcasting. The transmitting antenna may be affixed to a tower or to the top of a building. (36 DCR 1509 and 55 DCR 34)	
Antenna, building-mounted - any antenna and its necessary support structure, not including a tower or monopole, that is attached to the walls of, or integrated into a building, church steeple, cooling tower, elevator bulkhead, parapet, penthouse, fire tower, tank, water tower, or other similar structure. (55 DCR 34)	<u>Antenna. Building-mounted</u>: Any <i>antenna</i> and its necessary support <i>structure</i>, not including an antenna tower or monopole, that is attached to the walls of, or integrated into a <i>building</i>, church steeple, cooling tower, elevator <i>bulkhead</i>, parapet, penthouse, fire tower, tank, water tower, or other similar structure.
Antenna, dish - a bowl-shaped device for the reception and/or transmission of communication signals in a specific directional pattern. (55 DCR 34)	
	<u>Antenna. Ground-mounted</u>: Any freestanding antenna with its base placed directly on the ground. Ground does not include artificially elevated terrain such as berms or planter boxes but may include graded lawns, terraced landscapes that are formed from the natural grade, and at-grade patios.
Antenna, microwave, terrestrial - dish, horn, or other type antenna used for point-to-point microwave communication of sound, visual images, or data from one terrestrial point to another. (36 DCR 1509)	
Antenna, roof-mounted - any antenna and its necessary support structure, not including an antenna tower or monopole, that is attached to the roof of a building and which does not fall within the definition of a building mounted antenna. (55 DCR 34)	<u>Antenna. Roof-mounted</u>: Any <i>antenna</i> and its necessary support <i>structure</i>, not including an antenna tower or monopole, that is attached to the roof of a <i>building</i> and which does not fall within the definition of <i>a. building-mounted antenna</i>.

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Antenna, satellite earth station - antenna used to transmit or receive sound, visual images, or data from one or more space stations or from one or more stations of the same kind by means of satellites or other objects in space. (36 DCR 1509)	
Antenna, super high frequency - an antenna which serves a super high frequency channel and requires a line of sight to the transmitting antenna, and which generally consists of a metal grid or a sheet of bent metal, and is mounted on the pole of a UHF or VHF antenna or on a roof structure. (36 DCR 1509-1510)	
Antenna, whip - antenna generally consisting of a single pole or mast, also called a broomstick antenna, sometimes including irregularly shaped prongs or attachments at its extremity, including an antenna used for citizens band or two-way radio communications. (36 DCR 1510)	
Antenna, yagi - a very high frequency (VHF) or ultrahigh frequency (UHF) directional antenna array in which a basic whip or dipole antenna is supplemented by one or more parallel reflector and director elements. (36 DCR 1510)	
	<u>Antenna Tower</u>: A lattice-type structure, guyed or self-supporting, used to support antennas for broadcasting, transmission, reception, or other utility equipment. Such structures shall not be deemed ground mounted antennas as that term is used in this chapter. (55 DCR 34)

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Apartment - one (1) or more habitable rooms with kitchen and bathroom facilities exclusively for the use of and under the control of the occupants of those rooms.	
Apartment, bachelor - one (1) or more habitable rooms with bathroom facilities exclusively for the use of and under the control of the occupants of those rooms in a building containing three (3) or more apartments; provided, that in the building no kitchen facilities or privileges shall be available to or used by the occupants of the bachelor apartment.	
Apartment house - any building or part of a building in which there are three (3) or more apartments, or three (3) or more apartments and one (1) or more bachelor apartments, providing accommodation on a monthly or longer basis. (36 DCR 7627-7628)	<u>Apartment Building</u>: A building containing five or more dwelling units.
	<u>Areaway</u>: A subsurface space adjacent to a building open at the top or protected at the top by a grating or guard that includes window wells and passageways accessing basement/cellar doors.

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Art center - a multifunctional arts use which meets all of the following criteria: (a) comprises three (3) or more distinct arts and arts-related uses as specified in § 1908; (b) where at least one of the uses must be an art gallery, art school, artist housing, artist studio, concert hall, dinner theater, legitimate theater, movie theater, or museum; (c) is operated in a unified way under single management; and (d) occupies part or all of a building or a group of buildings within the same square. (39 DCR 8328)	<u>Art Center</u>: A multifunctional arts use that comprises two (2) or more distinct Arts Design and Creation uses integrated under single management:
	<u>Art Exhibition Area</u>: A building lobby, part of a lobby, another publicly accessible room on the <i>basement</i> or first or second floors of a <i>building</i> or an outdoor public area on private property, which space is designed and used for the public display and sale of works of art.
Art gallery - an establishment that derives more than fifty per cent (50%) of its income from the display and sale of objects of art. (35 DCR 465)	
	<u>Art Incubator</u>: An arts use that: - Is organized under single management with a single Certificate of Occupancy; - Has as its core mission the provision of work space at a reduced cost for aspiring artists or arts organizations; - Provides work space that is either communal or subdivided into any number of areas; - May include the following uses: artist studio, administrative offices of arts organizations, legitimate theater, or media studio; - May include the following uses: artist studio, administrative offices of arts organizations, legitimate theater, or media studio; - Does not have any residential uses; and - Does not have, as its primary purpose, the sale of art, but may have up to six public sales per year for art produced in the incubator, and up to six performances per year of dramatic or performance art produced in the incubator.

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Artist housing - an apartment or studio where an artist works and lives. (39 DCR 8328)	
	<u>Artist Live-Work Space</u>: A <i>dwelling unit</i> or <i>building</i> in which an artist or artists reside and work in an Artist Studio use in compliance with the requirements of one of the following categories: <u>Single Artist Live-Work Space</u>: A single <i>dwelling unit</i> occupied by an artist to both live and work, where a minimum of thirty percent (30%) of the <i>gross floor area</i> of the unit is used for an Artist Studio use by the artist residing therein. The minimum size of a live-work unit shall be 1,000 sq. ft. In residential zones the artist may sell art produced on site as a clearly incidental part of the live-work use; or <u>Multi-Artist Live-Work Space</u>: A building or part of a <i>building</i> with two or more dwelling units, with all units inhabited by artists whose primary studio is in the same structure or on the same property, but not in their unit. The studio space may be communal or may be subdivided into any number of areas.
Artist studio - a place of work of one or more persons who are engaged actively, and either gainfully or as a vocation in the following: (a) The fine arts including, but not limited to, painting, printmaking, or sculpturing; (b) The performing and visual arts including, but not limited to, a. Ceramics; or b. The composition of music. (35 DCR 465)	<u>Artist Studio</u>: A place of work of one or more persons who are engaged actively, and either gainfully or as a vocation work in the following: The fine arts, including but not limited to crafts, painting, printmaking, or sculpturing; The performing and visual arts, including but not limited to dance, choreography, photography, or filmmaking; Any use from the Arts Design and Creation Use Group; Ceramics; Writing; The composition of music; or The recording and / or production of music, video or other media form; and In residential zones the artist may sell art produced on site as a clearly incidental part of the studio use.

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Automobile laundry - a structure or portion of a structure, the principal use of which is the washing of automobiles or other motor vehicles with the use of a chain or other conveyor and blower or steam cleaning device.	
Ballpark - the building and use authorized by Zoning Commission Order No. 06-22. (54 DCR 8976)	
Basement - that - portion of a story partly below grade, the ceiling of which is four feet (4 ft.) or more above the adjacent finished grade.	<u>Basement</u> : That portion of a <i>story</i> partly below grade, the ceiling of which is four feet (4 ft.) or more above the <i>adjacent finished grade</i> .
	<u>Bicycle Parking</u> : See "Parking Space, Bicycle."
	<u>Block Face</u> : The <i>entire front lot line</i> of all <i>building facades</i> of a square between two streets. See also " <i>Setback, Front</i> "
	<u>Board of Zoning Adjustment (Board)</u> : An independent quasi-judicial body empowered to grant relief from the strict application of the <i>Zoning Regulations</i> (variances), approve certain uses of land (special exceptions), and hear appeals of actions taken by the <i>Zoning Administrator</i> .
Boarding house - a building or part thereof that provides for compensation, meals or lodging and meals to three (3) or more guests on a monthly or longer basis. The term "boarding house" shall not be interpreted to include an establishment known or defined in this title as a hotel, motel, inn, bed and breakfast, private club, tourist home, guest house, or other transient accommodation. (35 DCR 7627)	<u>Boarding House</u> : A <i>building</i> or part thereof where, for compensation, meals, or lodging and meals, are provided to three or more guests on a monthly or longer basis.
Boathouse - a building or structure designed and used to store and provide water access for non-motorized watercraft, including racing shells, kayaks, canoes, sailboats, rowboats, and similar boats. (51 DCR 3440 and 52 DCR 6358)	

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Building - a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel. When separated from the ground up or from the lowest floor up, each portion shall be deemed a separate building, except as provided elsewhere in this title. The existence of communication between separate portions of a structure below the main floor shall not be construed as making the structure one (1) building.	<u>Building</u>: A <i>structure</i>, requiring permanent placement on the ground that has one or more floors and a roof supported by columns or walls.
Building, accessory - a subordinate building located on the same lot as the main building, the use of which is incidental to the use of the main building.	<u>Building, Accessory</u>: A subordinate <i>building</i> located on the same lot as <i>the principal building</i>, the <i>use</i> of which is incidental to the <i>use of the principal building</i>. See C Chapter 8 for general regulations on accessory buildings in all zones.
	<u>Building, Attached</u>: A <i>building</i> that abuts or shares walls on both <i>side lot lines</i> with other <i>buildings</i> on adjoining lots.
	<u>Building, Detached</u>: A freestanding <i>building</i> that does not abut any other <i>building</i> and where all sides of the <i>building</i> are surrounded by <i>yards</i> or open areas within the <i>lot</i>.
	<u>Building, Principal</u>: The <i>building</i> in which the primary use of the <i>lot</i> is conducted.
	<u>Building, Semi-detached</u>: A <i>building</i> that abuts or shares one wall, on a <i>side lot line</i>, with another <i>building</i> on an adjoining <i>lot</i> and where the remaining sides of the building are surrounded by open areas or <i>street lot lines</i>.
Building area - the maximum horizontal projected area of a building and its accessory buildings. The term "building area" shall include all side yards and open courts less than five feet (5 ft.) in width, and all closed courts less than six feet (6 ft.) in width. Except for outside balconies, this term shall not include any projections into open spaces authorized elsewhere in this title, nor shall it include portions of a building that do not extend above the level of the main floor of the main building, if placed so as not to obstruct light and ventilation of the main building or of buildings on adjoining property. (Case No. 62-32, May 29, 1962)	<u>Building Area</u>: The maximum horizontal projected area of a <i>principal building</i> and its <i>accessory buildings</i>. See Subtitle C, Chapter 7 for the formula for measuring "Building Area" and "Lot Occupancy."
	<u>Building Envelope</u>: The maximum three dimensional space on a lot in which a <i>building</i> may be built as limited by the applicable <i>front, rear</i> and <i>side setbacks</i>, height limits and other relevant limits and conditions of this Title.

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	<u>Building Façade</u> : An exterior vertical plane, face, or side of a <i>building</i> , exclusive of any permitted projections.

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Building, height of – in other than Residence Districts (R), the vertical distance measured from the level of the curb, opposite the middle of the front of the building to the highest point of the roof or parapet or a point designated by a specific zone district; in Residence Districts (R) the vertical distance measured at the existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line to a point designated in the zone district. Berms or other forms of artificial landscaping shall not be included in measuring building height.

The term curb shall refer to a curb at grade. In the case of a property fronting a bridge or a viaduct, the height of the building shall be measured from the lower of the natural grade or the finished grade at the middle of the front of the building to the highest point of the roof or parapet or a point designated by a specific zone district.

Unless otherwise restricted or permitted in this title, in those districts in which the height of the building is limited to forty feet (40 ft.), the height of the building may be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story.

In those districts in which the height of the building is limited to sixty feet (60 ft.), in the case of a building located upon a terrace, the height of building may be measured from the top of the terrace to the highest point of the roof or parapet, but the allowance for terrace height shall not exceed five feet (5 ft.).

Except as provided in § 400.20, where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

Except as provided in § 400.21, if a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

Except as provided in § 400.19, in those districts in which the height of building is permitted to be ninety feet (90 ft.) or greater, the height of buildings shall be measured to the highest point of the roof excluding parapets not exceeding four feet (4 ft.) in height.

Building Height, non-Residential Zones: In all zones other than Residential (R) zones, building height shall be the vertical distance measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof or parapet, unless otherwise specified in a specific zone's development standards table.

