

**Table 3: Residential Flat (RF) Zones Requirements and Development Standards**

Development or Use Standard	RF-1	RF-2	RF-3
Lot occupancy (max) (E-304)	60%		
Side yard (min) (E-207)	5' side yard Detached: 2 side yards Semi-detached: 1 Row: none		
Rear yard (min) (E-306)	20'		
Pervious surface (by lot size) (min) (E-204)	>1,800 SF: 0% 1,800-2,000 SF: 10% <2,000 SF: 20%		
Number of principal dwelling units (max) (U-3001.1(b))	2		
Height of principal flat (E-303)	35' and 3 stories		
Parking (C-701.5)	1 per 2 dwelling units		
Accessory Building			
Height and footprint (max) (E-5000)	Height: 22' and 2 stories		
Footprint (max) (E-5000)	Footprint: 450 SF or 30% of required rear yard*		
Setback from alley center line (min) (E-5004.1)	7.5 feet		
No expansions without special exception (U-301.1(c)(2))	An accessory building built before 2013 cannot expand to accommodate an apartment except by <a href="#">special exception</a> for RF zones development standards (E-5201.2)		
Five year waiting period for new construction (min) (U-301.1(e))	A new accessory building cannot be used as a dwelling unit for a period of five years, except by <a href="#">special exception</a>		

Table 3 revised 7/7/2022 per [Zoning Commission Order 20-19](#) (2021). Source: [DC Zoning Regulations](#). DC Office of Zoning (2016). For RF-4 and RF-5, see DC Office of Zoning (2016), Subtitle E-300. Original published in [ADU DC Homeowner's Manual](#) by UPO and Coalition for Smarter Growth.

\*Required rear yard is measured from the principal building's rear wall towards the rear lot line, per Zoning Administrator Matthew Le Grant, email communication, January 9, 2020.