

# ZC 23-26 Proposed Text Amendment

## Height Transition

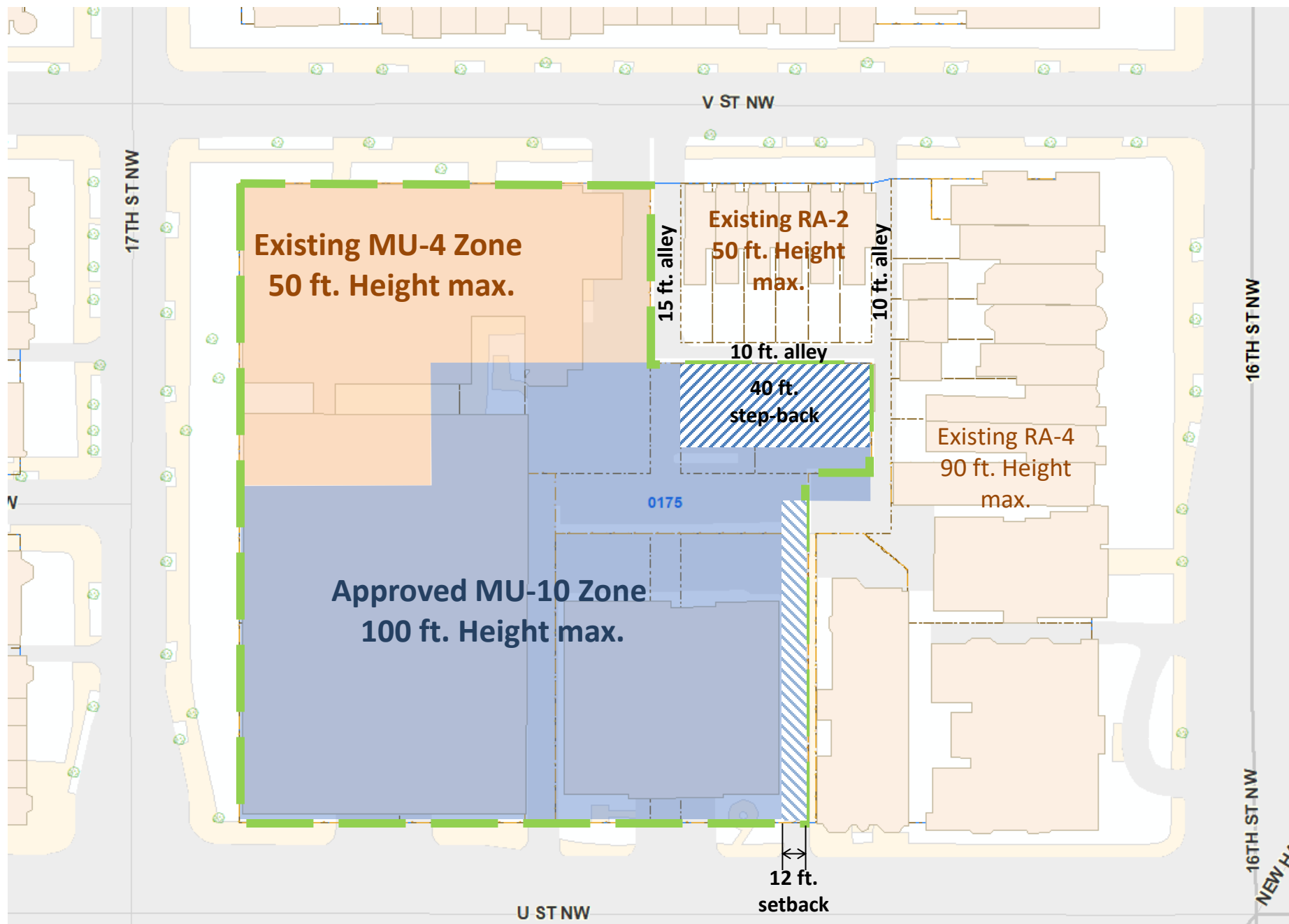
- Amend Subtitle G § 203 to add a new height regulation for the MU-10 zone on Square 175 to limit the maximum permitted building height, not including a penthouse or rooftop structure, to 60 feet for the first 40 feet of horizontal depth

## New Sde Yard

- Amend Subtitle G § 208 to add a new side yard regulation for the MU-10 zone on Square 175
- 12-foot side yard be provided from any lot line adjoining an RA-4 zone for 145 feet measured from the U Street, NW lot line.

