

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 21-15
(S Street Village, LLC– Zoning Map Amendment @ Square 442,
Lots 88, 108, 110, 810, & 811)
September 15, 2021

THIS CASE IS OF INTEREST TO ANCs 6E & 1B

On September 13, 2021, the Office of Zoning received an application from S Street Village, LLC (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 88, 108, 110, 810, and 811, in Square 442 in northwest Washington, D.C. (Ward 7), on property located at 614 S Street, N.W. The property is currently zoned RF-1. The Applicant is proposing a map amendment to rezone the property to the ARTS-2 zone.

The RF-1 zone is intended to: provide for areas predominantly developed with rowhouses on small lots within which no more than two (2) dwelling units are permitted. The RF-1 zone allows a maximum height of 35 feet or three stories; maximum lot occupancy of 60% for detached dwellings, semi-detached dwellings, row dwellings, flats, conversions of buildings or structures to an apartment house, and places of worship. For all other structures the maximum permitted lot occupancy is 40%. The minimum lot width for a row dwelling or flat is 18 feet (16 feet with Inclusionary Zoning (“IZ”)); 30 feet for a semi-detached dwelling, and 40 feet for all other structures. The minimum lot area for a row dwelling or flat is 1,800 square feet (1,500 square feet with IZ); 3,000 square feet for a semi-detached dwelling; and 4,000 square feet for all other structures.

The ARTS-2 zones are intended to: permit medium-density, compact mixed-use development, with an emphasis on residential development that encourages pedestrian activity, especially residential, retail, and entertainment uses, and to strengthen the design character and identity of the area by means of physical design standards. The ARTS-2 zone allows a maximum floor area ratio (“FAR”) of 3.5 (4.2 FAR with IZ, of which no more than 1.5 FAR can be devoted to non-residential uses). Notably, a building that includes 3.0 FAR or more devoted to residential use is entitled to a bonus of 0.5 FAR. Additional bonus density may be achieved through the provision of preferred uses. The maximum permitted height in the ARTS-2 zone is 65 feet (70 feet with IZ) and no limit on the number of stories. The maximum lot occupancy for residential uses is 80%.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.