The term curb shall refer to a curb at grade. In the case of a property fronting a bridge or a viaduct, the height of the building shall be measured from the lower of the natural grade or the finished grade at the middle of the front of the building to the highest point of the roof or parapet or a point designated by a specific zone.

Unless otherwise restricted or permitted in this title, in those districts in which the height of the building is limited to forty feet (40 ft.), the height of the building may be measured to the ceiling of the top story.

For a building located upon a terrace in a zone district permitting building height up to sixty feet (60 ft), building height shall be measured from the top of the terrace to the highest point of the roof or parapet, provided that the terrace shall not exceed five feet (5 ft.) above the curb.

In those districts that permit building heights of ninety feet (90 ft.) or greater, building height shall be measured to the highest point of the roof excluding parapets not exceeding four feet (4 ft.) in height.

For a building removed from all lot lines by a distance equal to its proposed height above grade, building height shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

A conforming structure in existence on June 14, 2013 that would have been rendered nonconforming by Z.C. Order No. 12-11 shall be deemed conforming; provided that the height of the structure may neither be increased or extended.

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400.15 The height of buildings in R zones shall be measured in accordance with the rules provided in § 400.16 through 400.21. If more than one (1) of these subsections applies to a building, the rule permitting the greater height shall apply. 400.16 The building height measuring point (BHMP) shall be established at the existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line. 400.17 The height of a building with a flat roof shall be measured from the BHMP to the highest point of the roof excluding parapets and balustrades not exceeding four feet (4 ft.) in height. 400.18 The height of a building with a roof that is not a flat roof shall be measured as follows: (a) From the BHMP to the average level between the highest eave, not including the eave of a dormer and the highest point of the roof; and (b) Where there are no eaves, the average level shall be measured between the top of the highest wall plate and the highest point of the roof. 400.19 The height of a building permitted to be ninety feet (90 ft.) shall be measured from the BHMP to the highest point of the roof excluding parapets and balustrades not exceeding four feet (4 ft.) in height. 400.20 Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the BHMP to the highest point of the roof or parapet. 400.21 If a building fronts on more than one (1) street, any front may be used to determine street frontage; but the basis for measuring the height of the building shall be established by the street selected as the front of the building 400.22 A conforming structure in existence on June 14, 2013 that would have been rendered nonconforming as a result of the adoption of amendments to this section made in Z.C. Order No. 12-11 shall be deemed conforming; provided that the height of the structure may neither be increased or extended.	<u>Building Height. Residential Zones:</u> In all Residential (R) zones, building height shall be the vertical distance measured at the natural grade at the midpoint of the building facade of the principal building that is closest to a street lot line, unless otherwise specified in a specific zone's development standards table. Berms or other forms of artificial landscaping shall not be included in measuring building height. The height of a building with a flat roof shall be measured to the highest point of the roof excluding parapets and balustrades not exceeding four feet (4 ft.) in height. The height of a building with a roof that is not a flat roof shall be measured to the average level between the highest point of the roof and either the highest eave, not including a dormer eave, or if there are no eaves, the top of the highest wall plate. The height of a building permitted to be ninety feet (90 ft.) shall be measured to the highest point of the roof excluding parapets and balustrades not exceeding four feet (4 ft.) in height. Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the building height shall be measured to the highest point of the roof or parapet. If a building fronts on more than one (1) street, any front may be used to determine street frontage; but the basis for measuring the height of the building shall be established by the street selected as the front of the building. A conforming structure in existence on June 14, 2013 that would have been rendered nonconforming by Z.C. Order No. 12-11 shall be deemed conforming; provided that the height of the structure may neither be increased or extended.
	<u>Building Height Measuring Point (BHMP):</u> The point used to measure building heights in R, F and A zones.

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	<u>Build-to Line</u> : A front setback line that the front facade of the principal building of the lot must abut. See also "Setback, Front."
	<u>Bulkhead</u> : A retaining wall or protective structure along a shoreline whose primary purpose is to stabilize, hold or prevent earth or backfill from eroding or washing away. For purposes of this definition, the term bulkhead does not differentiate between and includes bulkheads, seawalls and revetments.
Cabaret - a restaurant or nightclub providing as the main focus of its business, programs of live entertainment such as singing, dancing, comedy, literary readings, or performance art. In a cabaret, the clientele generally sit at tables in order to watch the entertainment and are attended by waiters or waitresses who serve food or drink. Typically, there may be more than one show in an evening and a complete turnover in patrons. (39 DCR 8328)	
Caregiver - an individual who is responsible for the supervision and administration of a child development home or child/elderly development center. (29 DCR 4913)	<u>Caregiver</u> : An individual who is responsible for the supervision and administration of a child development home or child/elderly development center. (29 DCR 4913)
	<u>Car-share Organization</u> : A membership based service with a valid business license providing shared vehicles available twenty-four hours a day, seven days a week, at unattended self-serve locations. Vehicles are provided without restriction at hourly rates that include fuel, insurance and maintenance primarily for shorter time and shorter distance trips.
Car-sharing space – a parking space that is designated for the parking of a car-sharing vehicle.	
Car-sharing vehicle – any vehicle available to multiple users who are required to join a membership organization in order to reserve and use such a vehicle for which they are charged based on actual use as determined by time and/or mileage.	<u>Car-sharing Vehicle</u> : Any vehicle available to multiple users who are required to join a membership organization in order to reserve and use such a vehicle, and for which they are charged based on actual use as determined by time and/or mileage. (18 DCMR 9901)

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Caterer, catering establishment - a person or business that prepares and provides food or beverages or both, along with the necessary accessories for serving these products, for ordinary home consumption. The food and beverages are provided for events that are located off the business establishment's premises. Any establishment that receives more than seventy- five percent (75%) of its sales from orders placed less than three (3) hours prior to delivery or pick-up will not be considered a catering establishment. (40 DCR 3744)	<u>Caterer. Catering Establishment:</u> A person or business that prepares and provides food or beverages or both, along with the necessary accessories for serving these products, for ordinary home consumption. The food and beverages are provided for events that are located off the business establishment's premises. Any establishment that receives more than seventy- five percent (75%) of its sales from orders placed less than three (3) hours prior to delivery or pick-up will not be considered a catering establishment. (40 DCR 3744)
Cellar - that portion of a story, the ceiling of which is less than four feet (4 ft.) above the adjacent finished grade.	<u>Cellar:</u> That portion of a <i>story</i>, the ceiling of which is less than four feet (4 ft.) above the adjacent <i>finished grade</i>.
Central Area - the area included within the combined boundaries of the Urban Renewal Plan for the Downtown Urban Renewal Area and the Urban Renewal Plan for the Shaw School Urban Renewal Area, as approved and modified periodically by the National Capital Planning Commission and the Council of the District of Columbia. (45 DCR 1046)	<u>Central Area:</u> The area included within the combined boundaries of the Urban Renewal Plan for the Downtown Urban Renewal Area and the Urban Renewal Plan for the Shaw School Urban Renewal Area, as approved and modified periodically by the National Capital Planning Commission and the Council of the District of Columbia. (45 DCR 1046)
Central Employment Area (CEA) - the core area of the District of Columbia where the greatest concentration of employment in the city and region is encouraged. The geographic boundaries of the CEA are detailed in the Comprehensive Plan, 10 DCMR § 199. (45 DCR 1047)	<u>Central Employment Area (CEA):</u> The core area of the District of Columbia where the greatest concentration of employment in the city and region is encouraged. The geographic boundaries of the CEA are detailed in the Comprehensive Plan.
Chancery - The principal offices of a foreign mission used for diplomatic or related purposes, and annexes to such offices (including ancillary offices and support facilities), including the site and any building on such site that is used for such purposes. (30 DCR 3271)	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Child/Elderly development center - a building or part of a building, other than a child development home or elderly day care home, used for the non-residential licensed care, education, counseling, or training of individuals under the age of fifteen (15) years of age and/or for the non-residential care of individuals age 65 or older, totaling seven (7) or more persons, who are not related by blood or marriage to the caregiver and who are present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as child care centers, pre-schools, nursery schools, before-and-after school programs, senior care centers, elder care programs, and similar programs and facilities. A child/elderly development center includes the following accessory uses: counseling; education, training, and health and social services for the person or persons with legal charge of individuals attending the center, including, but not limited to, any parent, spouse, sibling, child, or legal guardian of such individuals. (46 DCMR 8286 and 53 DCR 10085)	<u>Child Development Center</u>: A <i>building</i> or part of a <i>building</i>, other than a <i>child development home</i>, used for the non-residential licensed care, education, counseling, or training of individuals under the age of fifteen (15) years of age and, totaling seven (7) or more persons, who are not related by blood or marriage to the caregiver and who are present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as child care centers, pre-schools, nursery schools, before-and-after school programs, and similar programs and facilities. A child development center includes the following <i>accessory uses</i>: counseling; education, training, and health and social services for the person or persons with legal charge of individuals attending the center, including, but not limited to, any parent, spouse, sibling, child, or legal guardian of such individuals.
Child development home - a dwelling unit used in part for the licensed care, education, or training of no more than six (6) individuals fifteen (15) years of age or less. Those individuals receiving care, education, or training who are not related by blood, marriage, or adoption to the caregiver shall be present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as a child care center, day-care center, pre-school, nursery school, before-and-after school programs, and similar programs and facilities. (29 DCR 4913)	<u>Child Development Home</u>: a dwelling unit used in part for the licensed care, education, or training of no more than six (6) individuals fifteen (15) years of age or less. Those individuals receiving care, education, or training who are not related by blood, marriage, or adoption to the caregiver shall be present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as a child care center, day-care center, pre-school, nursery school, before-and-after school programs, and similar programs and facilities. (29 DCR 4913)

Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
Clear Height, Floor to Ceiling – <i>[Repositioned to “Height, Floor to Ceiling, Clear” in this sequence]</i>	
Clinic - a building or part of a building in which members of the medical or dental professions are associated for the purpose of conducting a joint practice of the professions. Each clinic shall contain a diagnostic center and, in addition, may contain research, educational, minor surgical, or treatment facilities; provided, that all the facilities are limited to the treatment and care of out-patients. The term "clinic" shall be limited to those buildings in which the joint practice of medical or dental professions is conducted in such a manner that all fees for services rendered are established by and paid to a common business office without direct payment of the fees to individual practitioners, and shall not include a building in which the separate and individual practice of the above professions is conducted	<u>Clinic</u>: A <i>building</i> or part of a <i>building</i> in which members of the medical or dental professions are associated for the purpose of conducting a joint practice of the professions. Each clinic shall contain a diagnostic center and, in addition, may contain research, educational, minor surgical, or treatment facilities; provided that all the facilities are limited to the treatment and care of outpatients. The term "clinic" shall be limited to those <i>buildings</i> in which the joint practice of medical or dental professions is conducted in such a manner that all fees for services rendered are established by and paid to a common business office without direct payment of the fees to individual practitioners, and shall not include a <i>building</i> in which the separate and individual practice of the above professions is conducted.
Club, private - building and facilities or premises used or operated by an organization or association for some common avocational purpose such as, but not limited to, a fraternal, social, educational, or recreational purpose; provided, that the organization or association shall be a non-profit corporation and registered with the U.S. Internal Revenue Service; goods, services, food, and beverages shall be sold on the premises only to members and their guests; and office space and activities shall be limited to that necessary and customarily incidental to maintaining the membership and financial records of the organization. (21 DCR 1465)	<u>Club, Private</u>: A building and facilities or premises used or operated by an organization or association for some common vocational purpose such as, but not limited to, a fraternal, social, educational, or recreational purpose; provided, that the organization or association shall be a non-profit corporation and registered with the U.S. Internal Revenue Service; goods, services, food, and beverages shall be sold on the premises only to members and their guests; and office space and activities shall be limited to that necessary and customarily incidental to maintaining the membership and financial records of the organization.
Collocation - the use of a single mount, tower, monopole, or site by more than one antenna or telecommunications service provider. (55 DCR 34)	
	<u>Commission</u> - the Zoning Commission for the District of Columbia, unless otherwise noted.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
	<u>Community Centers. Private:</u> A <i>building</i> , park, playground, swimming pool, or athletic field operated by a local community organization or association.
Community house - a group of three (3) one-family dwellings, each on a separate lot, erected simultaneously as a group, with each of the outer dwellings having a side yard.	
Community service use - A not-for-profit use established primarily to benefit and serve the population of the community in which it is located.	