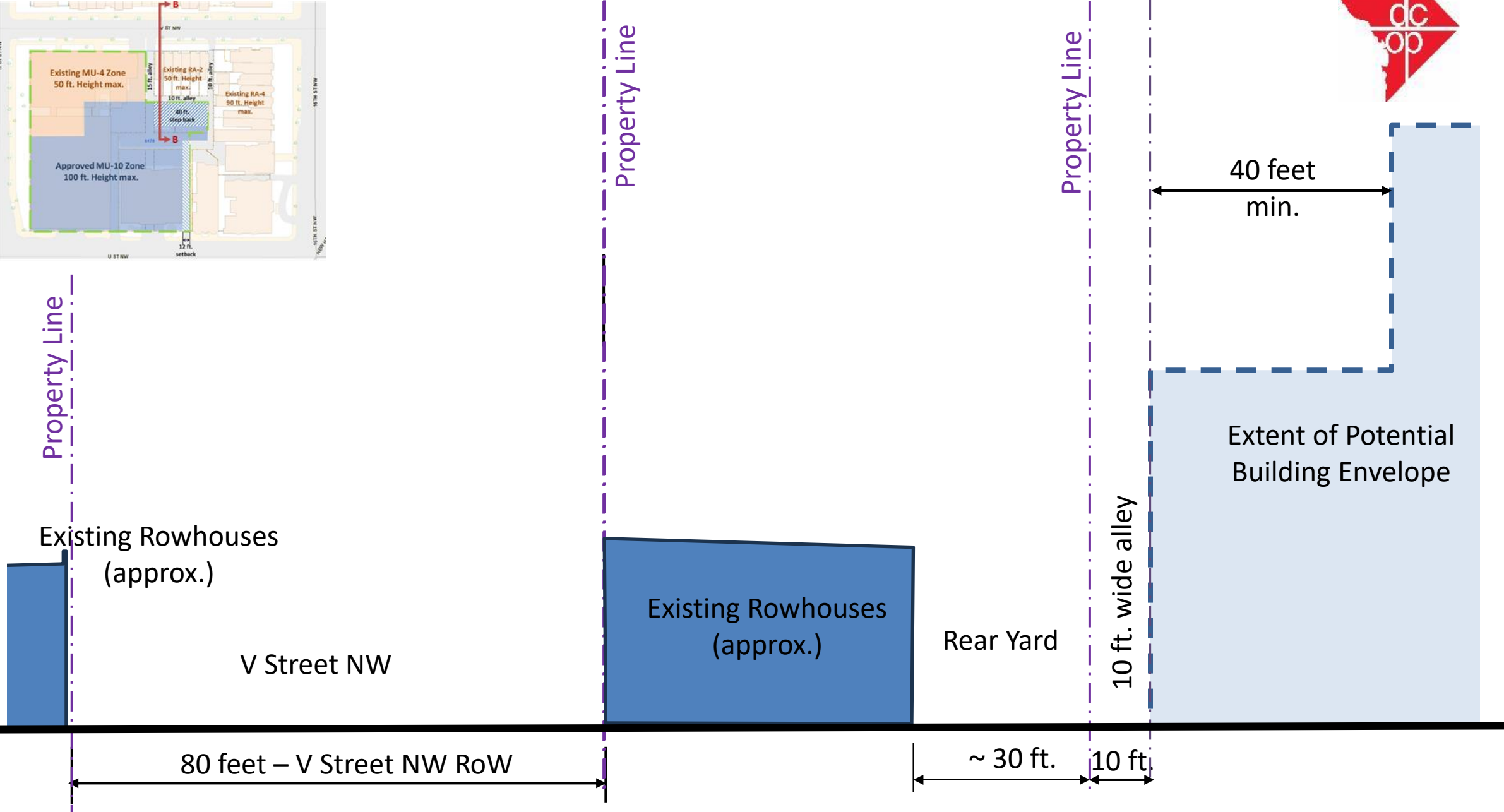
# ADVERTIZED TEXT



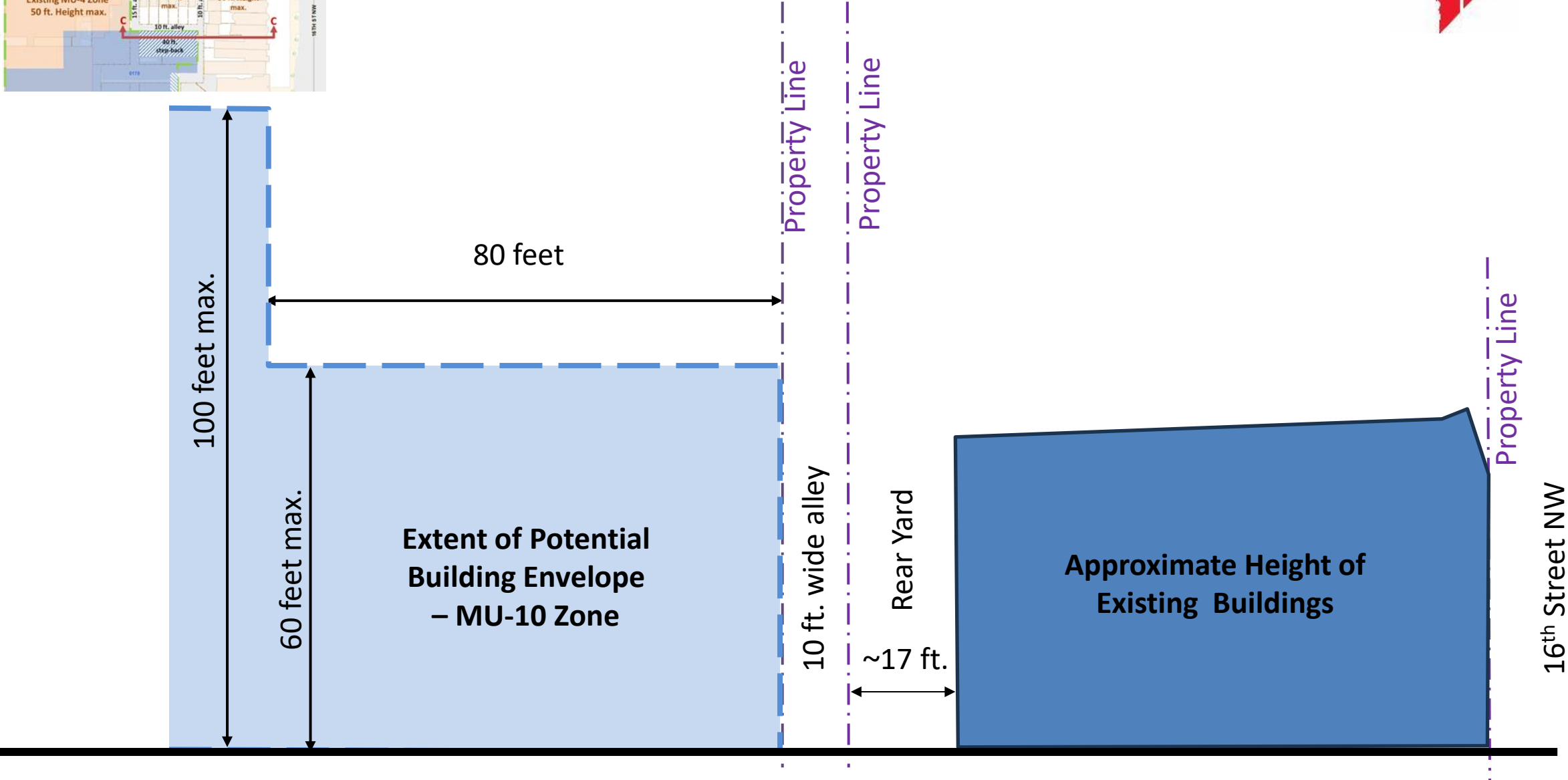




# SECTION BB THROUGH V STREET NW REVISED



# SECTION CC THROUGH ALLEY AND 16<sup>TH</sup> STREET NW

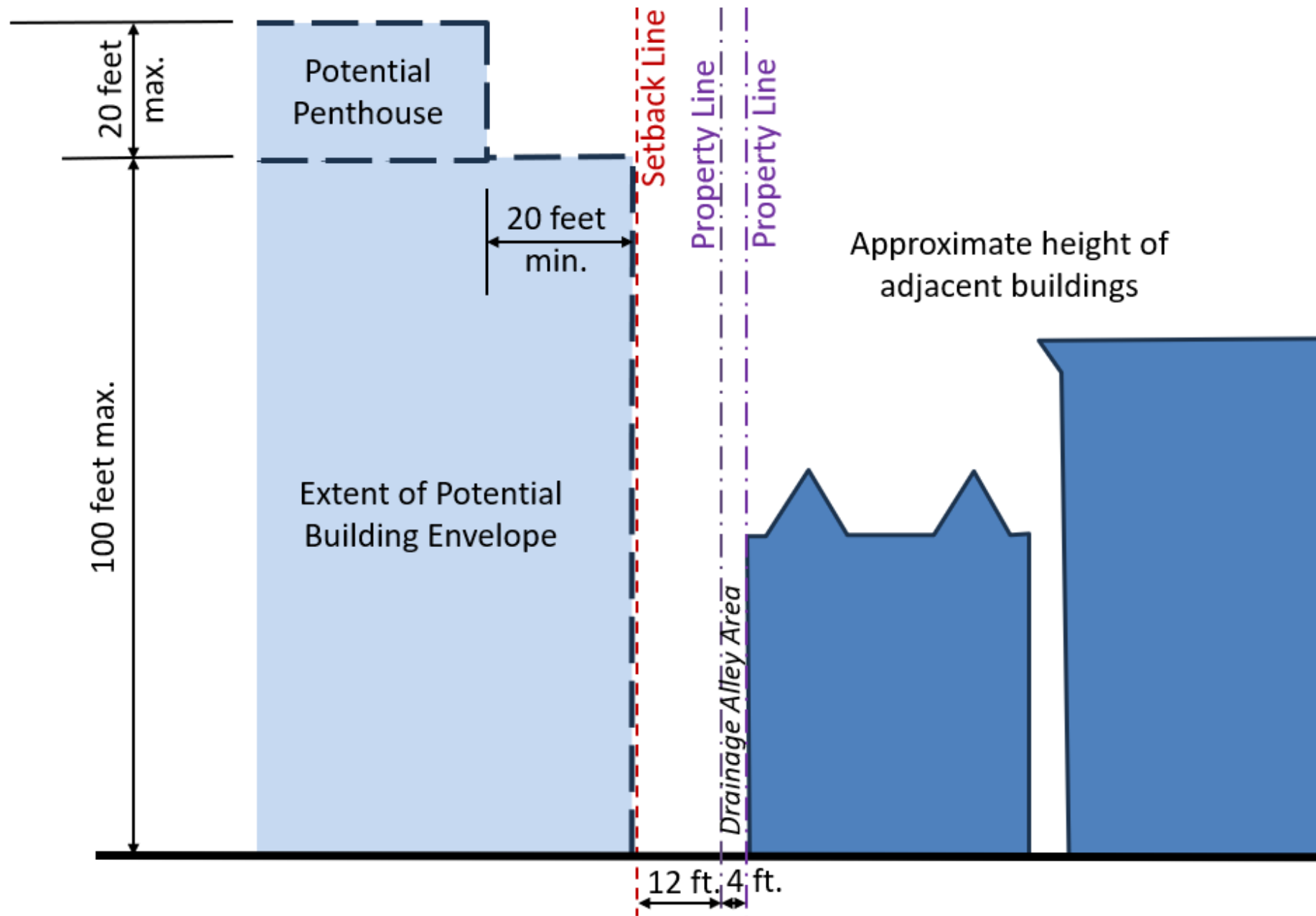




## Proposed Side Yard

- 12 feet proposed
- 16 foot separation between building faces







# COMPARISON OF PROPOSED ZONE AND ADJACENT ZONES



	Proposed Zone – MU-10	Existing Zone – RA-2	Existing Zone – RA-4
<b>Height:</b>	90 ft. + penthouse 100 ft. with IZ+	50 ft. max. + penthouse	90 ft. max. + penthouse
<b>Floor Area Ratio (FAR):</b>	6.0 max. 7.2 max. with IZ+ (3.0 max. non-residential)	1.8 max. 2.16 max. with IZ	3.5 max. 4.2 max. with IZ
<b>Affordable Housing</b>	IZ+ Required = up to 18%	IZ Required = 8 – 10%	IZ Required = 8 – 10%
<b>Lot Occupancy:</b>	75% max. 80% IZ+	60% max.	75% max.
<b>Step-Back</b>	40 ft. min. above 60 ft. height, behind V St. lots	none	none
<b>Rear Yard</b>	2.5 in / ft. of building height; 12 ft. min.	15 ft. min.	15 ft. min.
<b>Side Yard:</b>	None required, except 12 ft. minimum at U Street, east side (proposed)	None required	None Required

