

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



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**Attachment 6**  
**Prohibited Uses – Ward 6**  
**700 Delaware \***

**The following uses shall be prohibited in and at all Units and areas outside of such Units exclusively serving such Units (“limited common elements”), as well as to common elements of the Condominium (indoors and outdoors) (“common elements”), except as otherwise expressly indicated.**

- Public and private events in the Museum Space Unit or Events Space Unit that are inconsistent with museum or art-related activities.
- Any use of the Museum Space Unit or the Events Space Unit that is inconsistent with uses at event venues or dining-in restaurants such as Long-View Gallery or Station 4 (“Permitted Venue Type”). Notwithstanding the foregoing, Permitted Venue Types shall not include public or private events spaces consistent with or similar to music concert halls or clubs such as the U Street Music Hall or the 9:30 Club.
- Assigning a name (including placing any signage designating a name) to the Museum Space Unit or the Events Space Unit that is inconsistent with names used for non-residential components of mixed-use buildings containing market rate residential residences in Washington, DC.
- Serving or providing alcoholic beverages in the Events Space Unit or Museum Space Unit without the applicable vendor obtaining any required licenses or permits (the “License Requirement”).
- Selling food or beverages in the Events Space Unit or Museum Space Unit without compliance with the License Requirement.
- Leaving, throwing away, or tossing any lighted match, cigar or cigarette within any common element or limited common element or within twenty-five (25) feet of the Housing Unit (except within the Residence Unit).
- Smoking (including vaping) in any common element or on any sidewalk fronting the Housing Unit.
- Loitering or solicitations except solicitations in connection with events at the Museum Space Unit or the Events Space Unit.
- The use of any loudspeakers, phonographs, public address systems, and sound amplifiers which is in any manner audible from the outside of any Unit, common elements or limited common elements in violation of the District’s noise regulation--20 DCMR 2700, *et. seq.*

- Visible advertising on the south side (H Street, S.W.) or the north side (ballfield side) of the Condominium (it being understood that non-commercial murals do not constitute advertising).
- Accumulations of garbage, trash, rubbish, or other refuse (other than in appropriate receptacles).
- Causing or permitting odors other than routine cooking odors and the odors of cleaning products and art supplies to emanate or be dispelled from any Unit, common element or limited common element.
- The use of, or bringing into any common element, limited common element or Unit, any weapons, explosives, firecrackers and/or illegal substances.
- Activities and events involving the sale of fire arms.
- Activities that utilize nude dancing as a form of entertainment.
- The sale of any drug-related paraphernalia.
- Disorderly behavior in a manner that causes a danger or a nuisance to the public or contributes to the delinquency of District residents or employees.
- Driving and/or parking vehicles on or adjacent to any common element or limited common element other than in designated driving areas, any applicable parking lot or any other permitted parking spaces, except for delivery and/or loading purposes.
- Outside storage, including without limitation, storage of trucks and other vehicles other than in designated parking areas and other than rubbish and recycling bins.
- Queuing in connection with events or activities at the Museum Space Unit or the Events Space Unit on the south side (H Street, S.W.) of the Condominium.
- Any activity that is illegal or prohibited by applicable local, state or federal laws.

\*Negotiated lease terms as of March 16, 2016, subject to revision