Existing Definitions – June 14, 2013**ZRR's Proposed Definitions – September 9, 2013**

Community-based residential facility - a residential facility for persons who have a common need for treatment, rehabilitation, assistance, or supervision in their daily living. This definition includes, but is not limited to, facilities covered by the Community Residence Facilities Licensure Act of 1977, effective October 27, 1977 (D.C. Law 2-35; 24 DCR 4056) (repealed by District of Columbia Health Care and Community Residence Facility, Hospice and Home Care Licensure Act of 1983, effective February 24, 1984 (D.C. Law 5-48, as amended; D.C. Official Code §§ 44-501 to 44-509 (formerly codified at D.C. Code §§ 32-1301 to 32-1309 (1998 Repl. & 1999 Supp.))), and facilities formerly known as convalescent or nursing home, residential halfway house or social service center, philanthropic or eleemosynary institution, and personal care home.

If an establishment is a community-based residential facility as defined in this section, it shall not be deemed to constitute any other use permitted under the authority of these regulations. A community-based residential facility may include separate living quarters for resident supervisors and their families. All community-based residential facilities shall be included in one (1) or more of the following subcategories:

- (a) Adult rehabilitation home - a facility providing residential care for one (1) or more individuals sixteen (16) years of age or older who are charged by the United States Attorney with a felony offense, or any individual twenty-one (21) years of age or older, under pre-trial detention or sentenced court orders;
- (b) Community residence facility - a facility that meets the definition for and is licensed as a community residence facility under the Health Care Facilities and Community Residence Facilities Regulations, 22 DCMR § 3099.1 (1986) (superseded);
- (c) Emergency shelter - a facility providing temporary housing for one (1) or more individuals who are otherwise homeless and who are not in need of a long-term sheltered living arrangement, as that arrangement is defined in the Health Care Facilities and Community Residence Regulations, 22 DCMR § 3099.1 (1986) (superseded);

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
(d) Health care facility - a facility that meets the definition for and is licensed as a skilled care facility or intermediate nursing care facility under the Health Care Facilities and Community Residence Regulations, 22 DCMR § 3099.1 (1986) (superseded); (e) Substance abusers home - a community residence facility that offers a sheltered living arrangement, as that arrangement is defined in the Health Care Facilities and Community Residence Facilities Regulations of the District of Columbia, 22 DCMR § 3099.1 (1986) (superseded), for one (1) or more individuals diagnosed by a medical doctor as abusers of alcohol, drugs, or other controlled substances; (f) Youth rehabilitation home - a facility providing residential care for one (1) or more individuals less than twenty-one (21) years of age who have been detained or committed by a court pursuant to their involvement in the commission of an act designated as an offense under the law of the District of Columbia, or of a state if the act occurred in a state, or under federal law. The facility shall not house persons sixteen (16) years of age or older who are charged by the United States Attorney with a felony offense; or (g) Youth residential care home - a facility providing safe, hygienic, sheltered living arrangements for one (1) or more individuals less than eighteen (18) years of age, not related by blood, adoption, or marriage to the operator of the facility, who are ambulatory and able to perform the activities of daily living with minimal assistance. (28 DCR 3483)	
Comprehensive Plan - the Comprehensive Plan for the National Capital adopted pursuant to section 4(a) of the National Capitol Planning Act of 1952, approved July 10, 1952 (66 Stat. 774, 781, 785, as amended, §§ 203 and 423 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 779, 792, D.C. Official Code §§ 1-204.23, 2-1002(a) (formerly codified at D.C. Code §§ 1-244, 1-2002(a) (1999 Repl.))).	<u>Comprehensive Plan</u>: The Comprehensive Plan for the National Capital adopted pursuant to section 4(a) of the National Capitol Planning Act of 1952, approved July 10, 1952 (66 Stat. 774, 781, 785, as amended, §§ 203 and 423 of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 779, 792, D.C. Official Code §§ 1-204.23, 2-1002(a) (formerly codified at D.C. Code §§ 1-244, 1-2002(a) (1999 Repl.))).

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
	<u>Comer Store</u> : A limited commercial and service use in residential rowhouse <i>zones</i> , intended to be for the immediate neighborhood.
	Cottage Food Business: A business that: Produces of packages cottage food products in a residential kitchen; Sells the cottage food products in accordance with the Cottage Food Act and regulations adopted by the Department of Health; Has annual revenues from the sale of cottage food products in an amount not exceeding \$25,000.
	<u>Cottage Food Product</u> : A food product made in compliance with the Cottage Food Act and that is sold at a farmer's market or other public venues.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Court - an unoccupied space, not a court niche, open to the sky, on the same lot with a building, which is bounded on two (2) or more sides by the exterior walls of the building or by two (2) or more exterior walls, lot lines, or yards. A court may also be bounded by a single curved wall of a building. (28 DCR 4192)	<u>Courtyard</u> : An uncovered area, starting at or above grade, where two walls of the same building with windows face each other.
Court, closed - a court surrounded on all sides by the exterior walls of a building, or by exterior walls of a building and side or rear lot lines, or by alley lines where the alley is less than ten feet (10 ft.) in width.	<u>Courtyard, Closed</u> : A courtyard for which building or structure encloses the space on all sides.
Court, height of - the vertical distance from the lowest level of the court to the highest point of any bounding wall.	
Court, length of - the mean horizontal distance between the open and closed end of an open court or the greater horizontal dimension of a closed court.	
Court niche - an indentation, recess, or decorative architectural treatment of the exterior wall of a building, not a court, which opens onto a street, yard, alley, or court. (28 DCR 4192)	
Court niche, depth of - the greatest distance between the sides of the court niche, measured perpendicular to the line delineating the width of court niche. (28 DCR 4192)	
Court niche, width of - the distance between the two (2) points created by the intersection of the sides of the court niche and the sides of the court, yard, street, or alley it abuts. (28 DCR 4192)	
Court niche, width of - the distance between the two (2) points created by the intersection of the sides of the court niche and the sides of the court, yard, street, or alley it abuts. (28 DCR 4192)	
Court, open - a court opening onto a street, yard, or an alley not less than ten feet (10 ft.) wide.	<u>Courtyard, Open</u> : A courtyard for which at least one side is open to a yard or lot line or alley not less than ten feet (10 ft.) wide.
Court, width of - the minimum horizontal dimension substantially parallel with the open end of an open court or the lesser horizontal dimension of a closed court; or, in the case of a non-rectangular court, the diameter of the largest circle that may be inscribed in a horizontal plane within the court. (28 DCR 4192)	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
<u>Director</u> - the Director of the Office of Zoning, or such successor official as shall be designated to be the supervisor of the full-time administrative staff of the Commission, unless otherwise noted.	
Dinner Theater - a restaurant with a stage or performing area where the main activity is the serving of dinner and, following dinner, the performance of a play or musical theater. (39 DCR 8328)	
District - sections of the District of Columbia delineated on the Zoning Map for which the Zone District governing the use of land and the use, density, bulk, and height of buildings or other structures are the same.	
	<u>Dormer</u>: A projection built out from a sloping roof, usually housing a vertical window or ventilating louver. The highest point of the dormer shall be no higher than the ridge of the portion of the building's roof where the dormer is located.
Downtown Urban Renewal Area - the area included within the boundaries of the Urban Renewal Plan for the Downtown Urban Renewal Area, as modified by the National Capital Planning Commission and approved by the Council of the District of Columbia through July 5, 1983. (31 DCR 6585)	
Drive-through - a system designed to permit customers of a fast food establishment, bank, dry cleaning or other establishment to obtain goods or services by driving through the property and conducting the transaction while the customer remains within a motor vehicle. The system has two (2) major parts: a vehicular queuing lane or lanes, and one (1) or more service locations where customers place orders or receive services or both. No part of this definition shall be construed to apply to a gasoline service station. (32 DCR 4374 and 54 DCR 9393)	<u>Drive-Through</u>: A system designed to permit customers of an establishment to obtain goods or services by driving through the property and conducting the transaction while the customer remains within a motor vehicle. The system has two (2) major parts: a vehicular queuing lane or lanes, and one (1) or more service locations where customers place orders or receive services or both. No part of this definition shall be construed to apply to a gasoline service station.
Driver's License Road Test Facility - a building and associated paved area used by the District of Columbia Department of Motor Vehicles in connection with road tests or other tests of driving ability given to applicants for drivers' licenses or endorsements. (52 DCR 7259)	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Dwelling - a building designed or used for human habitation. When used without a qualifying term, it shall mean a one-family dwelling.	
	<u>Dwelling Unit</u> : One or more habitable rooms comprising complete independent living facilities for one or more persons, and including within those rooms permanent provisions for living, sleeping, eating, cooking and sanitation. A dwelling unit is intended for a single household.
	<u>Dwelling Unit. Principal</u> : The primary residential <i>structure</i> on a <i>lot</i> .
Dwelling, multiple - a building containing three (3) or more dwelling units or rooming units, or any combination of these units totaling three (3) or more.	
Dwelling, one-family - a dwelling used exclusively as a residence for one (1) family.	
Dwelling, one-family detached - a one-family dwelling, completely separated from all other buildings and having two (2) side yards.	
Dwelling, one-family semi-detached - a one-family dwelling, the wall on one (1) side of which is either a party wall, or lot line wall, having one (1) side yard.	
Dwelling, one-family semi-detached - a one-family dwelling, the wall on one (1) side of which is either a party wall, or lot line wall, having one (1) side yard.	
Dwelling, row - a one-family dwelling having no side yards.	
Dwelling, two-family - a dwelling used exclusively as a residence for two (2) families living independently of each other. A two-family dwelling is a flat.	
Dwelling unit - one (1) or more habitable rooms forming a single unit that is used for living and sleeping purposes, that may or may not contain cooking facilities. The term dwelling unit shall include a dwelling, apartment, bachelor apartment, or tenement, but shall not include a rooming unit.	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
	<u>El</u>: An uncovered, unoccupied space, bounded by a side lot line and two (2) exterior walls of a building.
Elderly day care home - a dwelling unit used in part for the care, education, recreation, or training of no more than five (5) elderly individuals who are not related by blood or marriage to the caregiver and who are present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as senior care centers, elder care programs, and similar programs and facilities. (46 DCR 8286)	<u>Elderly Day Care Home</u>: A dwelling unit used in part for the care, education, recreation, or training of no more than five (5) elderly individuals who are not related by blood or marriage to the caregiver and who are present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as senior care centers, elder care programs, and similar programs and facilities. (46 DCR 8286)
	<u>Elderly Development Center</u>: A <i>building</i> or part of a <i>building</i>, other than an <i>elderly day care home</i>, used for the non-residential care of individuals age sixty-five (65) or older, totaling seven (7) or more persons, who are not related by blood or marriage to the caregiver and who are present for less than twenty-four (24) hours per day. This definition encompasses facilities generally known as senior care centers, elder care programs, and similar programs and facilities. An elderly development center includes the following <i>accessory uses</i>: counseling; education, training, and health and social services for the person or persons with legal charge of individuals attending the center, including, but not limited to, any parent, spouse, sibling, child, or legal guardian of such individuals.
Electronic Equipment Facility (EEF) - regardless of the name given, a facility or space used primarily for or intended to be used primarily for the housing, operation, and/or co-location of computer equipment that provides: (a) electronic data switching, (b) transmission, and/or (c) telecommunication functions, whether inside or outside the facility. The term Electronic Equipment Facility includes, but is not limited to, Data Center, Server Farm, Co-Location Facility, Telecommunications Switching Center, Tech Hotel, Telco Hotel, and Telecommunications Central Office. Except, for purposes of this title, the term EEF shall not include facilities occupying less than one thousand, five hundred square feet (1,500 sq. ft.) of building area that are utilized as remote terminal units or Optical Transmission Nodes as necessary for the operation of cable television systems. Ancillary uses may include an office for equipment personnel, back-up generators, and fuel storage, but may not include company offices, retail uses, or customer service operations. (48 DCR 9830; 49 DCR 1655)	<u>Electronic Equipment Facility CEEF</u>: A facility or space used primarily for or intended to be used primarily for the housing, operation, and/or co-location of computer equipment that provides: (a) electronic data switching, (b) transmission, and/or (c) telecommunication functions, whether inside or outside the facility. The term Electronic Equipment Facility includes, but is not limited to, Data Center, Server Farm, Co-Location Facility, Telecommunications Switching Center, Tech Hotel, Telco Hotel, and Telecommunications Central Office.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Embassy - the official residence of an ambassador or other chief of a diplomatic mission, or that portion of a combined chancery/embassy devoted to use as such official residence. (25 DCR 2771)	<u>Embassy</u> : The official residence of an ambassador or other chief of a diplomatic mission, or that portion of a combined chancery/embassy devoted to use as such official residence. (25 DCR 2771)
Enclosed pedestrian space - an area, located within a building, designed for pedestrian use and enclosed on all sides, that may be covered by a roof of a transparent material that exposes the area to natural light. (24 DCR 10786)	<u>Enclosed Pedestrian Space</u> : An area, located within a building, designed for pedestrian use and enclosed on all sides, that may be covered by a roof of a transparent material that exposes the area to natural light. (24 DCR 10786)
Equipment cabinet or shelter - an enclosure housing only equipment related to the operation of an antenna located at the site and connected to the antenna by cable. (55 DCR 34)	
Family – <i>[Repositioned to “Household”, below]</i>	

Existing Definitions – June 14, 2013

ZRR's Proposed Definitions – September 9, 2013

Fast food establishment - a place of business, other than a "prepared food shop," where food is prepared on the premises and sold to customers for consumption and at least one of the following conditions apply:

- (a) The premises include a drive-through;
- (b) Customers pay for the food before it is consumed. One characteristic that would satisfy this element would be building permit plans that depict a service counter without seating unless the applicant certifies that the intended principal use is for a restaurant or grocery and that the counter is part of a carry out service that is clearly subordinate to that principal use; or
- (c) Food is served on/in anything other than non-disposable tableware. Characteristics that would satisfy this element include, but are not limited to: the building permit plans do not depict a dishwasher or do depict trash receptacles in public areas.

