

Welcome

The DC Office of Zoning (DCOZ) is proud to present this comprehensive zoning map for the District of Columbia. The interactive zoning map allows users to determine the zoning classification for any property in the District. Users can search for zoning information by specific address, square and lot, parcel, Zoning Commission (ZC) case, or Planned Unit Development (PUD), where applicable.

Users can also select different zoning layers of data to turn display on the map off and on. Generated reports or map displays can be printed for any selected property. Users should note that when searching for a PUD, the ZC case name and case number reflect the most recent case data associated with the PUD.

About the DC Zoning Map

The DC Zoning Map is an interactive application that displays updated, real-time zoning information of the District of Columbia.

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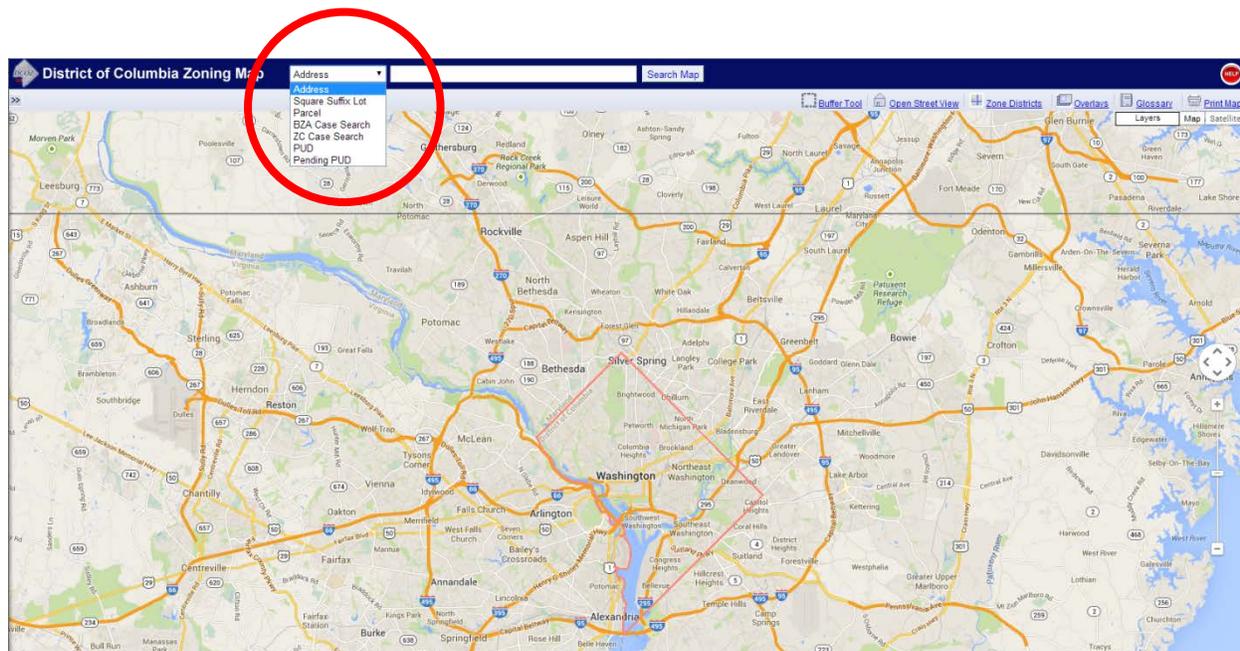
Using the DC Zoning Map

The DC Zoning Map provides three ways to obtain zoning information:

1. [Search by using one of seven preset options:](#)
 - [Address](#) – permits search by Street Address, Intersection, Block, or Place Name (such as White House or Verizon Center).
 - [Square, Suffix, and Lot](#) – permits search by Square, Suffix, and Lot numbers. To use this option, a Square number is required. The Suffix and Lot numbers are optional.
 - [Parcel](#) – permits search by Parcel and Lot numbers. To use this option, a Parcel number is required. The lot number is optional.
 - [BZA Case Search](#) – permits search by BZA case name or number. Results for all matching BZA cases and orders will be displayed.
 - [ZC Case Search](#) – permits search by ZC case name or number. Results for all matching ZC cases and orders will be displayed.
 - [PUD \(Planned Unit Development\)](#) – permits selection of the name of a PUD from a drop-down list to locate information associated with the PUD.
 - [Pending PUD](#) – permits selection of the name of a Pending PUD from a drop-down list to locate information associated with the PUD. Pending PUDs are active cases set down by the Zoning Commission for review, and may or may not be ultimately approved. Pending PUDs must be set down by the Zoning Commission in order to appear on the Zoning map.
2. [Search by clicking anywhere on the map.](#)
3. [Search by using the Buffer Tool.](#)

Search by using one of seven preset options

1. Click on the drop-down search menu.
2. Select one of the seven options shown.



Search by Address

1. Select **Address** from the drop-down menu.
2. You will see the following:

The screenshot shows a dark blue header bar with the text 'Zoning Map' on the left. To the right of the header is a search interface. It features a dropdown menu currently set to 'Address', followed by a large white text input field, and a blue button labeled 'Search Map' on the far right.

3. In the space to the right of **Address**, type the property's address, intersection, block, or place name.
4. Hit **Enter** or click on **Search Map**.

