

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 22-19
McDonalds Corporation
(Map Amendment for property located at
Square 3786, Lot 1 [4950 S. Dakota Avenue, N.E.]
May 5, 2022

THIS CASE IS OF INTEREST TO ANC 5A

On April 26, 2022, the Office of Zoning received an application from McDonalds Corporation (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of at Square 3786, Lot 1 in northeast Washington, D.C. (Ward 5), on property located at 4950 S. Dakota Avenue, N.E. The property is currently zoned MU-3A. The Applicant is proposing a map amendment to rezone the property to the MU-7B zone.

The MU-3 zones are intended to (a) permit low-density mixed-use development; and (b) provide convenient retail and personal service establishments for the day-to-day needs of a local neighborhood, as well as residential and limited community facilities with a minimum impact upon surrounding residential development. The maximum density in the MU-3A zone district is 1.0 FAR (1.2 FAR with Inclusionary Zoning (“IZ”)) of which no more than 1.0 FAR may be devoted to non-residential uses. The maximum permitted height is 40 feet and three stories. The maximum permitted penthouse height is 20 feet and one story, with a second story permitted for penthouse mechanical space. The maximum lot occupancy is 60%.

The MU-7 zones are intended to (a) permit medium-density mixed-use development; and (b) located on arterial streets, in uptown and regional centers, and at rapid transit stops. The maximum density in the MU-7B zone district is 4.0 FAR (4.8 FAR for IZ developments), of which no more than 2.5 FAR may be devoted to non-residential uses. The maximum permitted height in the MU-7B zone is 65 feet with no limit on the number of stories. The maximum permitted penthouse height in the MU-7B zone is 12 feet and one story, with a second story permitted for penthouse mechanical space. The maximum lot occupancy for residential uses is 75% (80% with IZ).

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.