

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

COMPARISON of DEVELOPMENT STANDARDS for
Dupont Circle (DC) and Fort Totten (FT) Overlays

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	DC/R-4	RF-2
Height • House • Public School, Church • Public Rec/Comm Cntr	• 40 feet • 60 feet • 45 feet	• 40 feet • 60 feet • 45 feet
No. of Stories	3	3
Lot Area Minimum • Public School • Semi-det House • Attached Dwelling/Flat • All Other	• 9,000 sf • 3,000 sf • 1,800 sf • 4,000 sf	• 9,000 sf • 3,000 sf • 1,800 sf • 4,000 sf
Lot Width Minimum • Public School • Semi-det House • Attached Dwelling/Flat • All Other	• 120 feet • 30 feet • 18 feet • 40 feet	• 120 feet • 30 feet • 18 feet • 40 feet
Lot Occupancy Maximum • Church, Public School • Attached Dwelling/Flat • Public Rec/Comm Cntr • All Other	• 60 % • 60 % • 20% • 40 %	• 60 % • 60% • 20% • 40 %
Rear Setback	20 feet	20 feet
Side Setback Minimum • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • None required but 8 feet minimum when provided	None required but when provided: • 5 feet • 5 feet • 5 feet
Front Setback • Residential • All Other	• n/a • n/a	• Average street side of block • n/a
Court – Open • Detached House • All Other	• 4"/1', 6' min • 4"/1'; 10' min	• As required by Building Code • 2.5"/1'; 6' min
Court – Closed • Detached House • All Other	• 4"/1', 5' min, 350 sf min area • 4"/1'; 15' min, 350 sf Min area	• As required by Building Code • 2.5"/1'; 12' min, 250 sf Min area
Floor Area Ratio • Public School/Rec Cntr	• 1.8	• 1.8
Gross Floor Area • Public Rec/Comm Cntr	• 40,000 sf	• 40,000 sf
Roof Structures • House • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
No. of Principal Units	2	2
Accessory Apartment	n/a	n/a
Pervious Surface		

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

• Lot less than 1800 • Lots 1801 to 2000 • Lot above 2000 sf • Public Re/Comm Cntr	• 0% • 10% • 20% • 30%	• 0% • 10% • 20% • 30%
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SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-B /DC	A-9
Height • Pub School, Church • University Bldg • Pub Rec/Comm Center • All Other	• 90 feet • 60 feet • 45 feet • 50 feet	• 90 feet • 60 feet • 45 feet • 50 feet
Lot Area Minimum • Pub School • All Other	• 9,000 sf • n/a	• 9,000 sf • n/a
Lot Width Minimum • Pub School • All Other	• 80 feet • n/a	• 80 feet • n/a
Lot Occupancy Maximum • Pub Rec Center • All Other	• 20% • 60 %	• 20% • 60 %
Floor Area Ratio Maximum • Pub Library • All Other	• 2.0 • 1.8	• 2.0 • 1.8
Rear Setback	4"/1'; 15' min	4"/1'; 15' min
Side Setback Minimum • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • None required but 8 feet min when provided	None required but when provided: • 4 feet • 4 feet • 4 feet
Court – Open • Detached House • More than 3 units • All Other	Where provided: • 4"/1', 6' min • 4"/1'; 10' min • 4"/1'; 10' min	Where provided: • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • 4 or more Res units • All Other	• 4"/1', 15' min; 350 sf min area • 4"/1'; 15' min; 350 sf min area • 4"/1'; 15' min; 350 sf min area	• As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures • House • All Other	• 18' 6" • 18' 6"	• 10' • 18' 6"
Green Area Ratio	0.40	0.40