Search by Square, Suffix, and Lot

1. Select **Square Suffix Lot** from the drop-down menu.
2. You will see the following:

The screenshot shows the 'Zoning Map' header. The dropdown menu is set to 'Square Suffix Lot'. To its right are three separate white text input fields labeled 'Square', 'Suffix', and 'Lot'. A blue 'Search Map' button is positioned to the right of these fields.

3. In the space to the right of **Square Suffix Lot**, type the square number. Typing the suffix and lot numbers in the space provided is optional.
4. Hit **Enter** or click on **Search Map**.

Search by Parcel

1. Select **Parcel** from the drop-down menu.
2. You will see the following:

The screenshot shows the 'Zoning Map' header. The dropdown menu is set to 'Parcel'. To its right are two white text input fields, the first labeled 'Parcel' and the second labeled 'Lot'. A blue 'Search Map' button is located to the right of the second field.

3. In the space to the right of **Parcel**, type the parcel number. Typing the lot in the space provided is optional.
4. Hit **Enter** or click on **Search Map**.

Search by Board of Zoning Adjustment (BZA) Case

1. Select **BZA Case Search** from the drop-down menu.
2. You will see the following:



The screenshot shows a dark blue header bar with the text "Zoning Map" on the left. To the right of this text is a white dropdown menu with the text "BZA Case Search" and a downward arrow. Further right is a white text input field. On the far right of the header bar is a blue button with the text "Search Map".

3. In the space to the right of **BZA Case Search**, type the BZA case number or BZA case name.
4. Hit **Enter** or click on **Search Map**.

Search by Zoning Commission (ZC) Case

1. Select **ZC Case Search** from the drop-down menu.
2. You will see the following:



The screenshot shows a dark blue header bar with the text "Zoning Map" on the left. To the right of this text is a white dropdown menu with the text "ZC Case Search" and a downward arrow. Further right is a white text input field. On the far right of the header bar is a blue button with the text "Search Map".

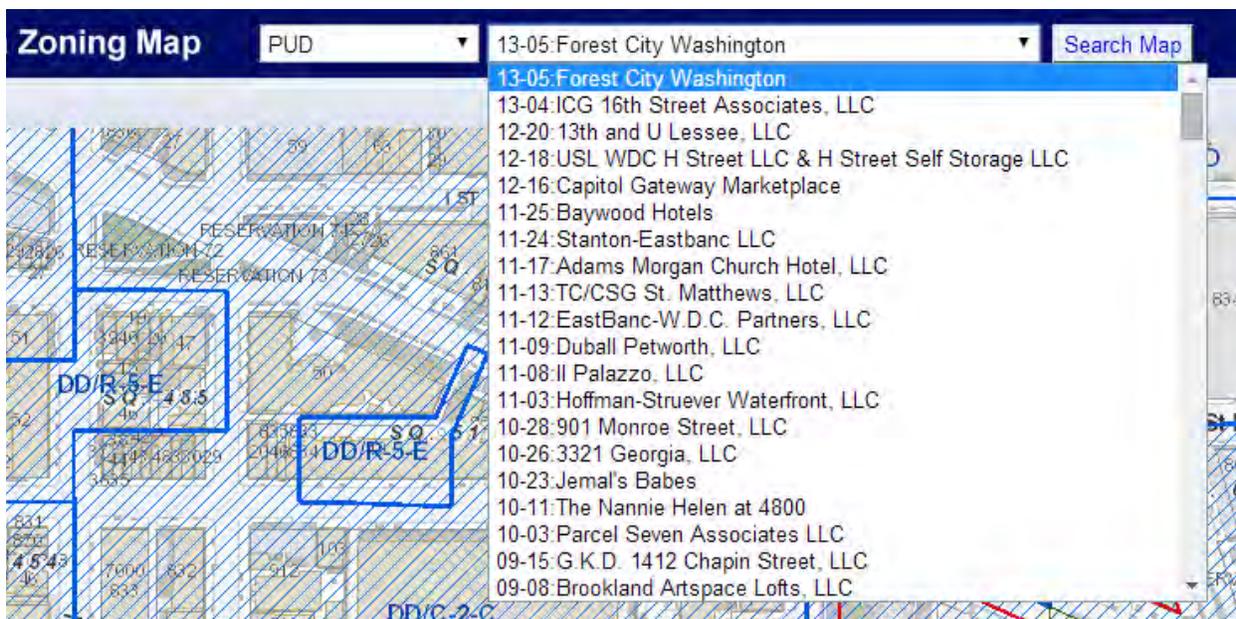
3. In the space to the right of **ZC Case Search**, type the ZC case number or ZC case name.
4. Hit **Enter** or click on **Search Map**.

Search by Planned Unit Development (PUD)

1. Select **PUD** from the drop-down menu.
2. You will see the following:



3. Click on the drop-down menu to the right of **PUD**.
4. You will see the following:



5. Select the PUD that you want to search for.
 - Tip:** The PUD case name and case number reflect the most recent case name and case number associated with the PUD.
6. Hit **Enter** or click on **Search Map**.

