



READY REFERENCE: RESIDENTIAL ZONING STANDARDS

**From 11 District of Columbia Municipal Regulations & Register, Chapter 4
Prepared by the Office of Zoning Administrator**

ZONE	USE	MINIMUM YD SETBACKS		MINIMUM LOT		MAXIMUM BUILDING HEIGHT		MAX FAR* (#)	MAX LOT OCCUPANCY (%)
		Rear (Feet)	Side (Feet)	Area (Sq Ft)	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 ³	2,000	20	40	3	None	60
	One-Family Semi-Detached	20	³	3,000	30	40	3	None	40
	All Other Residential Uses	20	³	4,000	40	40	3	None	40
R-4	Row Dwelling & Flat	20	None ³	1,800	18	40	3	None	60
	One Family Semi-Detached	20	³	3,000	30	40	3	None	40
	Conversion to Apartments	20	³	900/apt	Existing	40	3	Existing	Existing Building
	All Other Residential Uses	20	³	4,000	40	40	3	None	40
R-5-A	Residential Uses	20	3"/ft ht. ⁴	as per BZA	as per BZA	40	3	0.9	40
R-5-B	Residential Uses	4"/ft ht. ¹	None ³	None	None	50	No Limit	1.8	60
R-5-C	Residential Uses	4"/ft ht. ¹	None ³	None	None	60	No Limit	3.0	60
R-5-D	Residential Uses	4"/ft ht. ¹	None ³	None	None	90	No Limit	3.5	75
R-5-E	Apartment House, Hotel	3"/ft ht. ²	None ³	None	None	90	No Limit	6.0	75
	All Other Residential Uses	3"/ft ht. ²	None ³	None	None	90	No Limit	5.0	75

Note: This is a summary of residential uses only; the specific regulations are set forth and are controlled by 11 DCMR (Zoning), Chapter 4 - Residence Districts: Height, Area and Density Regulations. For uses not listed here, refer to Chapter 4.

Key

- * Floor Area Ratio
- 1. 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.**
- 2. 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.**
- 3. 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.**
- 4. Three inches per foot of height of building, **but not less than 8 feet.**