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# CHAPTER 1 MAPPING

## **100 INTRODUCTION**

- 100.1 This chapter contains boundaries established for specific zone districts through specific Commission action.

## **101 CAPITOL GATEWAY**

- 101.1 The Capitol Gateway (CG) zones are applied to the Buzzard Point and Capitol Gateway areas, which are designated for mixed use development in the Comprehensive Plan for the National Capital. The following Squares and portions of Squares in the Southwest and Southeast quadrants of the District of Columbia are included in the CG zones (CG-1 through CG-7): 601, 602, 603, 605, 607, 609, 611, 612, 613, 656, 657, 658, 660, 661, 662, E662, 664, E664, 665, 666, E667, S667, ES667, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, E708, S708, 742, N743, S744, 769, 771, and 800, as well as Square 649, Lot 48; Square 651, Lots 147 and 148; and Square 653, Lots 14, 15, 52-54, 60-66, 68-70, 75, 111, 810, 811, 827, and 828; and Square 655, Lots 124-140.

## **102 CAPITOL INTEREST**

- 102.1 The Capitol Interest (CAP) Overlay District is applied to the U.S. Capitol precinct and the area adjacent to this jurisdiction, in a manner consistent with the goals and mandates of the United States Congress in title V of the Legislative Branch Appropriation Act, 1976 (Master Plan for Future Development of the Capitol Grounds and Related Areas), approved July 25, 1975 (Pub. L. No. 94-59, 89 Stat. 288), and in accordance with the plan submitted to the Congress pursuant to the Act.

## **103 CHAIN BRIDGE/UNIVERSITY TERRACE**

- 103.1 The properties contained within the boundaries of the CB/UT zone (R-4) includes Lots 826, 829, 839-843, 845-847, 849-851, and 853-857 in Square 1409; Lots 829 and 830 in Square 1410; Lots 803, 806, 807, 829, 830, 832, 840, and 841 in Square 1411; all of Square 1425; Lots 11, 15-18, 20, 22, 831, 835, 851, 855, 859, 861, 863, 864, 898, 899, 902-905, 912, 914, 931, 937, 938, 940, and 948-958 in Square 1426; and all of Square 1427.

## **104 CLEVELAND PARK**

- 104.1 The Cleveland Park Neighborhood Commercial (CP) zone (N-3) is applied to a compact geographic area surrounding the Cleveland Park Metrorail Station and within the Cleveland Park Historic District, comprising those lots zoned N-3 in Squares 2218, 2219, 2222, 2068, 2069, and 2082.

## **105 DUPONT CIRCLE**

105.1 The DC zones (RF-2, RA-8, RA-9, RA-10, and MU-15 thought MU-22) include the following squares: 23, 35, 48, 49, 65, 66, 67, 68, 69, 70, 90, 91, 92, 93, 94, 95, 96, 97, 98, N99, 109, 110, 111, 112, 113, 114, 115, 116, 131, 132, 133, 134, 135, 136, 137, N137, 138, 139, 153, S153, 154, 155, 156, 157, 158, 159, 160, 178, 179, 180, 181, S181, 182, N182, 192, 193, 194, 195, S195, 196, and N196. The DC zones also include the following lots: Square 176, Lots 43-45, 64-73, 2076-2128; Square 177, Lots 2, 36-40, 87-92, 104, 108, 118-123, 126, 127, 801, 802, 2009-2019, 2020-2025, Square N177, Lots 4-9, 17, 23-25, 26, 27, 87-92, 801-804, 807, 810-811, 2001-2009, 2010-2012, 2013, 2022; Square 190, Lots 22-42, 51-62, 88-99, 101-116, 119-120, 123, 129, 809, 2001-2018, 2019-2028, 2029-2049, 2050-2056; Square 191, Lots 3-6, 8-16, 40-49, 51-59, 63-65, 66-69, 71-76, 79-87, 90-92, 93-95, 96-98, 99, 100, 104, 107-108, 800, 801, 803-804, 812, 814, 816, 817, 2001-2012, 2014-2027, 2028-2031, 2032, 2034-2058, 2059-2067, 2068-2077, Square 206, Lots 17-25, 62-65, 113-122, 128-133, 138-162, 166-176, 177-198, 219, 220, 800-805, 807, 809, 811, 812, 813, 814, 2001-2013; and Square 207, Lots 48-65, 94-95, 810.