Search by Pending Planned Unit Development (PUD)

1. Select **Pending PUD** from the drop-down menu.
2. You will See the Following:



3. Click on the drop-down menu to the right of **Pending PUD**.
4. You will see the following:



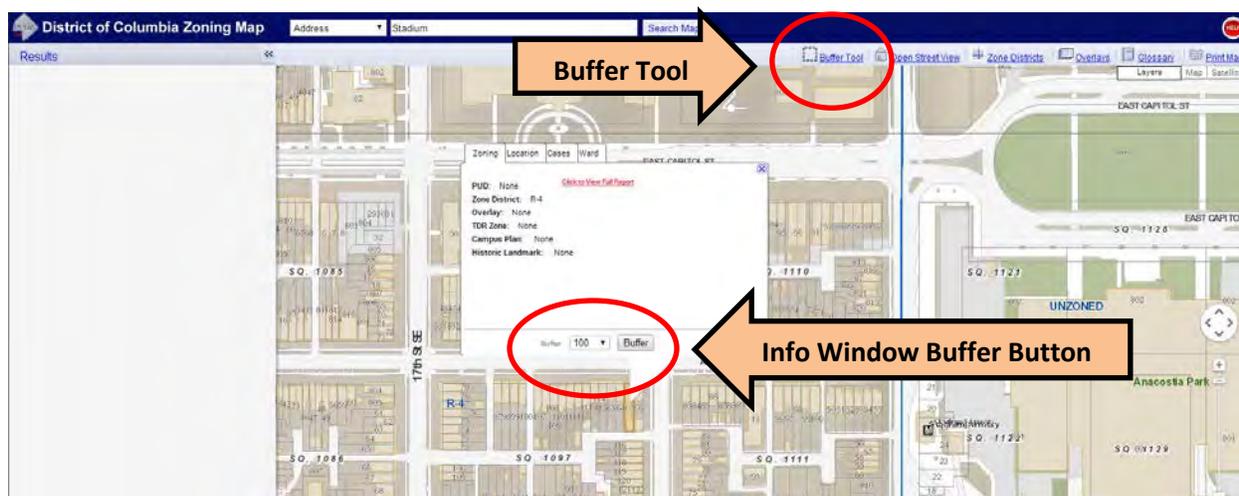
5. Select the **Pending PUD** that you want to search for.
Tip: The PUD case name and case number reflect the most recent case name and case number associated with the PUD.
6. Hit **Enter** or click on **Search Map**.

Search by Clicking Anywhere on the Map

1. Use the mouse to place the cursor near the location that you want to see.
2. Double click (or use your mouse's scroll wheel) to zoom in closer
Tip: See [Navigating the Zoning Map](#) for help with changing locations.
3. Continue double clicking (or scrolling) until the location you are looking for is clearly displayed.
4. Click on the location to display all available zoning information.

Search by Using the Buffer Tool

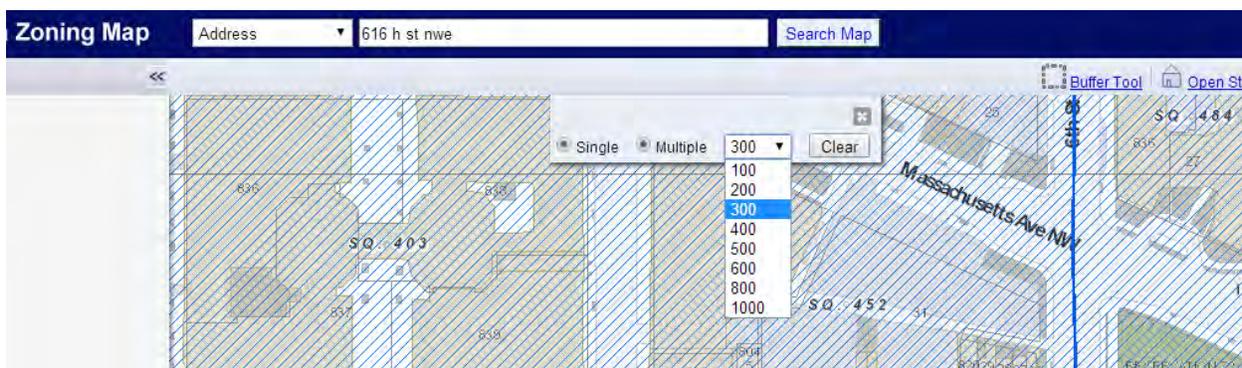
The Buffer Tool allows you to search for information surrounding or adjacent to specific properties or squares throughout the city. Searches at varying distances and for various types of information can be performed by either clicking the buffer button on the information window or the Buffer Tool on the top bar.