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-D /DC	A-10
Height • Pub School, Church • University Bldg • Pub Rec/Comm Center • All Other	• 90 feet • 60 feet • 45 feet • 50 feet	• 90 feet • 60 feet • 45 feet • 50 feet
Lot Area Minimum • Pub School • All Other	• 9,000 sf • n/a	• 9,000 sf • n/a
Lot Width Minimum • Pub School • All Other	• 80 feet • n/a	• 80 feet • n/a
Lot Occupancy Maximum • Pub Rec Center • All Other	• 20% • 75 %	• 20% • 75 %
Floor Area Ratio • Pub Library • All Other	• 2.0 • 1.8	• 2.0 • 1.8
Rear Setback	4"/1'; 15' min	4"/1'; 15' min
Side Setback Minimum • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • None required but 8 feet min when provided	None required but when provided: • 4 feet • 4 feet • 4 feet
Court – Open • Detached House • 4 or more Res units • All Other	• 3"/1', 6' min • 3"/1'; 10' min • 3"/1'; 10' min	• As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • 4 or more Res units • All Other	• 4"/1', 15' min; 350 sf min area • 4"/1'; 15' min; 350 sf min area • 4"/1'; 15' min; 350 sf min area	• As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures • All Other	• 18' 6"	• 18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-E /DC	A-11
Height • Pub School, Church • University Bldg • Pub Rec/Comm Center • All Other	• 90 feet • 60 feet • 45 feet • 50 feet	• 90 feet • 60 feet • 45 feet • 50 feet
Lot Area Minimum • Pub School • All Other	• 9,000 sf • n/a	• 9,000 sf • n/a
Lot Width Minimum • Pub School • All Other	• 80 feet • n/a	• 80 feet • n/a
Lot Occupancy Maximum • Pub Rec Center • All Other	• 20% • 75 %	• 20% • 75 %
Floor Area Ratio Maximum • Pub Library • All Other	• 2.0 • 1.8	• 2.0 • 1.8
Rear Setback	4"/1'; 15' min	4"/1'; 15' min
Side Setback Minimum • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • None required but 8 feet min when provided	None required but when provided: • 4 feet • 4 feet • 4 feet
Court – Open • Detached House • 4 or more Res units • All Other	• 3"/1', 6' min • 3"/1'; 10' min • 3"/1'; 10' min	• As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed • Detached House • More than 3Res units • All Other	• 4"/1', 15' min; 350 sf min area • 4"/1'; 15' min; 350 sf min area • 4"/1'; 15' min; 350 sf min area	• As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-2-A/DC	M-18
Height	50 feet	50 feet
Floor Area Ratio Maximum • Total • Total with IZ • Non Res Max	• 2.5 • 3.0 • 1.5	• 2.5 • 3.0 • 1.5 or 2.0* limited to ground floor & floor above only for lots 10,000 sf or less
Lot Occupancy Maximum • Residential • All Other	• 60 % • n/a	• n/a • n/a
Rear Setback Minimum	15 feet	15 feet
Side Setback Minimum • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • None required but 3"/1' (8' min) when provided • None required but 2"/1' (6' min) when provided	• 8 feet • 8 feet • None required but 2"/1' (5' min) when provided • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-2-B /DC	M-19
Height	65 feet	65 feet
Height with IZ	70 feet	70 feet
Floor Area Ratio Maximum • Total • Total with IZ • Non Res Max	• 3.5 • 4.2 • 1.5	• 3.5 • 4.2 • 1.5 or 2.0* only for lots 10,000 sf or less and limited to ground floor & floor immediately above
Lot Occupancy Maximum • Residential • All Other	• 80 % • n/a	• n/a • n/a
Rear Setback	15 feet	15 feet
Side Setback Minimum • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • None required but 3"/1' (8' min) when provided • None required but 2"/1' (6' min) when provided	• 8 feet • 8 feet • None required but 2"/1' (5' min) when provided • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-2-C /DC	M-20
Height	90 feet	90 feet
Floor Area Ratio Maximum • Total • Total with IZ • Non Res Max	• 6.0 • 7.2 • 2.0	• 6.0 • 7.2 • 2.0
Lot Occupancy Maximum • Residential • All Other	• 80 % • n/a	• n/a • n/a
Rear Setback Minimum	15 feet	15 feet
Side Setback Minimum • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • None required but 3"/1' (8' min) when provided • None required but 2"/1' (6' min) when provided	• 8 feet • 8 feet • None required but 2"/1' (5' min) when provided • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-3-B /DC	M-21
Height	70 feet	70 feet
No. of Stories	6	n/a
Floor Area Ratio Max • Total • Total with IZ • Non Res Max	• 5.0 • 6.0 • 4.0	• 5.0 • 6.0 • 4.0
Lot Occupancy Maximum	n/a	n/a
Rear Setback	2.5"/1'; 12' min	2.5"/1'; 12' min
Side Setback Minimum • Detached House • Semi-det House • All Other	• 8 feet min • 8 feet min • None required but 2"/1' (6' min) when provided	• 8 feet min • 8 feet min • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.25	0.25

