

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: ^{JLS}Jennifer Steingasser, Deputy Director,
Historic Preservation and Development Review

DATE: December 1, 2017

SUBJECT: **ZC 17-XX** - Setdown Report – Request for a Text Amendment to the Zoning Regulations: Subtitle B – Definitions and Rules of Measurement and Other Changes and Correlating Rules in Subtitles D, E, and F

I. PROPOSAL AND RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission set down the following text amendments for a public hearing:

1. Revisions to Definitions (Subtitle B, Chapter 1) of:
 - a. Building, Attached
 - b. Building, Detached
 - c. Building, Semi-detached
2. Revisions to Rules of Measurement
3. Revisions to zone specific Development Standards

In brief, the proposed amendments would eliminate the “common division wall” language and reinstate the interpretation and application of side yard requirements for lot-line development.

II. BACKGROUND

The Zoning Regulations of 2016 have been in place for just over one year and after working with the regulations and reviewing the issues with the ZA, OP proposes the attached amendments to clarify language for clearer interpretation. The proposed changes would eliminate the “common division wall” language that appeared in § 405.3 of the 1958 Regulations and in multiple sections in the 2016 Regulations and would amend the definitions for detached, semi-detached, and attached buildings.

In the 1958 Zoning Regulations detached, semi-detached and row dwellings were defined by whether they provided side yards (two, one or none respectively). In the 2016 Zoning Regulations OP proposed amendments that replaced the definitions of Dwelling, one-family detached, Dwelling, one-family semi-detached, and Dwelling, row with definitions for Building, Detached, Building, Semi-detached, and Building, Attached. The 2016 definitions defined buildings by whether they are physically attached to an adjoining building and not by the provision of side yards.

The 2016 definitions and side yard development standards resulted in a shift from prior longstanding practice and have now required lot-line to lot-line buildings that would not share a

common division wall to provide the required side yard. This results in inconsistent infill buildings when they cannot attach to another building in a row or semi-detached block or when a property owner only owns a single lot.

Based on experience implementing the 2016 Zoning Regulations, the Zoning Administrator’s staff and OP agreed that clarification was needed to more closely align the 2016 zoning regulations with historical and ZA practice related to side yard requirements. In brief, the proposed amendments would amend the 2016 definitions and side yard requirements to allow a lot-line to lot-line building to be considered an attached building for purposes of determining a required side yard in the residential zones.

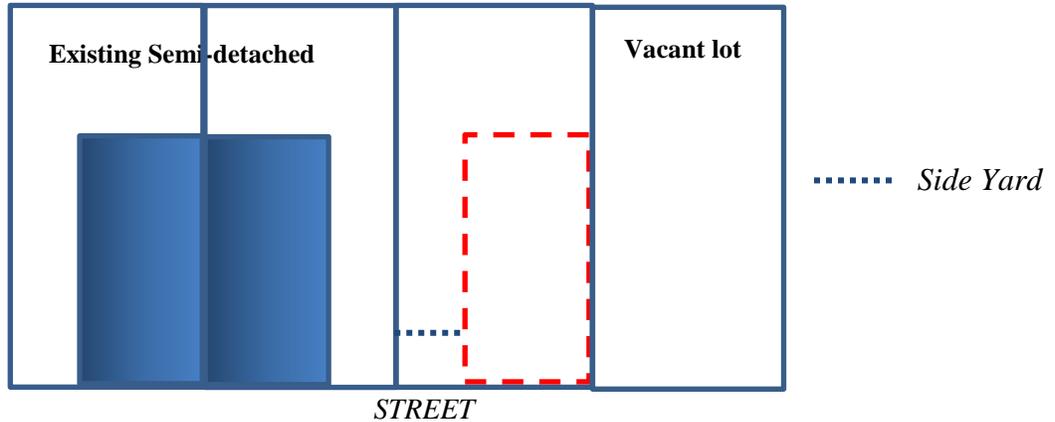
The following table provides a comparison of the definitions as contained in the 1958 Regulations, the 2016 Regulations, and the proposed amendments:

