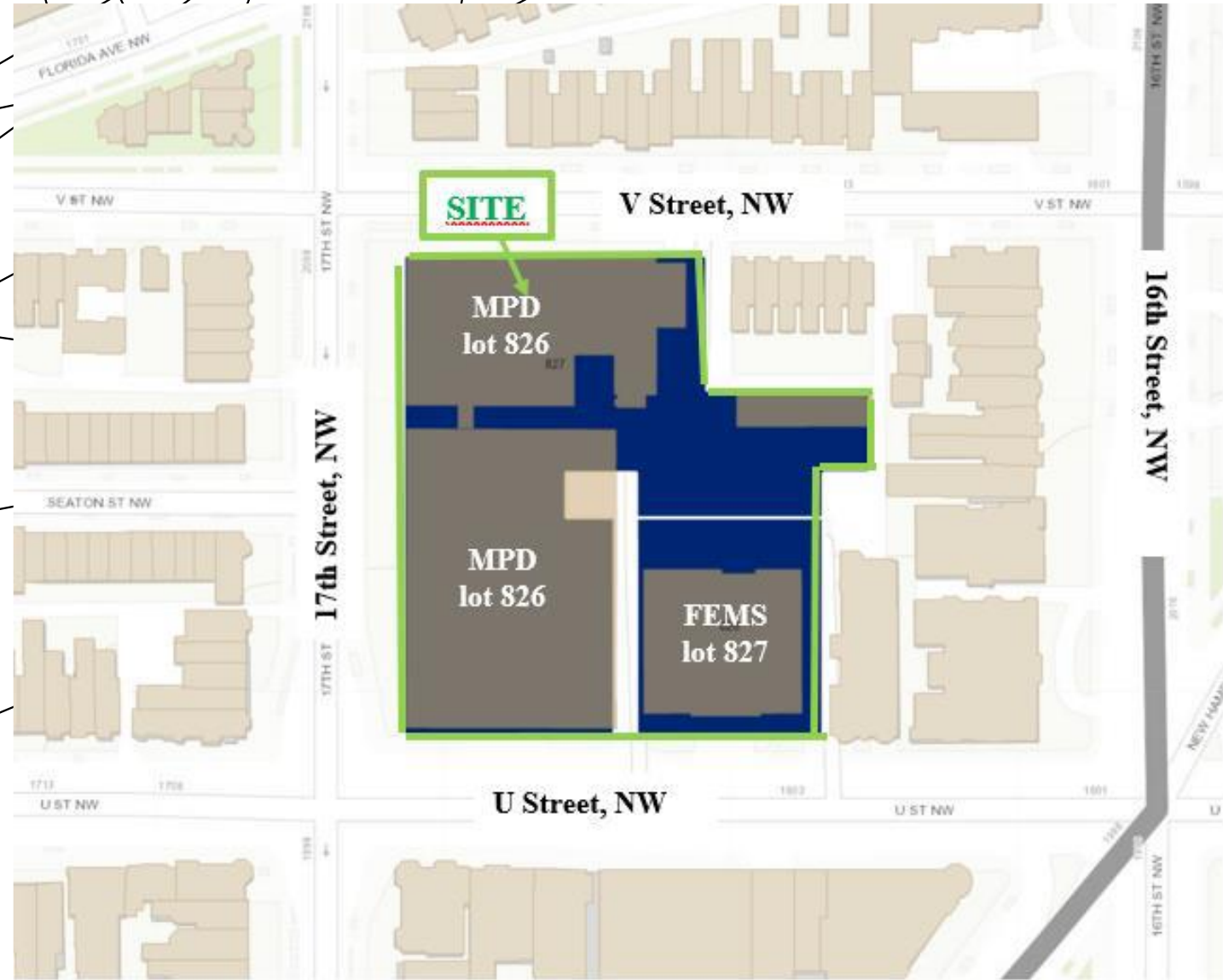
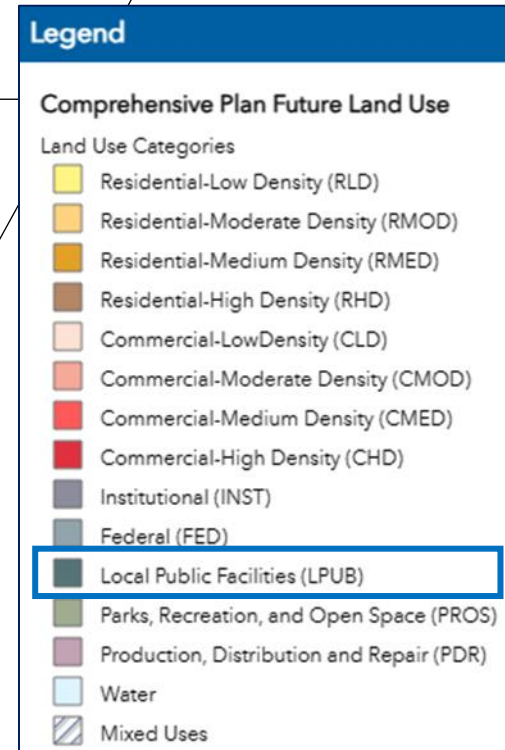
