

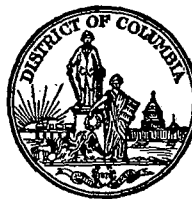
ZONING REGULATIONS

of the

DISTRICT OF COLUMBIA

ADOPTED BY THE ZONING COMMISSION
UNDER AND BY VIRTUE OF THE AUTHORITY CONFERRED
UPON IT BY AN ACT OF CONGRESS
APPROVED JUNE 20, 1938, AS AMENDED

EFFECTIVE MAY 12, 1958



WASHINGTON, D. C.

Apartment house: any *building* or part thereof in which there are three or more *apartments* or three or more *apartments* and one or more *bachelor apartments*.

Alterations, structural: any change in the permanent physical members of a *building* or other *structure*, such as bearing walls or partitions, columns, joists, rafters, beams, or girders.

Automobile laundry: a *structure* or portion thereof the principal use of which is the washing of automobiles or other motor vehicles with the use of a chain or other conveyor and blower or steam cleaning device.

Bachelor apartment: see *apartment, bachelor*.

Basement: that portion of a *story* partly below grade the ceiling of which is four feet or more above the adjacent finished grade.

Boarding house: a *building* or part thereof other than a *motel, hotel, or private club* where, for compensation, meals, or lodging and meals are provided for three or more guests on a weekly or monthly basis.

Building: a *structure* having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, or chattel. When separated from the ground up or from the lowest floor up each such portion shall be deemed a separate *building* except as provided elsewhere in these regulations. The existence of communication between separate portions of a *structure* below the *main floor* shall not be construed as making such *structure* one *building*.

Building, accessory: a subordinate *building* located on the same *lot* as the main *building*, the use of which is incidental to that of the main *building*.

Building area: the maximum horizontal projected area of a *building* and its *accessory buildings*. The term *building area* shall include all *side yards* and *open courts* less than five feet in width and all *closed courts* less than six feet in width. This term shall not include any projections into open spaces authorized elsewhere in these regulations nor shall it include portions of a *building* which do not extend above the level of the *main floor* of the main *building* if so placed as not to obstruct light and ventilation of the main *building* or of *buildings* on adjoining property.

Building, height of: the vertical distance measured from the level of the curb opposite the middle of the front of the *building* to the highest point of the roof or parapet; provided, that in those *districts* in which the *height of building* is limited to 40 feet, such height may be measured from the finished grade level at the middle of the front of the *building* to the ceiling of the top *story*; and provided further, that in those *districts* in which the *height of building* is limited to 60 feet, in the case of a *building* located upon a terrace, the *height of building* may be measured from the top of such terrace to the highest point of the roof or parapet, but such allowance for terrace height shall not exceed five feet. Where a *building* is removed from all *lot lines* by a distance equal to its proposed height above grade, the *height of building* shall be measured from the natural grade at the middle of the front of the *building* to the highest point of the roof or parapet. If a *building* fronts on more than one *street* any such front may be used to determine the maximum *height of building*, but the basis for the *height of building* shall be determined by the width of the *street* selected as the front of the *building*.

Building line: see *line, building*.

Cellar: that portion of a *story* the ceiling of which is less than four feet above the adjacent finished grade.

Chancery: the business offices of the chief of the diplomatic mission of a foreign government. The term *chancery* shall include a *chancery-annex* or the business offices of those attaches of a foreign government who are under the personal direction and superintendence of the chief of mission and who are engaged in diplomatic activities recognized as such by the Department of State, Federal Government. The term *chancery* shall not include the business offices of nondiplomatic missions of foreign governments, such as purchasing, financial, educational, or other missions of a comparable nondiplomatic nature.

Clinic: a *building* or part thereof in which members of the medical or dental professions are associated for the purpose of conducting a joint practice of such professions. Each *clinic* shall contain a diagnostic center and in addition may contain research, educational, minor surgical, or treatment facilities, provided all such facilities are limited to the treatment and care of out-patients. The term *clinic* shall be limited to those *buildings* in which the joint practice of medical or dental professions is conducted in such manner that all fees for services rendered are established by and paid to a common business office without direct payment thereof to individual practitioners and shall not include a *building* in which the separate and individual practice of the above professions is conducted.