1958 DEFINITIONS	2016 DEFINITIONS	PROPOSED AMENDMENT to 2016 DEFINITIONS
<p>Dwelling, one-family detached: A one-family dwelling, completely separated from all other buildings and having two (2) side yards.</p>	<p>Building, Detached: A freestanding building that does not abut any other building and where all sides of the building are surrounded by yards or open areas within the lot.</p>	<p>Building, Detached: A freestanding building that <u>is</u> does not abut any other building and where all sides of the building are surrounded by yards or open areas within the lot <u>completely separated from all other buildings and has two (2) side yards</u></p>
<p>Dwelling, one-family semi-detached: A one-family dwelling, the wall on one (1) side of which is either a party wall, or lot line wall, having one (1) side yard.</p>	<p>Building, Semi-detached: A building that abuts or shares one (1) wall, on a side lot line, with another building on an adjoining lot and where the remaining sides of the building are surrounded by open areas or street lot lines.</p>	<p>Building, Semi-detached: A building that abuts or shares one (1) wall, on a side lot line, with another building on an adjoining lot and where the remaining sides of the building are surrounded by open areas or street lot lines <u>has only one (1) side yard.</u></p>
<p>Dwelling, row: A one-family dwelling having no side yards.</p>	<p>Building, Attached: A building that abuts or shares walls on both side lot lines with other buildings on adjoining lots.</p>	<p>Building, Attached: A building that abuts or shares walls on both side lot lines with other buildings on adjoining lots <u>has no side yards.</u></p>

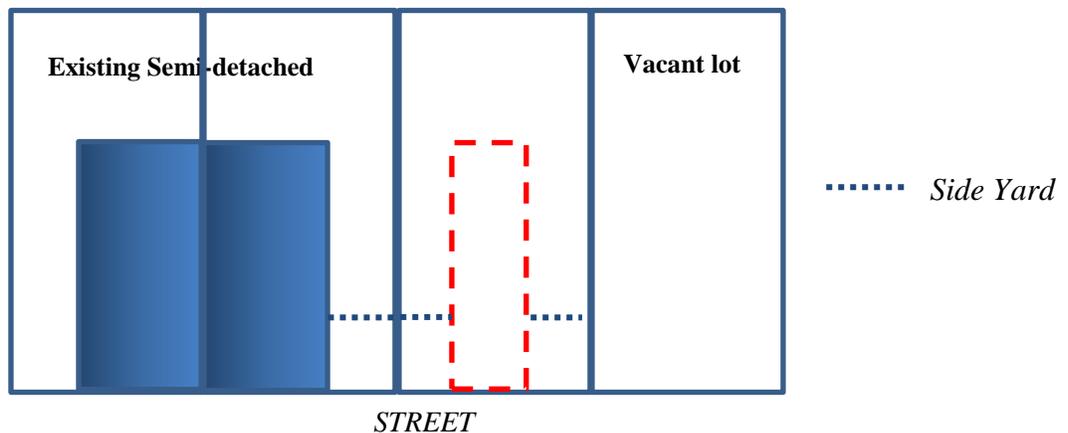
The example below illustrates the potential building envelope in an R-2 zone under the 1958 and 2016 Zoning Regulations.

EXAMPLE: R-2

The 1958 Regulations, for example, would have allowed a “semi-detached” building that did not share a common division wall.



The 2016 Regulations require a building to attach and share a common division wall to be considered attached or semi-detached. Buildings not sharing a common division wall must provide the required side yards. As a result, the 2016 Regulations would in effect require a detached building -- due to the absence of a common division wall -- in order to comply with the required side yards.



Other Amendments:

In addition, to allow for maintenance of side yard areas, ZA and OP recommend increasing the minimum required side yard from two feet (2 ft.) to three feet (3 ft.) in the Residential Flat (RF) zones. This change is consistent with discussion held by the Zoning Commission during final deliberation of the 2016 regulations.

Organization:

The amended common side yard regulations are drafted to be in Chapter 2, General Development Standards, of the subtitles and deleted from the individual zone chapters, to reduce the necessary repetition for the public hearing notice.

OP requests the flexibility to work with the Office of Attorney General on the Public Hearing Notice language.

Attachment.

