



# ZC 26-01

## Map Amendment from RA-2 to MU-10

Applicant: LWH 801 R, LLC

801-811 R Street, NW

Zoning Commission for the District of Columbia

OP Setdown Presentation

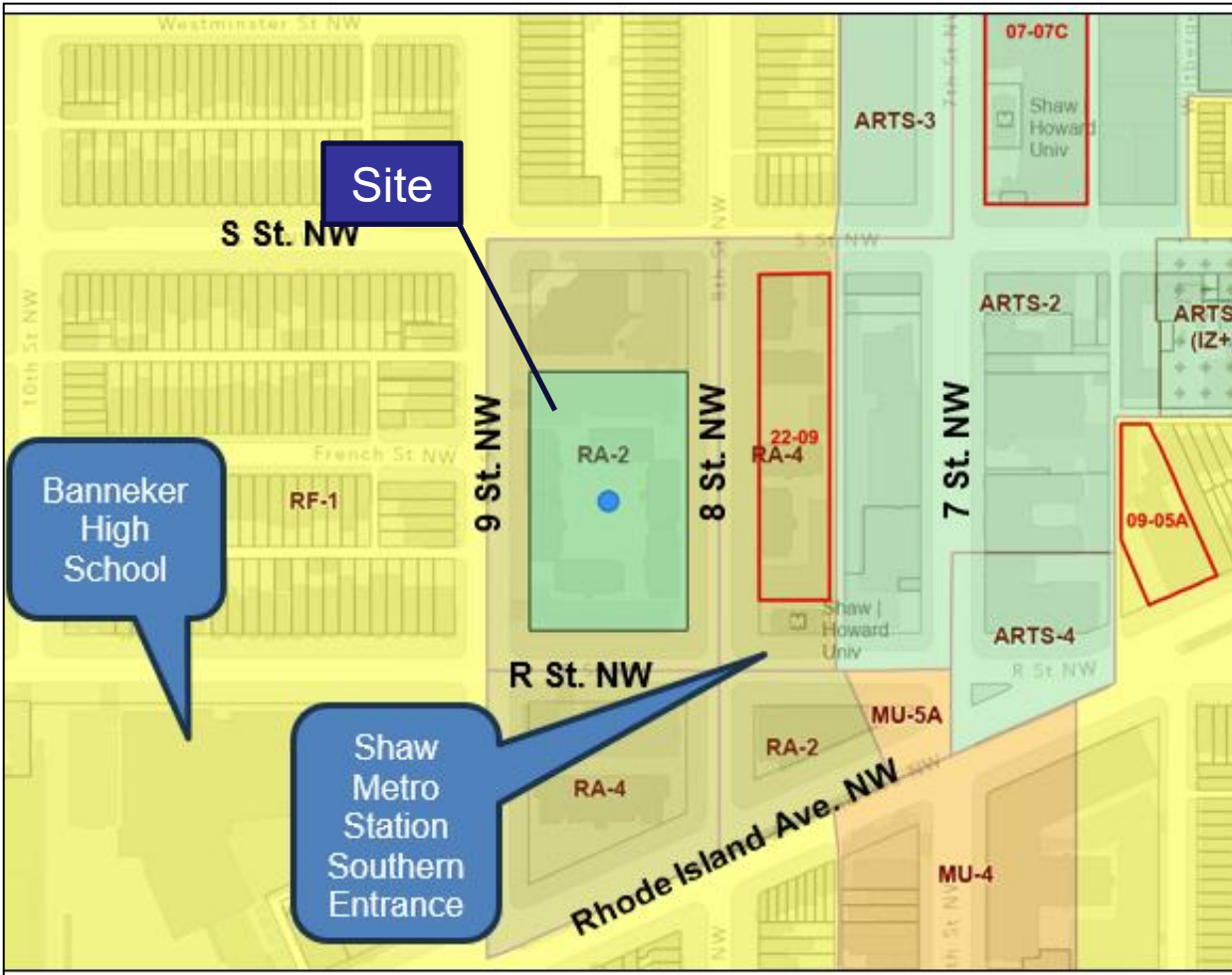
May 14, 2026

## Recommendation: Set Down



# Subject Property: 801-811 R Street, NW

<b>Proposed Map Amendment</b>	RA-2 to MU-10
<b>Ward / ANC:</b>	Ward 2 / ANC 2G
<b>Legal Description:</b>	Square 395, Lot 55
<b>Property Size:</b>	65,568 square feet

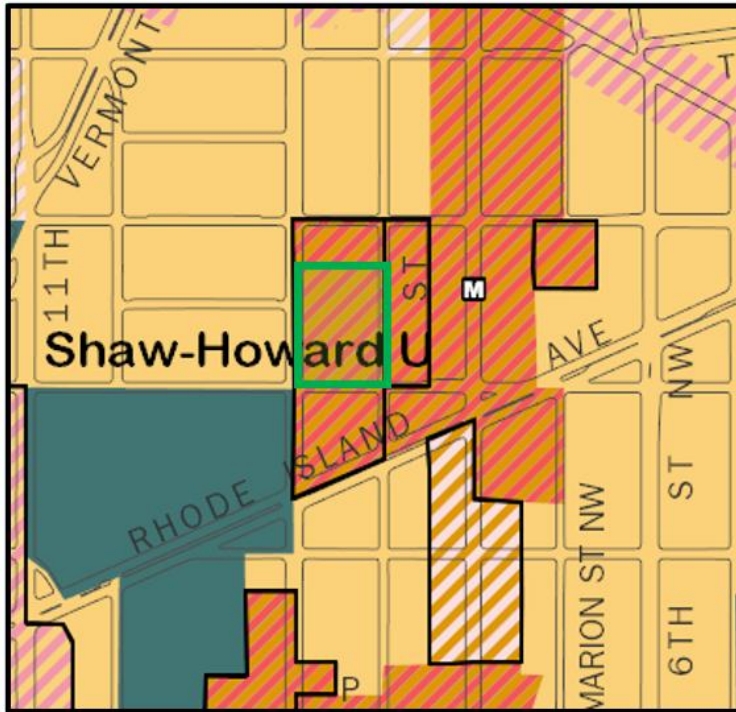






# ZC 26-01 Comprehensive Plan Analysis

Future Land Use Map (FLUM)



