

ZONING

350 Attachment 3

City of Washington

Table 303: Dimensional Requirements

	Minimum Lot Size	Minimum Lot Width (feet)	Maximum Impervious Surface	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
<u>C - CONSERVATION</u>							
Planned residential development	5 acres	100	60%	25	10	20	35
All others	1 acre	100	25%	35	35	35	35
Accessory uses					10	10	15
<u>R-1 LOW DENSITY RESIDENTIAL</u>							
Dwelling, single-family detached	7,500 square feet	50	60%	Avg./25	10	20	35
All others	10,000 square feet	50	60%	25	25	25	35
Accessory uses					5	5	15
<u>R-1A LOW DENSITY RESIDENTIAL</u>							
Dwelling, single-family detached	6,000 square feet	50	40% feet	25	12	25	35
All others	10,000 square feet	100	30% feet	25	20	25	25
Accessory uses					5	5	15

WASHINGTON CODE

	Minimum Lot Size	Minimum Lot Width (feet)	Maximum Impervious Surface	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
<u>R-2 MEDIUM DENSITY RESIDENTIAL</u>							
Dwelling, single-family detached	6,000 square feet	40	60%	Avg./25	8	20	35
Dwelling, single-family attached	2,000 square feet per du	22	50%	Avg./25	15	25	35
Dwelling, multifamily, duplex	7,500 square feet	50	60%	Avg./25*	10	20	35
All other principal uses	7,500 square feet	50	60%	25	15	25	35
Accessory uses					5	5	15
<u>R-2A MEDIUM DENSITY RESIDENTIAL</u>							
Dwelling, single-family detached	5,000 square feet	40	50%	25	7	25	35
Dwelling, single-family attached	3,000 square feet per du	22	50%	25	15	25	35
Dwelling, multifamily, duplex	6,000 square feet	25	50%	25	7	25	35
All others	8,000 square feet	80	35%	25	20	25	25
Accessory uses					5	5	15

ZONING

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<u>R-3 HIGH DENSITY RESIDENTIAL</u>							
Dwelling, single-family detached	5,000 square feet	40	50%	20	5	25	35
Dwelling, single-family attached	2,000 square feet per du	22	50%	20	15	25	35
Dwelling, multifamily, duplex	6,000 square feet	25	50%	20	5	25	35
Dwelling, multifamily garden apartment	1,800 square feet per du	80	50%	20	25	25	36
All others	8,000	80	35%	25	20	25	25
Accessory uses					5	5	15
<u>T-1 - TRANSITIONAL DISTRICT</u>							
Dwelling, single-family detached	4,000 square feet	30	60%	Avg./20*	5	20	35
Dwelling, single-family attached	2,000 square feet per du	25	60%	Avg./20*	5	20	35
Dwelling, multifamily, duplex	6,000 square feet	30	60%	Avg./20*	5	20	35
Dwelling, multifamily, all others	10,000 square feet	30	60%	Avg./20*	5	20	40

WASHINGTON CODE

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All other principal uses	5,000 square feet	40	65%	20	10	20	35
Accessory uses					5	5	15
<u>MD - MEDICAL DISTRICT</u>							
Dwelling, single-family detached	4,000 square feet	30	60%	Avg./20*	5	20	35
Dwelling, single-family attached	2,000 square feet per du	25	60%	Avg./20*	5	20	35
Dwelling, multifamily, duplex	6,000 square feet	30	60%	Avg./20*	5	20	35
Dwelling, multifamily, garden apartment	10,000 square feet	30	60%	20	5	20	36
Hospital	2 ac	50	65%	20	20	50	100
All other principal uses	7,500 square feet	50	65%	20	10	30	50
Accessory uses					5	5	15
<u>ED - EDUCATIONAL DISTRICT</u>							
Dwelling, single-family detached	4,000 square feet	30	60%	Avg./20*	5	20	35

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Dwelling, single-family attached	2,000 square feet per du	25	60%	Avg./20*	5	20	35
Dwelling, multifamily, duplex	6,000 square feet	30	60%	Avg./20*	5	20	35
Dwelling, multifamily, garden apartment	10,000 square feet	30	60%	20	5	20	36
Dormitories	7,500 square feet	50	65%	20	20	50	36
All other principal uses	7,500 square feet	50	65%	20	10	30	35
Accessory uses					5	5	15

WASHINGTON CODE

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<u>CBD - CENTRAL BUSINESS DISTRICT</u>							
All uses	2,500 square feet	25	100%	Build-to line: Buildings shall be built to the sidewalk; or avg. of adj. w/ max of 20'; or 10-20' w/ plaza/ courtyard/ outdoor dining	0' if share party wall; 10' if not	5	100
<u>GB - GENERAL BUSINESS DISTRICT</u>							
Residential uses	5,000 square feet	50	60%	Avg./25*	5	20	35
All other uses	5,000 square feet	50	70%	25	5	20	40
<u>D - DEVELOPMENT DISTRICT</u>							
All uses	10,000 square feet	100	80%	25	10	20	50

* See § 350-16D(4).