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-3-C /DC	M-22
Height	90 feet	90 feet
No. of Stories	n/a	n/a
Floor Area Ratio Maximum • Total • Total with IZ • Non Res Max	• 6.5 • 7.8 • n/a	• 6.5 • 7.8 • n/a
Lot Occupancy Maximum	n/a	n/a
Rear Setback	2.5"/1'; 12' min	2.5"/1'; 12' min
Side Setback Minimum • Detached House • Semi-det House • All Other	• 8 feet min • 8 feet min • None required but 2"/1' (6' min) when provided	• 8 feet min • 8 feet min • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.20	0.20

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	CR /DC	M-23
Height	90 feet	90 feet
Height with IZ	100 feet	100 feet
Floor Area Ratio Maximum • Total • Total with IZ • Non Res Max	• 6.0 • 7.2 • 3.0	• 6.0 • 7.2 • 3.0
Lot Occupancy Maximum • Residential • All Other	• 75 % • n/a	• n/a • n/a
Rear Setback	3"/1'; 12' min	2.5"/1'; 12' min
Side Setback • Detached House • Semi-det House • All Other	None required but if provided • 3"/1' ; 8' min • 3"/1' ; 8' min • 3"/1' ; 8' min	• 8 feet min • 8 feet min • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 2.5"/1', 6' min • 3"/1'; 10' min • 3"/1'; 10' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 2.5"/1'; 12 min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Plaza	10 % of lot area	8 % of lot area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.20	0.20

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	SP-1 /DC	M-16
Height	• 65 feet	• 65 feet
Height w/IZ	• 70 feet	• 70 feet
Height –Pub Rec Cntr	• 45 feet	• 45 feet
No. of Stories	n/a	n/a
Floor Area Ratio Maximum		
• Total	• 4.0	• 4.0
• Total with IZ	• 4.8	• 4.8
• Non Res Max	• 2.5	• 2.5
• Pub Rec Center	• 1.8	• 1.8
Lot Occupancy Maximum		
• Residential	• 80 %	• 80 %
• Pub Rec Center	• 20 %	• 20 %
• All Other	• n/a	• n/a
Rear Setback	2.5"/1'; 12' min	12' min
Side Setback		
• Detached House	• 8 feet	• 8 feet
• Semi-det House	• 8 feet	• 8 feet
• All Other	• 0 or 2"/1' ; 8' min	• None required but 2"/1' (5' min) when provided
Court – Open	None required but when provided:	None required but when provided:
• Nonresidential	• 3/1', 12' min	• 2.5"/1'; 6' min
• Residential 3 or less units	• 4"/1'; 15' min	• As required by Building Code
• Residential 4 or more units	• 4"/1'; 15' min	• 4"/1'; 10' min
Court – Closed	None required but when provided:	None required but when provided:
• Nonresidential	• 250 sf min area	• 250 sf min area
• Residential 3 or less units	• 350 sf min area	• As required by Building Code
• Residential 4 or more units	• 350 sf min area	• 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.20

