ZONING MAP OF THE DISTRICT OF COLUMBIA

Containing Amendments Through January 01, 2013

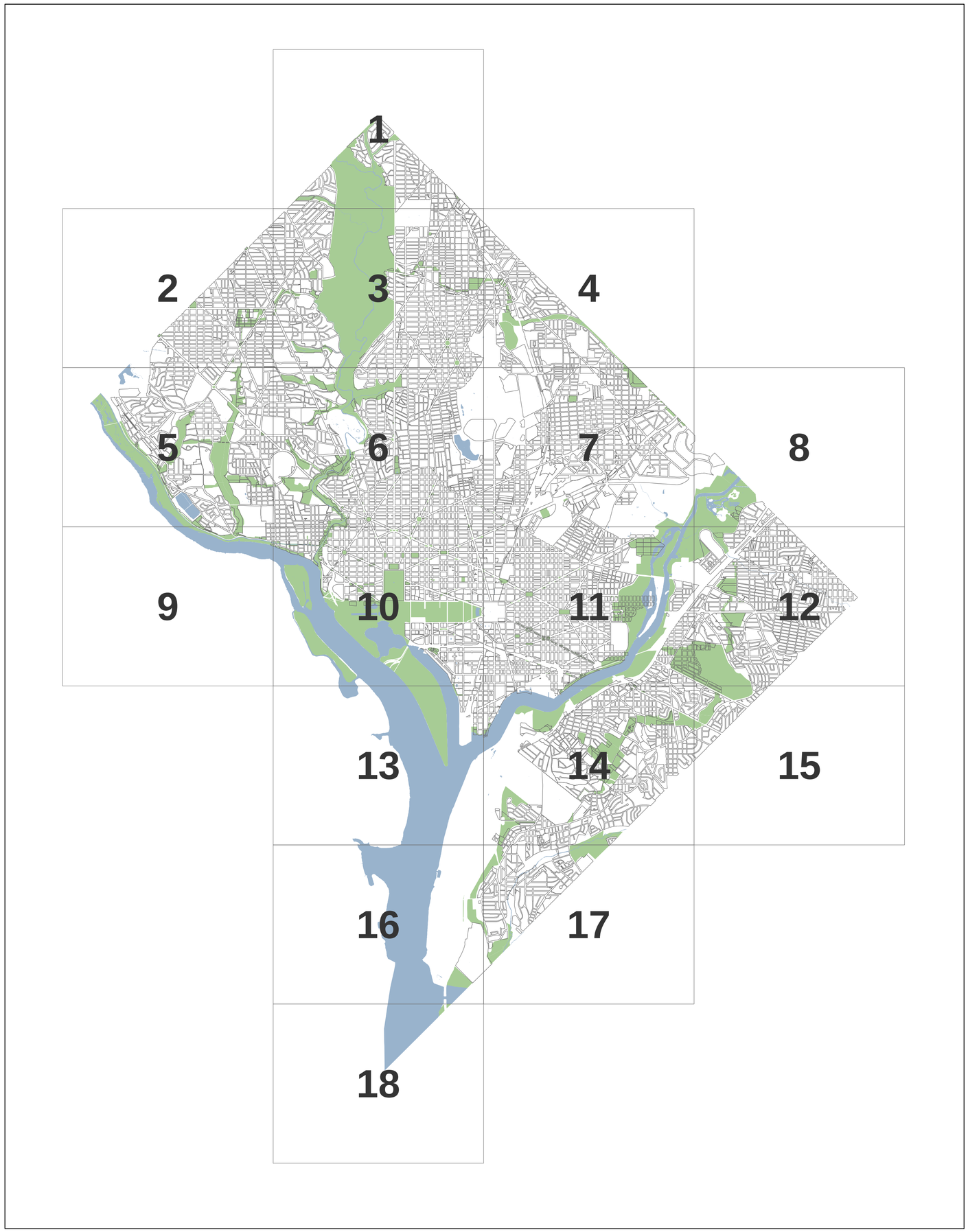
DCOZ

ZONING COMMISSION

Anthony J. Hood - Chairman
Marcie Cohen - Vice-Chairman
Robert Miller
Michael G. Turnbull
Peter G. May

OFFICE OF ZONING

Sara B. Bardin - Director
Nyambi A. Nyambi, AICP - Chief Technology Officer
Timothy J. St. Onge - Zoning Data Coordinator



Zone	Description
CR	Mixed residential, retail, offices, and light industrial
C-1	Neighborhood shopping
C-2-A	Community business center - low, moderate density
C-2-B	Community business center - medium density
C-2-C	Community business center - high density
C-3-A	Medium bulk major business and employment
C-3-B	Medium bulk major business and employment
C-3-C	High bulk major business and employment
C-4	Central business district
C-5	Pennsylvania Avenue Development (PAD)
C-M-1	Low bulk commercial and light manufacturing
C-M-2	Medium bulk commercial and light manufacturing
C-M-3	High bulk commercial and light manufacturing
HE-1	Hill East Subdistrict 1
HE-2	Hill East Subdistrict 2
HE-3	Hill East Subdistrict 3
HE-4	Hill East Subdistrict 4
M	General industry
R-1-A	Single family detached dwellings
R-1-B	Single family detached dwellings
R-2	Single family detached dwellings
R-3	Row dwellings and flats
R-4	Row dwellings and flats
R-5-A	Low density apartments
R-5-B	Moderate density apartment houses
R-5-C	Medium density apartment houses
R-5-D	Medium-high density apartment houses
R-5-E	High density
SP-1	Medium density residential / limited office
SP-2	Medium density residential / limited office
USN	Air rights commercial over Union Station
W-0	Park and low density waterfront-oriented commercial
W-1	Low density mixed residential-commercial
W-2	Medium density mixed residential-commercial
W-3	High density mixed residential-commercial

Overlay	Description
ARTS	Uptown Arts-Mixed Use
CAP	Capitol Interest
CB/UT	Chain Bridge Road/University Terrace
CG	Capitol Gateway
CHC	Capitol Hill Commercial
CP	Cleveland Park Neighborhood Commercial
D	Diplomatic
DC	Dupont Circle
DD	Downtown Development
ES	Eighth Street Southeast Neighborhood Commercial
FB	Foggy Bottom
FH	Forest Hills Tree and Slope Protection
FT	Fort Totten
GA	Georgia Avenue
HS	H Street Northeast Neighborhood Commercial
HR	Hotel-Residential Incentive
LO	Langdon
MW	Macomb-Wisconsin Neighborhood Commercial
NO	Naval Observatory
RC	Reed-Cooke
SEFC	Southeast Federal Center
SSH	Sixteenth Street Heights
TSP	Takoma Neighborhood Commercial
WH	Wesley Heights
WP	Woodley Park Neighborhood Commercial

