

Z.C. Case No. 25-06 – Alley Lots – Appendix A – OAG Suggested Language
December 18, 2025

| <p>OP PROPOSED TEXT OP Changes in Black/Bold</p> | <p>OAG PROPOSED TEXT OP Changes in Black/Bold OAG changes shown in Red/Bold</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|----------------------------------|------------------------------|--|---|--|---|------------|--|------------|----------------------------|------------|--|--|--|-----------------------|---|-----------------------------|---|------------------------------|---|---|--|---|------------|--|------------|----------------------------|------------|-------------------------------------|--|--|-----------------------|
| <p>Subtitle D § 5100.1 (Alley Lot Regulations for Residential House (R) Zones)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>5100.24 The following development standards shall apply to buildings on Alley Record Lots in the R zones, and are intended to achieve the purposes of D § 5100.1. The other development standards of this subtitle shall not apply except as noted.:</p> <table border="1" data-bbox="247 613 1012 1421"> <tr> <td data-bbox="247 613 619 764">(a) Minimum Lot Area</td> <td data-bbox="619 613 1012 764">As prescribed by the zone</td> </tr> <tr> <td data-bbox="247 764 619 954">(b) #) Maximum Height</td> <td data-bbox="619 764 1012 954">22 20 ft. and 2 stories, including the penthouse</td> </tr> <tr> <td data-bbox="247 954 619 1047">(c) Maximum Lot Occupancy – Any R-1 or R-2 Zone:</td> <td data-bbox="619 954 1012 1047"></td> </tr> <tr> <td data-bbox="247 1047 619 1109">Less than 3,000 sq.ft. of lot area</td> <td data-bbox="619 1047 1012 1109">80%</td> </tr> <tr> <td data-bbox="247 1109 619 1234">Less than 5,000 sq.ft. of lot area but greater than or equal to 3,000 sq. ft. of lot area</td> <td data-bbox="619 1109 1012 1234">60%</td> </tr> <tr> <td data-bbox="247 1234 619 1265">5,000 sq.ft or more</td> <td data-bbox="619 1234 1012 1265">40%</td> </tr> <tr> <td data-bbox="247 1265 619 1357">(d) #) Maximum Lot Occupancy – Any R-3 Zone</td> <td data-bbox="619 1265 1012 1357"></td> </tr> <tr> <td data-bbox="247 1357 619 1421">Less than 1,800 sq. ft. of lot area</td> <td data-bbox="619 1357 1012 1421">No maximum N/A</td> </tr> </table> | (a) Minimum Lot Area | As prescribed by the zone | (b) #) Maximum Height | 22 20 ft. and 2 stories, including the penthouse | (c) Maximum Lot Occupancy – Any R-1 or R-2 Zone: | | Less than 3,000 sq.ft. of lot area | 80% | Less than 5,000 sq.ft. of lot area but greater than or equal to 3,000 sq. ft. of lot area | 60% | 5,000 sq.ft or more | 40% | (d) #) Maximum Lot Occupancy – Any R-3 Zone | | Less than 1,800 sq. ft. of lot area | No maximum N/A | <p>5100.24 The following development standards shall apply to buildings on Alley Record Lots in the R zones, and are intended to achieve the purposes of D § 5100.1. The other development standards of this subtitle shall not apply except as noted.:</p> <table border="1" data-bbox="1106 613 1871 1421"> <tr> <td data-bbox="1106 613 1478 764">(a) Minimum Lot Area</td> <td data-bbox="1478 613 1871 764">Two-thirds of the minimum lot area required by the underlying zone As prescribed by the zone</td> </tr> <tr> <td data-bbox="1106 764 1478 954">(b) #) Maximum Height</td> <td data-bbox="1478 764 1871 954">Two-thirds of the maximum height permitted in the underlying zone 22-20 ft. and 2 stories, including the penthouse, including the penthouse</td> </tr> <tr> <td data-bbox="1106 954 1478 1047">(e) Maximum Lot Occupancy – Any R-1 or R-2 Zone:</td> <td data-bbox="1478 954 1871 1047"></td> </tr> <tr> <td data-bbox="1106 1047 1478 1109">Less than 3,000 sq.ft. of lot area</td> <td data-bbox="1478 1047 1871 1109">80%</td> </tr> <tr> <td data-bbox="1106 1109 1478 1234">Less than 5,000 sq.ft. of lot area but greater than or equal to 3,000 sq. ft. of lot area</td> <td data-bbox="1478 1109 1871 1234">60%</td> </tr> <tr> <td data-bbox="1106 1234 1478 1265">5,000 sq.ft or more</td> <td data-bbox="1478 1234 1871 1265">40%</td> </tr> <tr> <td data-bbox="1106 1265 1478 1357">(c) #) Maximum Lot Occupancy</td> <td data-bbox="1478 1265 1871 1357"></td> </tr> <tr> <td data-bbox="1106 1357 1478 1421">Less than 1,800 sq. ft. of lot area</td> <td data-bbox="1478 1357 1871 1421">No maximum N/A</td> </tr> </table> | (a) Minimum Lot Area | Two-thirds of the minimum lot area required by the underlying zone As prescribed by the zone | (b) #) Maximum Height | Two-thirds of the maximum height permitted in the underlying zone 22-20 ft. and 2 stories, including the penthouse, including the penthouse | (e) Maximum Lot Occupancy – Any R-1 or R-2 Zone: | | Less than 3,000 sq.ft. of lot area | 80% | Less than 5,000 sq.ft. of lot area but greater than or equal to 3,000 sq. ft. of lot area | 60% | 5,000 sq.ft or more | 40% | (c) #) Maximum Lot Occupancy | | Less than 1,800 sq. ft. of lot area | No maximum N/A |
| (a) Minimum Lot Area | As prescribed by the zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) #) Maximum Height | 22 20 ft. and 2 stories, including the penthouse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (c) Maximum Lot Occupancy – Any R-1 or R-2 Zone: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 3,000 sq.ft. of lot area | 80% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 5,000 sq.ft. of lot area but greater than or equal to 3,000 sq. ft. of lot area | 60% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5,000 sq.ft or more | 40% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) #) Maximum Lot Occupancy – Any R-3 Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 1,800 sq. ft. of lot area | No maximum N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Minimum Lot Area | Two-thirds of the minimum lot area required by the underlying zone As prescribed by the zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) #) Maximum Height | Two-thirds of the maximum height permitted in the underlying zone 22-20 ft. and 2 stories, including the penthouse, including the penthouse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Maximum Lot Occupancy – Any R-1 or R-2 Zone: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 3,000 sq.ft. of lot area | 80% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 5,000 sq.ft. of lot area but greater than or equal to 3,000 sq. ft. of lot area | 60% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5,000 sq.ft or more | 40% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (c) #) Maximum Lot Occupancy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 1,800 sq. ft. of lot area | No maximum N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Between 1,800 and 2,000 sq. ft. of lot area | 90% | Between 1,800 and 2,000 sq. ft. of lot area | 90% |
| Over 2,000 sq. ft. of lot area | 80% | Over 2,000 sq. ft. of lot area | 80% |
| <u>(e e) Minimum Rear Yard – Any R-1 Zone</u> | <u>25 ft. from any lot line that is also the rear lot line of a street-facing lot;</u> <u>8 5 ft. from any other lot line of all abutting non-Alley Lots</u> | <u>(e e) Minimum Rear Yard – Any R-1 Zone</u> | <u>15 ft. 25 ft. from any lot line that is also the rear lot line of a street-facing lot;</u> <u>8 5 ft. from any other lot line of all abutting non-Alley Lots</u> |
| <u>(f) Minimum Rear Yard – All other R Zones</u> | <u>5 ft. from any portion of a lot line that abuts any non-Alley Lot;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> | <u>(f) Minimum Rear Yard – All other R Zones</u> | <u>5 ft. from any portion of a lot line that abuttings any non-Alley Lot;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| <u>(g d) Minimum Side Yard – Any R-1 Zone</u> | <u>25 ft. from any lot line that is also the rear lot line of a street-facing lot;</u> <u>8 5 ft. from any other lot line of all abutting non-Alley Lots</u> | <u>(g d) Minimum Side Yard – Any R-1 Zone</u> | <u>15 ft. 25 ft. from any lot line that is also the rear lot line of a street-facing lot;</u> <u>8 5 ft. from any other lot line of all abutting non-Alley Lots</u> |
| <u>(h) Minimum Side Yard – All other R Zones</u> | <u>5 ft. from any portion of a lot line that abuts any non-Alley Lot;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> | <u>(h) Minimum Side Yard – All other R Zones</u> | <u>5 ft. from any portion of a lot line that abuttings any non-Alley Lot;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| <u>(i e) Minimum Alley Centerline Setback</u> | 7.5 ft. from the centerline of all abutting alleys | <u>(i e) Minimum Alley Centerline Setback</u> | 7.5 ft. from the centerline of all abutting alleys |
| <u>(i f) Minimum Pervious Surface</u> | 10% | <u>(i f) Minimum Pervious Surface</u> | 10% |