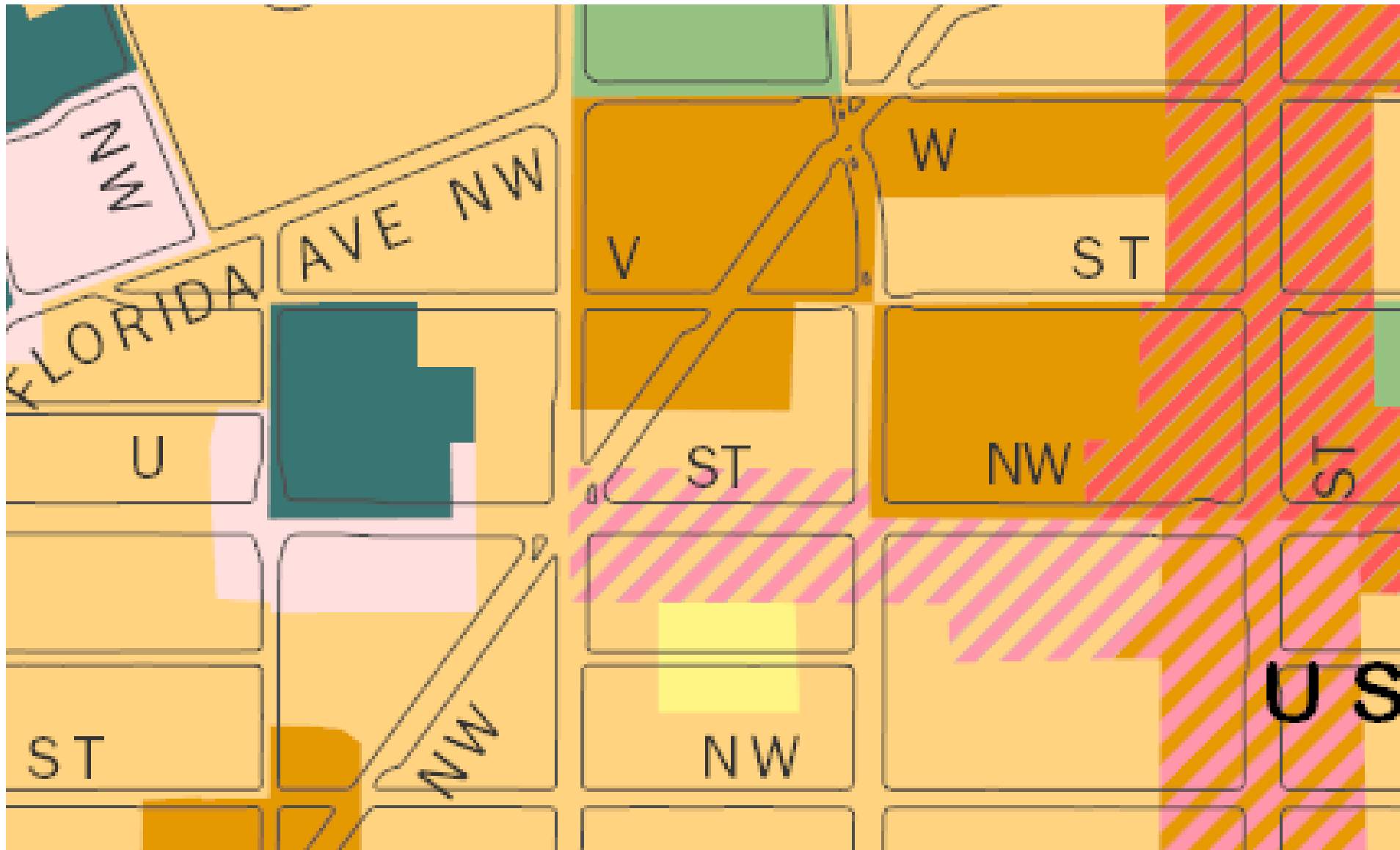