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0 0.5 1 2 3 4 Miles

Official Zoning Map of the District of Columbia

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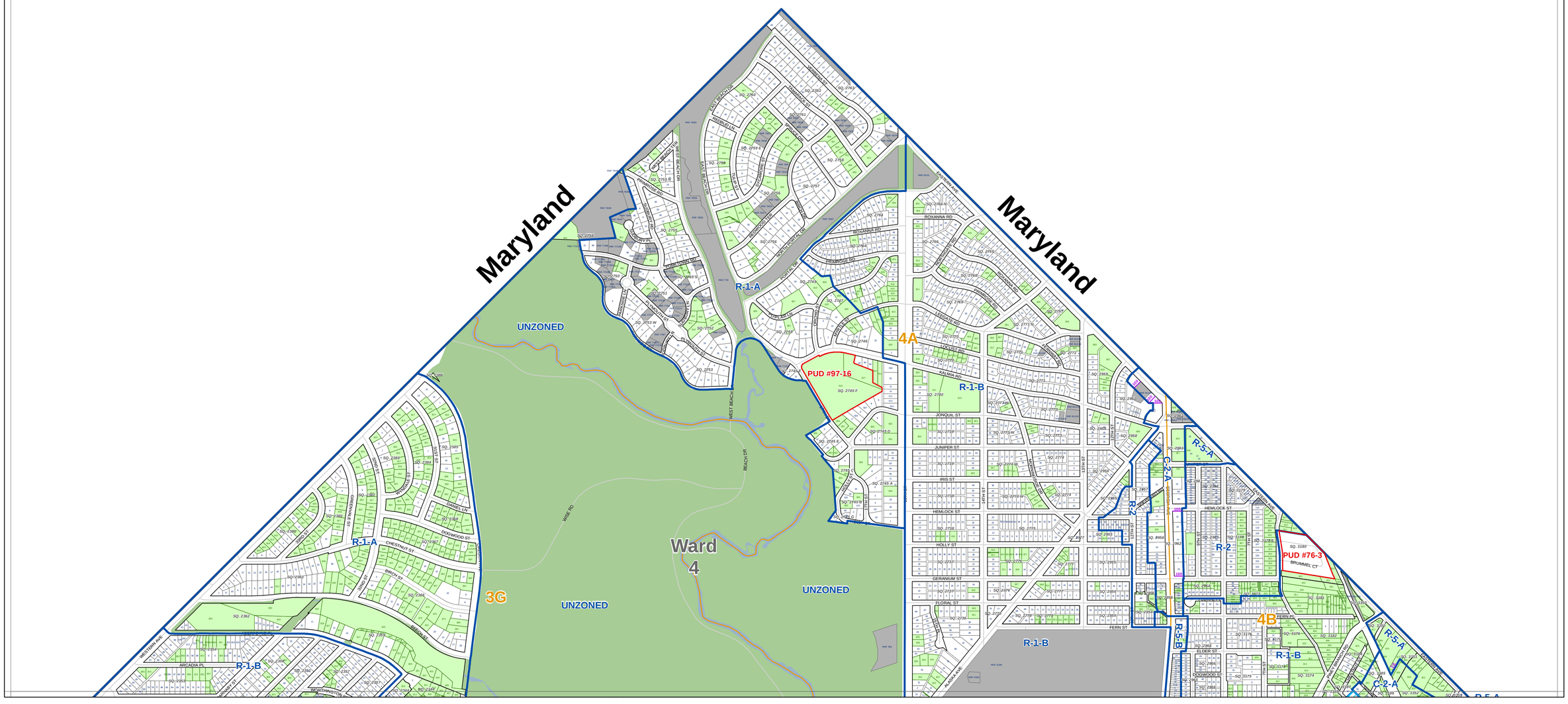
Maryland
Maryland
UNZONED
UNZONED
UNZONED
Ward 4
R-1-A
R-1-B
R-2
R-5-A
R-5-B
C-2-A
PUD #97-16
PUD #76-3
3G
4A
4B
EAST BEACH DR
WEST BEACH DR
WISE RD
BEACH DR
ROXANNA RD
JONQUIL ST
JUNIPER ST
IRIS ST
HEMLOCK ST
HOLLY ST
GERANIUM ST
FLORAL ST
FERN ST
ELDER ST
DOGWOOD ST
CHESTNUT ST
BIRCH ST
ARCADIA PL
WESTMINSTER
BRUMMEL CT
13TH ST
14TH ST
15TH ST
16TH ST
17TH ST
18TH ST
BRANCH AVE
MINNESOTA AVE
DIVISION AVE
ALABAMA AVE
BRANCH AVE
SOUTHERN AVE
MARLBORO PIKE
DOWER AVE
WESTERN AVE
GREENMILL ST
SUITLAND RD
SAMPSON ST
DENNIS LN
DOGWOOD ST
CHESTNUT ST
BIRCH ST
ARCADIA PL
WESTMINSTER
SAMPSON ST
WESTERN AVE
PAR 7565
PAR 7566
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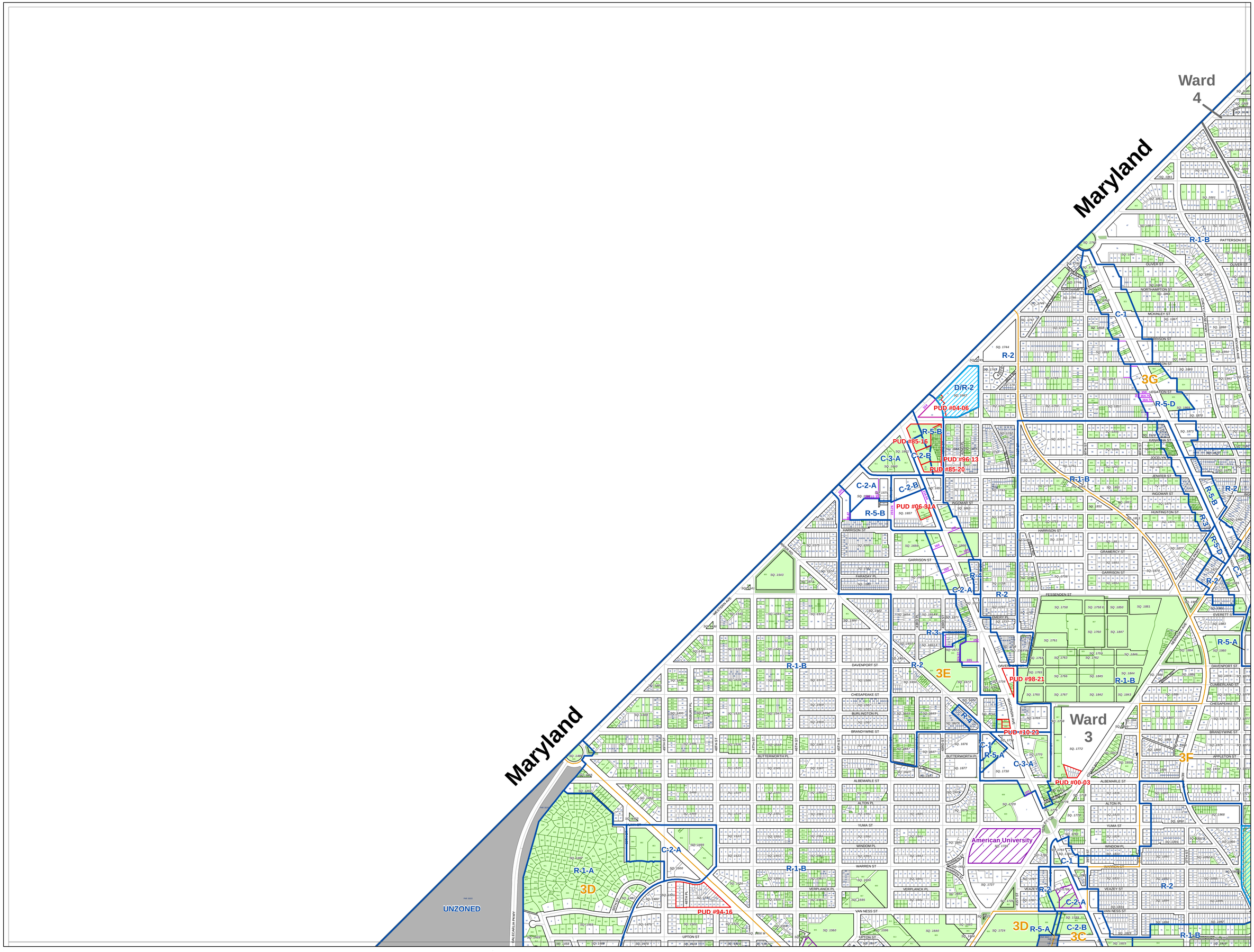

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Summary Extract of the
Official Zoning Map of the District of Columbia
Printed on January 01, 2013

N W E S

0 355 710 1,420 2,130 2,840 Feet

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Suite 200 South, Washington, DC 20001 202-727-6311 http://www.dcoz.dc.gov

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

Map 2

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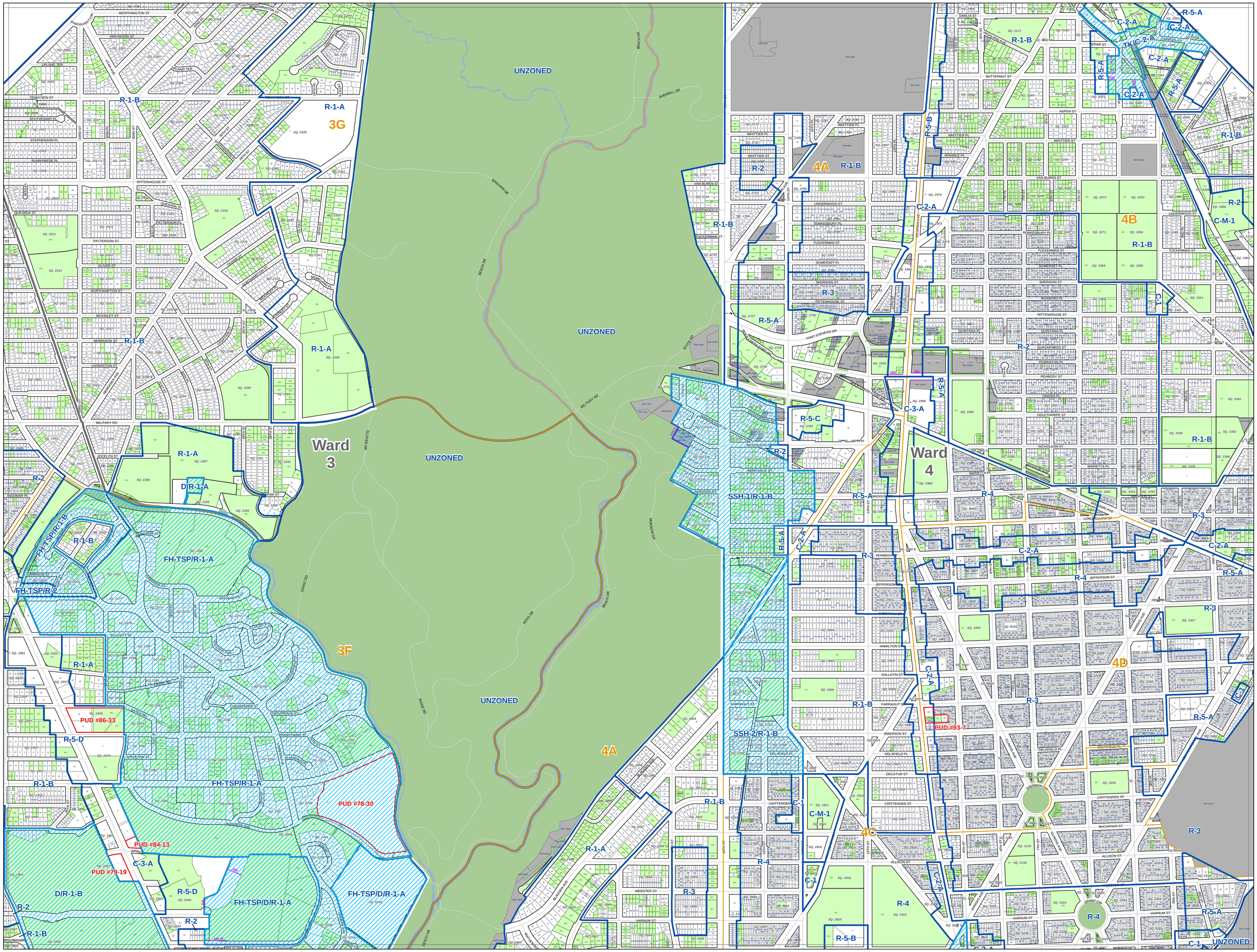

