

District of Columbia - Zoning Residential District Development Standards

Per Title 11, DCMR, Chapter 4 - Prepared by the Office of the Zoning Administrator - As of June 14, 2010

ZONE	USE	MINIMUM YD SETBACKS		MINIMUM LOT		MAXIMUM BUILDING HEIGHT		MAX FAR	MAX LOT OCCUPANCY
		Rear (Feet)	Side (Feet)	Area (SqFt)	Width (Feet)	(Feet)	(Stories)	#	(%)
R-1-A	Residential Uses	25	8	7,500	75	40	3	None	40
R-1B	Residential Uses	25	8	5,000	50	40	3	None	40
R-2	One family semi-detached	20	8	3,000	30	40	3	None	40
	All Other Residential Uses	20	8	4,000	40	40	3	None	40
R-3	Row Dwelling	20	None; ^{Note 3}	2,000	20	40	3	None	60
	One family semi-detached	20	See ^{Note 3}	3,000	30	40	3	None	40
	All Other Residential Uses	20	See ^{Note 3}	4,000	40	40	3	None	40
R-4	Row Dwelling & Flat	20	None; ^{Note 3}	1,800	18	40	3	None	60
	One family semi-detached	20	See ^{Note 3}	3,000	30	40	3	None	40
	Conversion to Apts	20	See ^{Note 3}	900/apt	Existing	40	3	None	See 403.2
	All Other Residential Uses	20	See ^{Note 3}	4,000	40	40	3	None	40
R-5-A	Residential Uses	20	3"/ft ht. ^{Note 4}	as per BZA	as per BZA	40	3	0.9	40
R-5-B	Residential Uses	4"/ft ht. ^{Note 1}	None; ^{Note 3}	None	None	50	No Limit	1.8	60
R-5-C	Residential Uses	4"/ft ht. ^{Note 1}	None; ^{Note 3}	None	None	60	No Limit	3.0	75
R-5-D	Residential Uses	4"/ft ht. ^{Note 1}	None; ^{Note 3}	None	None	90	No Limit	3.5	75
R-5-E	Apartment House, Hotel	3"/ft ht. ^{Note 2}	None; ^{Note 3}	None	None	90	No Limit	6.0	75
	All Other Residential Uses	3"/ft ht. ^{Note 2}	None; ^{Note 3}	None	None	90	No Limit	5.0	75

- Notes:**
- Four inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, **but not less than 15 feet.**
 - Three inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, **but not less than 12 feet.**
 - Required under Section 405.3 for structures with free-standing wall; Otherwise none required, except under Sections 405.1, 405.2, and 405.6; **If provided, not less than 8 feet.**
 - Three inches per foot of height of building, **but not less than 8 feet.**

PLEASE NOTE: This is a summary only; the specific regulations are set forth and are controlled by DCMR Title 11 (Zoning), Chapter 4 - Residence Districts: Height, Area and Density Regulations.