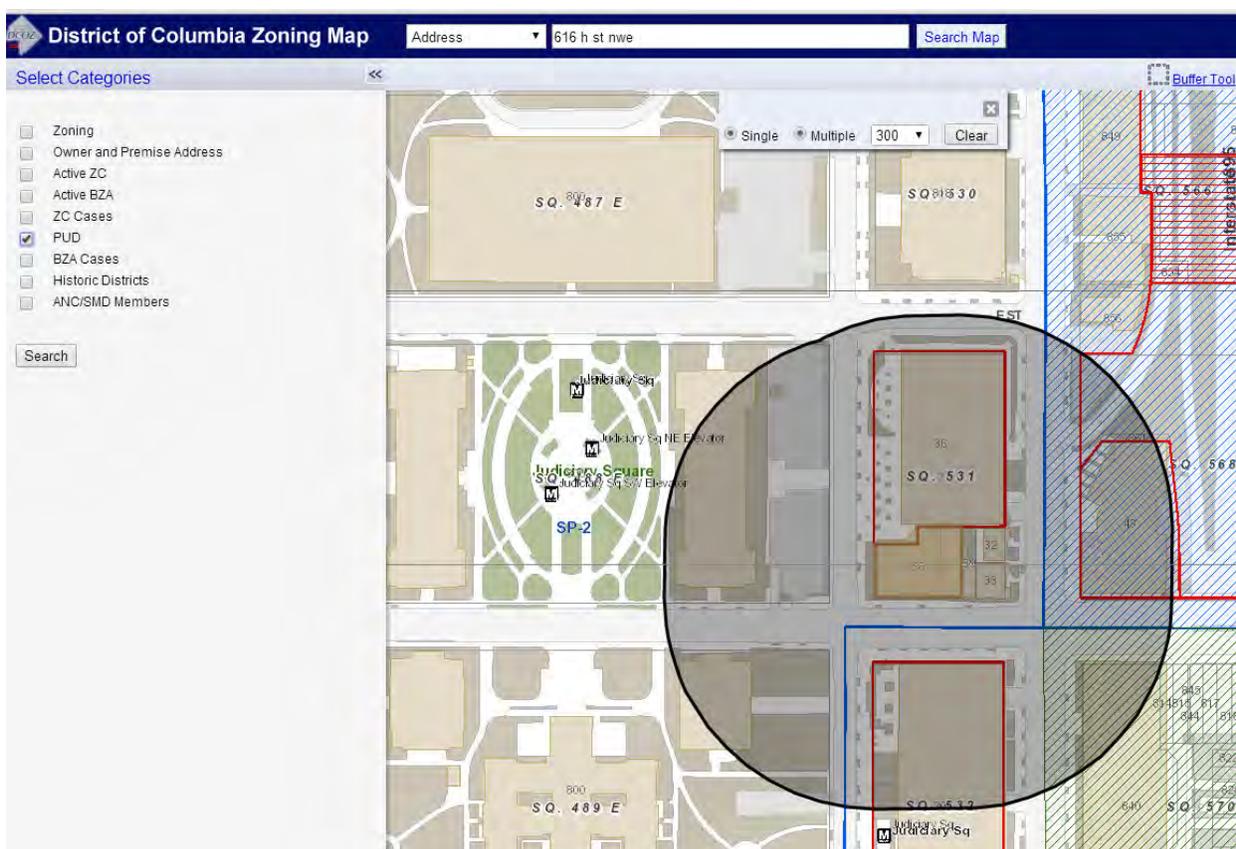
Using the Buffer Tool

1. Click the Buffer Tool link to bring up the Buffer Tool Window

- Choose a Distance (in increments of 100 feet) from the drop down window



- Click on the desired property or area.
- A grey circle will appear on the map, surrounding the clicked area.
- Check one of the nine options from the results panel and hit the search button.



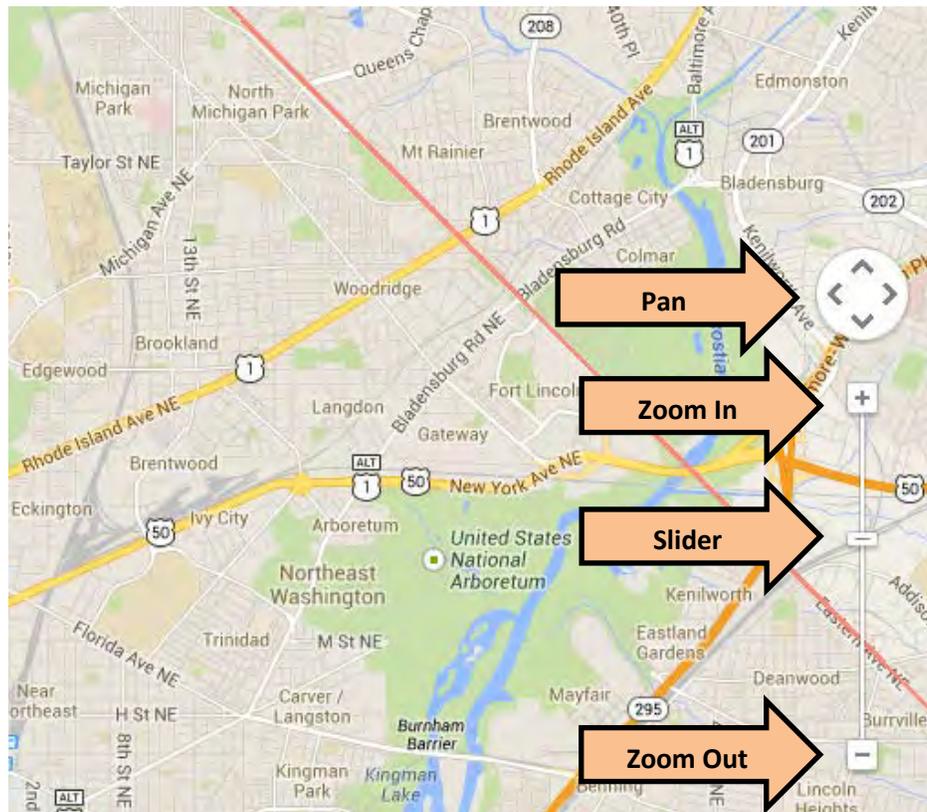
- If found, within the specified distance of your buffered property, results will appear listed numerically in the results panel and on the map as icons.
- Click on the mapped icon for more information.

8. Results can be exported as either Microsoft Excel or comma separated text files and saved for later use.
 9. Searches can be performed for Zones, Owner and Premise Address, Active ZC Cases, Active BZA Cases, ZC Cases, BZA Cases, PUDs, Historic Districts, and ANC/SMD Members.
- Tip:** ZC and BZA Cases are mapped based of the Square they are found in, not the individual lot or property. As a result, ZC and BZA Case searches may produce more results than expected.