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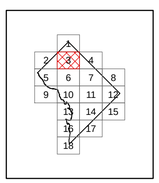

Map 3

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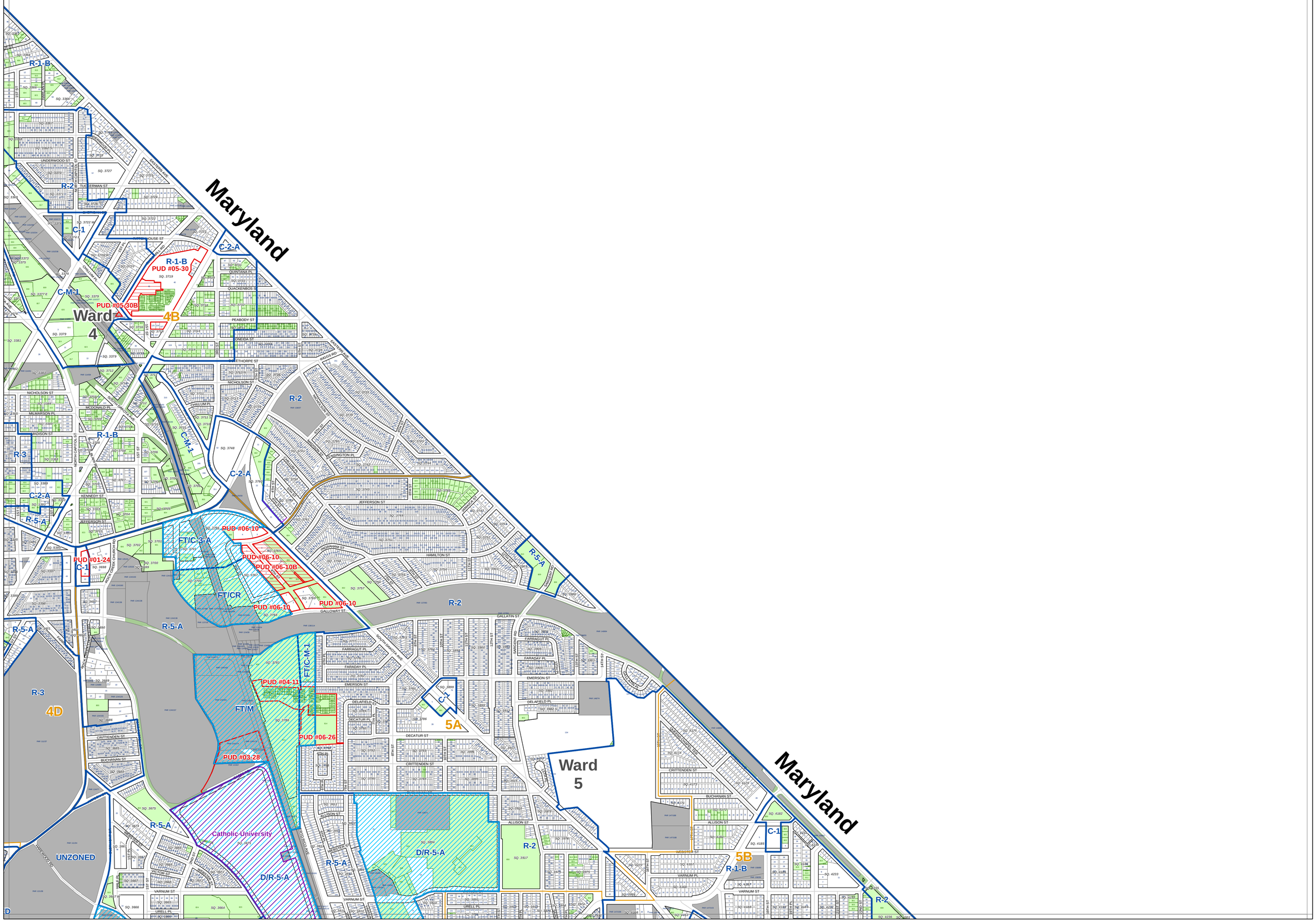

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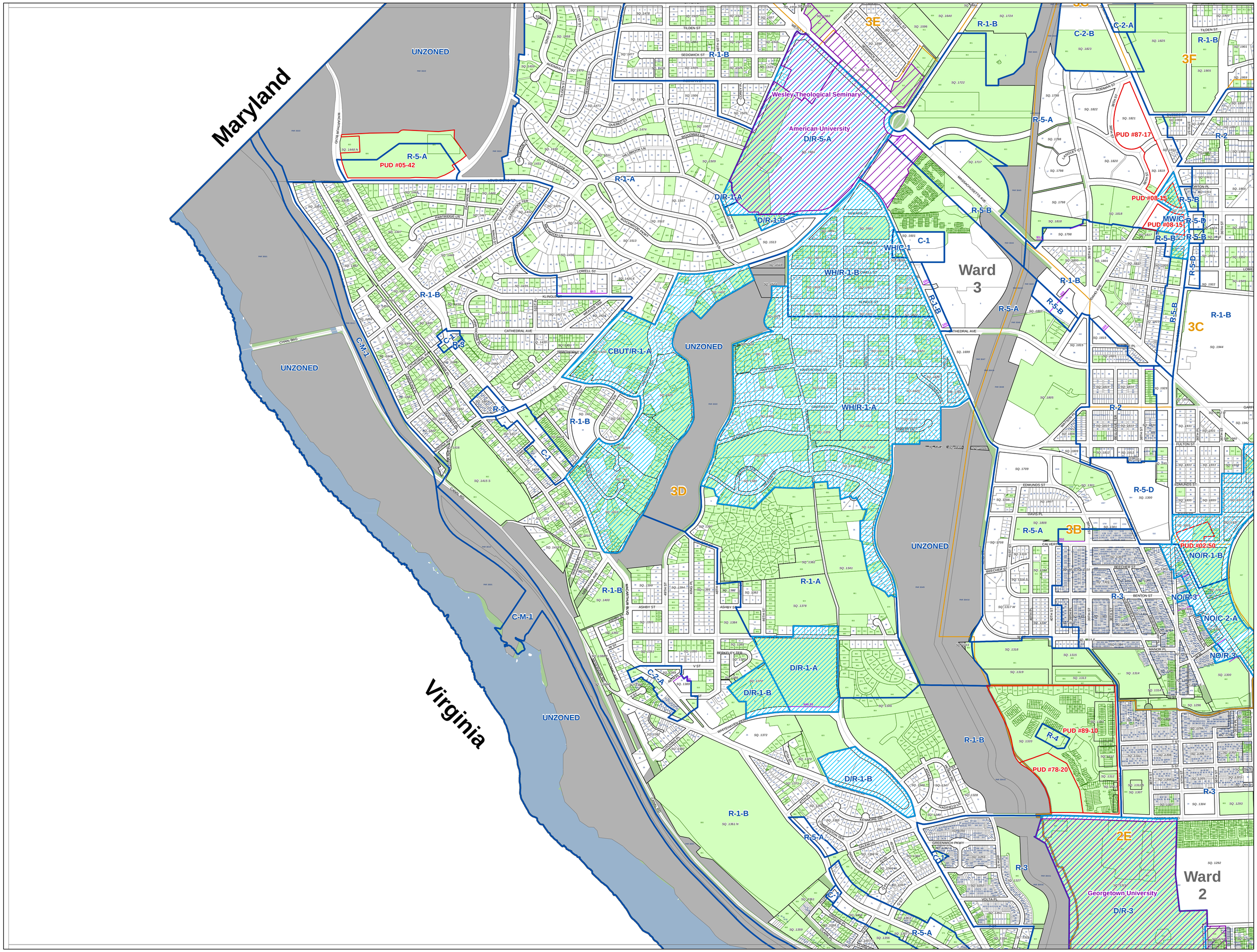