| Subtitle D § 5201.3 (Special Exception Relief – R Zones) | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|--|--|---|--|------------------------------------|--|---|--|---|--|--|---|
| <p>Subtitle D § 5201.3 (Special Exception Relief) 5201.3 For a new or enlarged principal building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:</p> <p>(a) <u>Lot occupancy;</u></p> <p>(b) Yards, including alley centerline setback; and</p> <p>(c b) Pervious surface.</p> | <p>5201.3 For a new or enlarged principal building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:</p> <p>(a) <u>Height;</u></p> <p>(b) <u>Lot occupancy;</u></p> <p>(c a) Yards, including alley centerline setback; and</p> <p>(d b) Pervious surface.</p> | | | | | | | | | | | | | | | | |
| Subtitle E § 5100.2 (Alley Lot Regulations for Residential Flat (RF) Zones) | | | | | | | | | | | | | | | | | |
| <p>5100.24 The following development standards shall apply to buildings on Alley Record Lots in the RF zones, <u>and are intended to achieve the purposes of E § 5100.1. The other development standards of this subtitle shall not apply.:</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>(a) Minimum Lot Area</u></td> <td><u>As prescribed by the zone</u></td> </tr> <tr> <td><u>(b a) Maximum Height</u></td> <td><u>22 20 ft. and 2 stories, including the penthouse</u></td> </tr> <tr> <td><u>(c) Maximum Lot Occupancy</u></td> <td></td> </tr> <tr> <td><u>Less than 1,800 sq.ft. of lot area</u></td> <td><u>No Maximum N/A</u></td> </tr> </table> | <u>(a) Minimum Lot Area</u> | <u>As prescribed by the zone</u> | <u>(b a) Maximum Height</u> | <u>22 20 ft. and 2 stories, including the penthouse</u> | <u>(c) Maximum Lot Occupancy</u> | | <u>Less than 1,800 sq.ft. of lot area</u> | <u>No Maximum N/A</u> | <p>5100.24 The following development standards shall apply to buildings on Alley Record Lots in the RF zones, <u>and are intended to achieve the purposes of E § 5100.1. The other development standards of this subtitle shall not apply.:</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>(a) Minimum Lot Area</u></td> <td><u>900 sq.ft. As prescribed by the zone</u></td> </tr> <tr> <td><u>(b a) Maximum Height</u></td> <td><u>Two-thirds of the maximum height permitted in the underlying zone 20 ft. and 2 stories, including the penthouse</u></td> </tr> <tr> <td><u>(c) Maximum Lot Occupancy</u></td> <td></td> </tr> <tr> <td><u>Less than 1,800 sq.ft. of lot area</u></td> <td><u>No Maximum N/A</u></td> </tr> </table> | <u>(a) Minimum Lot Area</u> | <u>900 sq.ft. As prescribed by the zone</u> | <u>(b a) Maximum Height</u> | <u>Two-thirds of the maximum height permitted in the underlying zone 20 ft. and 2 stories, including the penthouse</u> | <u>(c) Maximum Lot Occupancy</u> | | <u>Less than 1,800 sq.ft. of lot area</u> | <u>No Maximum N/A</u> |
| <u>(a) Minimum Lot Area</u> | <u>As prescribed by the zone</u> | | | | | | | | | | | | | | | | |
| <u>(b a) Maximum Height</u> | <u>22 20 ft. and 2 stories, including the penthouse</u> | | | | | | | | | | | | | | | | |
| <u>(c) Maximum Lot Occupancy</u> | | | | | | | | | | | | | | | | | |
| <u>Less than 1,800 sq.ft. of lot area</u> | <u>No Maximum N/A</u> | | | | | | | | | | | | | | | | |
| <u>(a) Minimum Lot Area</u> | <u>900 sq.ft. As prescribed by the zone</u> | | | | | | | | | | | | | | | | |
| <u>(b a) Maximum Height</u> | <u>Two-thirds of the maximum height permitted in the underlying zone 20 ft. and 2 stories, including the penthouse</u> | | | | | | | | | | | | | | | | |
| <u>(c) Maximum Lot Occupancy</u> | | | | | | | | | | | | | | | | | |
| <u>Less than 1,800 sq.ft. of lot area</u> | <u>No Maximum N/A</u> | | | | | | | | | | | | | | | | |