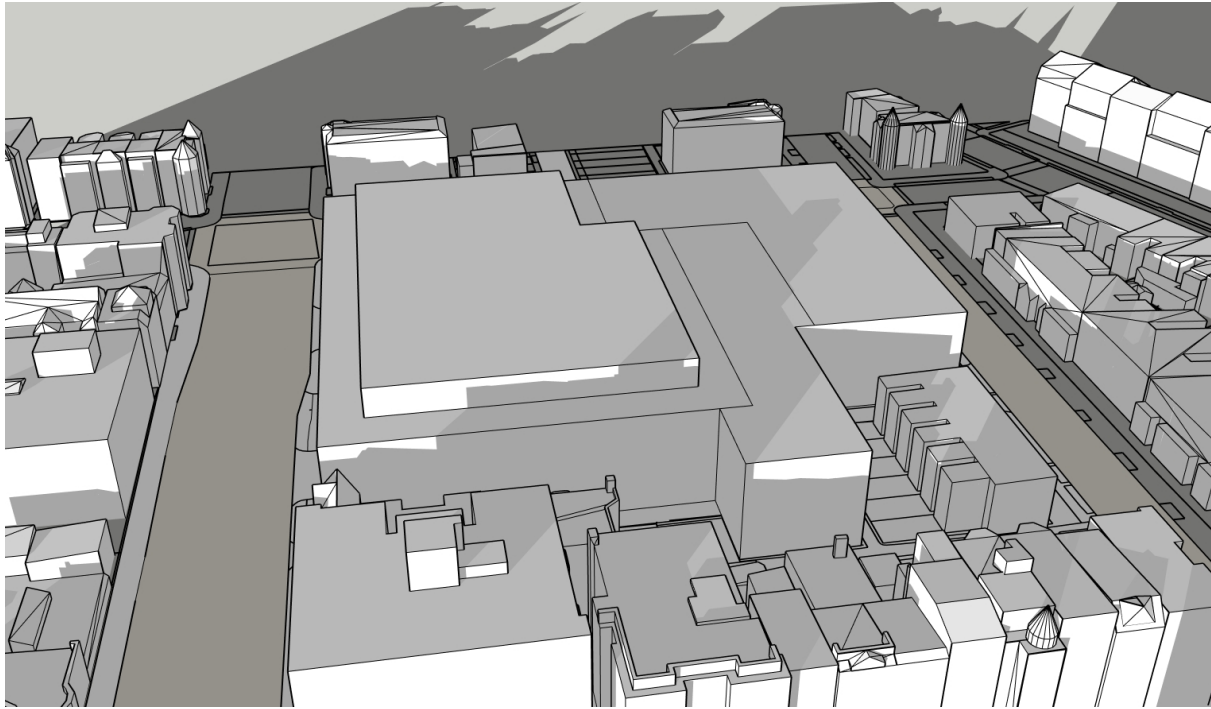
# Shadow Study

Each slide shows 2 scenarios

- Top - potential zoning box under the MU-4 zoning before rezoning
- Bottom- potential zoning box under the approved MU-10 and MU-4 zoning

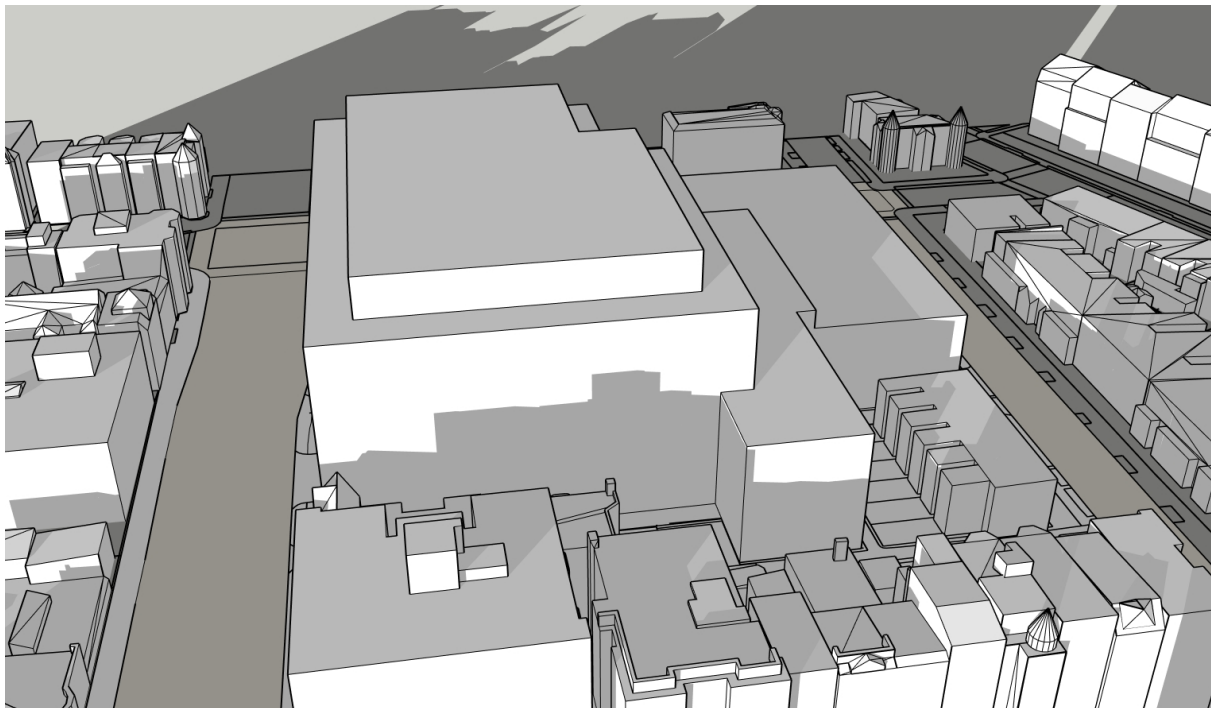
Images project shadows for:

- December 21<sup>st</sup> at 8 AM, noon and 4 PM (the shortest day of the year)
- March/September 21<sup>st</sup> at 8 AM, noon and 4 PM (the equinox)
- June 21<sup>st</sup> at 8 AM, noon and 4 PM (the longest day of the year)