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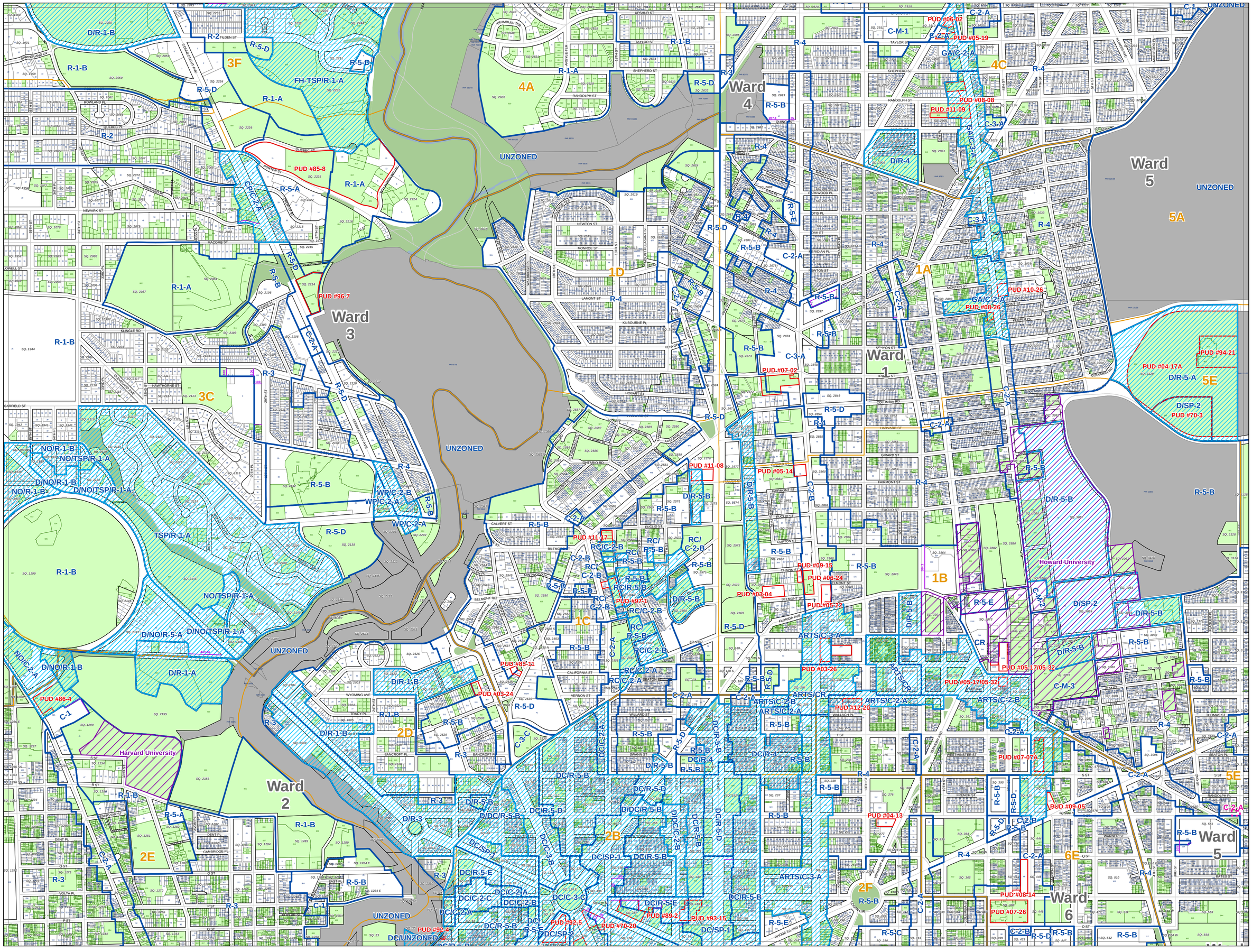

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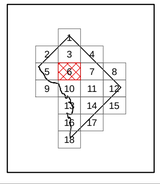

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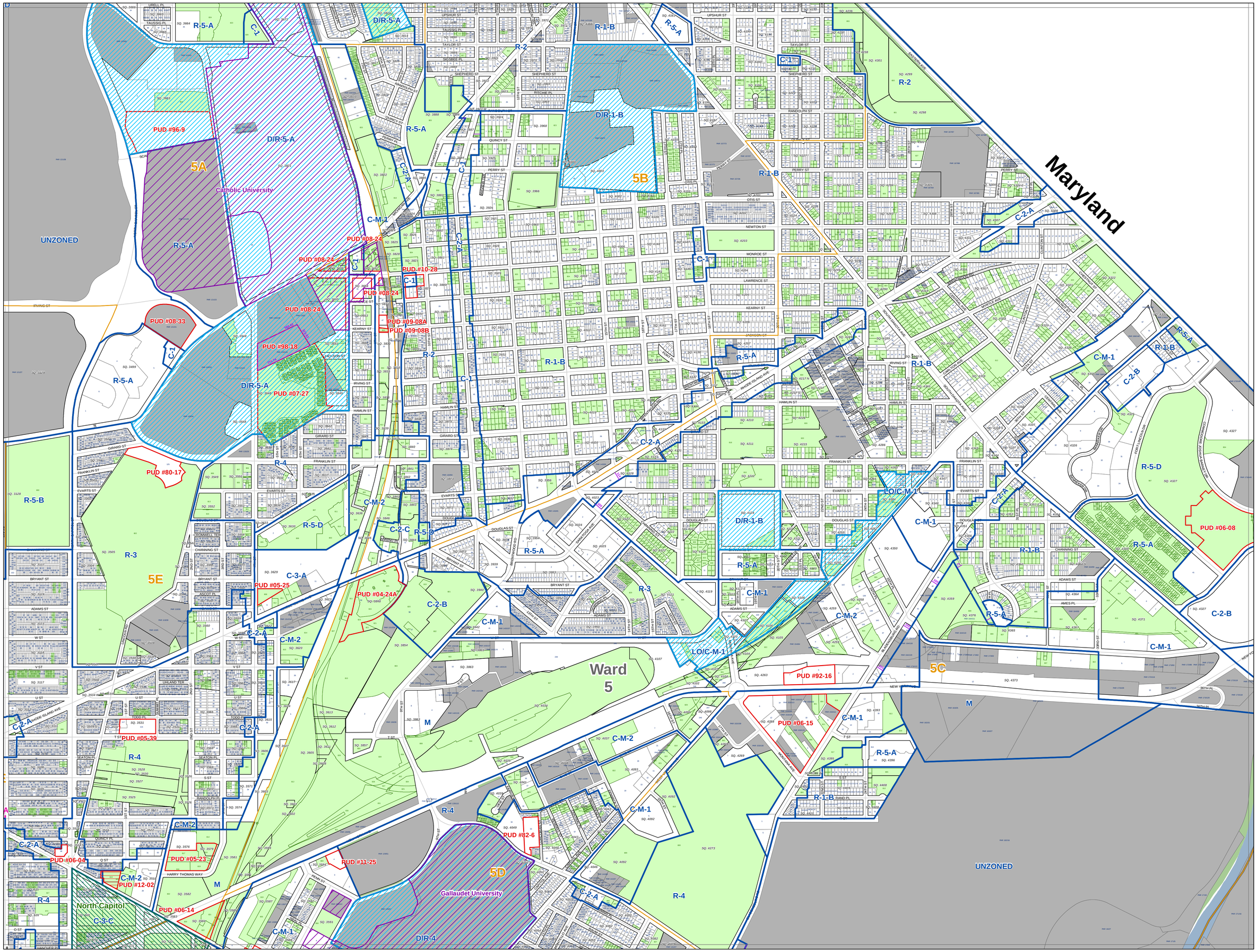

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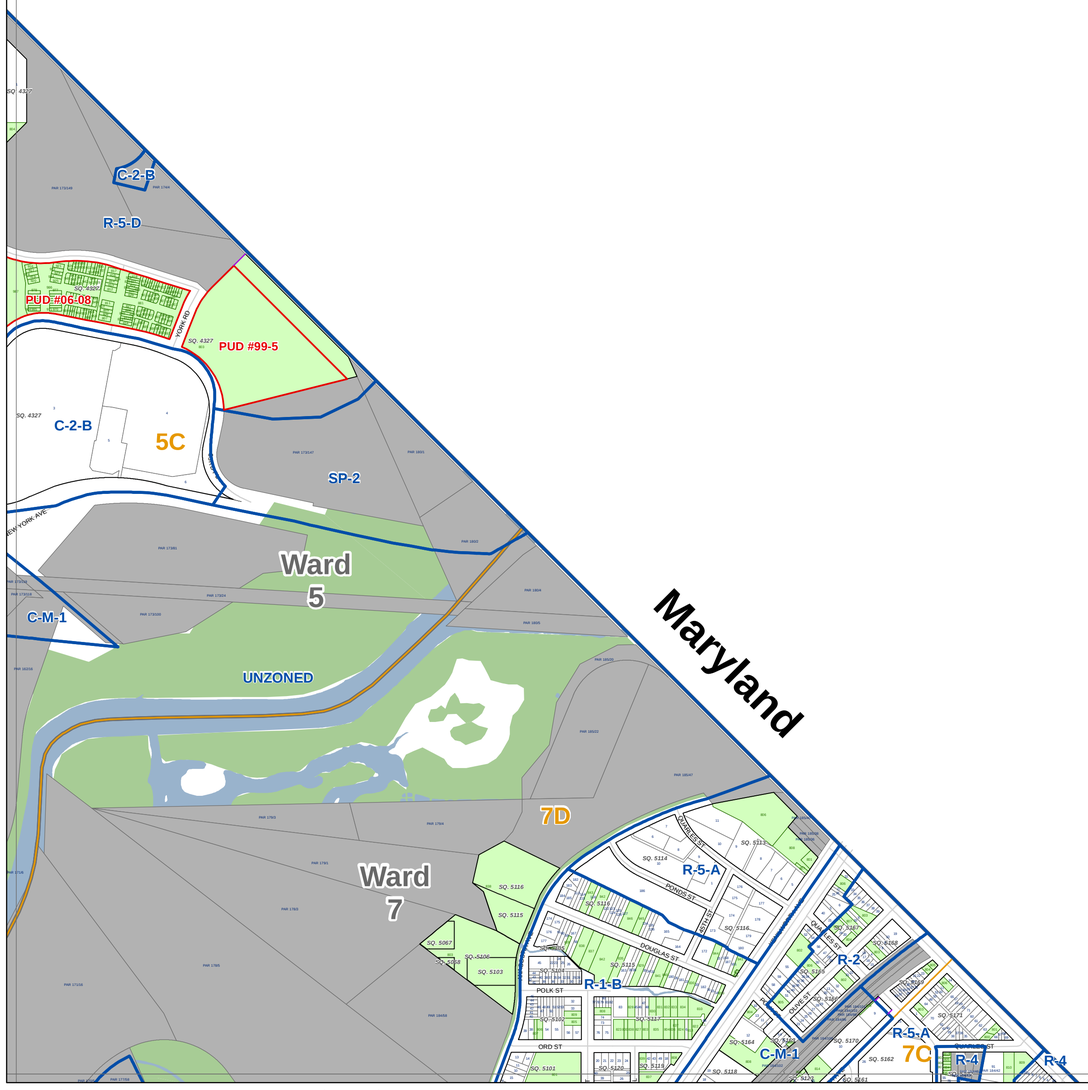