JLS/emv

ATTACHMENT: DRAFT TEXT

A. Amend Subtitle B, Chapter 1 Definitions, § 100.2 as follows:

~~Building, Attached:~~ A building that ~~abuts or shares walls on both side lot lines with other buildings on adjoining lots~~ **has no side yards.**

~~Building, Detached:~~ A freestanding building that ~~is~~ does not abut any other building and where all sides of the building are surrounded by yards or open areas within the lot **completely separated from all other buildings and has two (2) side yards.**

~~Building, Semi-detached:~~ A building that ~~abuts or shares one (1) wall, on a side lot line, with another building on an adjoining lot and where the remaining sides of the building are surrounded by open areas or street lot lines~~ **has only one (1) side yard.**

B. Amend Subtitle B, Chapter 3 General Rules of Measurement, § 320 Rules of Measurement for Side Yards as follows:

CHAPTER 3 GENERAL RULES OF MEASUREMENT

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320 RULES OF MEASUREMENT FOR SIDE YARDS

320.1 A required side yard shall be parallel to a side lot line and apply to the entirety of principal buildings and structures. If a required side yard intersects with a required rear yard, the larger yard shall apply for the required distance of the larger yard.

~~320.2 An addition to an existing semi-detached or detached principal building must meet the side yard requirements for that type of building in the zone. An existing detached or semi-detached building may not be treated as an attached building through the construction of additions.~~ **[DELETED].**

C. Amend Subtitle D – Residential House (R) Zones as follows:

CHAPTER 2 GENERAL DEVELOPMENT STANDARDS (R)

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202 LOT OCCUPANCY

~~202.1 In the R zones, a detached or semi-detached building shall not be considered an attached unit for the purposes of lot occupancy through the use of building or structure additions that reduce an otherwise required or permitted side yard for a detached or semi-detached dwelling.~~ **[DELETED].**

206 SIDE YARD

~~206.1 Side yard requirements are as provided in each zone.~~ **Except in the R-8, R-9, R-10, R-19, and R-20 zones, the minimum side yard requirements are as provided in this section.**

206.2 Side yards in an R-1-A, R-1-B, R-6, R-7, R-11, R-12, R-14, R-15, R-16, or R-21 zone shall be a minimum of eight feet (8 ft.).

206.3 Side yards for detached buildings in the R-2, R-3, R-13, or R-17 zone shall be a minimum of eight feet (8 ft.).

206.4 Side yards for semi-detached buildings in the R-2 zone shall be a minimum of eight feet (8 ft.).

206.5 No side yards are required in an R-3, R-13, or R-17 zone; however, if a side yard is provided, it shall be a minimum of five feet (5 ft.).

206.6 In the R-3, R-13, and R-17 zones, side yards shall be maintained for detached or semi-detached buildings existing on or before the effective date of this title.

206.7 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet (5 ft.).

R-1-A, R-1-B, R-2, R-3

CHAPTER 3 RESIDENTIAL HOUSE ZONES – R-1-A, R-1-B, R-2, AND R-3

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307 SIDE YARD

~~307.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-1-A, R-1-B, and R-2 zones.~~

~~307.2 A detached single dwelling unit in the R-2 and R-3 zone shall be subject to the side yard requirements of an R-1-B zone.~~

~~307.3 No side yard shall be required for attached dwellings in the R-3 zone; however, if a side yard is provided, it shall be no less than five feet (5 ft.).~~

~~307.4 In the R-2 and R-3 zones, when a single dwelling unit, flat, or multiple dwelling unit development is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.~~

~~307.5 For a building subject to a side yard requirement but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). **[DELETED]**.~~

R-6 (R-1-A/TSP), R-7 (R-1-B/TSP)

CHAPTER 4 TREE AND SLOPE PROTECTION RESIDENTIAL HOUSE ZONES – R-6 AND R-7

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407 SIDE YARD

~~407.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-6 and R-7 zones.~~

~~407.2 For a building subject to a side yard requirement, but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). **[DELETED]**.~~

R-8 (R-1-A/FH-TSP), R-9 (R-1-B/FH-TSP), R-10 (R-2/FH-TSP)

CHAPTER 5 FOREST HILLS TREE AND SLOPE RESIDENTIAL HOUSE ZONES – R-8, R-9,
AND R-10

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507 SIDE YARD

507.1 The minimum side yard requirement for all buildings, accessory buildings, or additions to buildings in the R-8, R-9, and R-10 zones shall be twenty-four feet (24 ft.) in the aggregate, with no single side yard having a width of less than eight feet (8 ft.).

