

ZONING CODE ANALYSIS

PROPERTY INFORMATION:

Address:	1234 Petworth St NW
SSL:	0000-0000
Lot Type:	<i>[Record Lot, Tax Lot, Parcel, Etc.]</i>
Zoning District:	RF-1
Historic District:	N/A
Lot Size:	2,000 SF
Lot Width:	20.0'

ZONING INFORMATION:

	EXISTING	ALLOWED/REQUIRED	PROPOSED
Use:	Single-Family Row Dwelling		Two-Family Flat
Height:	30.0'	35.0'	34.5'
Stories:	2	3	3
Lot Occupancy:	40%	60%	60%
Building Area:	800 SF	1200 SF Max.	1200 SF
Front Setback:		No lesser or greater than existing setbacks on the same block	N/A; Unchanged
Rear Setback:	50.0'	20.0'	40.0'
Side Setback:	0.0'	N/A	0.0'
Pervious Surface:	60%	20%	40%
Off-Street Parking:	None	One (1) off-street parking space	One (1)
Other:			
Other:			
Other:			

NOTE:

Please provide the information shown above, and any other development standards that are applicable to the proposed project (e.g.: Gross Floor Area(GFA) calculations, Floor Area Ratio (FAR) calculations, Green Area Ratio(GAR), accessory building height/stories, existing/proposed dwelling units, etc.).

Please provide the Zoning Code Analysis as a separate document in the Supporting Documents folder, or on a separate sheet if it will be included in the permit drawings set.