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| <u>Less than 2,000 sq.ft. but greater than or equal to 1,800 sq. ft. Between 1,800 and 2,000 sq.ft of lot area</u> | 90% | <u>Less than 2,000 sq.ft. but greater than or equal to 1,800 sq. ft. Between 1,800 and 2,000 sq.ft of lot area</u> | 90% |
| <u>Over 2,000 sq.ft of lot area or more</u> | 80% | <u>Over 2,000 sq.ft of lot area or more</u> | 80% |
| (<u>d e</u>) Minimum Rear Yard | 5 ft. from any <u>portion of a</u> lot line <u>that abuts any of all abutting</u> non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> | (<u>d e</u>) Minimum Rear Yard | 5 ft. from any <u>portion of a</u> lot line <u>that abuts any of all abutting a</u> non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| (<u>e d</u>) Minimum Side Yard | 5 ft. from any <u>portion of a</u> lot line <u>that abuts any of all abutting</u> non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> | (<u>e d</u>) Minimum Side Yard | 5 ft. from any <u>portion of a</u> lot line <u>that abuts any of all abutting a</u> non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| (<u>f e</u>) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys | (<u>f e</u>) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys |
| (<u>g f</u>) Minimum Pervious Surface | 10% | (<u>g f</u>) Minimum Pervious Surface | |
| | | <u>Less than 1,800 sq. ft. of lot area</u> | <u>0%</u> |
| | | <u>1,800 sq. ft. or more of lot area</u> | 10% |
| Subtitle E § 5201.3 (Special Exception Relief – RF Zones) | | | |
| 5201.3 | For a new or enlarged principal building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the | 5201.3 | For a new or enlarged principal building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the |

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| <p>following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:</p> <p>(a) <u>Lot occupancy;</u></p> <p>(b) Yards, including alley centerline setback; and</p> <p>(c b) Pervious surface.</p> | <p>following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:</p> <p>(a) <u>Height;</u></p> <p>(b) <u>Lot occupancy;</u></p> <p>(c a) Yards, including alley centerline setback; and</p> <p>(d b) Pervious surface.</p> |
| <p>Subtitle F § 5100.2 (Alley Lot Regulations for Residential Apartment (RA) Zones)</p> | |
| <p><u>5100.1</u> <u>The purposes of this section are to:</u></p> <p>(a) <u>Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;</u></p> <p>(b) <u>Ensure that alley buildings are subsidiary in scale and height to street-facing buildings; and</u></p> <p>(c) <u>Provide for smaller-scale housing and, where appropriate, smaller-scale and low-impact non-residential uses.</u></p> | <p><u>5100.1</u> <u>The purposes of this section are to:</u></p> <p>(a) <u>Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;</u></p> <p>(b) <u>Ensure that alley buildings are subordinate in scale and height to street-facing buildings; and</u></p> <p>(c) <u>Provide for smaller-scale housing and, where appropriate, smaller-scale and low-impact non-residential uses.</u></p> |
| <p>5100.21 The following development standards shall apply to buildings on Alley Record Lots in the RA zones, <u>and are intended to achieve the purposes of F § 5100.1. The other</u></p> | <p>5100.21 The following development standards shall apply to buildings on Alley Record Lots in the RA zones, <u>and are intended to achieve the purposes of F § 5100.1. The other</u></p> |

