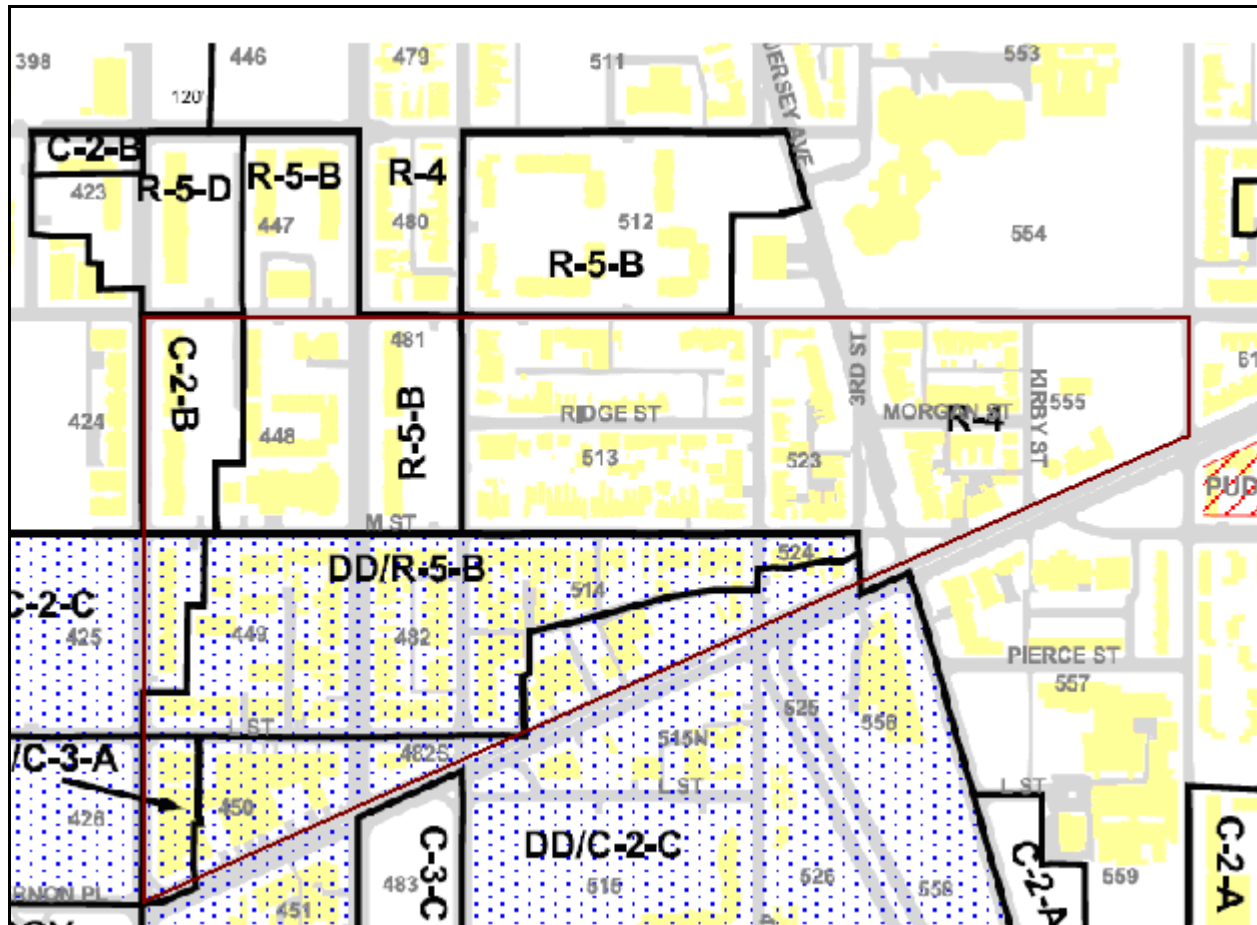


ZONING MAP

MOUNT VERNON SQUARE NEIGHBORHOOD ASSOCIATION

(Red line denotes MVSNA boundaries)



Zoning & Overlay District Summaries

- R-4:** Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and Flats, a minimum lot width of 30 feet and a minimum lot area of 3000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4000 square feet and 40% lot occupancy for all other structures; and a maximum height of three (3) stories/forty (40) feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit.
- R-5-B:** Permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60%, a maximum FAR of 1.8, and a maximum height of fifty (50) feet.
- C-2-C:** Permits matter-of-right high density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 80% for residential use, a maximum FAR of 6.0 for residential and 2.0 FAR for other permitted uses, and a maximum height of ninety (90) feet.
- DD:** Downtown Development District: Permits incentives and requirements for Downtown sub-areas to a maximum FAR of 6.0 to 10.0, and a maximum height of one hundred-thirty (130) feet. This district is mapped in combination with other districts.