

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Stephen J. Mordfin, Development Review Specialist  
JLS  
Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

**DATE:** April 29, 2022

**SUBJECT: Supplemental Report** for Zoning Commission Case No. 21-18

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The hearing report for Zoning Commission Case 21-18 and dated April 28, 2022 (Exhibit 667), contains an error on page 8. The referenced descriptions of “Moderate Density Residential” and “Moderate Density Commercial” land use designations are incorrect. Listed below are the correct descriptions for those land use categories, and are the ones used by OP in its analysis of the application. Please substitute the descriptions below for the ones in the OP Final Report.

*Moderate Density Residential: This designation is used to define neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). Density in Moderate Density Residential areas is typically calculated either as the number of dwelling units per minimum lot area, or as a FAR up to 1.8, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The R-3, RF, and RA-2 Zone Districts are consistent with the Moderate Density Residential category, and other zones may also apply. 227.6*

*Moderate Density Commercial: This designation is used to define shopping and service areas that are somewhat greater in scale and intensity than the Low-Density Commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Buildings High Density Residential Medium Density Residential Low Density Commercial are larger and/or taller than those in Low Density Commercial areas. Density typically ranges between a FAR of 2.5 and 4.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-5 and MU-7 Zone Districts are representative of zone districts consistent with the Moderate Density Commercial category, and other zones may also apply. 227.11*

JLS/sjm