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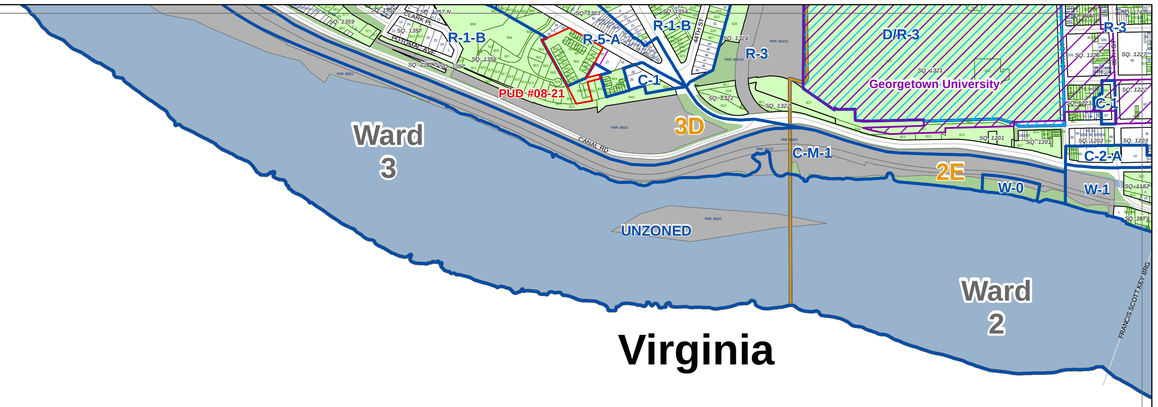

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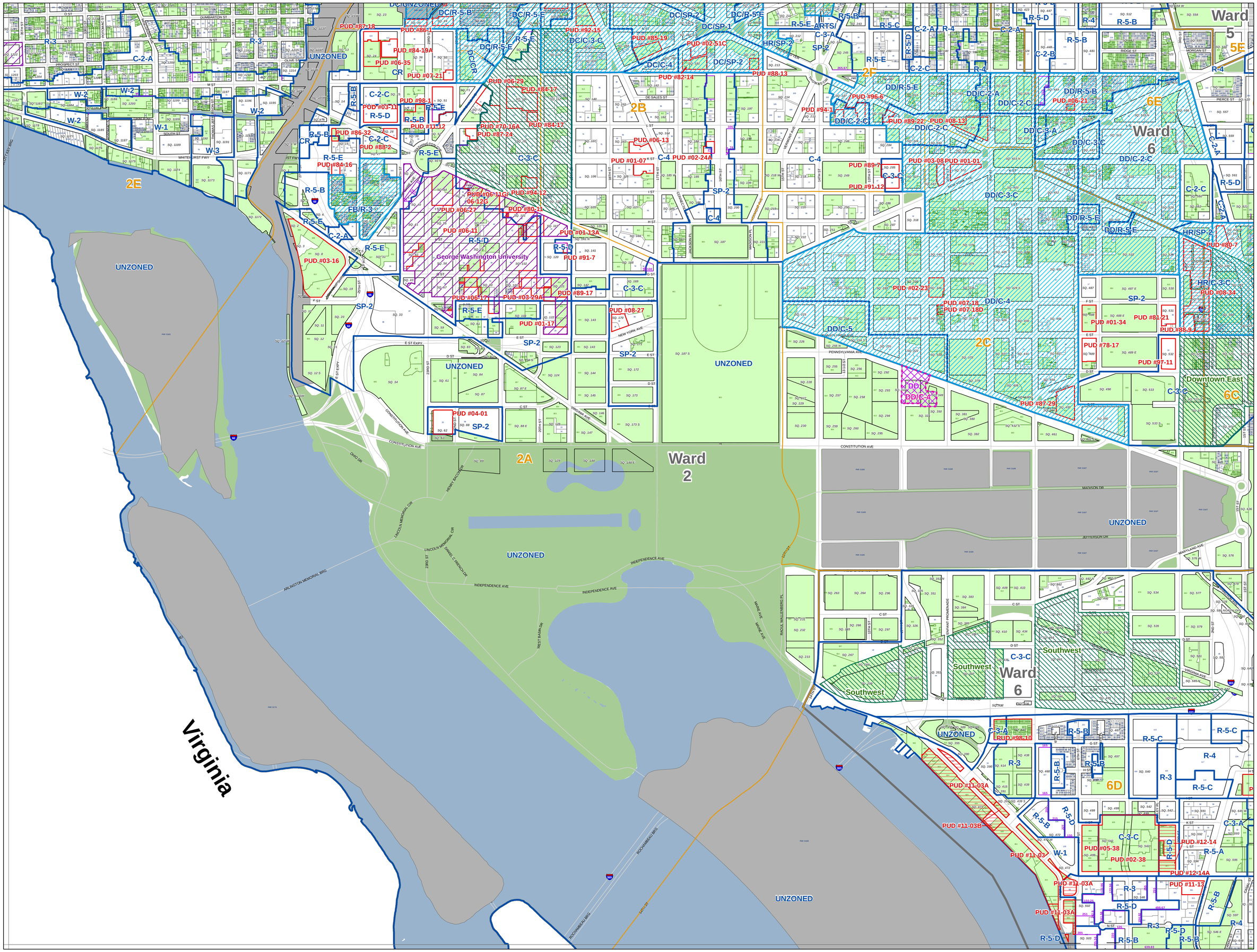
Map 9

Zoning Map of the District of Columbia



Zone	Description	Zone	Description	Zone	Description
CR	Mixed residential, retail, offices, and light industrial	C-M-3	High bulk commercial and light manufacturing	R-5-B	Moderate density apartment houses
C-1	Neighborhood shopping	HE-1	Hill East Subdistrict 1	R-5-C	Medium density apartment houses
C-2-A	Community business center - low , moderate density	HE-2	Hill East Subdistrict 2	R-5-D	Medium-high density apartment houses
C-2-B	Community business center - medium density	HE-3	Hill East Subdistrict 3	R-5-E	High density apartment houses
C-2-C	Community business center - high density	HE-4	Hill East Subdistrict 4	SP-1	Medium density residential / limited office
C-3-A	Medium bulk major business and employment	M	General industry	SP-2	Medium density residential / limited office
C-3-B	Medium bulk major business and employment	R-1-A	Single family detached dw ellings	USN	Air rights commercial over Union Station
C-3-C	High bulk major business and employment	R-1-B	Single family detached dw ellings	W-0	Park and low density w aterfront-oriented commercial
C-4	Central business district	R-2	Single family detached dw ellings	W-1	Low density mixed residential-commercial
C-5	Pennsylvania Avenue Development (PAD)	R-3	Row dw ellings and flats	W-2	Medium density mixed residential-commercial
C-M-1	Low bulk commercial and light manufacturing	R-4	Row dw ellings and flats	W-3	High density mixed residential-commercial
C-M-2	Medium bulk commercial and light manufacturing	R-5-A	Low density apartments		