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| <u>development standards of this subtitle shall not apply, unless otherwise noted below.:</u> | | <u>development standards of this subtitle shall not apply, unless noted below.:</u> | |
|--|--|--|--|
| (a) Maximum Height | 22 20 ft. and 2 stories, including the penthouse | (a) Maximum Height | <u>Two-thirds of the maximum height permitted in the underlying zone</u> 22 20 ft. and 2 stories, including the penthouse |
| <u>(b) Lot Occupancy</u> | | <u>(b) Maximum Lot Occupancy</u> | |
| <u>Less than 1,800 sq.ft. of lot area</u> | <u>No Maximum</u> | <u>Less than 1,800 sq.ft. of lot area</u> | <u>No Maximum</u> |
| <u>Less than 2,000 sq.ft. but greater than or equal to 1,800 sq. ft.</u> | <u>90%</u> | <u>Less than 2,000 sq.ft. but greater than or equal to 1,800 sq. ft.</u> | <u>90%</u> |
| <u>2,000 sq.ft of lot area or more</u> | <u>80%</u> | <u>2,000 sq.ft of lot area or more</u> | <u>80%</u> |
| (c) (b) Minimum Rear Yard | 5 ft. from any <u>portion of a</u> lot line that abuts any of all abutting non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> | (c) (b) Minimum Rear Yard | 5 ft. from any <u>portion of a</u> lot line that abuts any of all abutting a non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| (d) (e) Minimum Side Yard | 5 ft. from any <u>portion of a</u> lot line that abuts any of all abutting non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> | (d) (e) Minimum Side Yard | 5 ft. from any <u>portion of a</u> lot line that abuts any of all abutting a non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| (e) (d) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys | (e) (d) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys |
| (f) (e) <u>Minimum Green Area Ratio Minimum Pervious Surface</u> | <u>As required by zone 10%</u> | (f) (e) <u>Minimum Green Area Ratio Minimum Pervious Surface</u> | <u>As required by zone 10%</u> |
| Subtitle F § 5201.3 (Special Exception Relief) | | | |

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| <p>5201.3 For a new or enlarged principal building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:</p> <p>(a) <u>Lot occupancy;</u></p> <p>(b) Yards, including alley centerline setback; and</p> <p>(c b) Pervious surface.</p> | <p>5201.3 For a new or enlarged building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:</p> <p>(a) <u>Height;</u></p> <p>(b) <u>Lot occupancy;</u></p> <p>(c a) Yards, including alley centerline setback; and</p> <p>(d b) <u>Green Area Ratio-Pervious surface.</u></p> |
| <p>Subtitle G § 5100.2 (Alley Lot Regulations for Mixed Use (MU) Zones)</p> | |
| <p><u>5100.1 The purposes of this section are to:</u></p> <p>(a) <u>Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;</u></p> <p>(b) <u>Ensure that alley buildings are subsidiary in scale and height to street-facing buildings; and</u></p> <p>(c) <u>Provide for smaller-scale housing and commercial uses.</u></p> | <p><u>5100.1 The purposes of this section are to:</u></p> <p>(a) <u>Facilitate the re-use of existing alley buildings and the use of vacant or underutilized lots;</u></p> <p>(b) <u>Ensure that alley buildings are subordinate in scale and height to street-facing buildings; and</u></p> <p>(c) <u>Provide for smaller-scale housing and commercial uses.</u></p> |
| <p>5100.21 The following development standards shall apply to buildings on Alley Record Lots in the MU zones, <u>and are intended to achieve the purposes of G § 5100.1. The other</u></p> | <p>5100.21 The following development standards shall apply to buildings on Alley Record Lots in the MU zones, <u>and are intended to achieve the purposes of G § 5100.1. The other</u></p> |

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| <u>development standards of this subtitle shall not apply, unless noted otherwise below.:</u> | | <u>development standards of this subtitle shall not apply, unless noted otherwise below.:</u> | |
|--|--|--|--|
| (a) Maximum Height | | (a) Maximum Height | <u>Two-thirds of the maximum height permitted in the underlying zone, including the penthouse.</u> |
| MU-6, MU-8, MU-9, MU-10, and MU-15 zones | 30 ft. and 3 stories, including the a penthouse-or rooftop structure | MU-6, MU-8, MU-9, MU-10, and MU-15 zones | <u>30 ft. and 3 stories, including the a penthouse or rooftop structure</u> |
| All other MU zones | 22 20 ft. and 2 stories, including the penthouse-or rooftop structure | All other MU zones | <u>22 20 ft. and 2 stories, including the penthouse or rooftop structure</u> |
| <u>(b) Lot Occupancy</u> | <u>No Maximum</u> | <u>(b) Lot Occupancy</u> | <u>No Maximum</u> |
| (c b) Minimum Rear Yard | 5 ft. from any <u>portion of a</u> lot line that abuts any of all abutting non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> | (c b) Minimum Rear Yard | 5 ft. from any <u>portion of a</u> lot line that abuts any of all abutting a non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| (d e) Minimum Side Yard | 5 ft. from any <u>portion of a</u> lot line that abuts any of all abutting non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> | (d e) Minimum Side Yard | 5 ft. from any <u>portion of a</u> lot line that abuts any of all abutting a non- Alley Lots; <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| (e d) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys | (e d) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys |
| (f e) Minimum Green Area Ratio | As required by zone | (f e) Minimum Green Area Ratio | As required by zone |
| Subtitle I § 210.1 (Alley Lot Regulations in the Downtown (D) Zones) | | | |