Navigating the Zoning Map

Using the Pan/Zoom Tools

The DC Zoning Map contains a pan/zoom tool on the right side of the map:



To pan around the map

1. Click on the up arrow to move up.
2. Click on the down arrow to move down.
3. Click on the left arrow to move left.
4. Click on the right arrow to move right.

Tip: Panning does not change the map's scale. It simply moves the map to a new location.

To zoom in or out of the map

1. Click on the plus sign to zoom in.
2. Click on the minus sign to zoom out.

Tip: The Slider in the center of the zoom tool can also be used to zoom in and out.

Using the Mouse

In addition to the pan/zoom tool, you can use the mouse and its scroll wheel to navigate around the map:

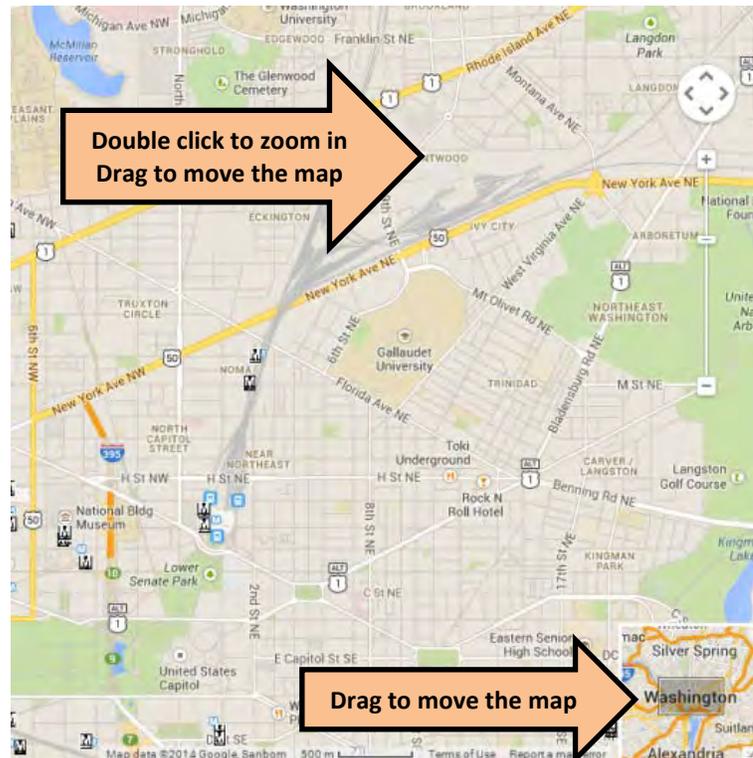
To pan around the map

1. Hold down the left button on the mouse while pointing to any location on the map.
2. Drag the map to a new location.

Or

1. Use the mouse to place the cursor over the blue rectangle in the bottom right corner of the map
2. Hold down the left button on the mouse.
3. Drag the blue rectangle to a new location.

Tip: Panning does not change the map's scale. It simply moves the map to a new location.



To Zoom in or out of the map

1. Move the cursor near the location that you want to see.
2. Double click to zoom in closer.
3. Continue double clicking until your desired location is in view.

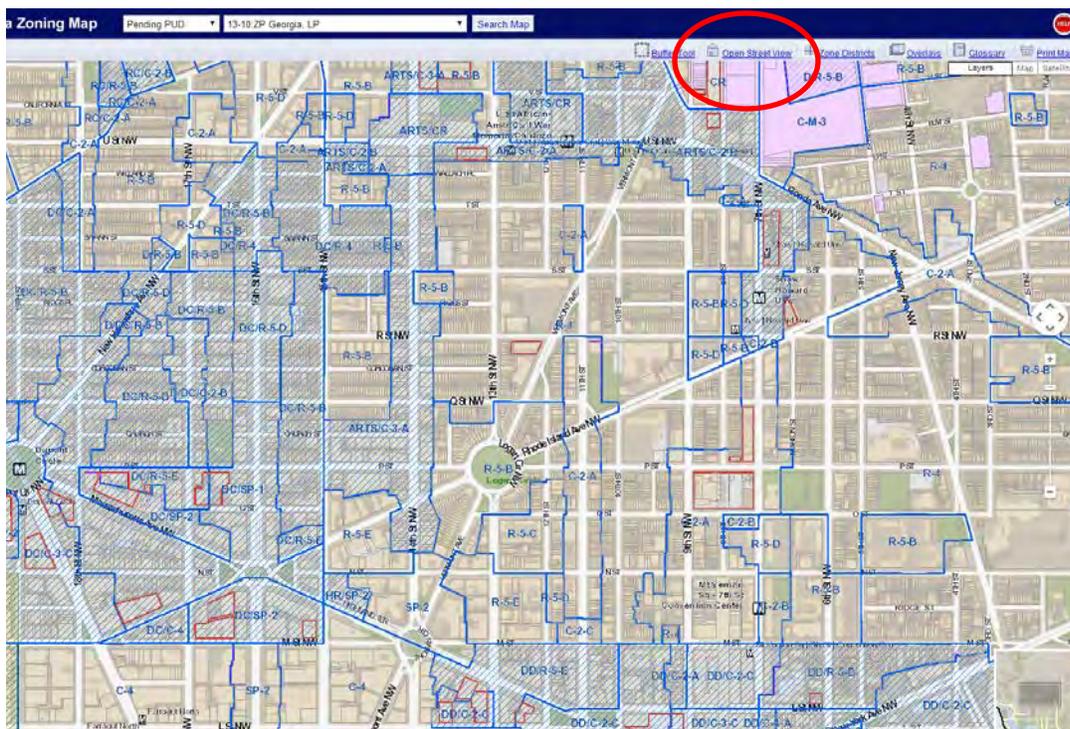
Or

1. Use the mouse to place the cursor near the location that you want to see.
2. Use the scroll wheel on the mouse to zoom in and out:
 - a. Move the scroll wheel up to zoom in.
 - b. Move the scroll wheel down to zoom out.