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- Parcel Lots
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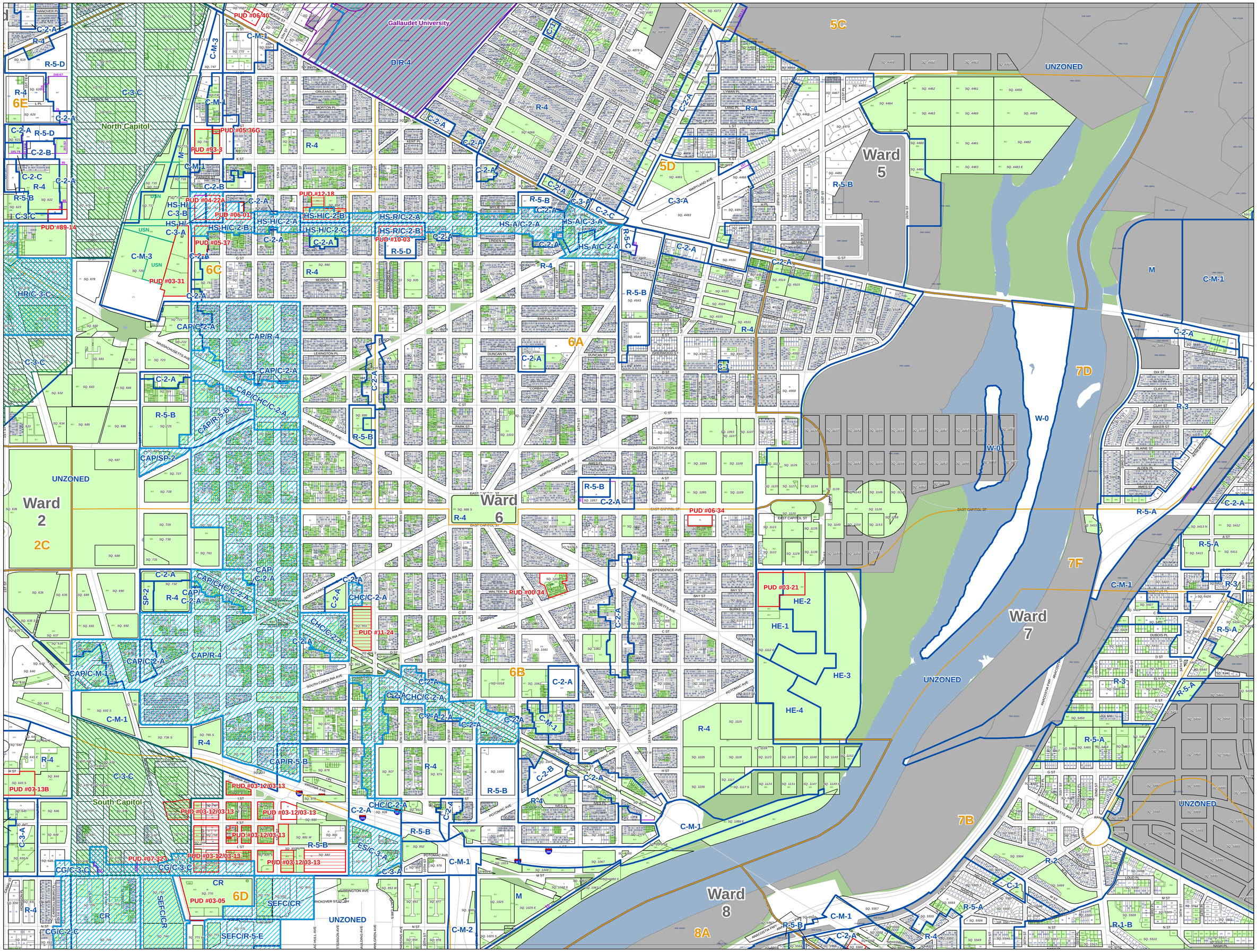
Map 10

Zoning Map of the District of Columbia



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C-2-C	Community business center - high density	HE-4	Hill East Subdistrict 4	SP-1	Medium density residential / limited office
C-3-A	Medium bulk major business and employment	M	General industry	SP-2	Medium density residential / limited office
C-3-B	Medium bulk major business and employment	R-1-A	Single family detached dwellings	USN	Air rights commercial over Union Station
C-3-C	High bulk major business and employment	R-1-B	Single family detached dwellings	W-0	Park and low density waterfront-oriented commercial
C-4	Central business district	R-2	Single family detached dwellings	W-1	Low density mixed residential-commercial
C-5	Pennsylvania Avenue Development (PAD)	R-3	Row dwellings and flats	W-2	Medium density mixed residential-commercial
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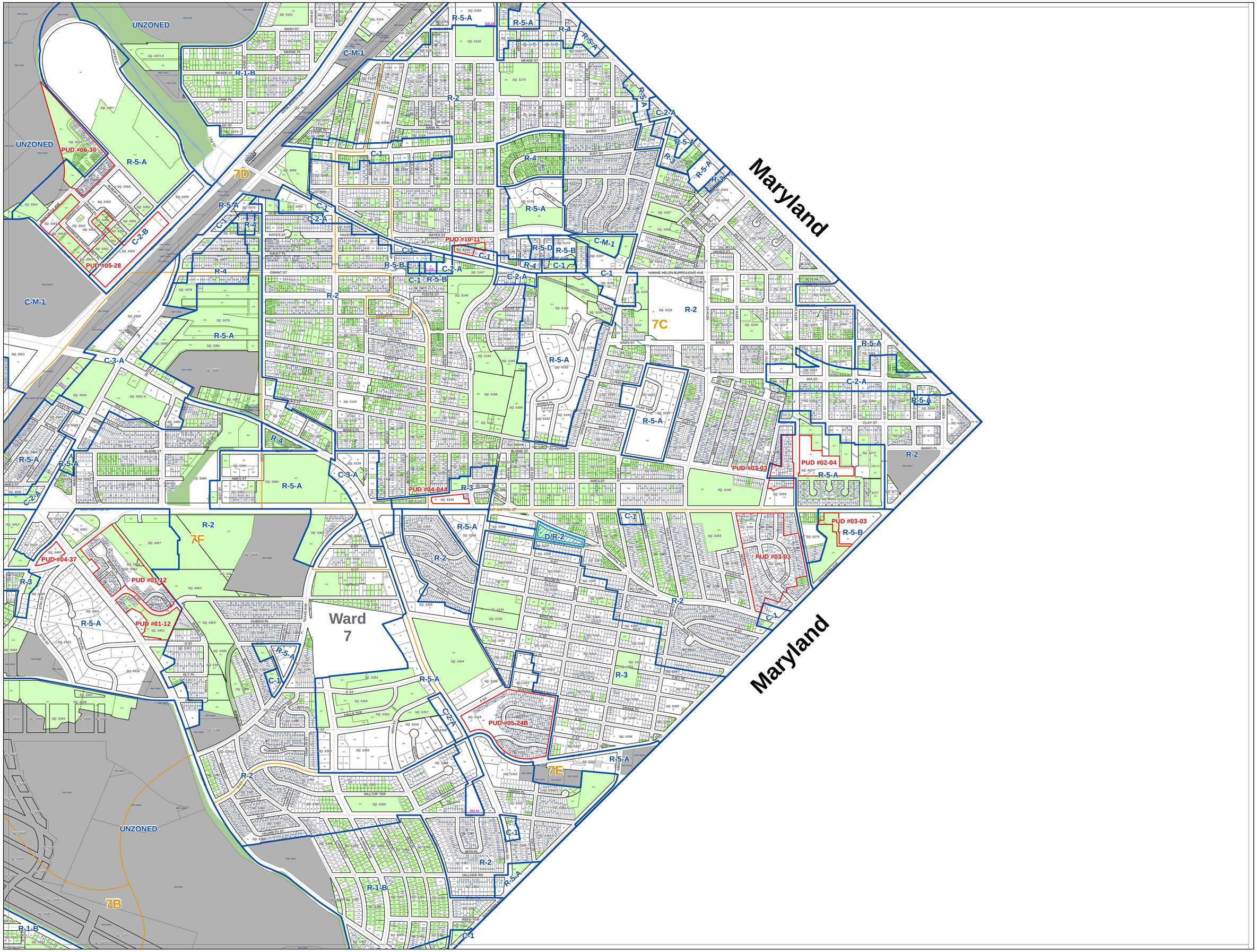
Map 11