A proposed or existing establishment meeting this definition shall not be deemed to constitute any other use permitted under the authority of these regulations, except that a restaurant, grocery store, movie theater, or other use providing carryout service that is clearly subordinate to its principal use shall not be deemed a fast-food establishment. (54 DCR 9393)

Fast Food Establishment: A business, other than a *prepared food shop*, where food is prepared and served very quickly; and where the food is typically made of preheated or precooked ingredients, served to the customer in a packaged form for carry-out/take-away, although it may be eaten on site, and payment is made before the food is provided or consumed.

Characteristics of a fast food establishment may include foods that are prepared by production-line techniques, foods that are standardized foodstuffs shipped to a franchised establishment from central locations, the establishment includes a drive-through, trash receptacles located in the dining area for self-bussing of tables, a lack of any seating, or food served on disposable tableware.

An establishment meeting this definition shall not be deemed to constitute any other *use* permitted under the authority of these regulations, except that a *restaurant*, grocery store, movie theater, or other *use* providing carry out sales that is clearly subordinate to its *principal use* shall not be deemed a fast-food establishment.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Firearm - a gun, pistol, or any weapon capable of firing a projectile and using an explosive charge as a propellant.	
Firearms retail sales establishment - an establishment engaged in the sale, lease, or purchase of firearms or ammunition. If an establishment is a firearms retail sales establishment as defined here, it shall not be deemed to constitute any other use permitted under the authority of this title.	
Fire Department - the Fire and Emergency Medical Services Department of the District of Columbia. (52 DCR 9155)	
Fire Department Administrative Facility - a building (including the Fire Department's Headquarters) used to provide administrative support to the Fire Department. (52 DCR 9155)	
Fire Department Support Facility - a building and associated land used to provide fleet maintenance, facilities maintenance, communications, or other types on non-administrative support to the Fire Department. (52 DCR 9155)	
Fire Department Training Facility - a building and associated land used by the Fire Department to provide classroom and practical training for emergency services and support personnel. (52 DCR 9155)	
Fire Station - a building and associated land used by the Fire Department to house personnel and equipment in connection with the provision of fire, rescue, emergency medical, hazardous materials response, and other types of emergency services throughout the District- of Columbia, and includes the harbor facility. (52 DCR 9155)	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Flat - a two-family dwelling.	<u>Flat</u> : A two-, three-, or four-unit dwelling, which is not an apartment building.
Floating home - a sailboat, motorboat, or other floating structure that is designed and built to be used, or is modified to be used, as a waterborne residential dwelling, is dependent for utilities upon a utility linkage to a source originating on shore, and in which the tenant or owner sleeps overnight an average of fifteen (15) days per month. (51 DCR 3440 and 52 DCR 6358)	<u>Floating Home</u> : A sailboat, motorboat, or other floating structure that is designed and built to be used, or is modified to be used, as a waterborne residential dwelling, is dependent for utilities upon a utility linkage to a source originating on shore, and in which the tenant or owner sleeps overnight an average of fifteen (15) days per month. (51 DCR 3440 and 52 DCR 6358)

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
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.	<u>Floor Area Ratio (FAR)</u>: The ratio of the total gross floor area of a building to the area of its lot; determined by dividing the gross floor area of all buildings on a lot by the area of that lot.
<i>Floor Area, Gross [resituated from original sequence]</i> 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. The term "gross floor area" shall include basements, elevator shafts, and stairwells at each story; floor space used for mechanical equipment (with structural headroom of six feet, six inches (6 ft., 6 in.), or more); penthouses; attic space (whether or not a floor has actually been laid, providing structural headroom of six feet, six inches (6 ft., 6 in.), or more); interior balconies; and mezzanines.	<u>Floor Area, Gross (GFA)</u>: The sum of the total horizontal areas of all of the floors of all buildings on a lot, measured from the exterior faces of exterior walls and from the center line of walls separating two (2) buildings. GFA shall include basements, elevator shafts, and stairwells at each story, floor space used for mechanical equipment, covered parking and ramps with structural headroom of six feet, six inches (6 ft., 6 in.), or more, penthouses, attic space, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches (6 ft., 6 in.), or more, interior balconies and mezzanine. GFA shall not include cellars, exterior balconies that do not exceed a projection of six feet (6 ft.) beyond the exterior walls of the building, all projections beyond the lot line that may be allowed by other Municipal codes, vent shafts, and pipe chaser shafts above the ground floor, atriums above the ground floor, ramps on the ground floor leading to a parking garage on a lower level; and in residential zones, the first floor or basement area designed and used for parking or recreation spaces provided that not more than 50% of the perimeter of that space may be comprised of columns, piers, walls, or windows, or similarly enclosed
<i>Floor, Ground: [Repositioned from original sequence]</i> Ground floor - the floor that is nearest in grade elevation to the adjacent surface of the public right-of-way. (48 DCR 9832)	<u>Floor, Ground</u>: The floor level nearest to and above the adjacent <i>finished grade</i>.
Food delivery service - a restaurant, prepared food shop, or fast food establishment, in which the principal use is production of prepared food for delivery 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 preparing food for delivery 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 and 54 DCR 9393)	<u>Food Delivery Service</u>: A restaurant, prepared food shop, or fast food establishment, in which the principal use is production of prepared food for delivery 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 preparing food for delivery 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.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
	<u>Gallery. Display:</u> An establishment that displays and may sell art, but that does not derive more than fifty percent (50%) of its income from the display and sale of objects of art.
	<u>Gallery. Retail:</u> An establishment that derives more than fifty percent (50%) of its income from the display and sale of objects of art.
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.	<u>Garage, Mechanical Parking:</u> A <i>building</i> or other <i>structure</i> without repair or service facilities in which parking is accomplished entirely by means of elevators and in such manner that there is no human occupancy other than by the elevator operators anywhere except on the <i>main floor</i> . May also be a public garage.
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.	<u>Garage. Public:</u> A <i>building</i> or other <i>structure</i> , or part of a <i>building</i> or <i>structure</i> , over nine hundred square feet (900 sq.ft.) in area, used for the parking of one (1) or more motor vehicles and having no repair or service facilities.
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.	<u>Garage. Parking:</u> A <i>building</i> or other <i>structure</i> , or part of a <i>building</i> or <i>structure</i> , not exceeding nine hundred square feet (900 sq.ft.) in area, used for the parking of 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.	<u>Garage. Repair:</u> 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.	<u>Gasoline Service Station:</u> 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.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Glass, Clear and/or Low-Emissivity - glass with a visible light transmission rating of at least seventy percent (70%) and an outdoor visible light reflectance rating of no greater than seventeen percent (17%). (52 DCR 9713)	<u>Glass, Clear and/or Low-Emissivity</u>: Glass with a visible light transmission rating of at least seventy percent (70%) and an outdoor visible light reflectance rating of no greater than seventeen percent (17%).
	<u>Grade, Finished</u>: The elevation of the ground directly abutting the perimeter of a <i>building</i> or <i>structure</i>.
	<u>Grade, Natural</u>: The undisturbed elevation of the ground of a <i>lot</i> prior to human intervention; or where there are existing improvements on a <i>lot</i>, the established elevation of the ground, exclusive of the improvements or adjustments to the grade made in the year prior to applying for a building permit.
	<u>Green Area Ratio</u>: Ratio of the weighted value of landscape elements to <i>lot area</i> [see C Chapter 17].
<u>Gross Floor Area</u>: See "<i>Floor Area, Gross</i>."	<u>Gross Floor Area</u>: See "<i>Floor Area, Gross</i>."
Group Instruction Center or Studio - An establishment that principally offers group instruction in the performing arts, the martial arts, physical exercise, or yoga.	
Habitable room - an undivided enclosed space used for living, sleeping, or kitchen facilities. The term habitable room shall not include attics, cellars, corridors, hallways, laundries, serving or storage pantries, bathrooms, or similar space; neither shall it include mechanically ventilated interior kitchens less than one hundred square feet (100 ft.²) in area, nor kitchens in commercial establishments.	
	<u>Height Act</u>: the 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 (2001) (formerly codified at D.C. Code §§ 5-401 to 5-409 (1994 Repl. and 1999 Supp.))).

Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
<u>Height. Floor-to-Ceiling Clear:</u> <i>[Repositioned here from official sequence]</i> Clear Height, Floor to Ceiling - a vertical distance measurement within a building story. The upper point of the measurement is the finished ceiling that is unobstructed by any of the following: (a) Elements of the building structure, other than columns and walls; (b) Components of mechanical, plumbing, or fire suppression systems; or (c) Components of electrical systems, except lighting fixtures. If the ceiling is not finished, the distance shall be measured to the lowest point of any of the structural elements of systems referenced in (a), (b), or (c) above. For all stories above the ground level and for a ground story for which there is no clear height requirement, the bottom point of the measurement shall be the level of the finished floor. For a ground story subject to minimum clear height requirements, the bottom measuring point for clear height shall be the level of the curb opposite the middle of the building’s frontage on the street from which the building draws its clear height requirement.	<u>Height. Floor-to-Ceiling Clear:</u> The vertical distance measured from <i>the finished floor</i> to the finished ceiling that is unobstructed by any of the following: Elements of the building structure other than columns and walls; Components of mechanical, plumbing, or fire suppression systems; or Components of electrical systems other than lighting fixtures. If the ceiling is not finished, the distance shall be measured to the lowest point of any of the structural elements of systems referenced in (a), (b), or (c) above. (52 DCR 9713).
	<u>Hospice:</u> a program of in-house, outpatient, or inpatient medical nursing, counseling, bereavement, and other palliative and supportive services to terminally ill individuals and their families.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Historic district - an area, place, site, vicinity, or neighborhood designated as such by the Joint Committee on Landmarks of the National Capital for inclusion in the District of Columbia Inventory of Historic Sites. (25 DCR 2772)	<u>Historic District</u> : An area listed as an historic district in the D.C. Inventory, or which the State Historic Preservation Officer has nominated or issued a written determination to nominate to the National Register after a public hearing before the Historic Preservation Review Board. (DCMR 10 A)
Historic landmark - a building, structure, site, place, monument, work of art, or other similar object designated as such by the Joint Committee on Landmarks of the National Capital for inclusion in the District of Columbia Inventory of Historic Sites. (25 DCR 2772)	<u>Historic Landmark</u> : A <i>building, structure</i> , object or feature, and its site, or a site listed in the D.C. Inventory, or for which an application for listing is pending with the Historic Preservation Review Board (provided the statutory time period for consideration of the application has not expired).
	<u>Historic Landmark and Historic District Protection Act of 1978</u> : An Act adopted by the District City Council effective March 3, 1979 (D.C. Law 2-144, as amended; D.C. Official Code §§ 6-1101 to 6-1115 (2001) (formerly codified at D.C. Code §§ 5-1001 to 5-1015 (1994 Repl. & 1999 Supp.)))
	<u>Historic Resource</u> : A building or structure listed in the District of Columbia Inventory of Historic Sites or a building or structure certified in writing by the Historic Preservation Office as contributing to the character of the historic district in which it is located.
	<u>Home Occupation</u> : An accessory use, including a business, profession, or other economic activity, which is conducted full-time or part-time in a <i>dwelling unit that</i> serves as the principal residence of the practitioner.
Home sales party - a gathering that is held at a dwelling of any kind for the purpose of selling or distributing goods or services. (35 DCR 6916)	

Existing Definitions – June 14, 2013**ZRR's Proposed Definitions – September 9, 2013**

Hotel - a building or part of a building in which not less than thirty (30) habitable rooms or suites are reserved primarily for transient guests who rent the rooms or suites on a daily basis and where meals, prepared in a kitchen on the premises by the management or a concessionaire of the management, may be eaten in a dining room accommodating simultaneously not less than thirty (30) persons. The dining room shall be internally accessible from the lobby.