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210.~~21~~24 The following development standards shall apply to buildings on Alley Record Lots in the D zones, and are intended to achieve the purposes of I § 210.1. The other development standards of this subtitle shall not apply, unless noted otherwise below.:

| | |
|---|---|
| <u>(a) Maximum Height</u> | <u>30 ft and 3 stories, including the penthouse</u> |
| <u>(b) Lot Occupancy Maximum</u> | <u>100%</u> |
| <u>(c) Minimum Rear Yard</u> | <u>5 ft. from any portion of a lot line that abuts any non- Alley Lots;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| <u>(d) Minimum Side Yard</u> | <u>5 ft. from any portion of a lot line that abuts any non- Alley Lots;</u> <u>None required for that portion of the Alley Lot that does not abut a non-Alley Lot.</u> |
| <u>(e) Minimum Alley Centerline Setback</u> | <u>7.5 ft. from the centerline of all abutting alleys</u> |
| <u>(f) Minimum Green Area Ratio</u> | <u>As required by zone</u> |

(a) — A ~~building or structure shall not exceed the lesser of thirty feet (30 ft.) or three (3) stories, including the~~

210.~~21~~24 The following development standards shall apply to buildings on Alley Record Lots in the D zones, and are intended to achieve the purposes of I § 210.1. The other development standards of this subtitle shall not apply, unless noted otherwise below.:

| | |
|---|--|
| <u>(a) Maximum Height</u> | <u>Two-thirds of the maximum height permitted in the underlying zone, including the penthouse 30 ft and 3 stories, including the penthouse</u> |
| <u>(b) Maximum Lot Occupancy Maximum</u> | <u>No Maximum 100%</u> |
| <u>(c) Minimum Rear Yard</u> | 5 ft. from any <u>portion of a</u> lot line of all abutting <u>a</u> non-alley lots |
| <u>(d) Minimum Side Yard</u> | 5 ft. from any <u>portion of a</u> lot line of all abutting <u>a</u> non-alley lots |
| <u>(e) Minimum Alley Centerline Setback</u> | <u>7.5 ft. from the centerline of all abutting alleys</u> |
| <u>(f) Minimum Green Area Ratio</u> | <u>As required by zone</u> |

(a) — A ~~building or structure shall not exceed the lesser of thirty feet (30 ft.) or three~~

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| | |
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| <p>penthouse, as measured from the ground level of a building wall fronting on an alley to which the alley building or structure is adjacent;</p> <p>(b) — A building or structure on an alley lot shall be set back at least five feet (5 ft.) from any lot line of all abutting non-alley lots; and</p> <p>(c) — A building or structure on an alley lot shall be setback at least seven and one-half feet (7.5 ft.) from the centerline of all alleys the alley lot abuts.</p> | <p>(3) stories, including the penthouse, as measured from the ground level of a building wall fronting on an alley to which the alley building or structure is adjacent;</p> <p>(b) — A building or structure on an alley lot shall be set back at least five feet (5 ft.) from any lot line of all abutting non-alley lots; and</p> <p>(c) — A building or structure on an alley lot shall be setback at least seven and one-half feet (7.5 ft.) from the centerline of all alleys the alley lot abuts.</p> |
| <p>210.4</p> <p>If the Zoning Administrator or other authorized building official determines that the access from a proposed dwelling on an alley lot is insufficient to provide the intended public safety, hygiene, or other building code requirement, the application for the residential dwelling shall be referred to the Board of Zoning Adjustment for consideration as a special exception under Subtitle X, Chapter 9 with the following additional criteria:</p> <p><u>(a) The Office of Zoning shall refer the application to the following agencies for their review and recommendation:</u></p> | <p>210.5</p> <p>If the Zoning Administrator or other authorized building official determines that the access from a proposed dwelling on an alley lot is insufficient to provide the intended public safety, hygiene, or other building code requirement, the application for the residential dwelling shall be referred to the Board of Zoning Adjustment for consideration as a special exception under Subtitle X, Chapter 9 with the following additional criteria:</p> <p><u>(a) The Office of Zoning shall refer the application to the following agencies for their review and recommendation, if filed to the case record within the forty (40) day period</u></p> |