- Residential-Medium Density (RMOD)
- Commercial-Medium Density (CMED)

Generalized Policy Map (GPM)

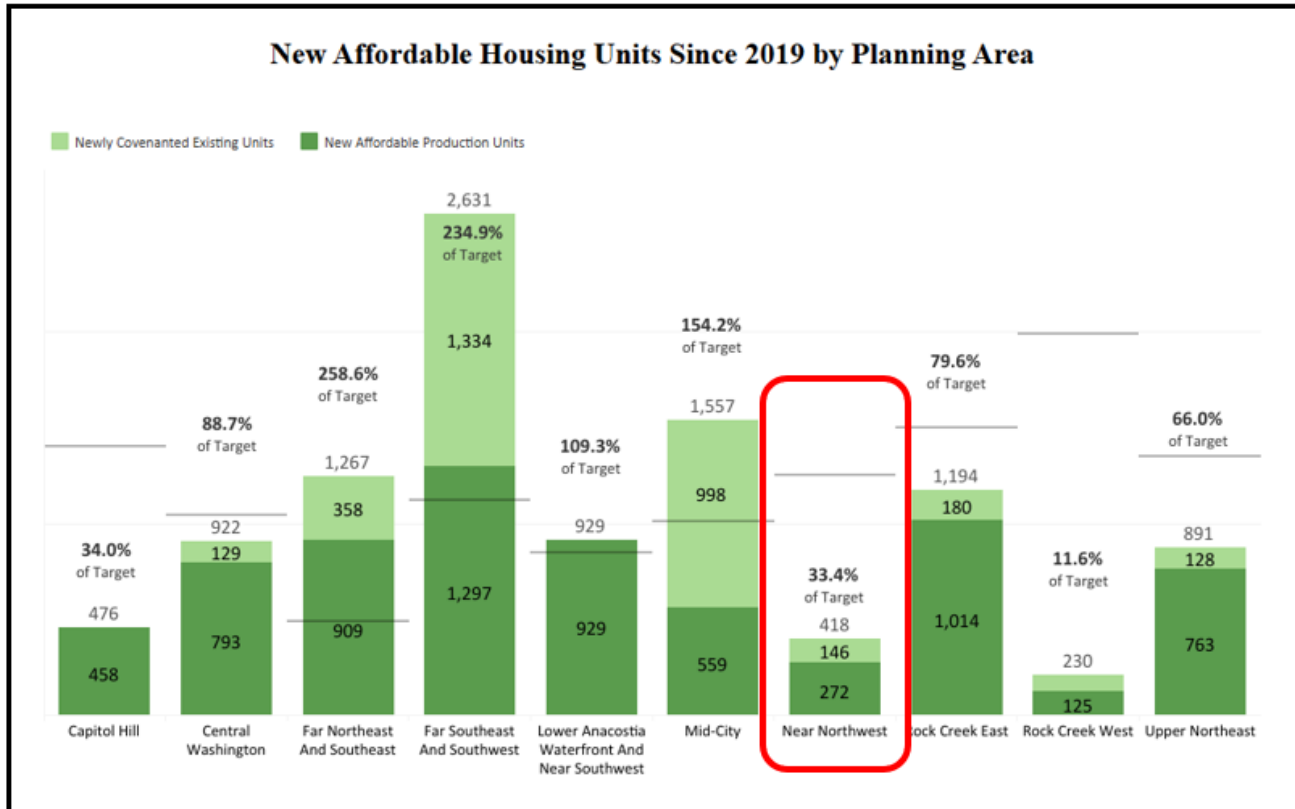


- Neighborhood Enhancement Areas



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## Racial Equity/IZ Plus



The December 2024 DMPED housing equity update indicates that the planning area lags its target amount of affordable housing. Therefore, **OP find current IZ Plus standards for the subject application are appropriate.**







809  
R.S. NW





Regulation	Existing Zone: RA-2	Proposed Zone: MU-10
<b>Permitted Uses:</b>	Residential apartment, as well as any use permitted in the RF Zones under Subtitle U § 301	Uses permitted as a matter of right in any R, RF, and RA zones, and MU-Use Groups F and G
<b>Height:</b>	50 feet max. No story limit	90 feet max. 100 feet max. (IZ) (No story limit)
<b>Floor Area Ratio (FAR):</b>	1.8 max. 2.16 (IZ) max.	6.0 max. 7.2 max. (IZ) 3.0 max. (Nonresidential)
<b>Penthouse Height:</b>	12 feet max. 15 feet mechanical max. 1 story max. (2-story permitted for mechanical space).	20 feet max.; 1 story plus mezzanine Second story permitted for penthouse mechanical space
<b>Lot Occupancy:</b>	60% max.	75% max. (residential) 80% (IZ) 100% (non-residential)
<b>Rear Yard:</b>	15 feet min.	2.5 inches/ft. of vertical distance from mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet
<b>Side Yard:</b>	0 feet min. 4 feet min if provided	0 feet min. 2 in. per 1 ft. but no less than 5 ft. if provided
<b>GAR:</b>	0.4 min.	0.2 min.