## **106 EIGHTH STREET SOUTHEAST**

106.1 The Eighth Street Southeast Neighborhood Commercial (ES) zone (N-6) is applied to a compact geographic area along Eighth Street, S.E., near the entrance to the Navy Yard, comprising those properties zoned N-6 in Squares 906, 907, 929, and 930.

## **107 FOREST HILLS TREE AND SLOPE PROTECTION**

107.1 The Forest Hills Tree and Slope Protection (FH/TSP) zones (R-8, R-9, R-10) are established to preserve and enhance the park-like setting of the designated neighborhoods bounded by Connecticut Avenue and Thirty-Second Street on the west, Rock Creek Park on the east, Fort Circle National Park and Nevada Avenue, N.W. on the north, and Melvin C. Hazen Park and adjacent to streams and parks on the south, by regulating alteration or disturbance of terrain, destruction of trees, and the ground coverage of permitted buildings and other impervious surfaces. It includes Soapstone Valley Park as well as Melvin C. Hazen Park.

107.2 The FH/TSP zones includes all lots zoned R-8, R-9, R-10 on the effective date of the FH/TSP zones in Squares 2030 through 2033, 2040 through 2043, 2046, 2049 except for Lots 804 (Van Ness North), 805 (Van Ness Center), 806 (Van Ness South), all lots zoned R-1-A, R-1-B, and R-2 on the effective date of the FH/TSP zones in Squares 2231, 2232, 2238, 2239, 2241 through 2251, 2254 through 2256, 2258, 2262 through 2270, 2272, 2274 through 2277, and 2282.

## **108 FOGGY BOTTOM**

108.1 The Foggy Bottom (FB) zone (R-16) has the identical boundaries of the Foggy Bottom Historic District and is applied to the area, the boundaries of which begin at the intersection of K and 25th Streets, N.W., and proceed as follows: east along

the center line of K Street, turning south along the eastern edge of Lot 19 in Square 28 to the northern edge of the alley; then eastward and southward along the alley to the northern boundary of Lot 92 in Square 28; then eastward to the center line of 24th Street; then south along the center line of 24th Street to New Hampshire Avenue; then southwest along the center line of New Hampshire to H Street; west along the center line of H Street to 25th Street; north along the center line of 25th Street to the southern edge of Lot 42 in Square 17; then west along the lot line to the alley in Square 17; then through the alley and then north along the western line of Lot 848 (encompassing Lots 812 through 820, 28 through 35, and 834, 848, and 849) in Square 17 to the center line of I Street; then west along the center line of I Street to the center line of 26th Street; then north on 26th Street to the northern edge of Lot 73 in Square 16; then east along the northern edge of Lot 73 to the easternmost corner of Hughes Mews and then south along the eastern edge of Hughes Mews to the northern edge of Lots 883, 858, and 856; then east along the lots to the center line of 25th Street; then north along the center line of 25th Street to the origination point at the center line of K Street. The FB zone also includes the following: Square 16, excluding Lots 884, 863, 93, 17, 71, and 2009 through 2161 (The Griffin Condominium Apartment Building); Square 17, excluding Lots 2001 through 2051 (The Plaza Condominium Apartment Building); Square 28, excluding Lots 884 and 168; and Square 29 in its entirety.

## **109 FORT TOTTEN**

109.1 The FT zones (MU-28, MU-29, PDR-6, and PDR-7) are applied to the area that is immediately north and south of Fort Circle Park (also known as Fort Drive Park).

- (a) North of Fort Circle Park:
  - (1) The zone district boundaries of the MU-28 zone shall begin at the intersection of First Place and Riggs Road, N.E., and proceed as follows:
    - (A) West along the center line of Riggs Road to the north/south alley that is immediately west of and parallel to First Place; south along the center line of that alley to Ingraham Street; east along the center line of Ingraham Street to First Place; south along the center line of First Place to the north property line of Parcel 124/141; east along the north property line of Parcel 124/141 and then continue east along the north property line of Parcel 124/140 (also known as Lot 804 in Square 3700); east along an imaginary line that represents the easterly extension of the north property line of Parcel 124/140; continue east along that imaginary line until it intersects a second imaginary line that represents the westerly extension of the property line between Lots 5 and 808 of Square 3767; continue east

along the second imaginary line and the property line between Lots 5 and 808 to the alley in Square 3767; north along the center line of that alley to Kennedy Street; west, north, and then east along the perimeter of an existing R-5-A District boundary line that encompasses Parcel 137/78 (also known as Lots 3, 4, and 800 in Square 3766) to South Dakota Avenue; north along the center line of South Dakota Avenue and then northwesterly along the center line of the vehicular ramp (which connects Riggs Road and South Dakota Avenue) to Riggs Road; west along the center line of Riggs Road to the point of origin; and

- (2) The zone district boundaries of the MU-29 zone shall be the boundaries of the existing P District that is immediately north of Fort Circle Park and south of the MU-28 zone.