Zoning Map of the District of Columbia



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C-2-C	Community business center - high density	HE-4	Hill East Subdistrict 4	SP-1	Medium density residential / limited office
C-3-A	Medium bulk major business and employment	M	General industry	SP-2	Medium density residential / limited office
C-3-B	Medium bulk major business and employment	R-1-A	Single family detached dw ellings	USN	Air rights commercial over Union Station
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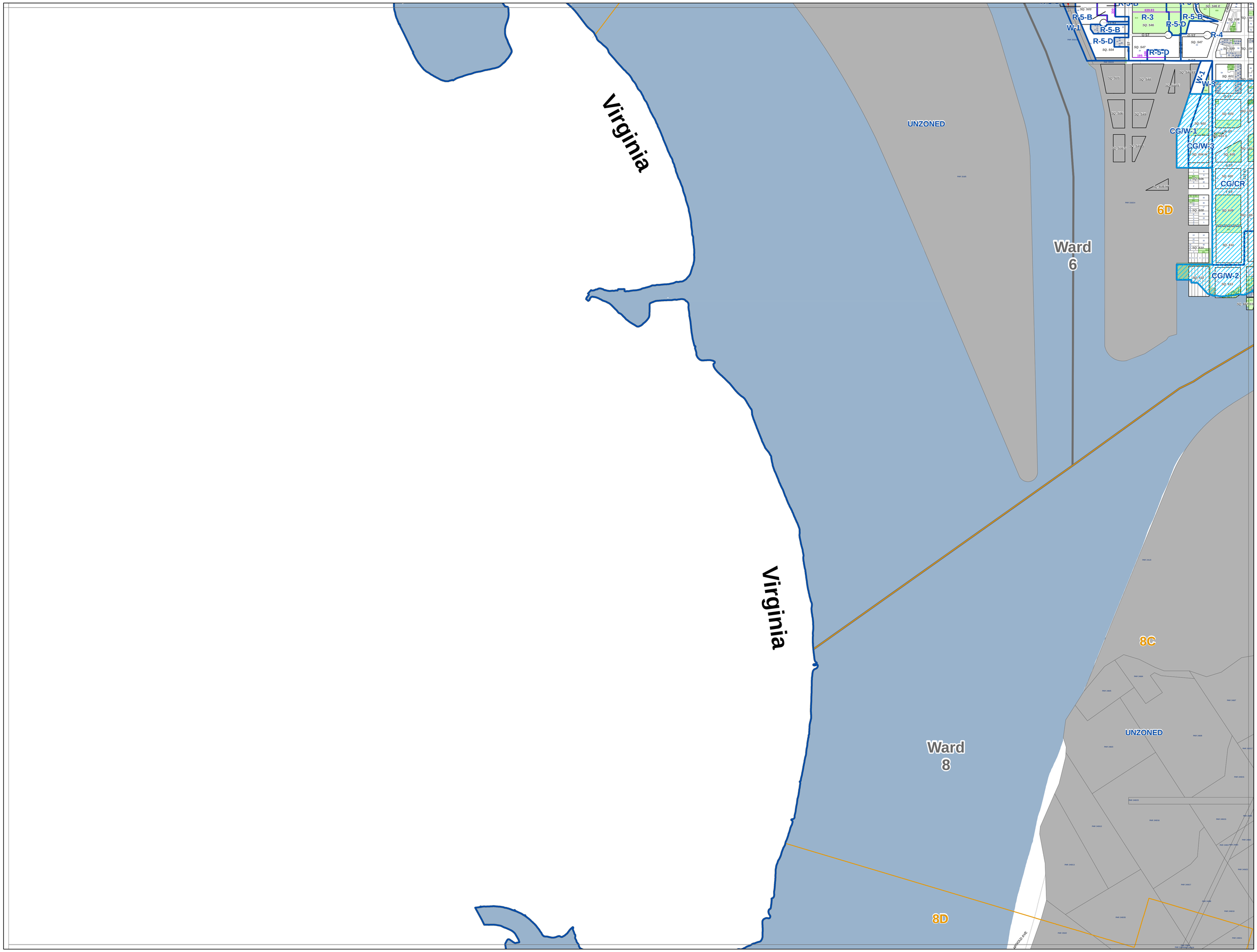
Map 12

Zoning Map of the District of Columbia



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C-3-A	Medium bulk major business and employment	M	General industry	SP-2	Medium density residential / limited office
C-3-B	Medium bulk major business and employment	R-1-A	Single family detached dwellings	USN	Air rights commercial over Union Station
C-3-C	High bulk major business and employment	R-1-B	Single family detached dwellings	W-0	Park and low density waterfront-oriented commercial
C-4	Central business district	R-2	Single family detached dwellings	W-1	Low density mixed residential-commercial
C-5	Pennsylvania Avenue Development (PAD)	R-3	Row dwellings and flats	W-2	Medium density mixed residential-commercial
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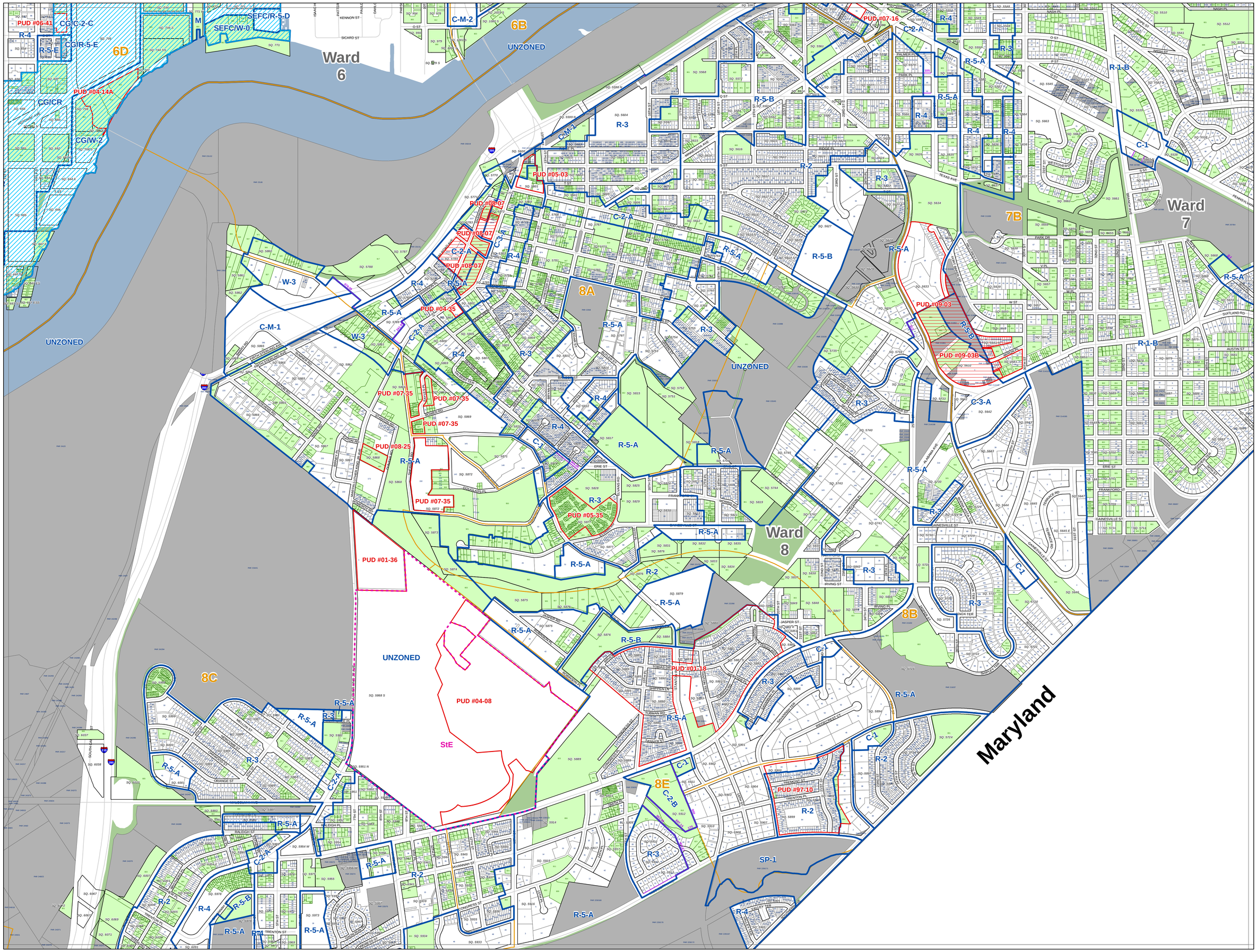
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

Map 13

DCOZ

Zoning Map of the District of Columbia



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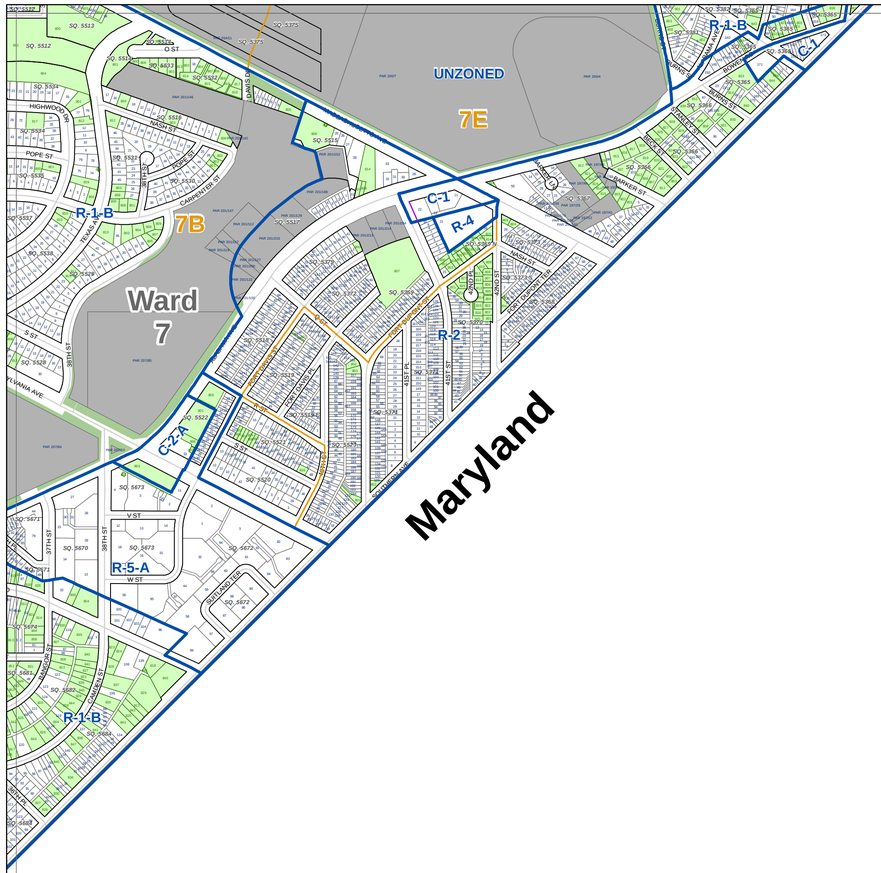
Map 14