The term "hotel" shall not be interpreted to include an apartment house, rooming house, boarding house, tenement house, or private club. All areas within a hotel shall be included in one (1) of the following categories:

- (a) **Commercial adjuncts** - retail and service establishments customarily incidental and subordinate to hotel use, such as restaurant, dining room, cocktail lounge, coffee shop, dry cleaning, laundry, pressing or tailoring establishment, florist shop, barber shop, beauty parlor, cigar or news stand, and other similar uses;
- (b) **Exhibit space** - floor area within a hotel primarily designed for the display and storage of exhibits for conferences, trade fairs, and similar group events;
- (c) **Function room** - a room within a hotel used primarily to accommodate gatherings of hotel guests and visitors, such as meetings, banquets, and other group events;
- (d) **Guestroom areas** - floor area within a hotel devoted to guestrooms or suites, including individual bathrooms, entrance foyers, corridors, elevators, stairs, floor pantries, and other space directly supportive of guestrooms. The main lobby, front desk, and hotel administrative offices are also included in guestroom areas for purposes of pro-rating floor area between residential and nonresidential uses in applicable zones; and
- (e) **Service areas** - floor area within a hotel devoted to mechanical services and storage supportive of the hotel as a total entity, including boiler room, mechanical platforms, electrical switchboard, workshops and maintenance areas, storage areas, employee facilities (locker rooms, canteen, and engineer's office), and similar uses. (36 DCR 7625)

Hotel: A building or part of a building in which not less than thirty (30) habitable rooms or suites are reserved primarily for transient guests who rent the rooms or suites on a daily basis and where meals, prepared in a kitchen on the premises by the management or a concessionaire of the management, may be eaten in a dining room accommodating simultaneously not less than thirty (30) persons. The dining room shall be internally accessible from the lobby. The term "hotel" shall not be interpreted to include an apartment house, rooming house, boarding house, tenement house, or private club. All areas within a hotel shall be included in one (1) of the following categories:

- (a) Commercial adjuncts - retail and service establishments customarily incidental and subordinate to hotel use, such as restaurant, dining room, cocktail lounge, coffee shop, dry cleaning, laundry, pressing or tailoring establishment, florist shop, barber shop, beauty parlor, cigar or news stand, and other similar uses;
- (b) Exhibit space - floor area within a hotel primarily designed for the display and storage of exhibits for conferences, trade fairs, and similar group events;
- (c) Function room - a room within a hotel used primarily to accommodate gatherings of hotel guests and visitors, such as meetings, banquets, and other group events;
- (d) Guestroom areas - floor area within a hotel devoted to guestrooms or suites, including individual bathrooms, entrance foyers, corridors, elevators, stairs, floor pantries, and other space directly supportive of guestrooms. The main lobby, front desk, and hotel administrative offices are also included in guestroom areas for purposes of pro-rating floor area between residential and nonresidential uses in applicable zones; and
- (e) Service areas - floor area within a hotel devoted to mechanical services and storage supportive of the hotel as a total entity, including boiler room, mechanical platforms, electrical switchboard, workshops and maintenance □ areas, storage areas, employee facilities (locker rooms, canteen, and engineer's office), and similar uses. (36 DCR 7625)

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Family – <i>[Renamed and positioned “Family”, above, below]</i> one (1) or more persons related by blood, marriage, or adoption, or not more than six (6) persons who are not so related, including foster children, living together as a single house-keeping unit, using certain rooms and housekeeping facilities in common; provided, that the term family shall include a religious community having not more than fifteen (15) members. (19 DCR 281)	<u>Household</u>: One (1) family related by blood, marriage, adoption, or foster agreement, or not more than six (6) persons who are not so related, living together as a single house-keeping unit; provided, that the term household shall include a religious community having not more than fifteen (15) members. (19 DCR 281)
Impervious surface - an area that impedes the percolation of water into the subsoil and impedes plant growth. Impervious surfaces include the footprints of principal and accessory buildings, footprints of patios, driveways, other paved areas, tennis courts, and swimming pools, and any path or walkway that is covered by impervious material. (39 DCR 1904)	
Impervious surface coverage - the percentage of the land area of a lot that is covered by impervious surfaces, which percentage shall be determined by dividing the gross impervious surface area of a lot by the total area of the lot. (39 DCR 1904)	
	<u>Inclusionary Unit</u>: A dwelling unit set aside for sale or rental to Low-Income or Moderate-Income Households as required by C Chapter 22.
	<u>Inclusionary Zoning Act (IZ Act)</u>: The Inclusionary Zoning Implementation Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-275; 54 DCR 880). References to the IZ Act include any Mayor's Order, agency rule, or other administrative issuance promulgated pursuant to that legislation.
Inn - a building or part of a building in which habitable rooms or suites are reserved primarily for transient guests who rent the rooms or suites on a daily basis. Guestrooms or suites may include kitchens, but central dining, other than breakfast for guests, is not allowed. The term "inn" may be interpreted to include an establishment known as a bed and breakfast, hostel, or tourist home, but shall not be interpreted to include a hotel, motel, private club, rooming house, boarding house, tenement house, or apartment house. For the purposes of this definition, the limitation on central dining does not prohibit an inn from allowing guests to prepare their meals at centrally located cooking facilities and to eat such meals in a central dining area. (36 DCR 7627 and 53 DCR 2671)	

Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
Intermediate materials recycling facility - a fully enclosed structure used for the receipt, separation, storage, conversion, baling, and/or processing of paper, metal, glass, plastics, tires, bulk waste, and other non-biodegradable recyclable materials for the purpose of reutilization of the materials. Such facility shall not include storage or processing of biodegradable materials, construction and demolition debris, white goods, and hazardous substances, as defined by the District of Columbia Environmental Policy Act of 1989, effective October 18, 1989 (D.C. Law 8-36; D.C. Official Code § 8-109.2 (formerly codified at D.C. Code § 6-983 (1995 Repl.))), and the rules and regulations pursuant thereto. The facility shall be limited in operation to baling, briquetting, crushing, compacting, grinding, shredding, and sorting of acceptable materials. (40 DCR 1951)	<u>Intermediate Materials Recycling Facility</u>: A fully enclosed structure used for the receipt, separation, storage, conversion, baling, and/or processing of paper, metal, glass, plastics, tires, bulk waste, and other non-biodegradable recyclable materials for the purpose of reutilization of the materials. Such facility shall not include storage or processing of biodegradable materials, construction and demolition debris, white goods, and hazardous substances, as defined by the District of Columbia Environmental Policy Act of 1989, effective October 18, 1989 (D.C. Law 8-36; D.C. Official Code § 8-109.2 (formerly codified at D.C. Code § 6-983 (1995 Repl.))), and the rules and regulations pursuant thereto. The facility shall be limited in operation to baling, briquetting, crushing, compacting, grinding, shredding, and sorting of acceptable materials. (40 DCR 1951)
International organization - A public international organization designated as such pursuant to § 288 of the International Organizations Immunities Act, approved December 29, 1995 (59 Stat. 669; 22 U.S.C. §§ 288 - 288f-3), or a public international organization created pursuant to a treaty or other international agreement as an instrument through or by which two or more foreign governments engage in some aspect of their conduct of international affairs, and an official mission (other than a United States mission) to such a public international organization, including any real property of such an organization or mission and including the personnel of such an organization or mission. (30 DCR 3271)	

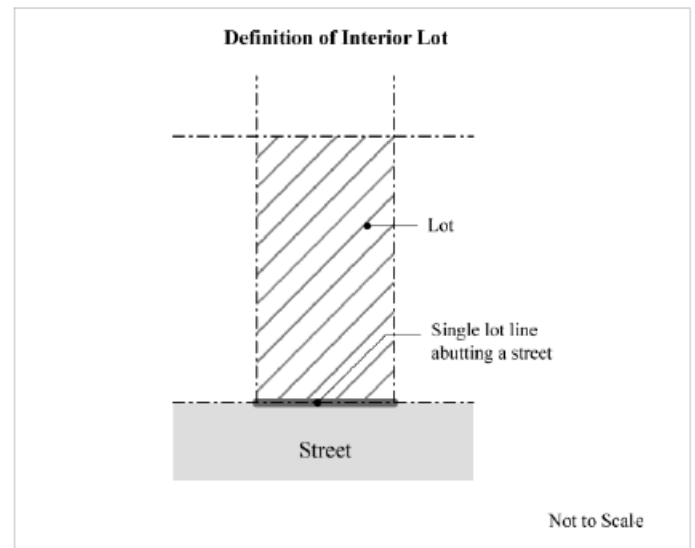
Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
Legitimate Theater - a building, or a part of a building, that is designed and used for the presentation of live plays and other forms of dramatic performance. The facility typically has a stage or other performing area plus tiers of seats for the audience, or other arrangements for the audience to sit or stand to view the performance. (39 DCR 8328)	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Line, building - a line beyond which property owners have no legal or vested right to extend a building or any part of the building without special permission and approval of the proper authorities; ordinarily a line of demarcation between public and private property, but also applied to building restriction lines, when recorded on the records of the Surveyor of the District of Columbia.	
Lines, lot – [See, “lot line” as repositioned below]	
Loading berth - an off-street space provided for cargo vehicles, when loading and unloading.	
Lot - the land bounded by definite lines that, when occupied or to be occupied by a building or structure and accessory buildings, includes the open spaces required under this title. A lot may or may not be the land so recorded on the records of the Surveyor of the District of Columbia.	<u>Lot</u>: The land bounded by definite lines that, when occupied or to be occupied by a <i>building</i> or <i>structure</i> and <i>accessory buildings</i>, includes the open spaces required under this title. A lot may or may not be the land so recorded in the records of the Surveyor of the District of Columbia.
Lot, alley - a lot facing or abutting an alley and at no point facing or abutting a street.	<u>Lot, Alley</u>: A <i>lot</i> that faces or abuts an <i>alley</i> that does not face or abut a <i>street</i> at any point, and that is recorded on the records of the Office of the Surveyor or the Office of Tax and Revenue on or before November 1, 1957.
Lot, corner - a lot fronting on two (2) or more streets at their junction, with the streets forming with each other an angle of forty-five degrees (45°) up to and including one hundred thirty-five degrees (135°).	<u>Lot, Comer</u>: A lot bounded on two or more intersecting sides by street lot lines, provided that the angle of intersection is less than one hundred thirty-five degrees (135°).
	<u>Lot, Flag</u>: A lot so shaped that the main portion of the lot area does not front onto a street, other than by connection of a narrow strip of land used solely or primarily for access purposes.

Existing Definitions – June 14, 2013**ZRR's Proposed Definitions – September 9, 2013**

Lot, interior - a lot other than a corner lot or a triangular lot.

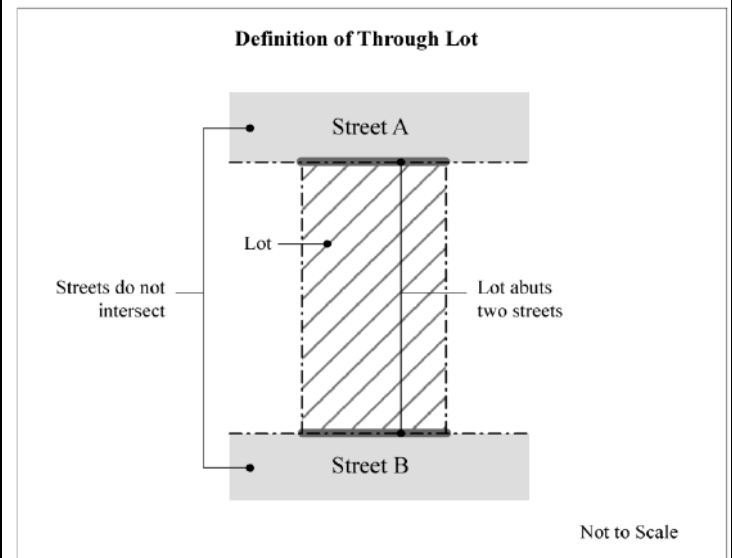
Lot, Interior: A lot that is abutting one (1) street.