| | |
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| <p><u>(1)</u> <u>Department of Transportation (DDOT);</u></p> <p><u>(2)</u> <u>Department of Public Works (DPW);</u></p> <p><u>(3)</u> <u>Metropolitan Police Department (MPD);</u></p> <p><u>(4)</u> <u>Fire and Emergency Medical Services Department (FEMS);</u></p> <p><u>(5)</u> <u>DC Water (WASA);</u></p> <p><u>(6)</u> <u>Department of Energy and the Environment (DOEE); and</u></p> <p><u>(7)</u> <u>If a historic district or historic landmark is involved, the Historic Preservation Office (HPO); and</u></p> <p><u>(b a)</u> The Board of Zoning Adjustment determines, after considering relevant agency comments concerning water and sewer services, waste management, traffic and parking, and public safety relating to fire concerns, there is no adverse impact to the adjoining properties; and</p> <p><u>(c b)</u> The Board of Zoning Adjustment determines that adequate public utilities and safety can be provided for the residents of the proposed dwelling and adjoining buildings.</p> | <p><u>established by Subtitle A § 211:</u></p> <p><u>(1)</u> <u>Department of Transportation (DDOT);</u></p> <p><u>(2)</u> <u>Department of Public Works (DPW);</u></p> <p><u>(3)</u> <u>Metropolitan Police Department (MPD);</u></p> <p><u>(4)</u> <u>Fire and Emergency Medical Services Department (FEMS);</u></p> <p><u>(5)</u> <u>DC Water (WASA);</u></p> <p><u>(6)</u> <u>Department of Energy and the Environment (DOEE); and</u></p> <p><u>(7)</u> <u>If a historic district or historic landmark is involved, the Historic Preservation Office (HPO); and</u></p> <p><u>(b a)</u> The Board of Zoning Adjustment determines, after considering relevant agency comments concerning water and sewer services, waste management, traffic and parking, and public safety relating to fire concerns, there is no adverse impact to the adjoining properties; and</p> <p><u>(c b)</u> The Board of Zoning Adjustment determines that adequate public utilities and safety can be provided for the residents of the proposed</p> |
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|---|--|--------------------|---|---|---|----------------------|---------------------------------|--------------------------|-------------------|--------------------------------------|--|--------------------------------------|--|---|--|--|-------------------------------|-------------------------------------|-------------------------------|--|--|--------------------|--|---|---|----------------------|---------------------------------|--------------------------|-------------------|--------------------------------------|--|--------------------------------------|--|---|--|--|--------------------------------|-------------------------------------|--------------------------------|
| | | | dwelling and adjoining buildings. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtitle J § 500.1 (Alley Lot Regulations in the Production Distribution and Repair (PDR) Zones) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 500.1 | The following development standards shall apply to buildings on Alley Record Lots in the PDR zones. <u>The other development standards of this subtitle shall not apply, unless noted otherwise below.:</u> | 500.1 | The following development standards shall apply to buildings on Alley Record Lots in the PDR zones. <u>The other development standards of this subtitle shall not apply, unless noted below.:</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <tr> <td>(a) Maximum Height</td> <td></td> </tr> <tr> <td>If the alley lot is located in a square with R or RF zoned properties</td> <td>22 20 ft., including the penthouse</td> </tr> <tr> <td>All other alley lots</td> <td>30 ft., including the penthouse</td> </tr> <tr> <td>(b) Lot Occupancy</td> <td>No Maximum</td> </tr> <tr> <td>(b) (c) Minimum Rear Yard</td> <td>5 ft. from any lot line of all abutting non-Alley Lots</td> </tr> <tr> <td>(e) (d) Minimum Side Yard</td> <td>5 ft. from any lot line of all abutting non-Alley Lots</td> </tr> <tr> <td>(d) (e) Minimum Alley Centerline Setback</td> <td>7.5 ft. from the centerline of all abutting alleys</td> </tr> <tr> <td>(f) (e) Transition Setbacks</td> <td>As stated for the zone</td> </tr> <tr> <td>(f) (e) Green Area Ratio</td> <td>As stated for the zone</td> </tr> </table> | (a) Maximum Height | | If the alley lot is located in a square with R or RF zoned properties | 22 20 ft., including the penthouse | All other alley lots | 30 ft., including the penthouse | (b) Lot Occupancy | No Maximum | (b) (c) Minimum Rear Yard | 5 ft. from any lot line of all abutting non-Alley Lots | (e) (d) Minimum Side Yard | 5 ft. from any lot line of all abutting non-Alley Lots | (d) (e) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys | (f) (e) Transition Setbacks | As stated for the zone | (f) (e) Green Area Ratio | As stated for the zone | | <table border="1"> <tr> <td>(a) Maximum Height</td> <td></td> </tr> <tr> <td>If the alley lot is located in a square with R or RF zoned properties</td> <td>22 20 ft., including the penthouse</td> </tr> <tr> <td>All other alley lots</td> <td>30 ft., including the penthouse</td> </tr> <tr> <td>(b) Lot Occupancy</td> <td>No Maximum</td> </tr> <tr> <td>(b) (c) Minimum Rear Yard</td> <td>5 ft. from any portion of a lot line of all abutting a non-alley lots</td> </tr> <tr> <td>(e) (d) Minimum Side Yard</td> <td>5 ft. from any portion of a lot line of all abutting a non-alley lots</td> </tr> <tr> <td>(d) (e) Minimum Alley Centerline Setback</td> <td>7.5 ft. from the centerline of all abutting alleys</td> </tr> <tr> <td>(f) (e) Transition Setbacks</td> <td>As required by the zone</td> </tr> <tr> <td>(f) (e) Green Area Ratio</td> <td>As required by the zone</td> </tr> </table> | (a) Maximum Height | | If the alley lot is located in a square with R or RF zoned properties | 22 20 ft., including the penthouse | All other alley lots | 30 ft., including the penthouse | (b) Lot Occupancy | No Maximum | (b) (c) Minimum Rear Yard | 5 ft. from any portion of a lot line of all abutting a non-alley lots | (e) (d) Minimum Side Yard | 5 ft. from any portion of a lot line of all abutting a non-alley lots | (d) (e) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys | (f) (e) Transition Setbacks | As required by the zone | (f) (e) Green Area Ratio | As required by the zone |
| (a) Maximum Height | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| If the alley lot is located in a square with R or RF zoned properties | 22 20 ft., including the penthouse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All other alley lots | 30 ft., including the penthouse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) Lot Occupancy | No Maximum | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) (c) Minimum Rear Yard | 5 ft. from any lot line of all abutting non-Alley Lots | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) (d) Minimum Side Yard | 5 ft. from any lot line of all abutting non-Alley Lots | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) (e) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (f) (e) Transition Setbacks | As stated for the zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (f) (e) Green Area Ratio | As stated for the zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Maximum Height | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| If the alley lot is located in a square with R or RF zoned properties | 22 20 ft., including the penthouse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All other alley lots | 30 ft., including the penthouse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) Lot Occupancy | No Maximum | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) (c) Minimum Rear Yard | 5 ft. from any portion of a lot line of all abutting a non-alley lots | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) (d) Minimum Side Yard | 5 ft. from any portion of a lot line of all abutting a non-alley lots | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) (e) Minimum Alley Centerline Setback | 7.5 ft. from the centerline of all abutting alleys | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (f) (e) Transition Setbacks | As required by the zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (f) (e) Green Area Ratio | As required by the zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtitle U § 600.1(F) (Matter of Right Uses on Alley Lots (R, RF, RA) Zones) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 600.1 | The following uses shall be permitted as a matter-of- right on an alley lot in the R, RF, and RA zones subject to any applicable conditions: ... (f) Residential use, subject to the following limitations: (1) The Alley Lot is not wholly or partially within any of the R-1 or R-2 zones; (1 2) A building may not be constructed as or | 600.1 | The following uses shall be permitted as a matter-of- right on an alley lot in the R, RF, and RA zones subject to any applicable conditions: ... (f) Residential use, subject to the following limitations: (1) The Alley Lot is not wholly or partially within any of the R-1 or R-2 zones; (1 2) A building may not be constructed as or | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

