

**Correction Report**

**TO:** District of Columbia Zoning Commission  
**FROM:** <sup>JLS</sup> Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation  
**DATE:** July 17, 2018  
**SUBJECT:** ZC Case 18-06– *Correction* Report for the Proposed Zoning Text Amendment Petition to create a new MU-4A zone and to rename the MU-4 zone to MU-4B

On page 2 of the July 13, 2018 OP report, the zoning comparison chart notes the minimum rear yard for MU-4A as 20 feet. This is incorrect. The correct minimum rear yard for the MU-4A zone is proposed to be 15 feet. Also, the maximum lot occupancy for lots 835 and 840 in Square 5539 would be limited to 60%.

The Public Hearing Notice was correct so no changes are necessary. The corrected version of the table is below.

	Existing Zone: R-1-B	Existing Zone: MU-3	PROPOSED NEW ZONE: MU-4A	Existing Zone: MU-4 (to be MU-4B)
<b>Height</b>	40 feet max.	40 feet max.	50 feet max.	50 feet max.
<b>Floor Area Ratio</b>	n/a	1.0 max.	2.0 max.	2.5 max.
<b>FAR with IZ</b>	n/a	1.2 max.	2.4 max.	3.0 max.
<b>Penthouse Height</b>	12 ft. max. 18 ft. 6 in. mechanical	12 ft. max. 15 ft. mechanical	12 ft. max. 15 ft. mechanical	12 ft. max. 15 ft. mechanical
<b>Residential Lot Occupancy</b>	40% max. (all other structures) 60% max. (places of worship)	60% max. 60% (IZ)	60% max. 75% (IZ)	60% max. 75% (IZ)
			<b>Square 5539 (lots 835,840):</b> 60% max. 60% (IZ) *	
<b>Rear Yard</b>	25 feet min.	20 feet min.	<b>15 feet min.</b>	15 feet min.
<b>Side Yard</b>	8 feet	8 feet for semidetached or detached. Otherwise not required	8 feet for semidetached or detached. Otherwise not required except potentially as noted below	8 feet for semidetached or detached. Otherwise not required
<b>Transition Setbacks</b>	n/a	n/a	20-foot min. from any lot line directly abutting any R zone	n/a

			<p>Additional 10-foot min. setback above 40 feet or top of third story</p> <p>Any transition setback area required shall not be used for loading</p> <p>Min. first 6' of transition setback (measured in from lot line) to be landscaped to specified conditions</p> <p>A transitional setback may be inclusive of a required side or rear yard provided all conditions of each section are met.</p>	
<b>Use</b>	R-Use Group A	MU-Use Group D	MU-Use Group E	MU-Use Group E

\* **Unique to lots 835 and 840 in Square 5539**, the lot occupancy would be limited to 60% for any use and there would be no increase in lot occupancy for inclusionary zoning.