Lot, parking - a tract of land used for the temporary parking of motor vehicles when the use is not accessory to any other use.

Lot, through - an interior lot having frontage on two (2) or more streets where the streets differ in direction by forty-five degrees (45°) or less.

Lot, Through: A lot with at least four (4) distinct points where the side lot lines intersect street lot lines.



Lot of record - a lot recorded on the records of the Surveyor of the District of Columbia.

Lot of Record: A *lot* recorded on the records of the Surveyor of the District of Columbia.

Lot line – [As as repositioned from above]
Line, lot - the lines bounding a lot as defined in this section.

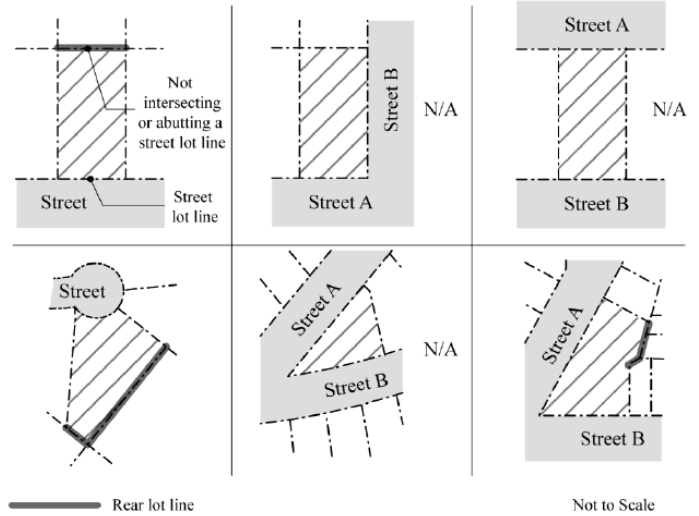
Lot Line: A single straight or curved line segment forming a boundary of a *lot*

Existing Definitions – June 14, 2013

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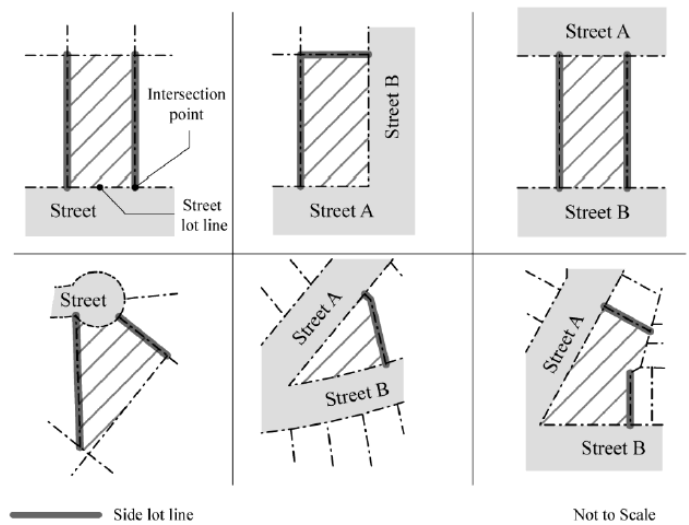
Lot Line. Rear: A *lot line* that does not intersect a street lot line or abut a street. See C Chapter 12 for rules of measurement of rear setbacks

Proposed Rear Lot Line Definition Application



Lot Line. Side: A *lot line* that intersects a *street lot line*. C Chapter 12 for rules of measurement of side setbacks.

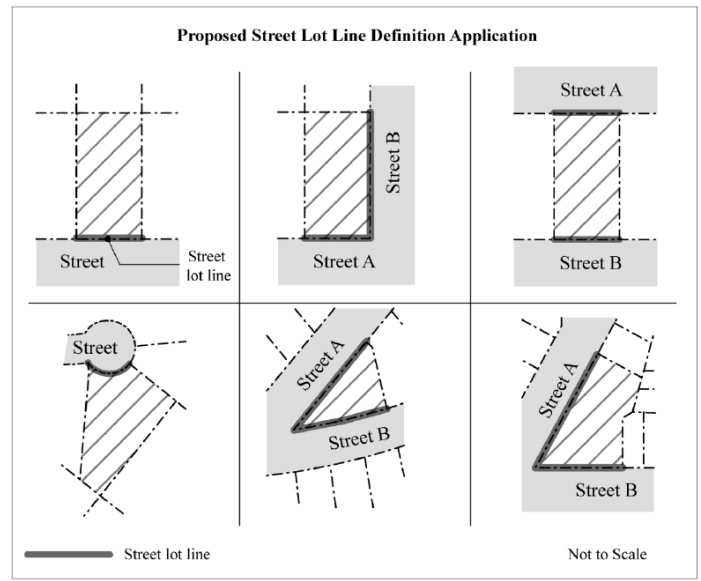
Proposed Side Lot Line Definition



Existing Definitions – June 14, 2013

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Lot Line, Street: A *lot line* that abuts a *street*.



Lot, through - an interior lot having frontage on two (2) or more streets where the streets differ in direction by forty-five degrees (45°) or less.

Lot, triangular - a lot fronting on two (2) streets at their junction, the streets forming with each other an angle of less than forty-five degrees (45°).

Lot, width of - the distance between the side lot lines, measured along the building line; except that, in the case of an irregularly shaped lot, the width of the lot shall be the average distance between the side lot lines. Where the building line is on a skew, the width of the lot shall be the distance between side lot lines perpendicular to the axis of the lot taken where either side lot line intersects the building line.

Lot Width: The distance between the *side lot lines*.

Lot Occupancy [Repositioned from existing sequence]

Percentage of lot occupancy - a figure that expresses that portion of a lot lying within lot lines and building lines that is occupied or that may be occupied under the provisions of this title as building area; except as provided in the Waterfront Districts wherein lot occupancy shall be calculated in accordance with § 932, and Mixed Use Districts wherein the percentage of lot occupancy may be calculated on a horizontal plane located at the lowest level where residential uses begin. (21 DCR 1030aa, 21 DCR 1423, 51 DCR 3440 and 52 DCR 6358)

Lot Occupancy: The percentage of the total area of a *lot* that is occupied by the total *building area* of all *buildings* on the *lot*.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Main floor - the floor of the story in which the principal entrance of a building is located.	<u>Main Floor</u> : The floor of the story in which the principal entrance of a building is located.
	<u>Map Amendment</u> : A change to the zoning designation of a lot or lots on the District of Columbia <i>Zoning Map</i> .
Marina - the use of land, buildings, structures, and the surface of water for the provision of docking and storage facilities for boats. (51 DCR 3440 and 52 DCR 6358)	
Mass transit facilities - facilities, such as but not limited to stations, trackage, ventilating and electrical equipment, parking lots or structures and bus or automobile transfer areas, that have been determined by the Council of the District of Columbia to be necessary to the operation of a fixed right-of-way mass transit system and subject to the restrictions and conditions as may be imposed by the Council. Mass transit facilities shall not include commercial, residential, industrial, or other development located in, on, or over facilities approved as part of the basic operating system. (19 DCR 489)	<u>Mass Transit Facilities</u> : Facilities, such as but not limited to stations, trackage, ventilating and electrical equipment, parking lots or structures and bus or automobile transfer areas, that have been determined by the Council of the District of Columbia to be necessary to the operation of a fixed right-of-way mass transit system and subject to the restrictions and conditions as may be imposed by the Council. Mass transit facilities shall not include commercial, residential, industrial, or other development located in, on, or over facilities approved as part of the basic operating system. (19 DCR 489)
	<u>Mayor</u> : The Mayor of the District of Columbia.
Mechanical amusement machine - a machine or device offered for use by persons of all ages as a game or for entertainment or amusement, and that is activated or operated by the user, an operator, or other person, or by the insertion of a coin, slug, token, plate, disk, or magnetically encoded card, and requiring a degree of dexterity or skill by the persons in the use of the machine or device. The term "mechanical amusement machine" shall include, but not be limited to, a pinball machine, flipper game, electronic video game, mechanical or electronic target game, or other similar machine or device; but shall not include small kiddie rides or juke boxes. (25 DCR 7160)	<u>Media Studio</u> : A studio space dedicated to the recording or production of audio and / or visual art forms or the broadcast via radio, television, internet or other media of audio and / or visual art forms or the combination of any of the above.
	<u>Metrorail Station</u> : Rapid transit station operated by the Washington Metropolitan Area Transit Authority (WMATA).
Mezzanine - a floor space within a story between its floor and the floor or roof next above it and having an area of not more than one-third (1/3) of the area of the floor immediately below. A mezzanine shall not be considered a story in determining the maximum number of permitted stories.	<u>Mezzanine</u> : A floor space within a story between its floor and the floor or roof next above it and having an area of not more than one-third (1/3) of the area of the floor immediately below and which shares a common ceiling. A mezzanine shall not be considered a story in determining the maximum number of permitted stories.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Monopole - a single, self-supporting pole-type structure, supporting a fixture designed to hold one or more antennas. Such structures shall not be deemed ground mounted antennas as that term is used in this chapter. (55 DCR 34)	<u>Monopole</u>: A single, self-supporting pole-type structure, supporting a fixture designed to hold one or more antennas. Such structures shall not be deemed ground mounted antennas as that term is used in this chapter. (55 DCR 34)
Motel - a building containing non-connecting habitable rooms, suites, or combinations of both, reserved exclusively for transient guests; with each room or suite having a private bath and at least one (1) private parking space. (21 DCR 1030 and 21 DCR 1423)	
Mount - the necessary support structure to which an antenna is attached, not including antenna towers or monopoles. (55 DCR 34)	
Natural grade - the undisturbed level formed without human intervention or, where the undisturbed ground level cannot be determined because of an existing building or structure, the undisturbed existing grade. (50 DCR 9387)	
Neighborhood Policing Center - a Police Department Local Facility used as a liaison and resource center for a specified area in the District. (51 DCR 4778)	
Nonconforming structure - a structure, lawfully existing at the time this title or any amendment to this title became effective, that does not conform to all provisions of this title or such amendment, other than use, parking, loading, and roof structure requirements. Regulatory standards that create nonconformity of structures include, but are not limited to, height of building, lot area, width of lot, floor area ratio, lot occupancy, yard, court, and residential recreation space requirements. (30 DCR 3922)	<u>Nonconforming Structure</u>: A structure, lawfully existing at the time this title or any amendment to this title became effective, that does not conform to all provisions of this title or such amendment, other than use, parking, loading, and roof structure requirements. Regulatory standards that create nonconformity of structures include, but are not limited to, height of building, lot area, width of lot, floor area ratio, lot occupancy, yard, court, and residential recreation space requirements. (30 DCR 3922)
Nonconforming use - any use of land or of a structure, or of a structure and land in combination, lawfully in existence at the time this title or any amendment to this title became effective, that does not conform to the use provisions for the district in which the use is located. A use lawfully in existence at the time of adoption or amendment of this title that would thereafter require special exception approval from the Board of Zoning Adjustment shall not be deemed a nonconforming use. That nonconforming use shall be considered a conforming use, subject to the further provisions of §§ 3104.2 and 3104.3. (30 DCR 3922)	<u>Nonconforming Use</u>: Any use of land or of a structure, or of a structure and land in combination, lawfully in existence at the time this title or any amendment to this title became effective, that does not conform to the use provisions for the district in which the use is located. A use lawfully in existence at the time of adoption or amendment of this title that would thereafter require special exception approval from the Board of Zoning Adjustment shall not be deemed a nonconforming use. That nonconforming use shall be considered a conforming use, subject to the further provisions of §§ 3104.2 and 3104.3. (30 DCR 3922)

