Figure 7: R Zones Accessory Building Regulations

Source: DC Zoning Regulations, DC Office of Planning (2016, revised 2021), Subtitle D-5000



Access: Permanent access provided by either:

- 1. 8' side yard path to public street, or
- 2. 24' wide alley, or
- 3. 15' wide alley within 300' of public street

Accessory building: building area is 30% of required rear yard area or 450 square feet; 2 stories, 22' height (maximum). Lot occupancy is 40-60% (maximum).

Accessory building changes per Zoning **Commission order**

building is not permitted in the required rear yard but for a special exception (D-

(2) Alley centerline setback reduced to 7.5' (from 12')

(2) Height maximum of accessory building increased to 22' (from 20') (D-5002.1)