**December 21 at 8 AM**

**Existing MU-4 Zoning**

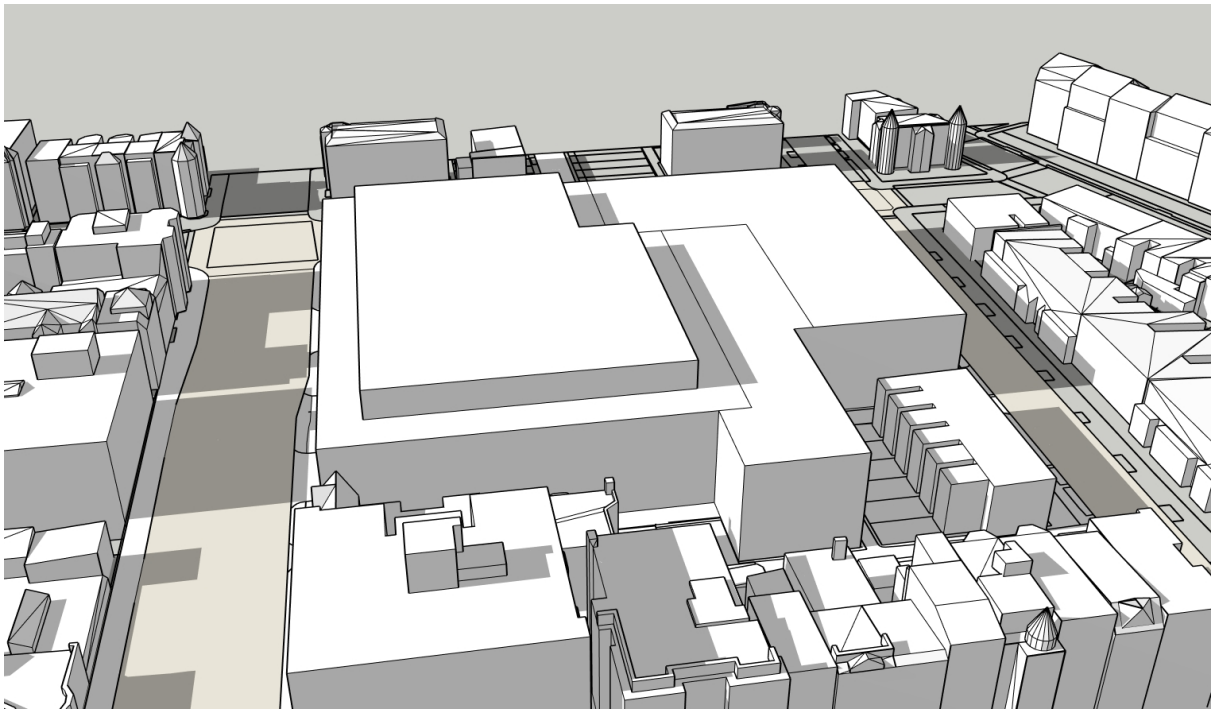


**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof - no difference

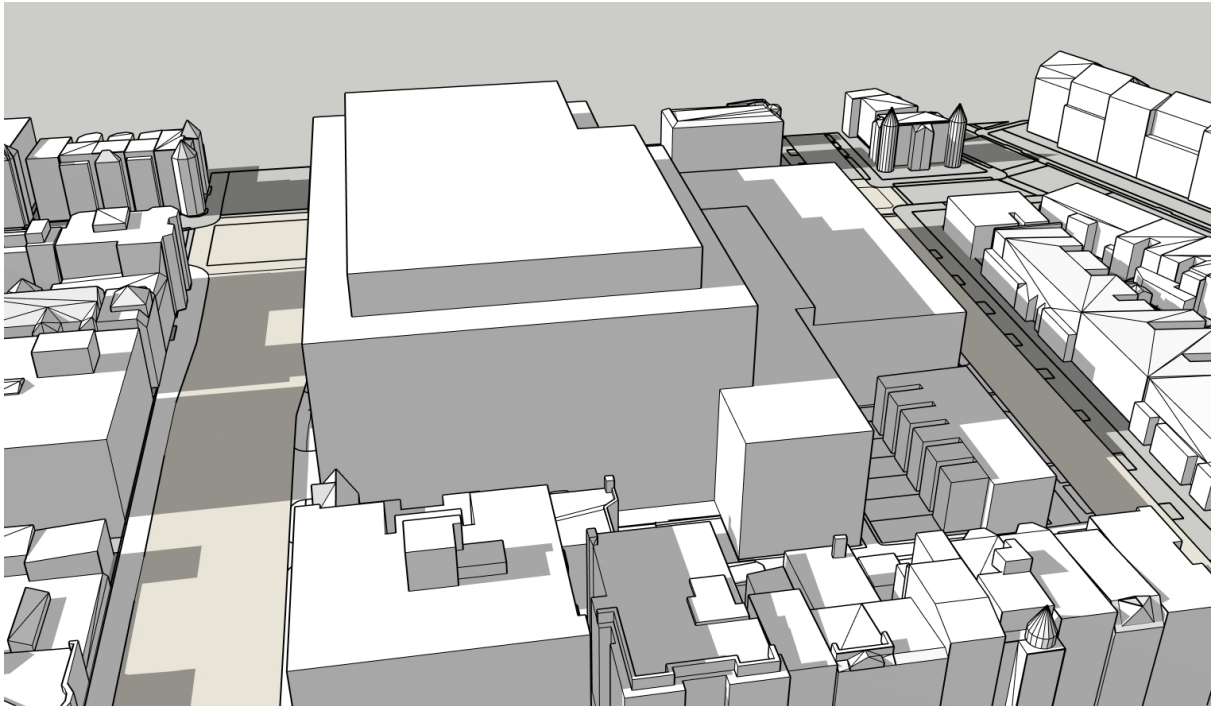
Rear Walls – no difference

Rear yard – no difference



**December 21 at noon**

**Existing MU-4 Zoning**



**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof – additional shadow on west most rowhouses

Rear Walls – no difference

Rear yard – no difference

**December 21 at 4 PM**

**Existing MU-4 Zoning**

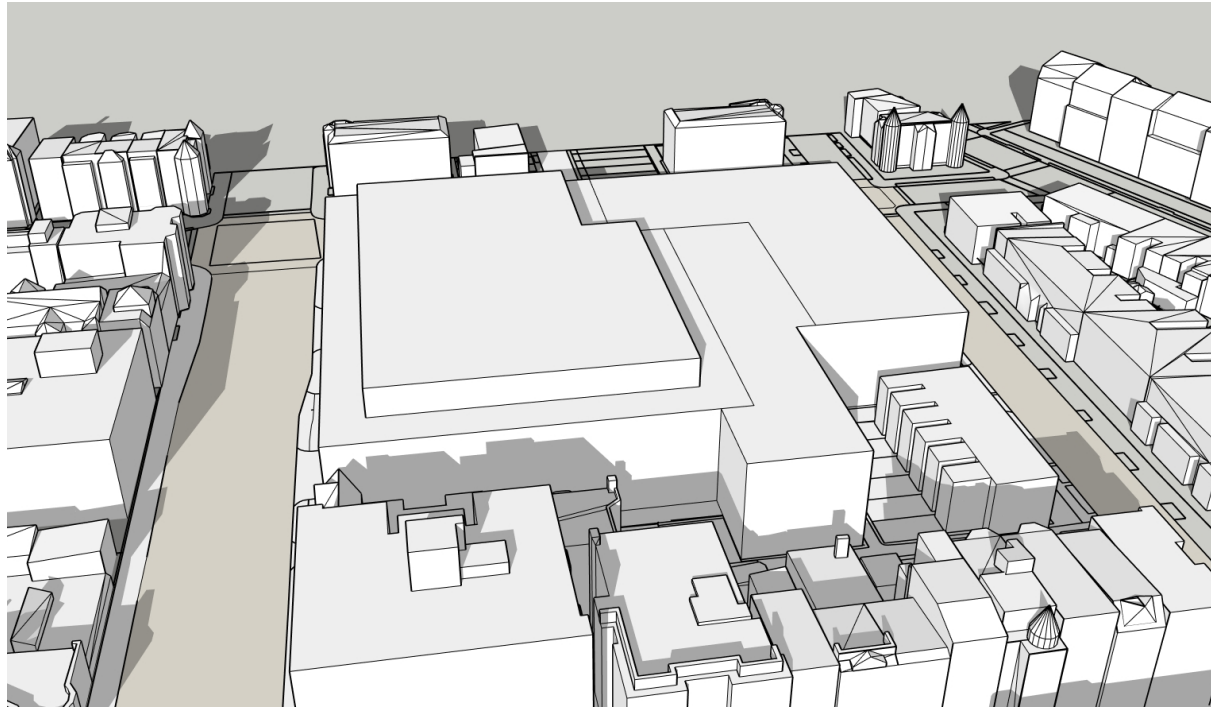
**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof – no difference