Zoning Map of the District of Columbia


UNZONED
7E
7B
Ward
7
Maryland
R-1-B
C-1
R-4
R-2
C-2-A
R-5-A
O ST
HIGHWOOD
POPE ST
CARONDELET ST
PENNSYLVANIA AVE
V ST
W ST
4TH ST NE
4TH ST SE
3RD ST SE
2ND ST SE
1ST ST SE
BANKER ST
BRUNER ST
BRUNER PL
BRUNER TER
BRUNER CT
BRUNER CIR
BRUNER WAY
BRUNER DR
BRUNER RD
BRUNER LN
BRUNER BLVD
BRUNER AVE
BRUNER STREET
BRUNER PLACE
BRUNER TERRACE
BRUNER COURT
BRUNER CIRCLE
BRUNER WAY
BRUNER DRIVE
BRUNER ROAD
BRUNER LANE
BRUNER BOULEVARD
BRUNER AVENU

Zone	Description	Zone	Description	Zone	Description
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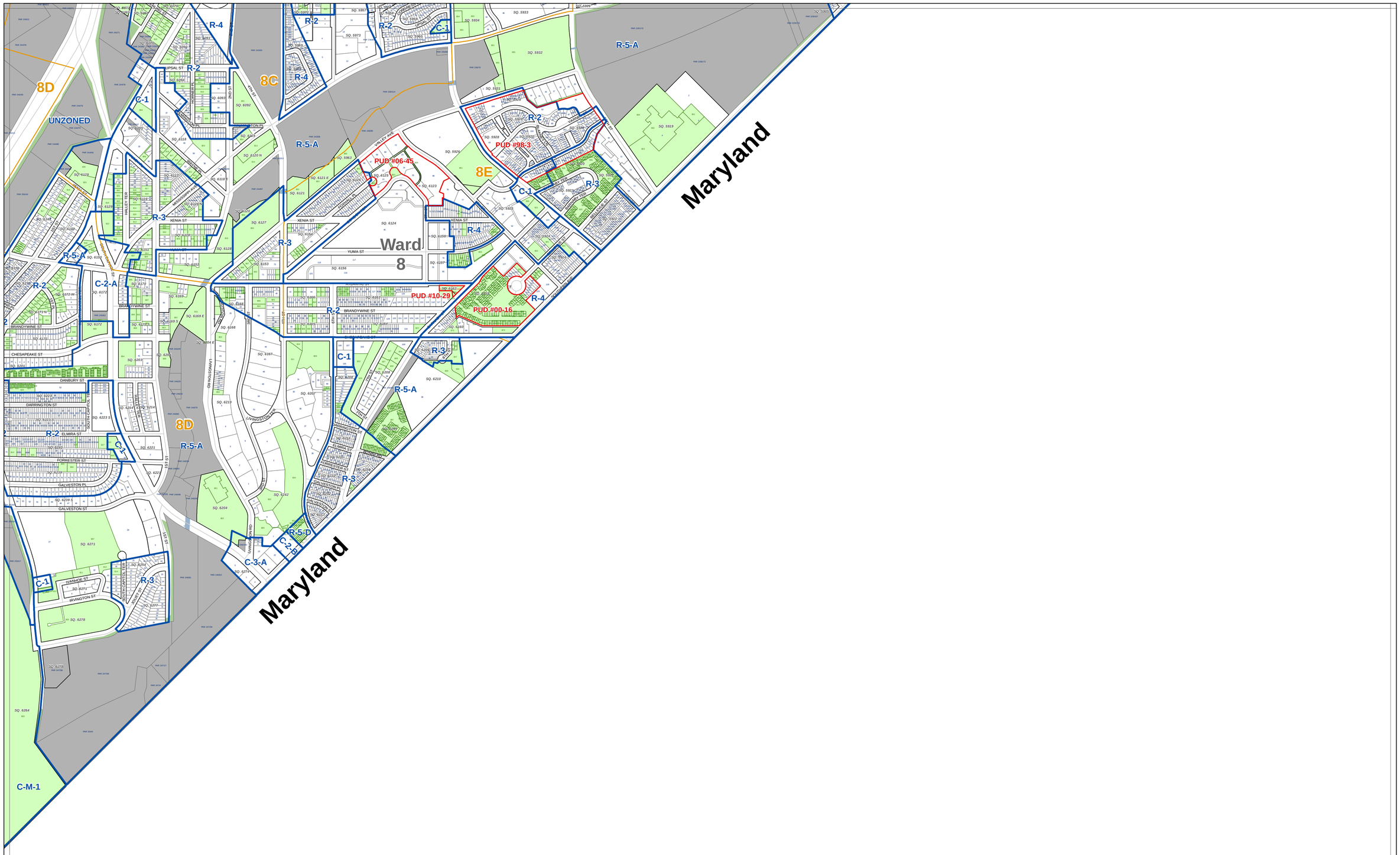
Map 16

Zoning Map of the District of Columbia


Ward 8
Maryland
Maryland
8D
UNZONED
8C
8E
8D
R-5-A
R-5-B
R-5-D
R-5-E
R-4
R-3
R-2
C-1
C-2-A
C-2-B
C-3-A
C-M-1
PUD #06-45
PUD #08-3
PUD #10-29
PUD #00-16
UPSAL ST
XENIA ST
YUMA ST
BRANDYWINE ST
CHESAPEAKE ST
DANBURY ST
DARRINGTON ST
ELMIRA ST
FORRESTER ST
GALVESTON PL
GALVESTON ST
NANNIE ST
IRVINGTON ST
SOUTH CAPITOL TER
SOUTH CAPITOL ST
1ST ST
4TH ST
7TH ST
9TH ST
LIVINGSTON PL
LIVINGSTON RD
FORNEY RD
VALLEY AVE
HALLEY TER
MICHIGAN AVE
MORRIS PL
MORRIS RD
WASHINGTON PL
ALABAMA AVE
CHESAPEAKE ST
SAVANNAH ST
DELAWARE AVE
CONNECTICUT AVE
MISSISSIPPI AVE
MINNESOTA AVE
DAKOTA AVE
ALABAMA AVE
SQ. 6124
SQ. 6156
SQ. 6204
SQ. 6271
SQ. 6272
SQ. 6273
SQ. 6274
SQ. 6277
SQ. 6278
SQ. 6284
SQ. 5919
SQ. 5926
SQ. 5928
SQ. 5932
SQ. 5933
SQ. 5934
SQ. 6210
SQ. 6260
SQ. 6257
SQ. 6258
SQ. 6123
SQ. 6121
SQ. 6122
SQ. 6127
SQ. 6128
SQ. 6129
SQ. 6168
SQ. 6169 E
SQ. 6169 S
SQ. 6172
SQ. 6203
SQ. 6207
SQ. 6208
SQ. 6209
SQ. 6219
SQ. 6221
SQ. 6222
SQ. 6223 S
SQ. 6239 S
SQ. 6242
SQ. 6243
SQ. 6244
SQ. 6245
SQ. 6246
SQ. 6247
SQ. 6248
SQ. 6249
SQ. 6250
SQ. 6251
SQ. 6252
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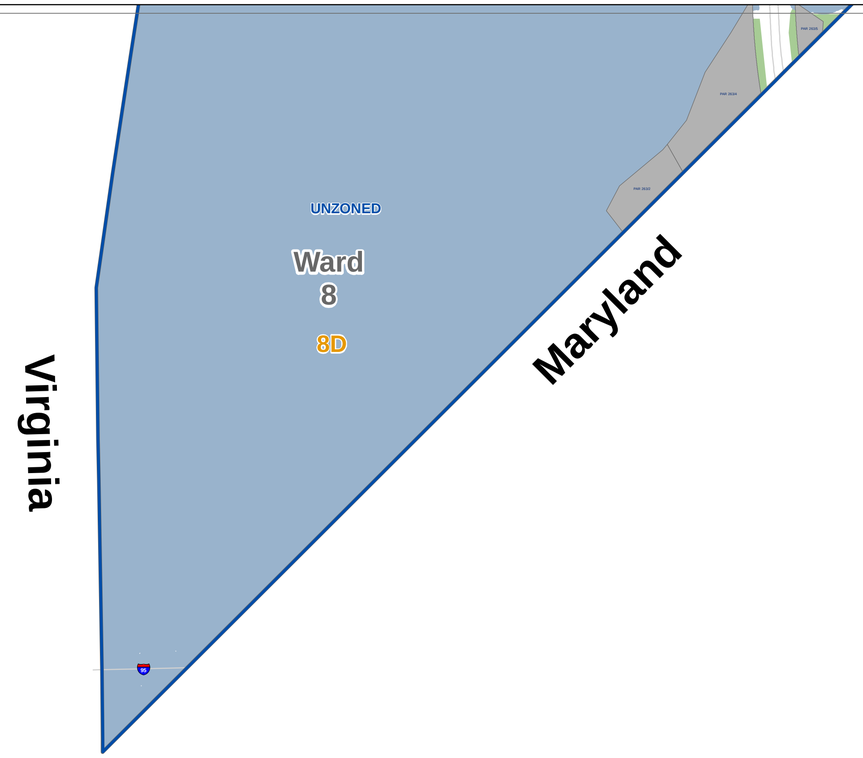
SQ. 6260
SQ. 6261
SQ.



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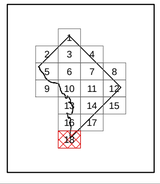

Map 18

DCOZ

Zoning Map of the District of Columbia