Street View

A street view shows a picture of the actual street you're looking at.

1. Click on **Open StreetView** to see a split screen showing the map above and the street below.



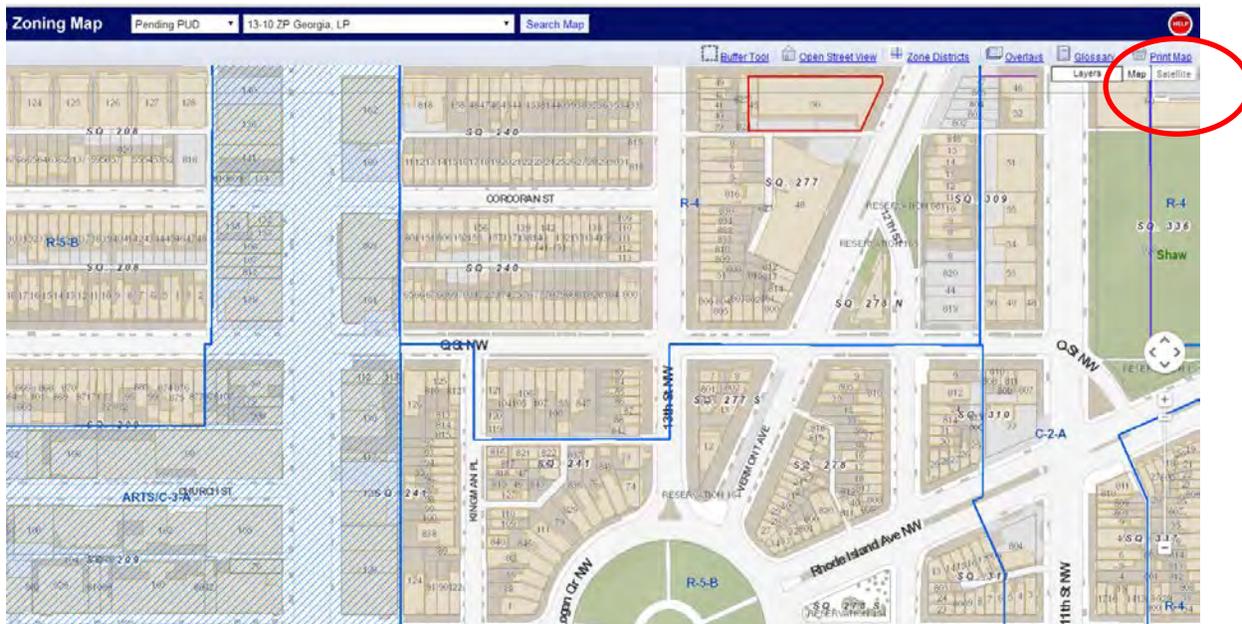
2. Click on Close StreetView to see only the map again.



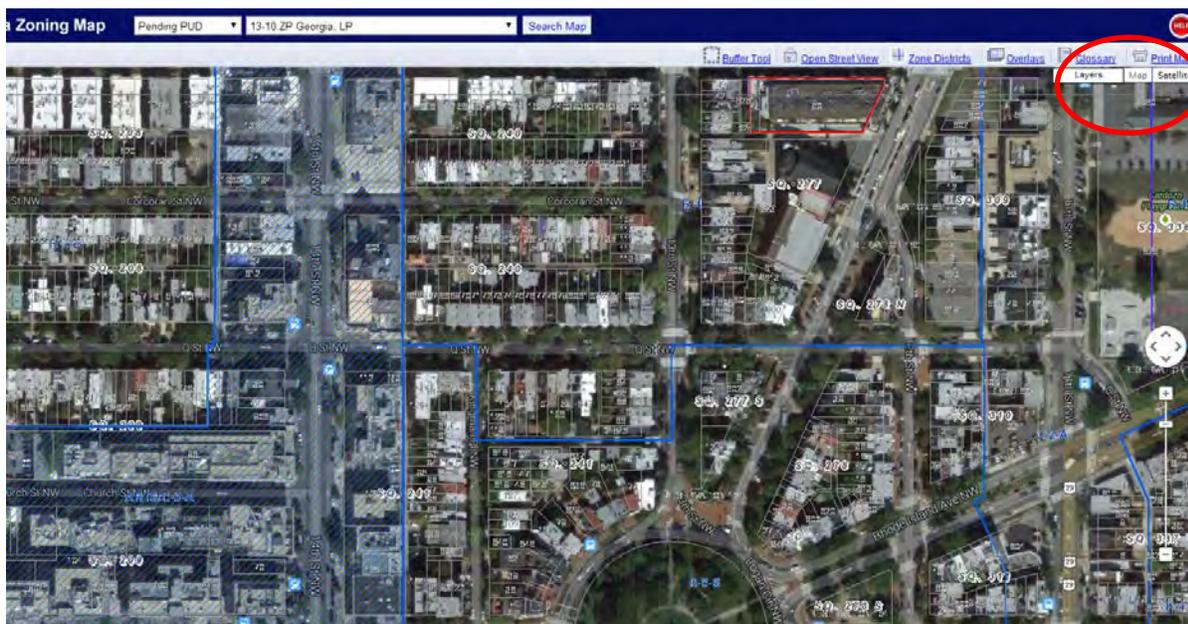
Satellite View

The Satellite View shows satellite imagery of the District with street names and other features overlaid on top of it.