converted to a dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty square feet (450 sq. ft.) of lot area;

~~(2)~~ **(2) In any R-1 zone, a residential use is permitted only on an alley lot existing as of August 29, 2025, or an alley lot subdivided from an alley lot existing as of August 29, 2025.**

~~(3 3)~~ **(3 3) In any R zone, The-the use shall be limited to one (1) principal dwelling unit and one (1) accessory apartment per lot; The accessory apartments is-are not permitted subject to the conditions of U § 253 and the following lot area minimums;;**

| <u>Table U 600(f)(2): MINIMUM LOT AREA FOR MATTER OF RIGHT ACCESSORY APARTMENT ON AN ALLEY LOT</u> | |
|--|----------------------------------|
| <u>Zone</u> | <u>Lot Area Minimum (sq.ft.)</u> |
| <u>Any R-1A Zone</u> | <u>7,500</u> |
| <u>Any R-1B Zone</u> | <u>5,000</u> |
| <u>Any R-2 Zone</u> | <u>3,000</u> |
| <u>Any R-3 Zone</u> | <u>2,000</u> |

~~(4)~~ **(4) In any RF zone, the use shall be limited to one principal unit, except that two principal units shall be permitted on lots that have 1,800 square feet of lot area or more;**

~~(5)~~ **(5) In any RA zone, the use shall be limited to two principal units;**

~~(6 4)~~ **(6 4) The Alley Lot has access to an improved public street as follows:**

converted to a dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty square feet (450 sq. ft.) of lot area;

~~(2)~~ **(2) In any R-1 zone, a residential use is permitted only on an alley lot existing as of August 29, 2025, or an alley lot subdivided from an alley lot existing as of August 29, 2025.**

~~(3 3)~~ **(3 3) In any R zone, The-the use shall be limited to one (1) principal dwelling unit and one (1) accessory apartment per lot; The accessory apartments is-are not permitted subject to the conditions of U § 253 and the following lot area minimums;;**

| <u>Table U 600(f)(2): MINIMUM LOT AREA FOR MATTER OF RIGHT ACCESSORY APARTMENT ON AN ALLEY LOT</u> | |
|--|----------------------------------|
| <u>Zone</u> | <u>Lot Area Minimum (sq.ft.)</u> |
| <u>Any R-1A Zone</u> | <u>5,025 7,500</u> |
| <u>Any R-1B Zone</u> | <u>3,350 5,000</u> |
| <u>Any R-2 Zone</u> | <u>2,010 3,000</u> |
| <u>Any R-3 Zone</u> | <u>1,340 2,000</u> |

~~(4)~~ **(4) In any RF zone, the use shall be limited to one principal unit, except that two principal units shall be permitted on lots that have 1,800 square feet of lot area or more;**

~~(5)~~ **(5) In any RA zone, the use shall be limited to two principal units;**

~~(6 4)~~ **(6 4) The Alley Lot has access to an improved public street as follows:**