Rear Walls – no difference

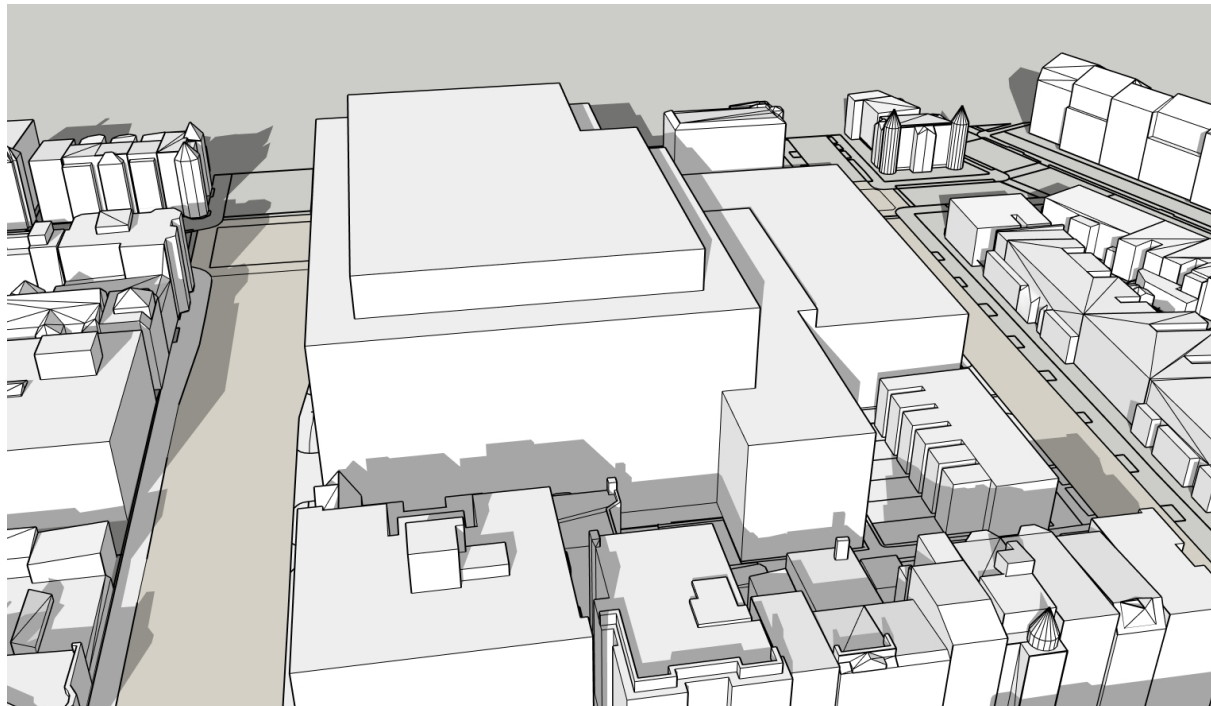
Rear yard – no difference





**March / September 21 at 8 AM**

**Existing MU-4 Zoning**



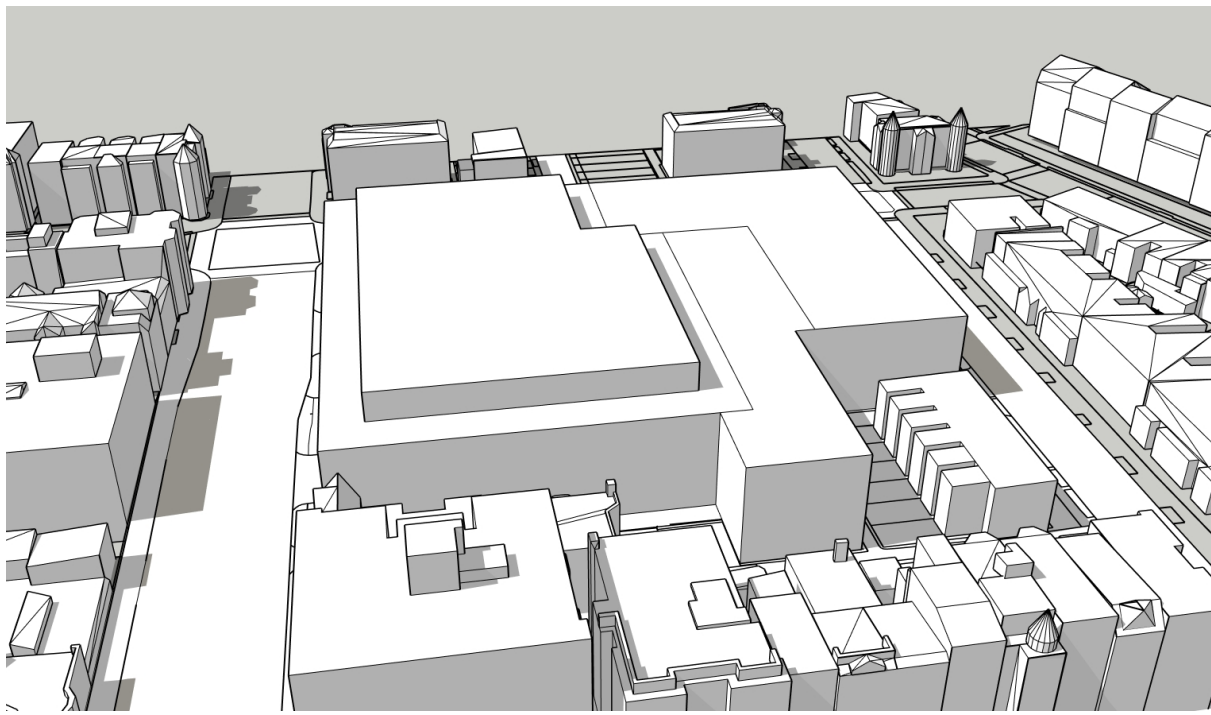
**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof - no difference