**17TH & U, NW
PROPOSED MAP
AMENDMENT 23-02**

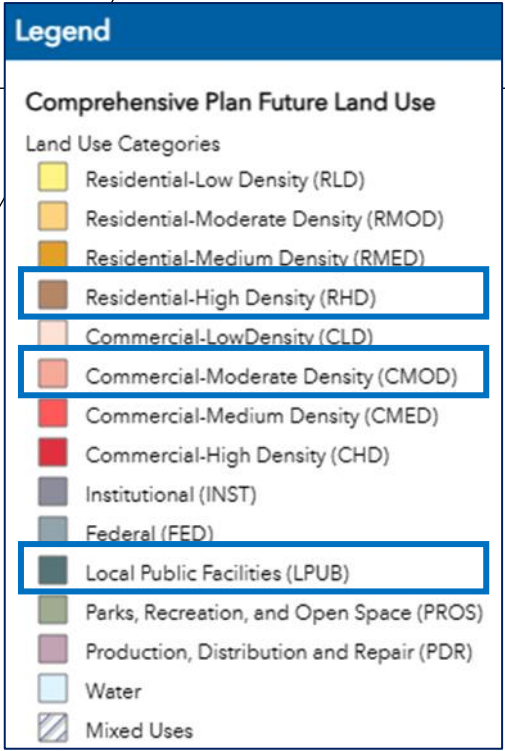
**MU-4 TO MU-10 /
IZ+**



1617 U St and 1620 V Street NW

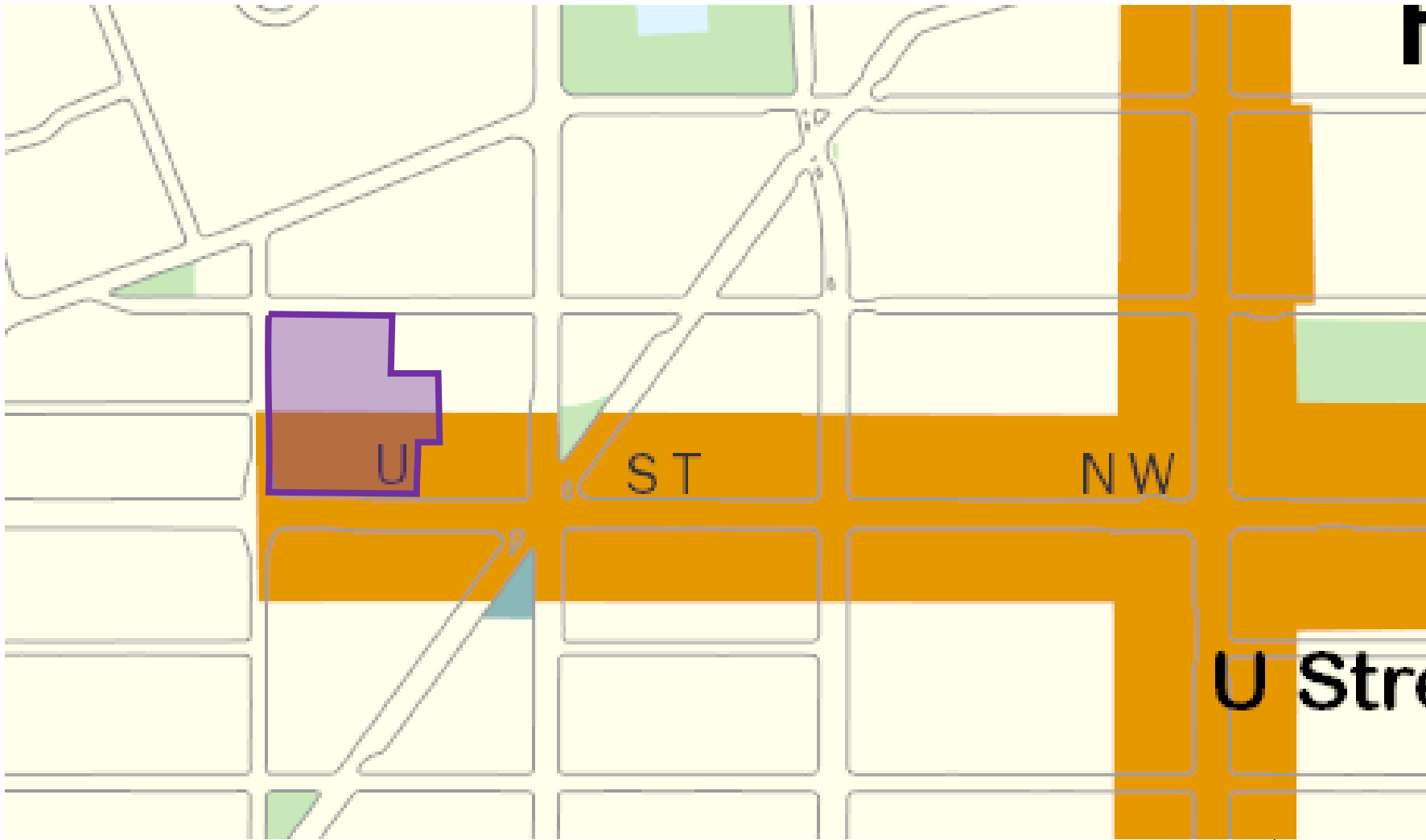


2012 FLUM AMENDMENT MIXED USE
 LOCAL PUBLIC FACILITY



2021 FLUM AMENDMENT MIXED USE

HIGH DENSITY RESIDENTIAL / MODERATE DENSITY COMMERCIAL / LOCAL PUBLIC FACILITY



GENERALIZED POLICY MAP

MAIN STREET MIXED USE CORRIDOR (U STREET)

NEIGHBORHOOD CONSERVATION AREA (V ST.)

Comparison of Existing and Proposed Zoning

	Existing Zone	Proposed Zone
	MU-4	MU-10
Permitted Uses:	MU-Use Group E in Subtitle U, Chapter 5.	MU-Use Group G in Subtitle U, Chapter 5.
Height:	50 ft. maximum	90 ft. maximum 100 ft. maximum with IZ
Floor Area Ratio (FAR):	2.5 maximum 3.0 maximum with IZ (1.5 max. non-residential use)	6.0 maximum 7.2 maximum with IZ (3.0 max. non-residential use)
Penthouse Height:	12 ft. maximum / 1 story 15 ft. total with second story for penthouse mechanical space	20 ft. maximum / 1 story 20 ft. total with second story for penthouse mechanical space
Lot Occupancy:	60% maximum 75% IZ	75% maximum 80% IZ
Rear Yard:	15 ft. minimum	The greater of 12 feet or 2.5” deep per foot of building height above residential level, min.
Side Yard:	None required. If provided, the greater of 5 feet or 2 in. wide per foot of building height.	Same as MU-4.
Vehicle Parking:	- <u>Local Gov’t.</u> : 0.5 space per 1000 SF over the first 2000 SF; - <u>Residential</u> : 1 space per 3 dwelling units over the first 4 units - <u>Retail</u> : 1.33 space per 1,000 SF over 3,000 SF	Same as MU-4
GAR:	0.3 min.	0.2 min.