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Open arcade - a continuous area, located along the perimeter of a building, designed for pedestrian uses, and which adjoins a street for its entire length; and, except for structural piers, columns, or arches, is open to the street. (24 DCR 10787)	
Optical Transmission Node - an interior or exterior facility that is utilized as remote terminal units for the operation of such things as cable television systems, high-speed internet access and interactive video, not including any broadcast antenna or related towers for the transmission of radio waves. (50 DCR 8818)	
Organization, nonprofit - an organization organized and operated exclusively for religious, charitable, literary, scientific, community, or educational purposes, or for the prevention of cruelty to children or animals; provided, that no part of its net income inures to the benefit of any private shareholder or individual.	<u>Organization. Non-Profit:</u> An organization organized and operated exclusively for religious, charitable, literary, scientific, community, or educational purposes, or for the prevention of cruelty to children or animals; provided that no part of its net income inures to the benefit of any private shareholder or individual.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
	<u>Parking Area</u>: The area of a <i>lot, building, or structure</i> devoted to <i>parking spaces</i>, attendant <i>driveways</i>, aisles, queuing lanes and landscaping. All such areas on a <i>lot</i> shall be considered to constitute a single parking area, even if the areas are not contiguous.
Parking space - an off-street area accessible and of appropriate dimensions to be used exclusively for the temporary parking of a motor vehicle. (31 DCR 6585)	<u>Parking Space</u>: An accessible off-street area to be used exclusively for the temporary parking of a motor vehicle subject to the dimensional requirements of C Chapter 19.
Parking space, bicycle - a space for the temporary storage of a bicycle in the form of a rack, locker, or storage area of appropriate design and dimension, used exclusively for the storage of a bicycle. (31 DCR 6585)	<u>Parking Space. Bicycle</u>: A space for the temporary storage of a bicycle in the form of a rack, locker or storage area of appropriate design and dimension, used exclusively for the storage of a bicycle, subject to the dimensional requirements of C Chapter 20.
	<u>Parking Space. Compact</u>: <i>A parking space</i> designed for smaller cars which meets the requirements of Subtitle C.
	<u>Parking Space. Shared</u>: <i>A parking space</i> that is made available to more than one use, or to the general public and that meets the requirements of Subtitle C.
	<u>Parking Space. Structured</u>: <i>A parking space</i> that is within a <i>building or structure</i>.
	<u>Parking Space. Surface</u>: <i>A parking space</i> that is not within a <i>building or structure</i>.
rRe	<u>Party</u>- an applicant, or the Advisory Neighborhood Commission for the area within which the property that is the subject of the contested case is located, or any person who is admitted as a party by the Commission pursuant to Subtitle Z, or by the Board of Zoning Adjustment pursuant to Subtitle Y.
Percentage of lot occupancy – <i>[Repositioned to "lot occupancy", above]</i>	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
	<u>Permeable Paving</u>: A surface that facilitates water infiltration through paving material while providing a stable, load-bearing surface. Examples include pervious concrete, porous asphalt, perforated brick pavers, mechanically-reinforced grass, but do not include grass or gravel.
	<u>Pervious Surface</u>: A surface that allows the percolation of water into the underlying soil. Pervious surfaces are required to be contained so neither sediment nor the pervious surface discharges off the site. Pervious surfaces include grass, mulched groundcover, planted areas, vegetated roofs, permeable paving as well as porches and decks erected on pier foundations that maintain the covered lot surface's water permeability. Pervious surfaces do not include any <i>structure</i> or <i>building</i>, any porch or deck that limits the covered lot surface from absorbing water, or any outdoor stairs, on-grade surface sports court, swimming pool, artificial turf, sidewalk or patio constructed of concrete, asphalt, brick, compacted gravel or other material that impedes the infiltration of water directly 'into the subsurface of the lot.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Pet grooming establishment - An establishment that, for a fee, trims or cleans domestic pets, such as dogs and cats. A pet grooming establishment is considered an animal boarding use if more than ten animals are on the premises at a time or the overnight stay of animals is permitted. (54 DCR 8943)	<u>Pet Grooming Establishment</u>: An establishment that, for a fee, trims or cleans domestic pets, such as dogs and cats. A pet grooming establishment is considered an <i>animal boarding</i> use if more than ten animals are on the premises at a time or the overnight stay of animals is permitted. (54 DCR 8943)
Pet shop - A store for the sale of dogs, cats, birds, tropical fish, and/or other domesticated pets, to the extent permitted by D.C. Official Code § 8-1808(h)(1), and related supplies and equipment. (54 DCR 8943)	<u>Pet Shop</u>: A store for the sale of dogs, cats, birds, tropical fish, and/or other domesticated pets, to the extent permitted by D.C. Official Code § 8-1808(h)(1), and related supplies and equipment. (54 DCR 8943)
Planned unit development - a plan for the development of residential, institutional, and commercial developments, industrial parks, urban renewal projects, or a combination of these, on land of a minimum area in one (1) or more districts irrespective of restrictions imposed by the general provisions of the Zoning Regulations, as more specifically set forth in chapter 24 of this title. (15 DCR 170)	<u>Planned Unit Development</u>: A plan for the development of residential, institutional, and commercial developments, industrial parks, urban renewal projects, or a combination of these, on land of a minimum area in one (1) or more districts irrespective of restrictions imposed by the general provisions of the Zoning Regulations, as more specifically set forth in X Chapter 3. (15 DCR 170)
Police Department General Facility - a building and associated land used for facilities of the Metropolitan Police Department which operate across the District as a whole, including, but not limited to, the Department's headquarters, vehicle maintenance facilities, laboratories, training units, special operations, tactical units, equestrian units, canine squads, bomb squads, and harbor units. This definition does not include Metropolitan Police Department helicopter and radio transmission facilities. (51 DCR 4778)	
Police Department Local Facility - a building and associated land used as 1) a headquarters or substation for one of the local districts of the Metropolitan Police Department or 2) a Metropolitan Police Department facility that operates within a specific area of the District, such as a Regional Command Center or a Neighborhood Policing Center. (51 DCR 4778)	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Prepared food - food that is assembled, but not heated by means other than microwave or toaster, on the premises of a prepared food shop. (54 DCR 9393)	<u>Prepared Food</u>: Food that is assembled and heated by microwave, heating lamps or toaster, on the premises <i>of a prepared food shop</i>.
Prepared food shop - a place of business that offers seating or carry out service, or both, and which is principally devoted to the sale of prepared food, non-alcoholic beverages, or cold refreshments. This term includes an establishment known as a sandwich shop, coffee shop, or an ice cream parlor. (54 DCR 9393)	<u>Prepared Food Shop</u>: A food and beverage business that offers seating or carry out service, or both, and which is principally devoted to the sale <i>of prepared food</i>, non-alcoholic beverages, or cold refreshments. This term includes an establishment known as a sandwich shop, coffee shop, or an ice cream parlor.
	<u>Presiding officer</u>: the chairperson or the chairperson <i>pro tem</i> of the Zoning Commission or the Board of Zoning Adjustment, as relevant.
Public Library - a facility that falls into one of the following categories: a) Full-Service Neighborhood - A District of Columbia Public Library housed in a permanent structure that may include meeting rooms, staff work rooms, kitchen facilities and book overflow space. It contains space for a variety of activities, such as children's story hour, film showings and book talks, to take place simultaneously; b) Community - A District of Columbia Public Library housed in a portable structure that may include a small staff and minimal space for activities; or c) Kiosk - A District of Columbia Public Library housed in a portable structure with no space for activities. (50 DCR 10822)	

Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
Public Recreation and Community Center - An area, place, structure, or other facility under the jurisdiction of a public agency that is used for community recreation activities. A public recreation or community center may provide a range of health and wellness, cultural, and arts and crafts activities, and educational classes and services. The center may include, but not be limited to, auditorium, multi-purpose room, gymnasium, meeting space, open space, playground, playing court, playing field, and swimming pool. The center shall not include examination rooms, treatment rooms, or other facilities for regular use by members of the medical or dental professions, but may include a first aid room. Such centers may have pantry-type kitchens with limited food storage and preparation areas, but shall not have kitchen facilities that are of the size customarily used to serve meals for large numbers of persons on a regular basis. (50 DCR 10137)	<u>Public Recreation and Community Center</u>: An area, place, structure, or other facility under the jurisdiction of a public agency that is used for community recreation activities. A public recreation or community center may provide a range of health and wellness, cultural, and arts and crafts activities, and educational classes and services. The center may include, but not be limited to, auditorium, multi-purpose room, gymnasium, meeting space, open space, playground, playing court, playing field, and swimming pool. The center shall not include examination rooms, treatment rooms, or other facilities for regular use by members of the medical or dental professions, but may include a first aid room. Such centers may have pantry-type kitchens with limited food storage and preparation areas, but shall not have kitchen facilities that are of the size customarily used to serve meals for large numbers of persons on a regular basis.
	<u>Public School</u>: A building or use within a building operated or chartered by the District of Columbia Board of Education or the District of Columbia Public Charter School Board for educational purposes and such other community uses as deemed necessary and desirable. (53 DCR 9580) The term shall include all educational functions, the building or structure required to house them, and all accessory uses normally incidental to a public school, including but not restricted to athletic fields, field houses, gymnasiums, parking lots, greenhouses, playgrounds, stadiums, and open space. The term also shall include a community-centered school campus; provided, that no part of the building or structure shall be used to house the administrative offices or maintenance and repair shop intended or used for the entire school system, or as a technical or vocational school.

Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
Radio frequency radiation (RF radiation) - the propagation of energy through space in the form of waves or particles. (55 DCR 34)	
Recreational building or use - any establishment providing facilities for recreation; including but not limited to picnicking, boating, fishing, bicycling, tennis, and activities incidental to the foregoing, but not including golf driving ranges or any mechanical amusement device. (21 DCR 1030)	<u>Recreational Building or Use</u>: Any establishment providing facilities for recreation; including but not limited to picnicking, boating, fishing, bicycling, tennis, and activities incidental to the foregoing, but not including golf driving ranges or any mechanical amusement device. (21 DCR 1030)
Regional Command Center - a Police Department Local Facility used for community outreach or administrative control and managerial services for operations, for a specific geographic area that encompasses two or more districts or commands of the Metropolitan Police Department. (51 DCR 4778)	
Restaurant - a place of business that does not meet the definition of a “fast food establishment” or “prepared food shop,” where food, drinks, or refreshments are prepared and sold to customers primarily for consumption on the premises. Any facilities for carryout shall be clearly subordinate to the principal use providing prepared foods for consumption on the premises. (32 DCR 4374 and 54 DCR 9393)	<u>Restaurant</u>: A place of business that does not meet the definition of a "fast food establishment" or "prepared food shop," where food, drinks or refreshments are prepared on the premises and sold to customers primarily for consumption on the premises. This term shall include but not be limited to an establishment known as a cafe, lunch counter, cafeteria, or other similar business, but shall not include a fast food restaurant. In a restaurant, any facilities for carryout shall be clearly subordinate to the principal use of providing prepared foods for consumption on the premises. A restaurant may include ancillary carry out sales, provided that there is no designated carry out counter or window, no drive through facility, and the carry out service is not an advertised element of the business.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Rooming house - a building or part thereof that provides sleeping accommodations for three (3) or more persons who are not members of the immediate family of the resident operator or manager, and in which accommodations are not under the exclusive control of the occupants. A rooming house provides accommodations on a monthly or longer basis. The term "rooming house" shall not be interpreted to include an establishment known as, or defined in this title as, a hotel, motel, inn, bed and breakfast, private club, tourist home, guest house, or other transient accommodation. (36 DCR 7627)	
Rooming unit - one (1) or more habitable rooms forming a single, habitable unit used or intended to be used for living or sleeping purposes; but not for the preparation or eating of meals. The term rooming unit shall not include a tenement or a bachelor apartment.	

Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
School, public - A building or use within a building operated or chartered by the District of Columbia Board of Education or the District of Columbia Public Charter School Board for educational purposes and such other community uses as deemed necessary and desirable.(53 DCR 9580) The term shall include all educational functions, the building or structure required to house them, and all accessory uses normally incidental to a public school, including but not restricted to athletic fields, field houses, gymnasiums, parking lots, greenhouses, playgrounds, stadiums, and open space. The term also shall include a community-centered school campus; provided, that no part of the building or structure shall be used to house the administrative offices or maintenance and repair shop intended or used for the entire school system, or as a technical or vocational school. (15 DCR 29)	
Service/delivery loading space - an off-street space provided for motor vehicles that are twenty feet (20 ft.) in length or less, and that are making deliveries and/or providing a maintenance service. This space shall not be considered a parking space or a loading berth. (31 DCR 6585)	
	<u>Setback</u>: A distance required between a <i>building</i> and a <i>lot line</i> or other point defined in this Title.
	<u>Setback. Front</u>: A <i>setback</i> from a <i>street lot line</i>.
	<u>Setback. Side</u>: A <i>setback</i> from a <i>side lot line</i>.
	<u>Setback. Rear</u>: A <i>setback</i> from a <i>rear lot line</i>.

Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
Sexually-oriented business establishment - an establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals, films, materials, and articles, or an establishment that presents as a substantial or significant portion of its activity, live performances, films, or other materials, that are distinguished or characterized by their emphasis on matters depicting, describing, or related to specified sexual activities and specified anatomical areas. These establishments may include, but are not limited to, bookstores, newsstands, theaters, and amusement enterprises. If an establishment is a sexually-oriented business establishment as defined here, it shall not be deemed to constitute any other use permitted under the authority of this title. (24 DCR 5144)	<u>Sexually-Oriented Business Establishment</u>: An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals, films, materials, and articles, or an establishment that presents as a substantial or significant portion of its activity, live performances, films, or other materials, that are distinguished or characterized by their emphasis on matters depicting, describing, or related to specified sexual activities and specified anatomical areas. These establishments may include, but are not limited to, bookstores, newsstands, theaters, and amusement enterprises. If an establishment is a sexually-oriented business establishment as defined here, it shall not be deemed to constitute any other use permitted under the authority of this title. (24 DCR 5144)
Specified anatomical areas - parts of the human body as follows: (a) Less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; and (b) Human genitals in a discernibly turgid state, even if completely and opaquely covered. (24 DCR 5144)	
Specified sexual activities - the following activities: (a) Acts of human masturbation, sexual intercourse, sexual stimulation or arousal, sodomy, or bestiality; and (b) Fondling or other erotic touching of human genitals, pubic region, buttock, or breast. (24 DCR 5144)	
Square - land designated as a square on the records of the Surveyor of the District of Columbia.	<u>Square</u>: Land designated as a square on the records of the Surveyor of the District of Columbia.
Stable, private - an accessory building housing not more than four (4) horses or other equine animals for private use and not for remuneration, hire, or sale. The building may also house not more than four (4) horse-drawn vehicles.	
Stable, public - a stable, other than a private stable.	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Stealth structure - a free standing structure, or an extension of a building the primary purpose of which is to enclose and screen antennas from view. Such structures may include, but are not limited to flag poles, tree poles, bell towers. Stealth antenna structures may include, but are not limited to, flag poles, light poles, fence supports, steeples, cupolas, artificial trees, and other appropriate architectural elements. (55 DCR 34)	<u>Stealth Structure</u>: A free standing structure, or an extension of a building the primary purpose of which is to enclose and screen antennas from view. Such structures may include, but are not limited to flag poles, tree poles, bell towers. Stealth antenna structures may include, but are not limited to, flag poles, light poles, fence supports, steeples, cupolas, artificial trees, and other appropriate architectural elements. (55 DCR 34)
Story - the space between the surface of two (2) successive floors in a building or between the top floor and the ceiling or underside of the roof framing. The number of stories shall be counted at the point from which the height of the building is measured. For the purpose of determining the maximum number of permitted stories, the term "story" shall not include cellars, stairway or elevator penthouses, or other roof structures; provided, that the total area of all roof structures located above the top story shall not exceed one-third (1/3) of the total roof area.	
	<u>Story. Ground Level</u>: The floor or <i>story</i> that is nearest in grade elevation to a sidewalk in the front of a building.
Story, top - the uppermost portion of any building or structure that is used for purposes other than housing for mechanical equipment or stairway or elevator penthouses. The term "top story" shall exclude architectural embellishment.	<u>Story. Top</u>: The uppermost portion of any building or structure that is used for purposes other than housing for mechanical equipment or stairway or elevator penthouses. The term "top story" shall exclude architectural embellishment.
Street - a public highway designated as a street, avenue, or road on the records of the Surveyor of the District of Columbia.	<u>Street</u>: A public highway designated as a street, avenue or road on the records of the Surveyor of the District of Columbia.
	<u>Street. Designated Business</u>: For the purpose of administering this title, that portion of the Height Act that designates certain streets as "business streets" shall be interpreted to mean those sides and portions of any street located in a Mixed Use, Neighborhood Mixed Use, Production Distribution and Repair, or Downtown zone, or any zone in Subtitle K.
Street frontage - the property line where a lot abuts upon a street. When a lot abuts upon more than one (1) street, the owner shall have the option of selecting which is to be the front for purposes of determining street frontage.	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
	<u>Streetcar Line</u>: A streetcar or light rail line developed and operated in partnership by the District Department of Transportation (DDOT) and the Washington Metropolitan Area Transit Authority (WMATA).
Structure - anything constructed, including a building, the use of which requires permanent location on the ground, or anything attached to something having a permanent location on the ground and including, among other things, radio or television towers, reviewing stands, platforms, flag poles, tanks, bins, gas holders, chimneys, bridges, and retaining walls. The term structure shall not include mechanical equipment, but shall include the supports for mechanical equipment. Any combination of commercial occupancies separated in their entirety, erected, or maintained in a single ownership shall be considered as one (1) structure.	<u>Structure</u>: Any object constructed in or on the ground. Structure includes buildings, decks, fences, towers, flag poles, signs, and other similar objects. Any combination of commercial occupancies separated in their entirety, erected, or maintained in a single ownership shall be considered as one (1) structure. The term "structure" shall exclude trailers.
Telecommunications service provider - any entity providing telecommunications services. (55 DCR 34)	
Tenement - One (1) or more habitable rooms in an apartment house, under the exclusive control of the occupant of the apartment house.	
Tenement house - a building or part of a building containing three (3) or more tenements, or any building or part of a building containing any combination of three (3) or more tenements and apartments.	
Through square connection - a continuous improved area through a square for pedestrians providing a connection between two (2) parallel or opposite streets or on a corner lot; provided, that the entrances to the area shall not be less than thirty feet (30 ft.) from the corner. (24 DCR 10787)	

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
Uptown center - a multi-purpose major activity center with strong transit orientations and significant concentration of employment and high density residential as the principal elements, developed in a manner that serves the surrounding lower density community while protecting it from avoidable intrusions. (21 DCR 1465-66)	<u>Uptown Center</u>: A multi-purpose major activity center with strong transit orientations and significant concentration of employment and high density residential as the principal elements, developed in a manner that serves the surrounding lower density community while protecting it from avoidable intrusions. (21 DCR 1465-66)
	<u>Use</u>: The purpose or activity for which a <i>lot</i> or <i>building</i> is occupied. Use shall be considered as though followed by the words "or intended, arranged, or designed to be used or occupied, offered for occupancy."
Use, accessory - a use customarily incidental and subordinate to the principal use, and located on the same lot with the principal use.	<u>Use, Accessory</u>: A use customarily incidental and subordinate to the principal use, and located on the same lot with the principal use.
	<u>Use, Principal</u>: The primary purpose or activity for which a lot or building is occupied.
	<u>Use, Temporary</u>: Any use which is established for a fixed period of time with the intent that permission for that use will expire automatically unless renewed. The time period of the allowance of the use shall be determined by the Certificate of Occupancy.

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
	<u>Vegetated Roofs</u>: A horizontal or near-horizontal surface on top of a <i>building</i> or <i>structure</i> covered with vegetation and a growing medium. Vegetated roofs are intended to promote water or energy conservation by using plants and soils to slow, filter, and infiltrate stormwater runoff. Vegetative roofs maybe intensive or extensive but are not limited to modular or layered growth systems.
	<u>Vegetated Walls</u>: A vertical or near vertical surface covered with vegetation and in some cases, a growing medium. Vegetated walls may include but are not limited to walls or screens with climbing vines, espalier trees, or modular planting systems.
Veterinary boarding hospital - A veterinary hospital that boards animals as an independent line of business. (54 DCR 8943)	<u>Veterinary Boarding Hospital</u>: A <i>veterinary hospital</i> that boards animals as an independent line of business. (54 DCR 8943)
Veterinary hospital - An establishment used by a licensed veterinarian for the practice of veterinary medicine and not as an animal boarding establishment. (54 DCR 8943)	<u>Veterinary Hospital</u>: An establishment used by a licensed veterinarian for the practice of veterinary medicine and not as an <i>animal boarding</i> establishment. (54 DCR 8943)

Existing Definitions – June 14, 2013	ZRR's Proposed Definitions – September 9, 2013
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.	
	<u>Waterfront</u> : That area proximate to either the Potomac or Anacostia rivers.
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)	

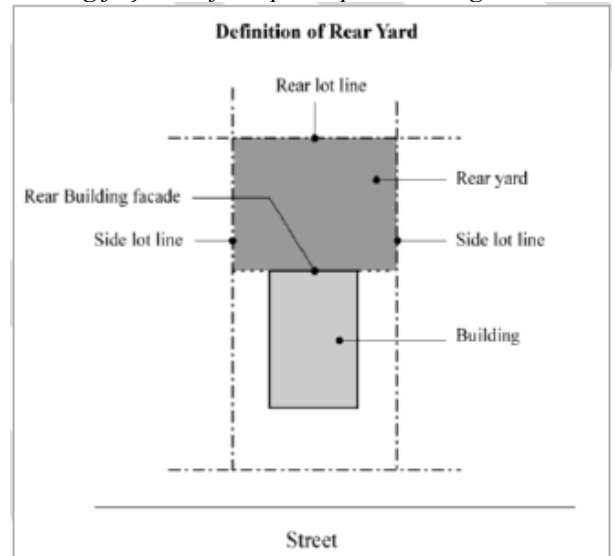
Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
Yacht Club - land, buildings, structures, and the surface of water for use by an incorporated club, for the purpose of boating, sailing, or yachting and in which the affairs of the organization are actually conducted and carried on by the members thereof. (51 DCR 3440 and 52 DCR 6358)	
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.	
	<u>Yard, Front</u>: An exterior space, open from the ground to the sky, between all <i>street lot lines</i> and the <i>building façades of the principal building</i> facing those <i>street lot lines</i>. The diagram, titled "Definition of Front Yard", illustrates the spatial relationship between a building, its yard, and the street. A rectangular building is positioned within a lot. The rear boundary of the lot is marked by a dashed line labeled "Rear lot line". The side boundaries are marked by dashed lines labeled "Side lot line". The front boundary of the lot is marked by a dashed line labeled "Street lot line". The area between the building's front facade and the "Street lot line" is shaded and labeled "Front yard". The building itself is labeled "Building", and its front-facing wall is labeled "Building facade". Below the "Street lot line", a solid line represents the "Street", and the outermost solid line is labeled "Curb line".

Existing Definitions – June 14, 2013

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.

ZRR's Proposed Definitions – September 9, 2013

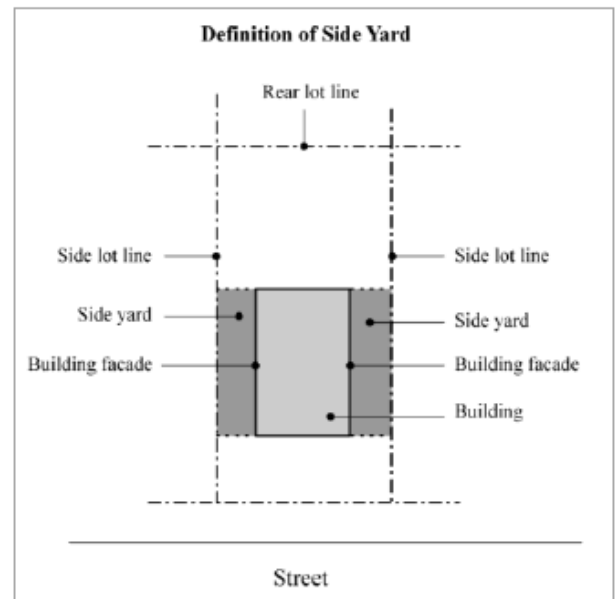
Yard, Rear: An exterior space, open from the ground to the sky, between a *rear lot line* or lines and the nearest *building façade*, of the principal building.



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.

Yard, Side: An exterior space, open from the ground to the sky, between a *side lot line* and the nearest *building façade*, of the principal building facing that *lot line*.



Existing Definitions – June 14, 2013	ZRR’s Proposed Definitions – September 9, 2013
	<u>Zone</u> : A geographic area delineated on the Zone Map, which corresponds to the regulations included in Title 11.
	<u>Zone Boundary Line</u> : The line that forms the perimeter of <i>a zone</i> , as mapped in accordance with this Title.
	<u>Zoning Act</u> : 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)).
Zoning Administrator - the Zoning Administrator of the Department of Consumer and Regulatory Affairs.	<u>Zoning Administrator</u> : The Zoning Administrator of the District of Columbia.
	<u>Zoning Commission</u> : An independent quasi-judicial body charged with preparing, adopting and amending the Zoning Regulations and Zoning Map, air rights in public space, and planned unit developments.