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	SP-2 /DC	M-17
Height	90 feet	90 feet
Height –Pub Rec Cntr	45 feet	45 feet
No. of Stories	n/a	n/a
Floor Area Ratio • Total • Total with IZ • Non Res Max • Pub Rec Center	• 6.0 • 7.2 • 3.5 • 1.8	• 6.0 • 7.2 • 3.5 • 1.8
Lot Occupancy Maximum • Residential • Residential IZ • Pub Rec Center • All Other	• 80 % • 90% • 20 % • n/a	• 80 % • 80% • 20 % • n/a
Rear Setback	2.5"/1'; 12' min	12' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 0 or 2"/1' ; 8' min	• 8 feet • 8 feet • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 3/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential 4 or more units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations
Zone Name	FT/C-3-A	M-7
Height	65 feet	65 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 4.0 • 4.8 • 2.5	• 4.0 • 4.8 • 2.5
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 75 % • 80% • 100%	• 75% • 80% • 100%
Rear Setback	2.5"/1'; 12' min	2.5"/1'; 12' min
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided:: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.25	0.25

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations
Zone Name	FT/CR	M-10
Height	80 feet	80 feet
Height w/IZ	100 feet	90 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 5.0 • 6.0 • 3.0	• 5.0 • 6.0 • 3.0
Lot Occupancy Maximum • Public Rec Center • Residential • Residential with IZ • All Other	• 20 % • 75 % • 80% • 100%	• 20 % • 75% • 80% • 100%
Rear Setback – Res only	3"/1'; 12' min	2.5"/1'; 12' min
Side Setback • Detached House • Semi-det House • All Other	None required but if provided: 3"/1' ; 8' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 2.5"/1', 6' min • 3"/1'; 10' min • 3"/1'; 10' min	None required but when provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 2.5"/1'; 12 min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Plaza • Percent • Minimum Lot Size	10 % of lot area None	8 % of lot area* 10,000 sf lot
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.20	0.20

Table reflects corrected standards identified after Nov 2013 public hearings; Will be reflected in any proposed action by the ZC.

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	CM-1 /FT	P-6
Height	40 feet	40 feet
No. of Stories	3	n/a
Floor Area Ratio • Total • Total non-PDR	• 3.0 • 3.0	• 3.5 • 2.0 Difference between 3.5 and 2 can only be used Production, Distribution and Repair uses
Rear Setback • 0-20' above grade • 20' above grade • From Residential	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback • From Resident Zone • All Other	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0
Buffer / Screening From residential districts	25 ft from property line, 15 ft when separated by street or alley; Landscape and solid screen 8-10 ft	25 ft from property line, 15 ft when separated by street or alley; Landscape and solid screen
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: • 2.5"/1' ; 6' min	None required but if provided: • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio • 1-story warehouse • 2 story building • All other	• 0.10 • 0.30 • 0.30	• 0.10 • 0.20 • 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
	M / FT	P-7
Height	90 feet Over 65 ft, OP review	65 feet Over 65 ft, BZA review
No. of Stories	n/a	n/a
Floor Area Ratio • Total • Total non-PDR	• 6.0 • 6.0	• 6.0 • 1.0 Difference between 6 and 1 can only be used for Production, Distribution and Repair (PDR) uses
Lot Occupancy	n/a	n/a
Rear Setback • 0-20' above grade • 20' above grade • From Residential	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback • From Resident Zone • All Other	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0
Buffer / Screening From residential districts	25 ft from property line, 15 ft when separated by street or alley; Landscape and solid screen 8-10 ft	25 ft from property line, 15 ft when separated by street or alley; Landscape and solid screen 8-10 ft
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: • 2.5"/1' ; 6' min	None required but if provided: • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio • 1-story warehouse • 2 story building • All other	• 0.10 • 0.30 • 0.30	• 0.10 • 0.20 • 0.30
Standards of External Effects:	Yes	Yes