


1

District of Columbia
Office of Planning



January 15, 2015
Case 14-11

2

THEMES

- **Building Form:**
 - Height of Structure
 - Height of Penthouse
 - Mezzanine in the number of stories
- **Conversions**
 - Residential Row houses
 - Non-residential Structures

3

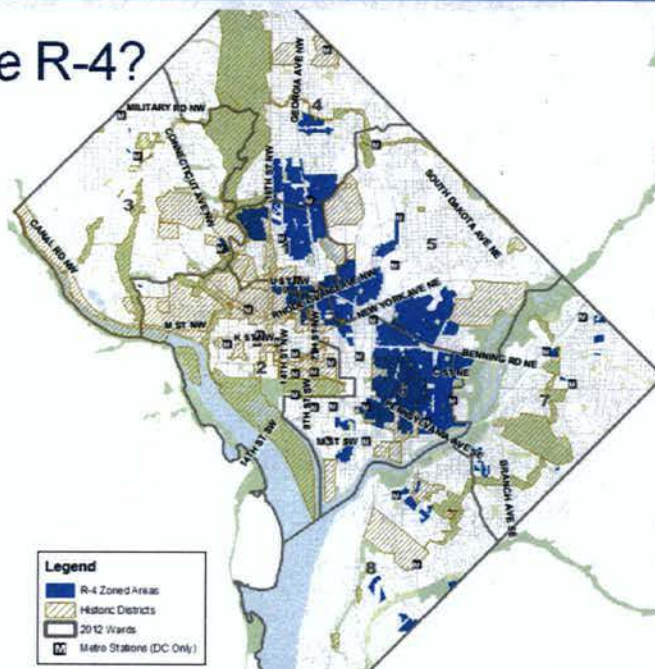
What is the R-4? Zoning Context

- R-4 ...is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families. (§ 330.1)
- Very little vacant land shall be included within the R-4 District, **since its primary purpose shall be the stabilization of remaining one-family dwellings.** (§ 330.2)
- The R-4 District **shall not be an apartment house district** as contemplated under the General Residence (R-5) Districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement. (§ 330.3)

4

Where is the R-4?

- In all wards, but mostly in Wards 1, 4, 5, and 6
- Some is within various historic districts – Mt. Pleasant, U Street, Shaw, and Cap Hill HDs



5

Residential Land Percentages

Zone Group	Principal Units	Accessory Apartments	% of Residentially Zoned Land	% of Total Land
R-1	1	1	33.5	
R-2	1	1	13.4	
R-3	1	1	7.7	
R-4	2	0	15.6	11%
R-5	No limit	n/a	29.8	

- There are also 3,500 acres of mixed use zoned land that permits or incentives multi-family residential

6

BUILDING FORM

- **HEIGHT:**
 - Detached, semi-detached, rowhouse, or flat Matter of Right from 40 ft. to 35 ft.
 - Special Exception up to 40 ft.
- **MEZZANINE**
 - Include in the number of stories
- **ROOF STRUCTURE HEIGHT**
 - Limit to 10 feet (addressed in ZC case 08-06A)

7

COMPREHENSIVE PLAN

Conservation of Row House Neighborhoods

Policy LU-2.1.7:

Protect the character of row house neighborhoods by requiring

1. The height and scale of structures to be consistent with the existing pattern,
2. Considering additional row house neighborhoods for "historic district" designation, and
3. Regulating the subdivision of row houses into multiple dwellings.

Upward and outward extension of row houses which compromise their design and scale should be discouraged.

8

COMPREHENSIVE PLAN

Addition of Floors and Roof Structures to Row Houses and Apartments Policy LU-2.1.9:

- Generally discourage increases in residential density resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, particularly where such additions would be out of character with the other structures on the block. Roof structures should only be permitted if they would not harm the architectural character of the building on which they would be added or
- other buildings nearby.

9

Rowhouse Height: Feet and Stories

- 35 feet or less = 94.4 %

Stories	Total Lots	%
1	34	0.33%
1.5	4	0.04%
2	8,727	84.16%
2.5	458	4.42%
3	1,109	10.70%
3.5	7	0.07%
4+	30	0.29%
Total	10,369	

- **Recommendation:**

- 1) Existing neighborhood: MoR = 35' and Sp Ex = 40'
- 2) New row house Construction of two or more : Mor = 40'

10

Mezzanine

- Include it in number of stories



11

Mezzanine (recommend change)

- 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

12

Roof Structure Height

- Currently allowed to 18.5 feet height, per Sec 400.7
- Recommended to be 10 feet for detached, rowhouse and semi-attached residential buildings
- Other permitted buildings would still be permitted 18.5 feet
- No action needed – part of ZC case 08-06A

13

CONVERSIONS in R-4

- Residential Row houses



- Non-residential Structures



14

Conversions to Apartments in R-4

- R-4 Lots = 37,600
- Detached, Semi-det and Attached R-4 Lots = 94.6 %
- About 38,000 of units in 1 & 2 unit buildings are in the R-4

Lot Area (square feet)	Total Number of Lots	Det, Semi-Det and Attached
2,700 to 3,499	2471	1694
3,500 to 4,499	914	339
4,500 and above	1295	278

COMPREHENSIVE PLAN

Policy LU-2.1.1: Variety of Neighborhood Types

- Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future.

COMPREHENSIVE PLAN

Policy H-1.3.1: Housing for Families

- Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments.

HOUSING

- **Supply of single-family homes is relatively fixed.**
 - Of the 43,000 units of housing in pre-development or under construction that OP tracks:
 - only about 5% (2,170) are new single family units.
 - 41,000 units are multifamily
- **Children/Family forecast**
 - The DCPS Facility Master Plan estimated that between 2012 and 2022 DC could add upwards of 50,000 children or at least 25,000 families.
 - Recent census estimates by age suggest that DC is on track to meet this forecast
- **Land Capacity**

Long term capacity analysis of FAR zones suggests no shortage of potential capacity for multifamily unit development until approximately 2040 (OP's official COG forecast of growth)

Conversion

	STRUCTURE	PERMISSION		CONDITIONS	OP RECOM
1	Residential rowhouse	No Longer Permit			
2	Residential rowhouse	MoR	900 sf/ unit	IZ @ 60% applies to 4 th unit and above	OP Recom
		Sp Exc or Variance	less than 900 sf/unit	IZ @ 60% applies to 3rd unit and above	
3	Non-Residential	Sp Exc	less than 900 s sf/ unit	No Limit on number of units IZ applies per Code (10 units)	OP Recom
4	All Structures	MoR	900 sf/ unit	IZ applies per Code (10 units)	
		Sp Exc	less than 900 sf/unit	4 units maximum	
5	All Structures	MoR	900 sf/ unit	IZ applies per Code (10 units)	
		Sp Exc	less than 900 sf/unit	No Limit on number of units IZ applies per Code (10 units)	