

District of Columbia Zoning Handbook

**Residential (R) Zones - R-1-B**

The purposes of the R-1-B zone are to:

- Protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes; and
- Stabilize the residential areas and promote a suitable environment for family life.

The R-1-B zone is intended to provide areas predominantly developed with detached houses on moderately sized lots.



		Development Standards						
	Yes	No	NO	No	No	No	Yes	
	Height (ft.) <sup>1</sup> / Stories	Minimum Lot Width (ft.) / Area (sq. ft.)	Lot Occupancy	Front Setback	Read Yard (ft.)	Side Yard (ft.)	Pervious Surface (minimum)	Zoning Regulation Reference
R-1-B	40	50	40%	A front setback shall be provided within the range of existing front	25	8	50%	<u>Subtitle D, Chapter 3</u>
	3	5,000						

A/W