~~507.2 In the R-10 zone when a single dwelling unit, flat, or multiple dwelling unit development is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side. **[DELETED]**.~~

R-11 (R-1-A/NO/TSP and R-1-A/NO/TSP/D)

CHAPTER 6 NAVAL OBSERVATORY/TREE AND SLOPE RESIDENTIAL HOUSE ZONE – R-11

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607 SIDE YARD

~~607.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-11 zone.~~

~~607.2 For a building subject to a side yard requirement but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). **[DELETED]**.~~

R-12 (R-1-B/NO and R-1-B/NO/D), R-13 (R-3/NO)

CHAPTER 7 NAVAL OBSERVATORY RESIDENTIAL HOUSE ZONES – R-12 AND R-13

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707 SIDE YARD

~~707.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-12 zone.~~

~~707.2 No side yard shall be required in the R-13 zone; however, if a side yard is provided, it shall be no less than five feet (5 ft.).~~

~~707.3 For a building subject to a side yard requirement, but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.).~~

~~707.4 In the R-13 zone, when a single dwelling unit, flat, or multiple dwelling unit development is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side. **[DELETED]**.~~

R-14 (R-1-A/WH), R-15 (R-1-B/WH)

CHAPTER 8 WESLEY HEIGHTS RESIDENTIAL HOUSE ZONES – R-14 AND R-15

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807 SIDE YARD

~~807.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-14 and R-15 zones.~~

~~807.2 For a building subject to a side yard requirement but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). **[DELETED]**.~~

R-16 (R-1-B/SSH1 and R-1-B/SSH2)

CHAPTER 9 SIXTEENTH STREET HEIGHTS RESIDENTIAL HOUSE ZONE – R-16

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907 SIDE YARD

~~907.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-16 zone.~~

~~907.2 For a building subject to a side yard requirement, but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). **[DELETED]**.~~

R-17 (R-3/FB)

CHAPTER 10 FOGGY BOTTOM RESIDENTIAL HOUSE ZONES – R-17

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1007 SIDE YARD

~~1007.1 No side yard shall be required in the R-17 zone; however, if a side yard is provided, it shall be no less than five feet (5 ft.).~~

~~1007.2 In the R-17 zone, when a single dwelling unit, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.~~

~~1007.3 For a building with a side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). **[DELETED]**.~~

R-19 (R-1-B/G'town) and R-20 (R-3/G'town)

CHAPTER 12 GEORGETOWN RESIDENTIAL HOUSE ZONES – R-19 AND R-20

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1204 LOT OCCUPANCY

1204.1 ...

1204.2 **In the R-20 zone, a detached or semi-detached building shall not be considered an attached building for the purposes of lot occupancy through the use of building or structure additions that reduce an otherwise required or permitted side yard for a detached or semi-detached building.**

1207 SIDE YARD

1207.1 ~~A minimum~~ **Side yards in the R-19 zone shall be a minimum** of eight feet (8 ft.) ~~shall be provided in the R-19 zone.~~

1207.2 ~~No~~ **Side yards in the R-20 zone** shall be required for an attached building in the R-20 zone; however, if a side yard is provided, it shall be at least **a minimum of** five feet (5 ft.).

1207.3 ~~A minimum side yard of five feet (5 ft.) shall be provided for all buildings other than attached buildings in the R-20 zone.~~ **[DELETED]**.

1207.4 ~~3~~ **In the R-19 and R-20 zones, a building with a side yard less than required may be extended or an addition may be made to the building, provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard** In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the side yard **adjacent to the extension or addition** shall be a minimum of five feet (5 ft.) in the R-19 zone and a minimum of three feet (3 ft.) in the R-20 zone.