1. Click on **Satellite** to see a view of your location.



2. Click on **Map** to return to a map view of your location.

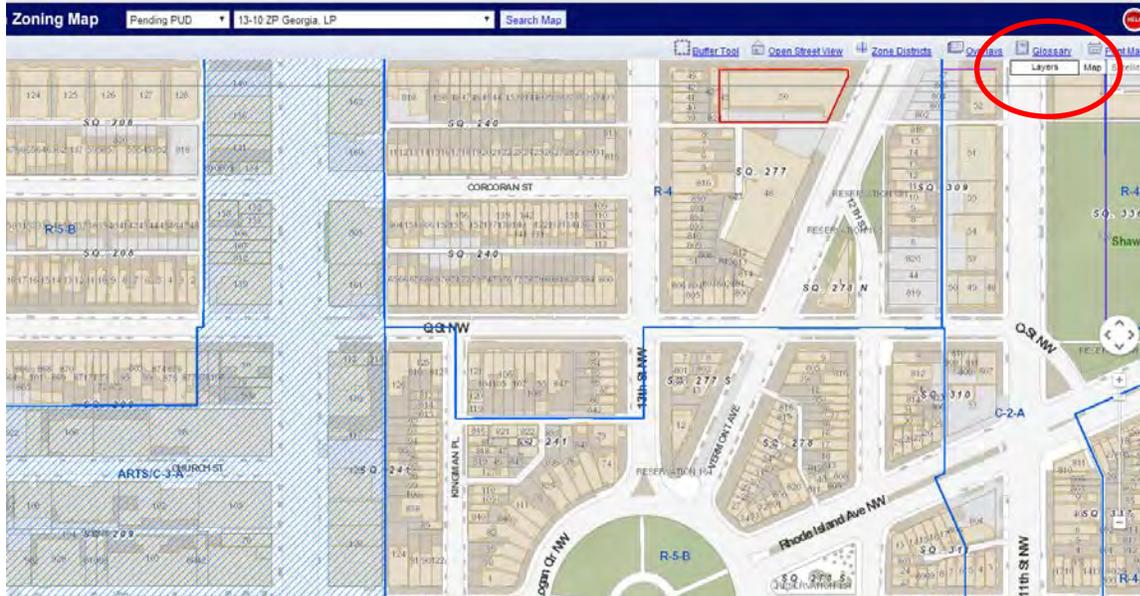


Add or Remove Zoning Layer

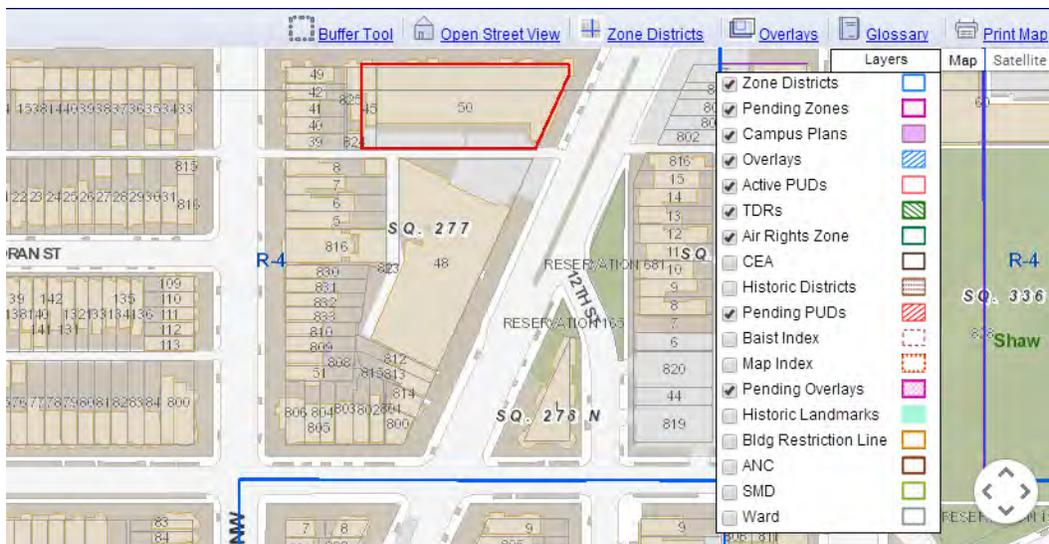
Upon zooming into the location that you want to see, the map automatically turns on the following layers: Zone Districts, Pending Zones, Campus Plans, Overlays, Pending Overlays, Active PUDs, Pending PUDs, Transferred Development Rights (TDRs), and Air Rights Zones.

Zoning layers can be controlled by turning off some or all of the layers. Additional layers include the Central Employment Area (CEA), Historic Districts, Baist Index, Map Index, Historic Landmarks, Building Restriction Lines, and Ward, Advisory Neighborhood Commission (ANC), and Single Member District (SMD) boundaries. These layers can also be turned on and off.