(b) South of Fort Circle Park:

- (1) The zone district boundaries of the PDR-7 zone shall be the identical boundaries of the existing PDR zone that is immediately south of and contiguous to Fort Circle Park; and
- (2) The zone district boundaries of the PDR-6 zone shall be the identical boundaries of the existing PDR zone that is immediately south of and contiguous to Fort Circle Park.

## **110 GEORGIA AVENUE**

110.1 The Georgia Avenue Commercial (GA) area applies to all properties zoned NC-7 and/or NC-8 along both sides of Georgia Avenue, N.W., from the north side of the intersection of Georgia Avenue and Kenyon Street to the south side of the intersection of Georgia Avenue and Varnum Street.

## **111 HILL EAST**

111.1 The Hill East (HE) District is applied to Federal Reservation 13, which is designated for mixed use development on the Future Land use Map of the Comprehensive Plan and the Reservation 13 Hill East Waterfront Master Plan, as approved by the Council of the District of Columbia on October 15, 2002, and is the subject of the Hill East Waterfront Design Guidelines, June 2008.

## **112 H STREET**

112.1 The H Street Northeast Neighborhood Commercial (HS) area applies to all lots fronting onto H Street, N.E. from 2nd Street to 15th Street, N.E. and zoned NC-9 through NC-17. The area is further divided into three sub-districts affecting the following squares:

- (a) H Street Northeast Housing Sub-district (NC-9, NC-10, NC-11, NC-12, and NC-13) encompasses properties fronting on H Street, N.E. in Squares 751, 752, 776, 777, 808, 809, 832, 833, 858, and 859 from 2nd to 7th Streets, N.E.;
- (b) H Street Northeast Retail Sub-district (NC-16 and NC-17) encompasses properties fronting on H Street, N.E. in Squares 889, 890, 911, 912, 933, 958, 959, 981, and 982 from 7th to 12th Streets, N.E.;
- (c) H Street Northeast Arts Sub-district (NC-14 and NC-15) encompasses properties fronting on H Street, N.E. in Squares 1003, 1004, 1026, 1027, 1049N, and 1049 from 12th to 15th Streets, N.E.

## **113 MACOMB-WISCONSIN**

113.1 The Macomb-Wisconsin Neighborhood Commercial (MW) area applies to the neighborhood commercial area near and extending from the intersection of Macomb Street and Wisconsin Avenue, N.W., comprising those lots zoned NC-1 in Squares 1920 and 1920N.

## **114 REED-COOKE**

114.1 The Reed-Cooke (RC) zones (RC-1, RC-2, RC-3) shall be applied to the portions of Squares 150, 2557, 2558, 2560, 2562, 2563, 2566, 2567, and 2572 in the Reed-

Cooke Special Treatment Area, as defined in the Comprehensive Plan, 10 DCMR § 1127, that are zoned non-residentially as of January 1, 1989.

## **115 SAINT ELIZABETHS EAST CAMPUS**

115.1 The Saint Elizabeths zones (StE1 – StE-19) shall apply to Lot 2 in Square S-5868, which comprises the area historically referred to as the Saint Elizabeths East Campus, and generally bounded by the Unified Communications Center to the north; open space and the St. Elizabeths Psychiatric Hospital the east; Alabama Avenue and the residential community to the south; and Martin Luther King, Jr., Avenue to the west.

## **116 SIXTEENTH STREET HEIGHTS**

116.1 The R-17 zone encompasses the geographic area in northwest Washington generally bounded by 16th Street and Rock Creek Park on the west, Military Road and Missouri Avenue on the north, and 14th Street on the east, and Colorado Avenue on the southeast. This zone is applied to properties zoned R-1-B in the following squares and portions of squares: 2718, 2719, 2720, 2720W, 2721, 2721W, 2722, 2722W, 2723, 2723W, 2724, 2724W, 2725, 2741, 2742, 2796, and 2799.

116.2 The R-18 zone encompasses the geographic area in northwest Washington generally bounded by 16th Street on the west, Colorado Avenue on the north, 14th Street on the east, and Decatur Street to the south. This zone is applied to properties zoned R-1-B in the following squares and portions of squares: 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, and 2716.

