

**SITE**

NOTE:

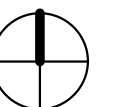
700.4 The RC-3 zone is intended to permit medium-density, compact mixed-use development, with an emphasis on residential development at a limited height and with an emphasis on housing.

700.5 The purpose of the Reed-Cooke residential apartment and mixed-use zones is to:

- (a) Protect current housing and provide for the development of new housing;
- (b) Maintain heights and densities at appropriate levels;
- (c) Encourage small-scale business development that will not adversely affect the residential community;
- (d) Ensure that new nonresidential uses serve the local community by providing retail goods, personal services, and other activities that contribute to the satisfaction of unmet social, service, and employment needs in the Reed-Cooke and Adams Morgan community;
- (e) Protect adjacent and nearby residences from damaging traffic, parking, environmental, social, and aesthetic impacts.

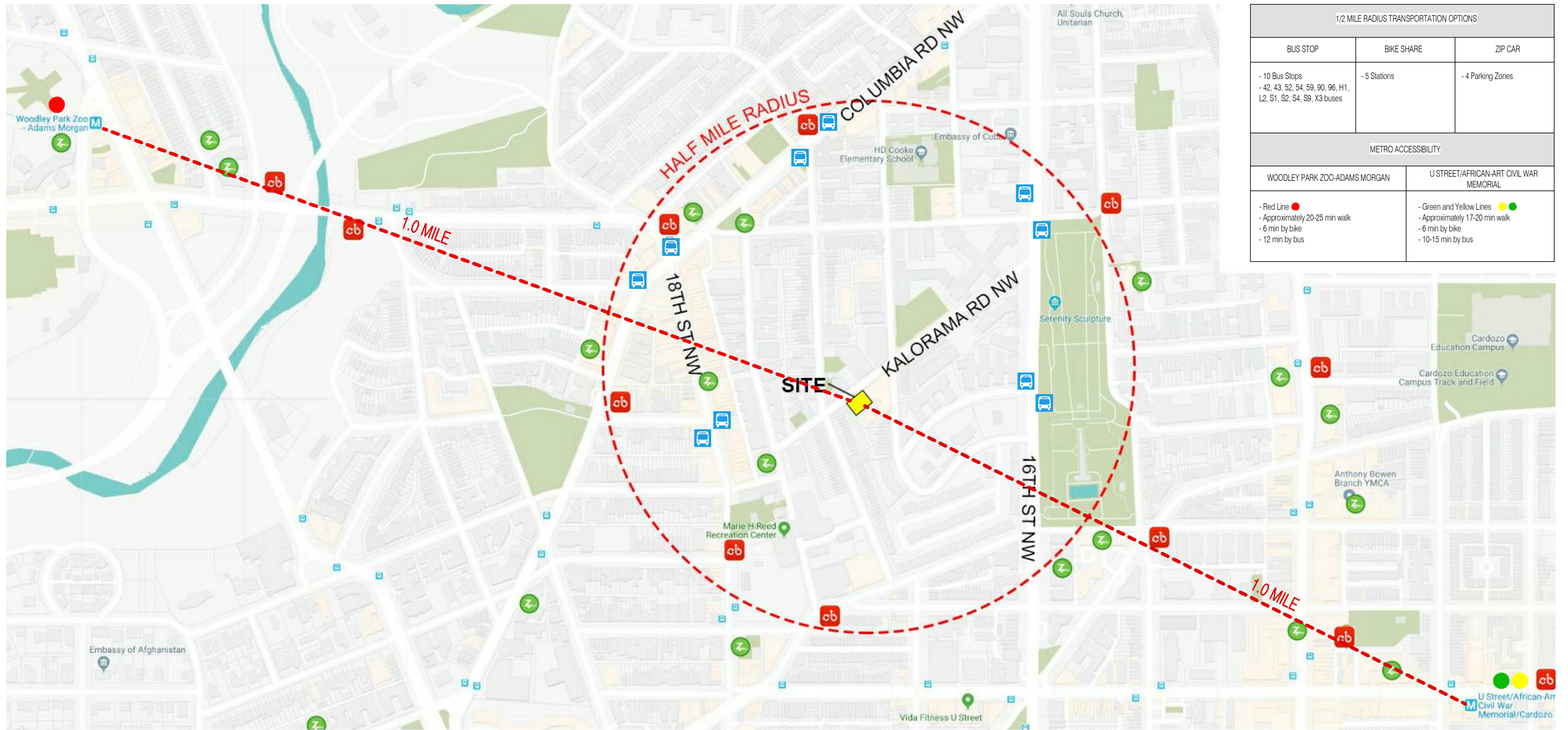
FLOOR AREA RATIO	HEIGHT	PENTHOUSE HEIGHT	LOT OCCUPANCY
3.5 (total)	40 ft.	12/18 ft. 6in. for penthouse mechanical space	80% (residential)
4.2 (Z)	50 ft. (Z)	1; Second story permitted for penthouse mechanical space	80% (Z)
1.5 for lots > 10,000 sq.ft (non-residential)			
REAR YARD	SIDE YARD	GREEN AREA RATIO	ZONING REGULATION REFERENCE
15 ft.	No side yard is required for a principal building; however, any side yard provided shall be 2 in. wide for each 1 ft. of height of building, no less than 5 ft.	0.3	Subtitle K Chapter 7

ZONING BOUNDARY MAP



**1724 KALORAMA RD NW**

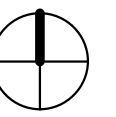
1724 KALORAMA RD NW  
 WASHINGTON D.C. 20009  
 Square: 2567 Lot No: 0090 Zone: RC-3



1/2 MILE RADIUS TRANSPORTATION OPTIONS		
BUS STOP	BIKE SHARE	ZIP CAR
- 10 Bus Stops - 42, 43, 52, 54, 59, 90, 96, H1, L2, S1, S2, S4, S9, X3 buses	- 5 Stations	- 4 Parking Zones
METRO ACCESSIBILITY		
WOODLEY PARK ZOO-ADAMS MORGAN	U STREET/AFRICAN-ART CIVIL WAR MEMORIAL	
- Red Line ● - Approximately 20-25 min walk - 6 min by bike - 12 min by bus	- Green and Yellow Lines ●● - Approximately 17-20 min walk - 6 min by bike - 10-15 min by bus	

TRANSPORTATION ACCESSIBILITY

BIKESHARE STATION 
 BUS STOP 
 METRO STATION 
 ZIPCAR 



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VEHICULAR CIRCULATION | A-03



ARIAL VIEW OF THE EXISTING BUILDING

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AERIAL VIEW | A-04

11/20/2018