1207.5 ~~In the R-20 zone, when a single dwelling unit, flat, or multiple dwelling unit development is erected that does not share a common division wall with an existing building, or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.~~ **[DELETED]**.

R-21 (R-1-A/CBUT)

CHAPTER 13 CHAIN BRIDGE ROAD/UNIVERSITY TERRACE RESIDENTIAL HOUSE ZONE – R-21

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1307 SIDE YARD

1307.1 ~~A minimum side yard of eight feet (8 ft.) shall be provided in the R-21 zone.~~

1307.2 ~~For a building with a side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.).~~ **[DELETED]**.

Accessory Building Regulations for R Zones

CHAPTER 50 ACCESSORY BUILDING REGULATIONS FOR R ZONES

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5005 SIDE YARD

5005.1 An accessory building in an R zone may be located within a side yard or beside the ~~main~~ **principal** building; provided, if the accessory building is located beside the ~~main~~ **principal** building, it shall be removed from the side lot line a distance equal to the required side yard and from all ~~the principal~~ building lines a distance **minimum** of ~~not less than~~ ten feet (10 ft.).

D. Amend Subtitle E – Residential Flat (RF) Zones as follows:

CHAPTER 2 GENERAL DEVELOPMENT STANDARDS (RF)

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207 SIDE YARD

207.1 No side yards are required; however, any side yard provided shall be at least a minimum of five feet (5 ft.).

207.2 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of three feet (3 ft.).

RF-1 (R-4 and R-4/D)

CHAPTER 3 RESIDENTIAL FLAT ZONE – RF-1

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307 SIDE YARD

~~307.1 When a new dwelling or flat is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.~~

~~307.2 A side yard shall not be required along a side street abutting a corner lot in an RF-1 zone.~~

~~307.3 No side yard is required for a principal building; however, any side yard provided on any portion of a principal building shall be at least five feet (5 ft.) except as provided in this section.~~

~~307.4 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased and provided further, that the width of the existing side yard shall be a minimum of two feet (2 ft.). **[DELETED]**.~~

RF-2 (R-4/DC)

CHAPTER 4 DUPONT CIRCLE RESIDENTIAL FLAT ZONE – RF-2

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407 SIDE YARD

~~407.1 When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.~~

~~407.2 A side yard shall not be required along a side street abutting a corner lot in an RF-2 zone.~~

~~407.3 A side yard shall not be required for a principal building, however, any side yard provided on any portion of a principal building shall be at least five feet (5 ft.) except as provided in Subtitle E § 407.4.~~

~~407.4 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of two feet (2 ft.) **[DELETED]**.~~

RF-3 (R-4/CAP)

CHAPTER 5 CAPITOL PRECINCT RESIDENTIAL FLAT ZONE – RF-3

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507 SIDE YARD

~~507.1 When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.~~

~~507.2 A side yard shall not be required along a side street abutting a corner lot in an RF-3 zone.~~

~~507.3 A side yard shall not be required for a principal building, however, any side yard provided for any portion of a principal building shall be at least five feet (5 ft.) except as provided in Subtitle E § 507.4.~~

~~507.4 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of two feet (2 ft.) **[DELETED]**.~~

RF-4 and RF-5 (New Zones)

CHAPTER 6 RESIDENTIAL FLAT ZONE – RF-4 AND RF-5

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607 SIDE YARD

~~607.1 When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.~~

~~607.2 A side yard shall not be required along a side street abutting a corner lot in an RF-4 and RF-5 zone.~~

~~607.3 A side yard shall not be required for a principal building, however, any side yard provided for any portion of a principal building shall be at least five feet (5 ft.) except as provided in Subtitle E § 607.4.~~

~~607.4 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of two feet (2 ft.) **[DELETED]**.~~

E. Amend Subtitle F – Residential Apartment (RA) Zones as follows:

RA-1 (R-5-A), RA-2 (R-5-B), RA-3 (R-5-C), RA-4 (R-5-D), RA-5 (R-5-E)