## **117 SOUTHEAST FEDERAL CENTER**

117.1 The Southeast Federal Center (SEFC) zones (SEFC-1 through SEFC-4) is applied to an approximately 42-acre portion of the SEFC site that is designated for "federal use" and "parks, recreation, and open space" in the Comprehensive Plan for the National Capital. The following squares and portions of squares in the southeast quadrant of the District of Columbia are included in the SEFC area: Squares 743, 744, 771, 802, 826, 853, portions of Squares 770 and 801, and a portion of land south of 771 and 802 bounded by the District of Columbia Water and Sewer Authority ("WASA") facility to the west, the Washington Navy Yard to the east, and the Anacostia River to the south. The site is bounded generally by M Street S.E. to the north; the Anacostia River to the south; 1st Street, S.E. and WASA to the west; and the Washington Navy Yard to the east. Where there are any inconsistencies between the above description of the zone and the descriptions set out in the metes and bounds descriptions attached to the Notice of Final Rulemaking published in the D.C. Register on JUL-9 2004, the latter shall govern.

## **118 TAKOMA**

118.1 The Takoma Neighborhood Commercial area applies to Squares 3188 and 3278 in their entirety, and certain lots and portions of lots zoned NC-2 on:

- (a) Square 3187 along the frontages of Blair Road and Cedar Street, N.W.;
- (b) Squares 3275 and 3276 along the frontage of 4th Street, N.W.;
- (c) Squares 3352, 3353, 3354, 3356, and 3357 along the frontages of Cedar Street and Carroll Street, N.W.; and
- (d) Square 3280 along the frontages of Blair Road, Butternut Street, and 4th Street, N.W.

118.2 The NC-2 zone begins at the street right-of-way lines abutting the Squares named in § 1310.1, and extends to a depth of one hundred feet (100 ft.).

## **119 UNION STATION NORTH**

119.1 The USN District is mapped on the following squares and air rights lots, as more specifically described in the plat attached to Zoning Commission Order No. 09-21:

- (a) Square 717, Lots 7001 and 7002 (between H and K Streets, N.E.); and
- (b) Square 720, Lots 7000 and 7001 (between Union Station and H Street, N.E.).

## **120 UPTOWN ARTS**

120.1 The Uptown Arts-Mixed Use (ARTS) zones (ARTS-1, ARTS-2, ARTS-3, ARTS-4) are applied to the Commercial and Mixed Use Districts in the following squares and portions of squares in the 14th and U Streets, N.W., area: 202 through 211, 234 through 242, N242, 272, 273, 274, 303, 304, 305, 331, 332, 333, 358 through 361, 393, 416, 440, 441, and the portions of squares 2875 and 2877 that are south of V Street.

## **121 WESLEY HEIGHTS**

121.1 The Wesley Heights (WH) zones (R-14 and R-15) shall apply to the area and properties contained in this subsection:

- (a) The area is generally bounded by a line which begins at the intersection of Nebraska and New Mexico Avenues and runs southeast along the center line of New Mexico Avenue, N.W., to the western boundary of Glover Archbold Park. The line then runs south and west along the west boundary of Glover Archbold Park to a point east of the southernmost point of Lot 33 of Square 1341. The line then runs west across 44th Street to the southwest boundary of Lot 33. The line then runs in a northerly direction

along the rear lot lines of the properties on the west side of 44th Street, to the southern boundary of Lot 15 of Square 1341, inclusive of Lot 33. (For those lots with narrow frontages on the west side of 44th Street, the WH zone boundary line shall cross those narrow lot frontages by connecting the rear lot lines of the adjacent lots across the narrow lot frontage.) The line then runs west along the southern boundary of Lot 15; then runs northwest along the west boundary of Lot 15; then runs in a westerly direction along the right-of-way of the Dexter Court cul-de-sac excluding Lots 19-21, and then runs southwest along the south boundary of Lot 18. The line then runs north along the west boundary of Lot 18 to the southern boundary of Lot 805. The line then runs west along the southern boundaries of Lots 805 and 800; then runs north along the west boundary of Lot 800; then runs west to Foxhall Road along the southern boundary of Lot 804. The line then runs south along the center line of Foxhall Road; then runs west along the northern boundary of Lot 813 of Square 1380; then runs southwest along the rear of Lots 4, 5, and 820 of Square 1380; then runs west to 49th Street along the southern boundaries of Lots 820 to 824, 826, and 6 of Square 1380. The line then runs north along the western boundary of 49th Street right-of-way; continues east along the northern boundary of Cathedral Avenue right-of-way; and turns north along the property line at the rear of the properties on the west side of Foxhall Road (including all of Square 1523 and Lots 28 and 29 of Square 1521). The line then runs east along the northern property line of Lot 28 of Square 1521 to Foxhall Road, then runs north along the west boundary of the Foxhall Road right-of-way to Nebraska Avenue. The line then runs northeast along the center line of Nebraska Avenue to the point of origin at the intersection of New Mexico and Nebraska Avenues, N.W.; and