Rear Walls – no difference

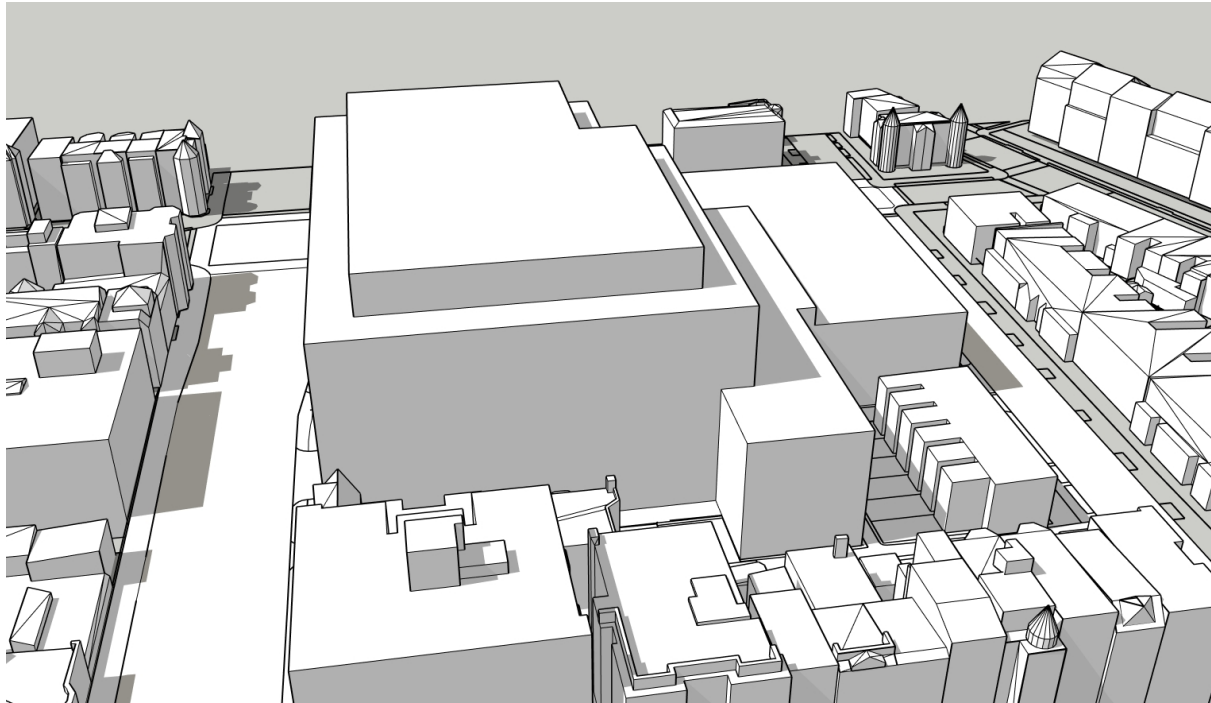
Rear yard – no difference





**March / September 21 at noon**

**Existing MU-4 Zoning**

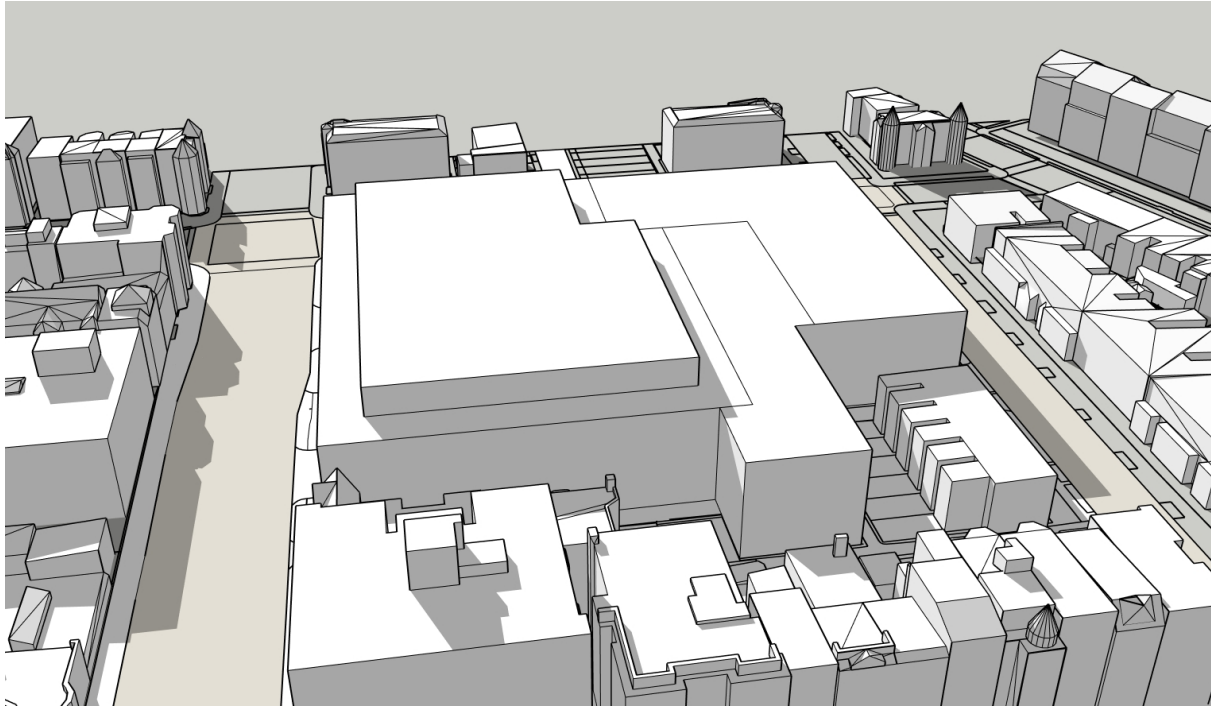


**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof - no difference

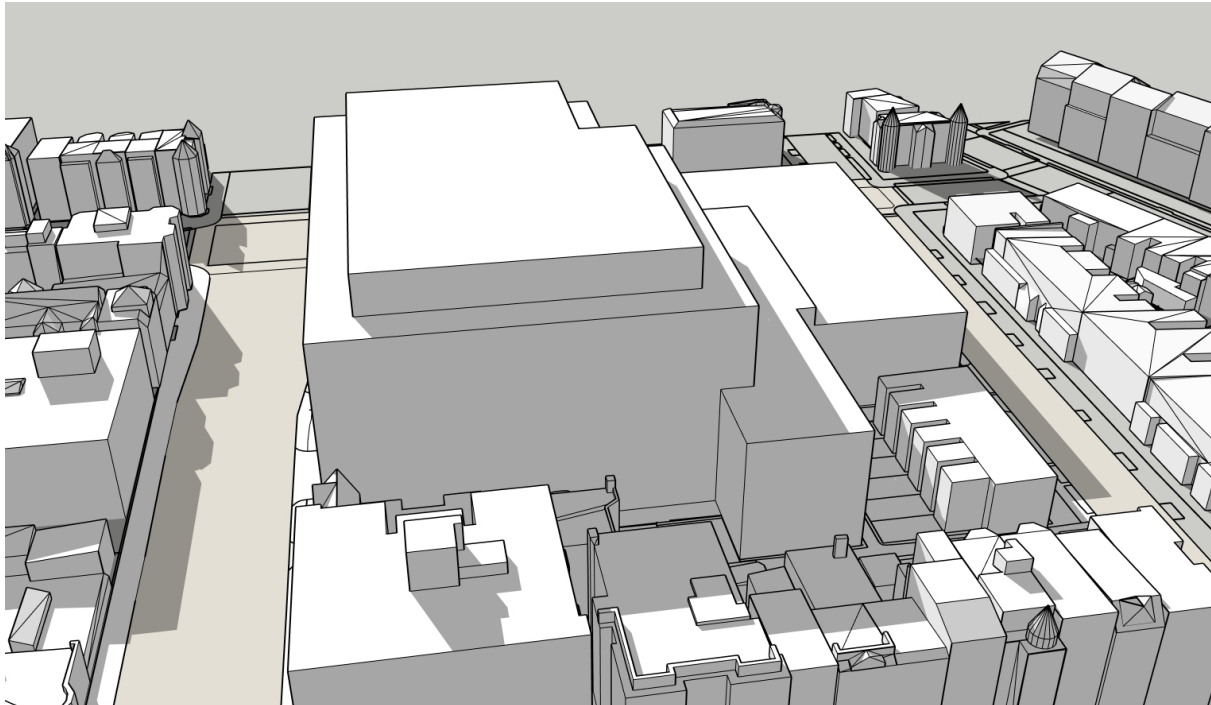
Rear Walls – additional shadow on lower portion  
of rear walls