| | |
|---|---|
| <p>(A) Through an improved public alley or alleys with an alley width of not less than fifteen twenty-four feet (1524 ft.) at any point between the lot and the public street; or</p> <p>(B) — The public street is within three hundred (300) linear feet of the Alley Lot as measured along an improved public alley no or alleys with an alley width of not less than fifteen feet (15 ft.) at any point; and</p> <p><u>(7.5) A</u> The dwelling unit may also contain a parking garage for use by residents of the dwelling.</p> <p>(g) Short-Term Rental as an accessory use to a principal residential use.</p> <p><u>(h) Home occupations, pursuant to U § 251.</u></p> | <p>(A) Through an improved public alley or alleys with an alley width of not less than fifteen twenty-four feet (1524 ft.) at any point between the lot and the public street; or</p> <p>(B) — The public street is within three hundred (300) linear feet of the Alley Lot as measured along an improved public alley no or alleys with an alley width of not less than fifteen feet (15 ft.) at any point; and</p> <p><u>(7.5) A</u> The dwelling unit may also contain a parking garage for use by residents of the dwelling.</p> <p>(g) Short-Term Rental as an accessory use to a principal residential use.</p> <p><u>(h) Home occupations, pursuant to U § 251.</u></p> |
| <p>SPECIAL EXCEPTION USES ON ALLEY LOTS (R, RF, AND RA)</p> | |
| <p>601.1 The following uses shall be permitted on an Alley Lot in the R, RF, and RA zones, as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, subject to any specific provisions of each section:</p> <p>...</p> <p>(f) Residential use not meeting the criteria of Subtitle U § 600.1(f), subject to the following conditions:</p> <p>(1) — The Alley Lot is not wholly or partially within any of the R-1 or R-2 zones;</p> <p>(1.2) A building may not be constructed or converted for a dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty square</p> | <p>601.2 The following uses shall be permitted on an Alley Lot in the R, RF, and RA zones, as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, subject to any specific provisions of each section:</p> <p>...</p> <p>(f) Residential use not meeting the criteria of Subtitle U § 600.1(f), subject to the following conditions:</p> <p>(1) — The Alley Lot is not wholly or partially within any of the R-1 or R-2 zones;</p> <p>(1.2) A building may not be constructed or converted for a dwelling unit unless the lot is an Alley Record Lot and there is a minimum of four hundred and fifty</p> |

| | |
|--|--|
| <p>feet (450 sq. ft.) of lot area;</p> <p>(2) <u>In any R-1 zone, a residential use is permitted only on an alley lot existing as of August 29, 2025, or an alley lot subdivided from an alley lot existing as of August 29, 2025.</u></p> <p>(3) <u>In any R zone, the use shall be limited to a maximum of one (1) principal dwelling unit and one (1) accessory apartment per lot; The accessory apartment is subject to the conditions of U § 253;</u></p> <p>(4) <u>3) In any RF or RA zone, The the use shall be limited to a maximum of two one (1) principal dwelling units per lot; accessory apartments are not permitted;</u></p> <p>(5) <u>4) The Alley Lot connects to an improved public street through an improved alley or system of alleys that provides adequate public safety and infrastructure availability;</u></p> <p>(6) <u>5) The Office of Zoning shall refer to the following agencies for their review and recommendation, if filed to the case record within the forty (40) day</u></p> | <p>square feet (450 sq. ft.) of lot area;</p> <p>(2) In any R-1 zone, a residential use is permitted only on an alley lot existing as of August 29, 2025, or an alley lot subdivided from an alley lot existing as of August 29, 2025.</p> <p>(1) <u>The Board shall not grant special exception relief from the requirements of Subtitle U § 600.1(f)(1)-(2);</u></p> <p>(3-2) In any R zone, the use shall be limited to a maximum of one (1) principal dwelling unit and one (1) accessory apartment per lot; The accessory apartment is subject to the conditions of U § 253; the Board of Zoning Adjustment may grant special exception relief from the minimum lot requirements required for one (1) accessory apartment per lot subject to the conditions of Subtitle X § 901;</p> <p>(4-3) <u>In any RF or RA zone, The the Board of Zoning Adjustment may grant special exception relief from the minimum lot requirements subject to the conditions of Subtitle X § 901 but use shall be limited to a maximum of two one (1) principal dwelling units per lot ; accessory apartments are not permitted;</u></p> <p>(5) <u>4) The Alley Lot connects to an improved public street through an improved alley or system of alleys that provides adequate public safety and infrastructure availability;</u></p> <p>(6) <u>5) The Office of Zoning shall refer to the following agencies for their review and recommendation, if filed to the case record within the forty (40) day</u></p> |
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|---|--|
| <p>period established by Subtitle A § 211:</p> <ul style="list-style-type: none">(A) Department of Transportation (DDOT);(B) Department of Public Works (DPW);(C) Metropolitan Police Department (MPD);(D) Fire and Emergency Medical Services Department (FEMS);(E) DC Water (WASA);(F) <u>Department of Energy and the Environment (DOEE);</u> and <p>(GF) If a historic district or historic landmark is involved, the Historic Preservation Office (HPO); and</p> <p>(7 6) The Board of Zoning Adjustment shall consider relevant agency comments concerning:</p> <ul style="list-style-type: none">(A) Public safety;(B) Water and sewer services;(C) Waste management;(D) Traffic and parking;(E) Historic preservation; and <p>...</p> | <p>period established by Subtitle A § 211:</p> <ul style="list-style-type: none">(A) Department of Transportation (DDOT);(B) Department of Public Works (DPW);(C) Metropolitan Police Department (MPD);(D) Fire and Emergency Medical Services Department (FEMS);(E) DC Water (WASA);(F) <u>Department of Energy and the Environment (DOEE);</u> and <p>(GF) If a historic district or historic landmark is involved, the Historic Preservation Office (HPO); and</p> <p>(7 6) The Board of Zoning Adjustment shall <u>determine, after considering relevant agency comments concerning water and sewer services, waste management, traffic and parking, and public safety relating to fire concerns, there is no adverse impact to the adjoining properties consider relevant agency comments concerning:</u></p> <ul style="list-style-type: none">(A) Public safety;(B) Water and sewer services;(C) Waste management;(D) Traffic and parking;(E) Historic preservation; and <p><u>(8) The Board of Zoning Adjustment shall determine that adequate public utilities and safety can be provided for the residents of the proposed dwelling and adjoining buildings.</u></p> <p>...</p> |
|---|--|