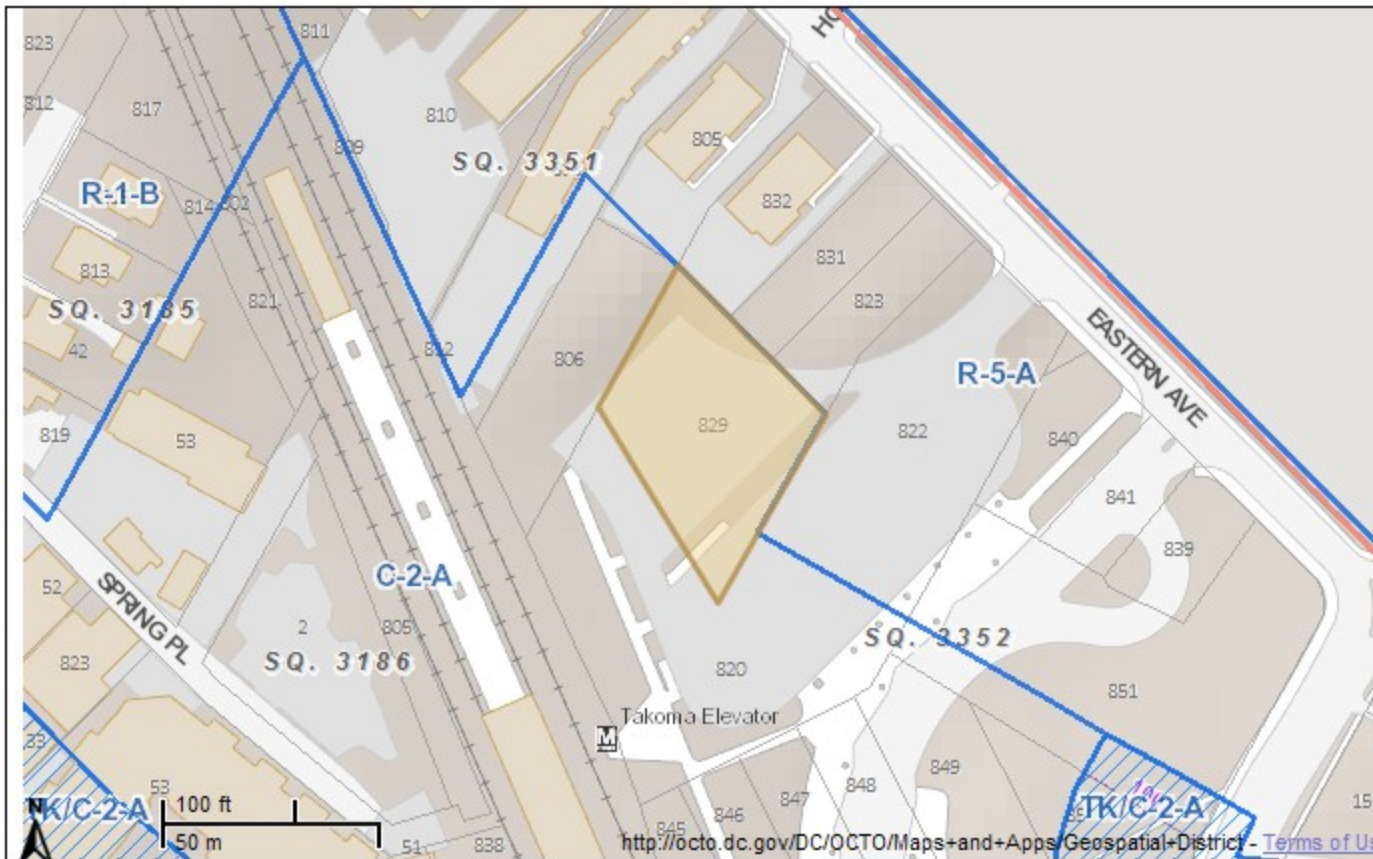




Zoning Report for Square: 3352 Lot: 0829

September 15, 2013



Zoning Data Summary*	
Square/Suffix/Lot	3352 / n/a / 0829
Premises Address	CEDAR ST NW
Zoning District (s)	C-2-A
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	4
Council Member	Muriel Bowser
ANC	4B
ANC Chairperson	Sara Green
SMD	4B01
Commissioner	Sara Green

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Zoning Layers

Zone Districts	Pending Overlays	Active PUDs	Latitude: 38.976519, Longitude: -77.017542
Pending Zones	Baist Index	Pending	Campus Plans
Overlays	Historic Districts	TDRs	CEA

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.



Zoning Details: C-2-A

Permits matter-of-right low density development, including office employment centers, shopping centers, medium-bulk mixed use centers, and housing

Minimum Lot Width (ft)	Minimum Lot Area (sqft)	Maximum Occupancy (percentage)	Maximum Residential FAR	Maximum FAR Other Uses	Maximum FAR Permitted	Maximum Stories	Maximum Height (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Remarks
All Other Structures		100	2.5	1.5	2.5		50		15	Pursuant to § 775.5, if a side yard is provided, it must be 2 inches per foot of height of the building, but not less than 6 feet.
Hotel		100	2.5	1.5	2.5		50		15	Pursuant to § 775.4, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.
One-Family Detached Dwelling		60	2.5	1.5	2.5		50	8	15	
One-Family Semi-Detached Dwelling		60	2.5	1.5	2.5		50	8	15	



Cases / Orders

Listed below are the Zoning Commission Orders associated with the Square, Parcel or Lot (s) related to this Zoning Report. The Orders are available online at http://dcoz.dc.gov/search/search_orders.asp.

Case Number	Order No(s)	Case Number	Order No(s)
04-16	04-16		
78-24	240 268		

Political Jurisdiction Representatives

Ward	4
Council Member	Muriel Bowser
Phone Number	
E-Mail Address	mbowser@dccouncil.us
Office Location	1350 Pennsylvania Ave, Suite 110, NW 20004
Website	http://dccouncil.us/council/muriel-bowser
ANC	4B
ANC Chairperson	Sara Green
Phone Number	
E-Mail Address	4B01@anc.dc.gov
Office Location	7106 Piney Branch Road NW
Website	http://app.anc.dc.gov/wards.asp?ward=4&office=B
SMD	4B01
Commissioner	Sara Green
Phone Number	
E-Mail Address	4B01@anc.dc.gov
Office Location	7106 Piney Branch Road NW
Website	http://app.anc.dc.gov/wards.asp?ward=4&office=B