Rear yard – no difference



**March / September 21 at 4 PM**

**Existing MU-4 Zoning**

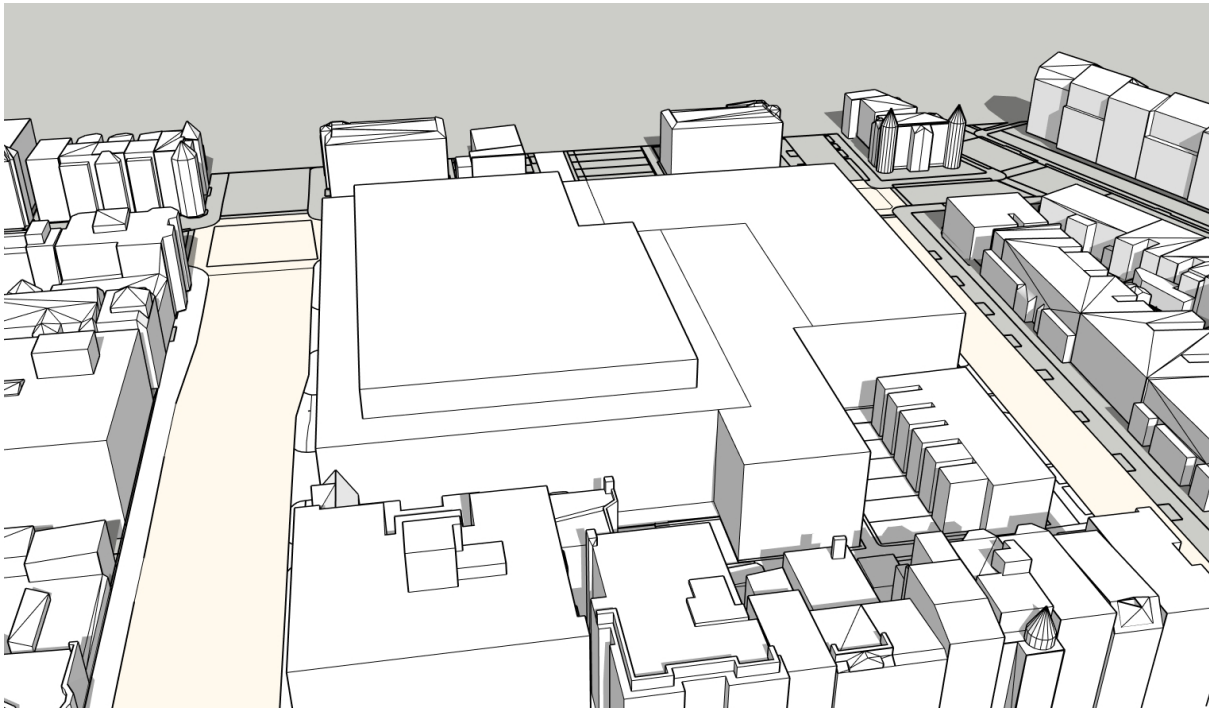


**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof - no difference

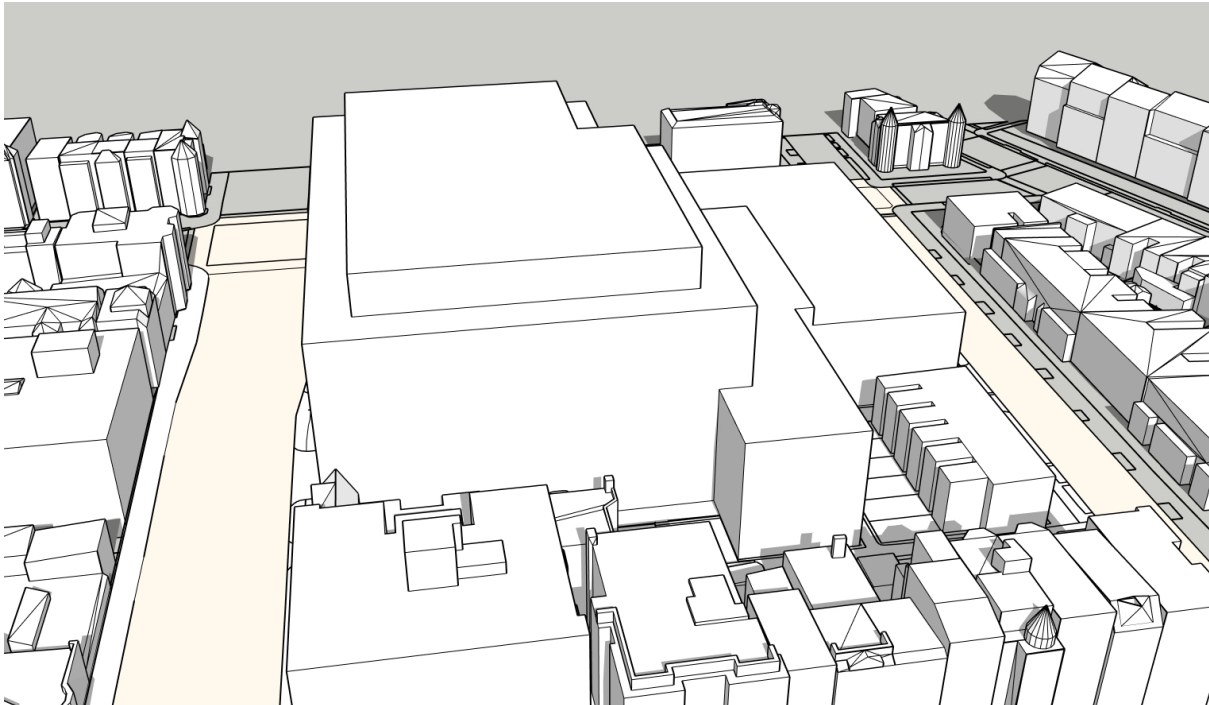
Rear Walls – additional lower shadow on east rowhouses