Closed court: see *court, closed*.

Club, private: a *building* or portion thereof used by an association organized for the promotion of a common social objective and not for profit, whose facilities are limited to its members and their guests.

Garage, private: a building, other structure, or part thereof not exceeding 900 square feet in area, used for the parking of one or more motor vehicles and having no repair or service facilities.

Garage, public storage: a building, other structure, or part thereof in which any repair, greasing, washing, or other similar services are incidental to its primary use for the parking of motor vehicles.

Garage, repair: a building, other structure, or part thereof with facilities for the repair of motor vehicles, including body and fender repair, painting, rebuilding, reconditioning, upholstering, equipping, or other motor vehicle maintenance or repair.

Gasoline service station: an area of land, including any structures thereon, used for the retail sale of motor fuel and lubricants and incidental services such as lubrication, hand-washing, and the sale, installation or minor repair of tires, batteries, or other automobile accessories. The term *gasoline service station* shall not include an *automobile laundry* or a *repair garage*.

Gross floor area: the sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating two buildings. The term *gross floor area* shall include basements, elevator shafts and stairwells at each story, floor space used for mechanical equipment (with structural headroom of six feet, six inches or more), penthouses, attic space (whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more), interior balconies, and mezzanines. The term *gross floor area* shall not include stair and elevator penthouses or cellars.

Habitable room: an undivided enclosed space used for living, sleeping, or kitchen facilities. The term *habitable room* shall not include attics, cellars, corridors, hallways, laundries, serving or storage pantries, bathrooms, or similar space; neither shall it include mechanically ventilated interior kitchens less than 100 square feet in area, nor kitchens in commercial establishments.

Height of building: see *building, height of*.

Height of court: see *court, height of*.

Home occupation: an occupation in connection with which there is used no more than one sign or display which does not exceed 144 square inches in area; no stock in trade is kept nor any commodity sold upon the premises; no person employed other than a member of the immediate family residing on the premises; and, no mechanical equipment used except such as is permissible for purely domestic or household purposes.

Hotel: a building or part thereof in which not less than 30 *habitable rooms* or suites are reserved exclusively for transient guests and where meals, prepared in a kitchen on the premises by the management or a concessionaire of the management, may be eaten in a dining room accommodating simultaneously not less than 30 persons. Such dining room shall be communicating with the lobby. The term *hotel* shall not be interpreted to include a *private club* or a *motel*.

Institution, philanthropic or eleemosynary: a place of asylum, other than a *convalescent or nursing home* or hospital, supported wholly or substantially by endowment or contribution.

Interior lot: see *lot, interior*.

Length of court: see *court, length of*.

Line, building: a line beyond which property owners or others have no legal or vested right to extend a building or any part thereof without special permission and approval of the proper authorities; ordinarily a line of demarcation between public and private property, but also applied to a building restriction line, when recorded on the records of the Surveyor, District of Columbia.

Lines, lot: the lines bounding a lot as defined herein.

Loading berth: an off-street space provided for cargo vehicles, when loading and unloading.

Lot: the land bounded by definite lines which when occupied or to be occupied by a building or structure and accessory buildings, includes the open spaces required under these regulations. A lot may or may not be the land so recorded on the records of the Surveyor, District of Columbia.

Lot, alley: a lot facing or abutting an alley and at no point facing or abutting a street.

Lot, corner: a lot fronting on two or more streets at their junction, said streets forming with each other an angle of 45 degrees up to and including 135 degrees.

Lot, interior: a lot other than a corner lot or a triangular lot.

Lot lines: see *lines, lot*.

Lot line wall: see *wall, lot line*.

Lot of record: a lot recorded on the records of the Surveyor, District of Columbia.

Lot, parking: a tract of land used for the temporary parking of motor vehicles when such use is not accessory to any other use.