1. To turn zoning layers on and off, click on [Layers](#).



2. Check or uncheck the layers that you want to see on your map.



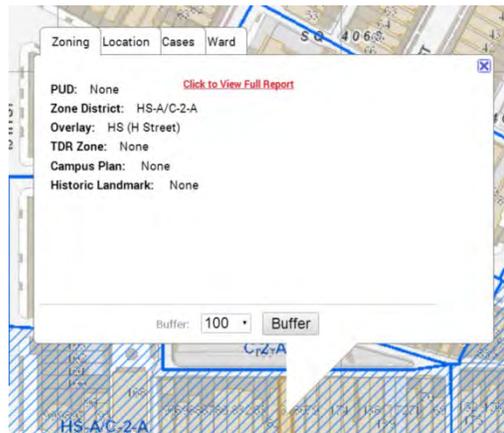
Using Search Results

Once you reach the location you're looking for, it will be highlighted on the map and any zoning information available about it will be displayed on your screen. The DC Zoning Map has two ways of displaying zoning information:

1. Information window, with tabbed sections.
2. Results Panel.

Understanding the Information (Info) Window

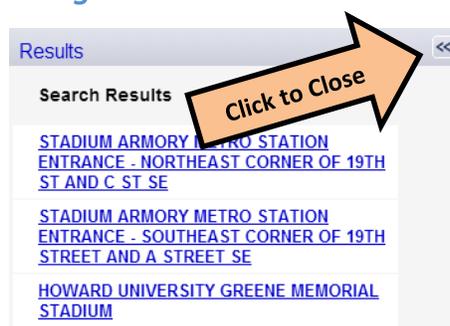
1. Click on the **Zoning** tab to see available information about PUD, Zone District, Overlay, TDR Zone, Campus Plan, Pending District, and Pending Overlay.
2. Click on the **Location** tab to see available information about the location's Square, Suffix, and Lot. Other information displayed may include Premise Address, Owner Name, and Owner Address, as well as a picture of the location (if available), the date the photograph was taken, and a link to StreetView.
3. Click on the **Orders** tab to see available information about Zoning Commission and Board of Zoning Adjustment cases applicable to the location. Hyperlinks to any resulting zoning orders will also be shown. Click on the Hyperlinked Orders to open a PDF version of the document.
4. Click on the **Ward** tab to see available information about the Ward, ANC, and SMD.
5. To see a detailed Zoning Report, click on the red hyperlink ([Click to View Full Report](#)) found at the top of each tabbed section of the information window.



Tip: The zoning report will open as a PDF document; use the **Print** option of the PDF reader to print a hard copy of the report. Use the **Save** option of the PDF reader to save a copy of the report.

Tip: Click on the checkbox to close the information window.

Using the Results Panel

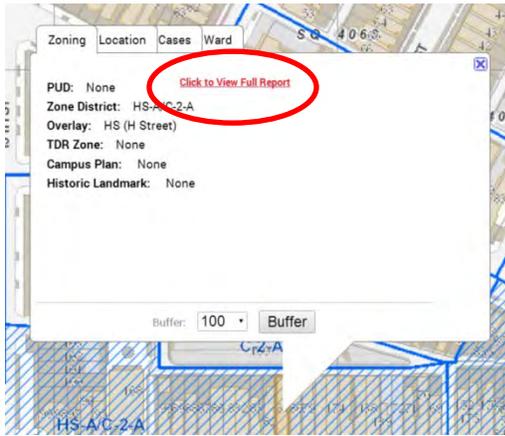


1. If your search returns no results or multiple results, the results panel on the left side of the screen will display relevant messages.
2. Multiple results will be displayed as hyperlinks that are clickable to refine the search.

Tip: click on the arrows to close the results panel. The results panel will reappear when you execute a search that returns any results.

Printing a Zoning Report

To see a detailed Zoning Report, click on the red hyperlink ([Click to View Full Report](#)) found at the top of each tabbed section of the information window. This will open another window where you can save or open the PDF formatted version of the Report with a map of the area searched. Reports contain more detailed information related to the particular zoning regulations for a particular property or area, including lot restrictions and Floor Area Ratio requirements.



Tip: The Zoning Report will open as a PDF document; use the **Print** option of the PDF reader to print a hard copy of the Report. Use the **Save** option of the PDF reader to save a copy of the Report for your future reference.

Printing a Map

To print your map, click on **Print Map**. This will open another window where you can save or open the PDF Formatted version of the map.



Tip: The map will open as a PDF document; use the **Print** option of the PDF reader to print a hard copy of the Report. Use the **Save** option of the PDF reader to save a copy of the Report for your future reference.

Summary of Overlay Districts

To see a summary of Overlay Districts, click on [Overlays](#). This will launch another browser window with information about DC Overlay Districts.



Summary of Zone Districts

To see a summary of Zone Districts, click on Zone Districts. This will launch another browser window with information about DC Zone Districts.



Glossary of Terms

To see a list of frequently used zoning terms and their definitions, click on Glossary. This will open a PDF of common zoning terms and definitions.



Help Button

Click on the red Help Button in the top right corner for additional resources related to the DC Zoning Map. This page contains the DCOZ Legal Disclaimer, the DCOZ Help Video, the Zoning Map User's Guide, and Contact Information should you have any comments, concerns, or questions related to the Zoning Map.