Rear yard – no difference



**June 21 at 8 AM**

**Existing MU-4 Zoning**

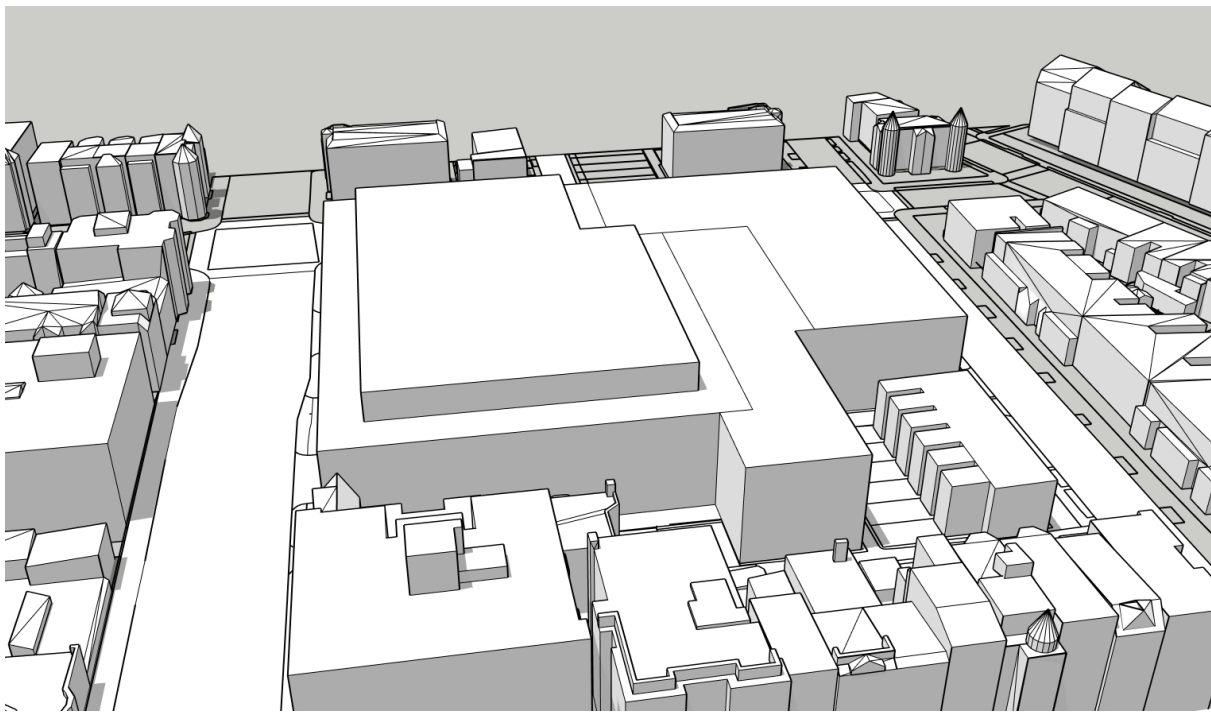


**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof - no difference

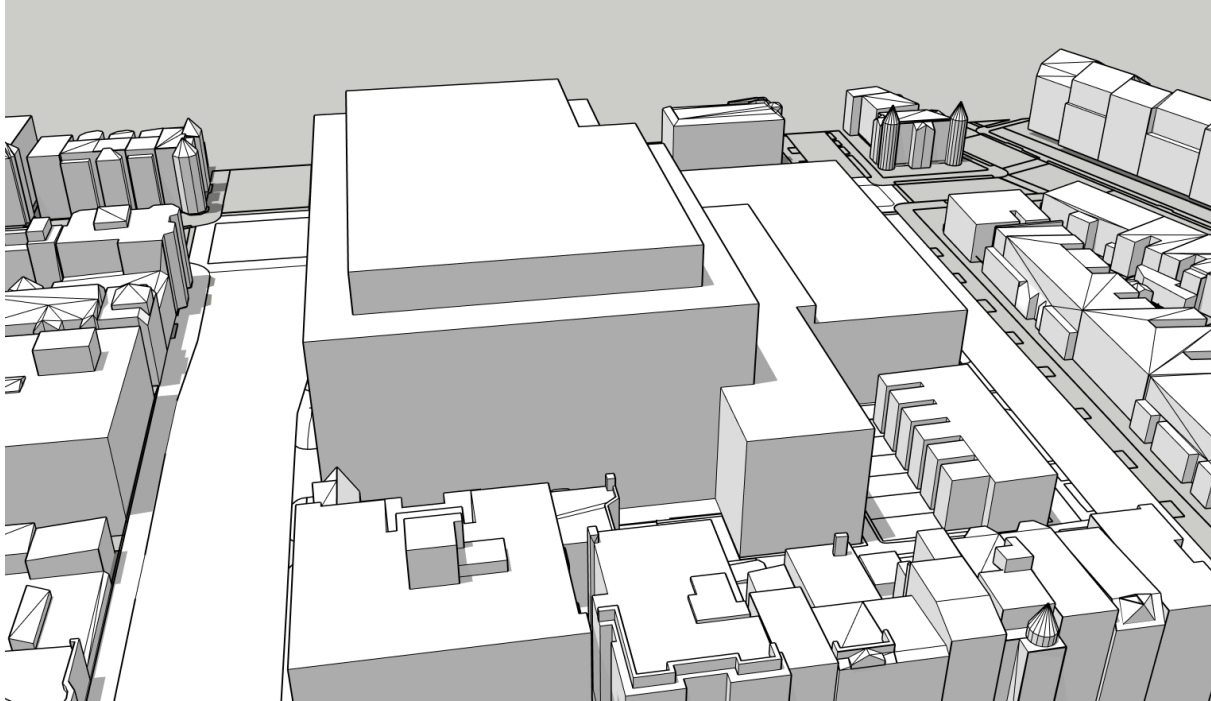
Rear Walls – no difference

Rear yard – no difference



**June 21 at noon**

**Existing MU-4 Zoning**



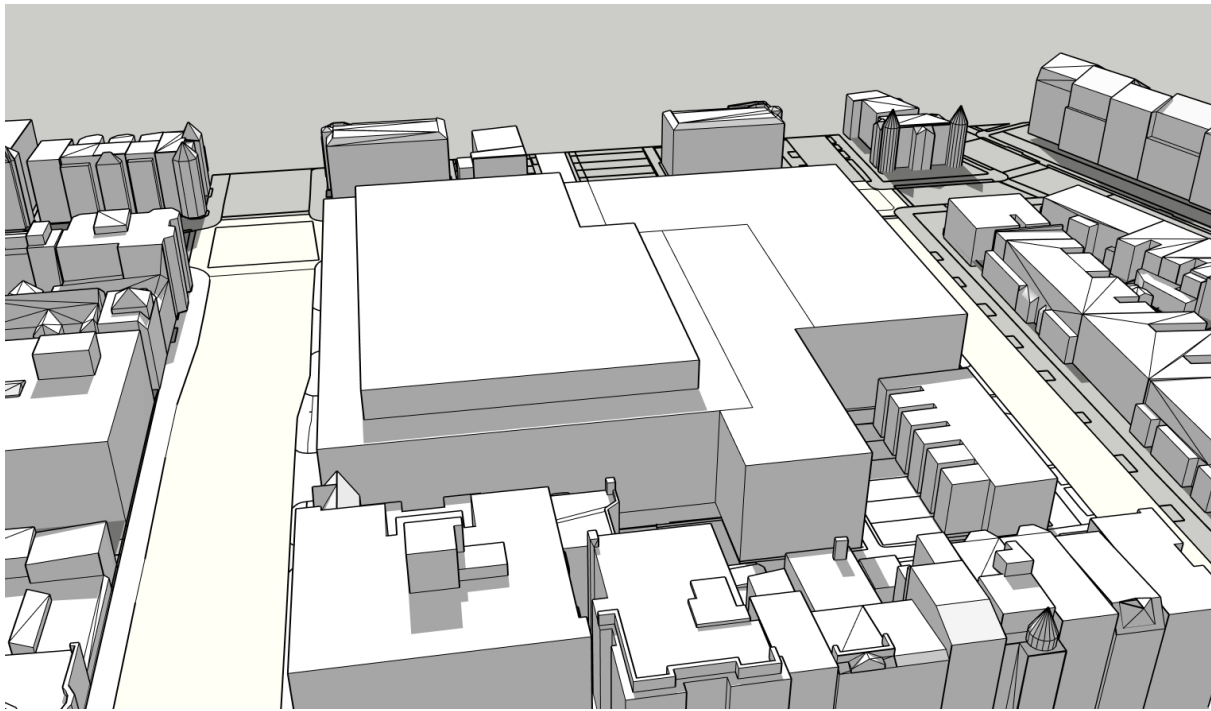
**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof - no difference

Rear Walls – no difference

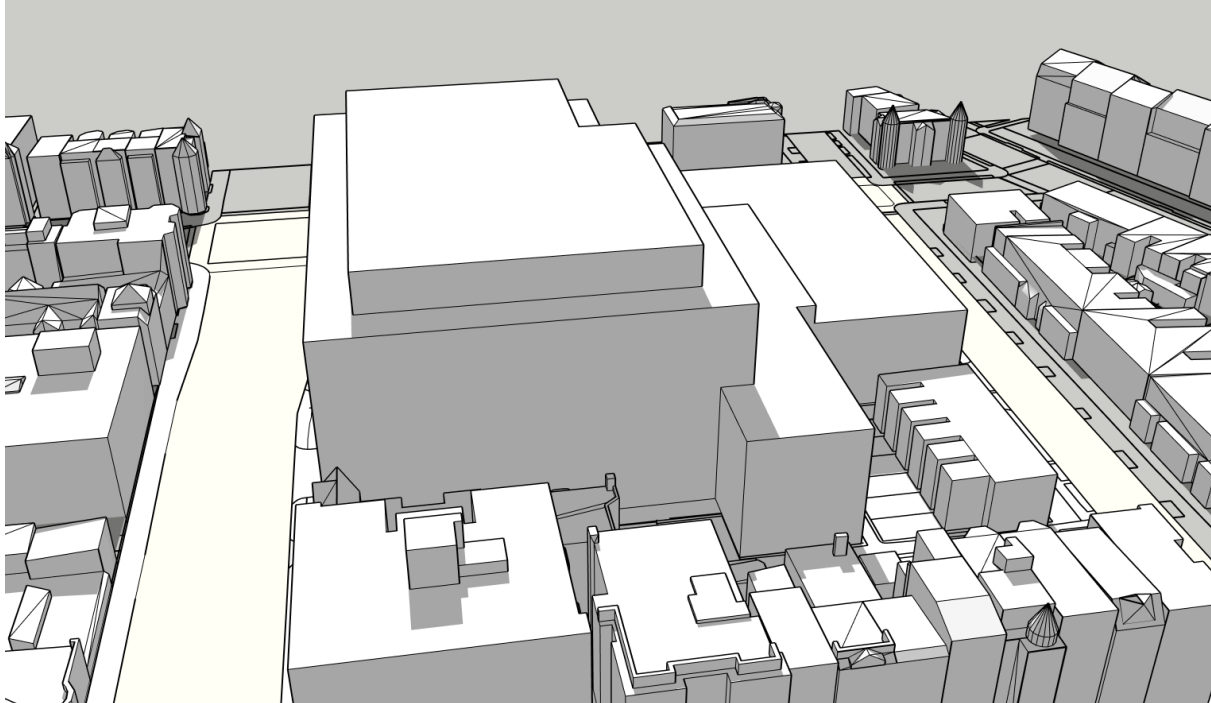
Rear yard – slight increase next to alley





**June 21 at 4 PM**

**Existing MU-4 Zoning**



**Approved MU-4 / MU-10 Zoning with Step-Back**

Roof - no difference

Rear Walls – no difference

Rear yard – no difference

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