- (b) The properties that are contained within the boundaries of the WH zones include all of Squares 1338 to 1340, 1380, 1381, 1406, 1408, 1521, 1523, 1524, 1603 to 1612, 1614, 1615, 1619 to 1622, 1625, 1626, 1700, and 1701; and a portion of Squares 1341, 1397, and 1601 (those portions include Lots 11, 12, 15 to 18, 24, 25, 28 to 34, 36, 37, 800, 804, 805, 807, 810, 814, 819, 821, 824, 825, and 868, and a portion of Lots 35, 857, and 869 in Square 1341; Lots 4 to 6, 814 to 816, 818, 820 to 824, and 826 in Square 1397; and Lots 804 and 805 in Square 1601).

## **122 WOODLEY PARK**

122.1 The Woodley Park Neighborhood Commercial (WP) zones (NC-4 and NC-5) are applied to a compact geographic area surrounding the Woodley Park/Zoo Metrorail station, comprising those lots zoned C-2-A in Squares 2202 and 2203 and those lots zoned C-2-B in Square 2204.

## **123 CAPITOL HILL COMMERCIAL**

123.1 The CHC zones encompasses the geographic area in southeast and northeast Washington generally identified as follows

- (a) Massachusetts Avenue, N.E./Stanton Park corridor, between 2nd Street and 6th Street, N.E.;
- (b) Pennsylvania Avenue, S.E., between 2nd Street and 4th Street, S.E.;
- (c) Pennsylvania Avenue, S.E., between 6th Street and 13th Street, S.E.;
- (d) Eighth Street, S.E., between Pennsylvania Avenue, S.E., and the Southeast Expressway; and
- (e) Seventh Street, S.E., between North Carolina Avenue and Pennsylvania Avenue, S.E.

123.2 The CHC zones shall include all of the following lots or squares zoned MU-25 and MU-26:

- (a) Square 755: those lots that abut Massachusetts Avenue, N.E.;
- (b) Square 756: those lots that abut Massachusetts Avenue, N.E., and D Street, N.E.;
- (c) Square 762: those lots that abut Pennsylvania Avenue, S.E.;
- (d) Square 781: those lots that abut Massachusetts Avenue, N.E.;
- (e) Square 782: those lots that abut Massachusetts Avenue, N.E.;
- (f) Square 789: those lots that abut Pennsylvania Avenue, S.E.;
- (g) Square 790: those lots that abut Pennsylvania Avenue, S.E.;
- (h) Square 813: those lots that abut Stanton Park (also known as Stanton Square) and C Street, N.E.;
- (i) Square 814: those lots that abut Stanton Park (also known as Stanton Square) and C Street, N.E.;

- (j) Square 837: those lots that abut Stanton Park (also known as Stanton Square) and C Street, N.E.;
- (k) Square 838: those lots that abut Stanton Park (also known as Stanton Square) and C Street, N.E.;
- (l) Square 873;
- (m) Square 874: those lots that abut Pennsylvania Avenue, S.E.;
- (n) Square 900: those lots that abut 7th Street, S.E.;
- (o) Square 902: those lots that abut 8th Street, S.E., and D Street, S.E.;
- (p) Square 903: those lots that abut 8th Street, S.E.;
- (q) Square 904: those lots that abut 8th Street, S.E.;
- (r) Square 925: those lots that abut 8th Street, S.E.; D Street, S.E.; and Pennsylvania Avenue, S.E.;
- (s) Square 926: those lots that abut 8th Street, S.E.;
- (t) Square 928;
- (u) Square 947;
- (v) Square 948;
- (w) Square 972: those lots that abut Pennsylvania Avenue, S.E.;
- (x) Square 973: those lots that abut E Street, S.E., and Pennsylvania Avenue, S.E.;
- (y) Square 994: those lots that abut Pennsylvania Avenue, S.E.;
- (z) Square 1019: those lots that abut Pennsylvania Avenue, S.E., and 12th Street, S.E.; and
- (aa) Square S1019.