CHAPTER 3 RESIDENTIAL APARTMENT ZONES – RA-1, RA-2, RA-3, RA-4, and RA-5

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306 SIDE YARD

- 306.1 ~~An eight foot (8 ft.) s~~ Side yards shall be provided for a detached or semi-detached dwelling building containing one (1) or two (2) dwelling units shall be a minimum of eight feet (8 ft.).
- 306.2 ~~For all other buildings~~ Except as provided in F § 306.1, the following side yard rules apply:
- (a) In the RA-1 zone, one (1) side yard shall be provided unless the building contains three (3) or more dwelling units per floor, in which case two (2) side yards shall be provided, each with the minimum distance equal to three inches (3 in.) per foot of building height but not less than eight feet (8 ft.); and
 - (b) In the RA-2, RA-3, RA-4, and RA-5 zones, no side yards ~~are shall be~~ required; however, if a side yard is provided, it shall be ~~no less than~~ a minimum of four feet (4 ft.).
- 306.3 ~~When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.~~ [DELETED].
- 306.4 A side yard shall not be required along a side street abutting a corner lot in an RA-1, RA-2, RA-3, RA-4, and RA-5 zone.
- 306.5 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard adjacent to the extension or addition shall be a minimum of ~~two~~ three feet (23 ft.).

RA-6 (R-5-A/NO)

CHAPTER 4 NAVAL OBSERVATORY RESIDENTIAL APARTMENT ZONE

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406 SIDE YARD

- 406.1 ~~In the RA-6 zone,~~ A minimum of one (1) side yard shall be provided for all ~~structures~~ buildings unless the ~~structure~~ building contains three (3) or more dwelling units per floor, in which case two (2) side yards shall be provided, each with the minimum distance equal to three inches (3 in.) per foot of building height but not less than eight feet (8 ft.).
- 406.2 ~~An eight foot (8 ft.) s~~ Side yards shall be provided for a detached and or semi-detached dwelling building containing one (1) or two (2) dwelling units shall be a minimum of eight feet (8 ft.) in the RA-6 zone.

- 406.3 ~~When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side. **[DELETED]**.~~
- 406.4 A side yard shall not be required along a side street abutting a corner lot ~~in an RA-6 zone.~~
- 406.5 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard **adjacent to the extension or addition** shall be a minimum of ~~two~~ **three** feet (~~2~~**3** ft.).

RA-7 (R-5-B/CAP)

CHAPTER 5 CAPITOL PRECINCT RESIDENTIAL APARTMENT ZONE - RA-7

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506 SIDE YARD

- 506.1 ~~In the RA-7 zones, n~~No side yards ~~are~~ shall be required; however, if a side yard is provided, it shall be ~~no less than~~ **a minimum of** four feet (4 ft.).
- 506.2 ~~An eight foot (8 ft.) s~~**Side yards shall be provided for a detached and or semi-detached dwelling building containing one (1) or two (2) dwelling units shall be a minimum of eight feet (8 ft.)** in the RA-7 zone.
- 506.3 ~~When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side. **[DELETED]**.~~
- 506.4 A side yard shall not be required along a side street abutting a corner lot ~~in an RA-7 zone.~~
- 506.5 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard **adjacent to the extension or addition** shall be a minimum of ~~two~~ **three** feet (~~2~~**3** ft.).

RA-8 (R-5-B/DC), RA-9 (R-5-D/DC), RA-10 (R-5-E/DC)

CHAPTER 6 DUPONT CIRCLE RESIDENTIAL APARTMENT ZONES – RA-8, RA-9, and RA-10

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606 SIDE YARD

- 606.1 No side yards ~~are~~ shall be required in the RA-8, RA-9, and RA-10 zones; however, if a side yard is provided, it shall be ~~no less than~~ **a minimum of** four feet (4 ft.).
- 606.2 ~~An eight foot (8 ft.) s~~**Side yards shall be provided for a detached and or semi-detached dwelling building containing one (1) or two (2) dwelling units in the RA-8, RA-9, and RA-10 zones shall be a minimum of eight feet (8 ft.)**.

- 606.3 ~~When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side. **[DELETED]**.~~
- 606.4 A side yard shall not be required along a side street abutting a corner lot in the RA-8, RA-9, and RA-10 zones.
- 606.5 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard **adjacent to the extension or addition** shall be a minimum of ~~two~~ **three** feet (**3** ft.).