



ZONING IN THE DISTRICT OF COLUMBIA

Key Zoning/Land Use Regulations



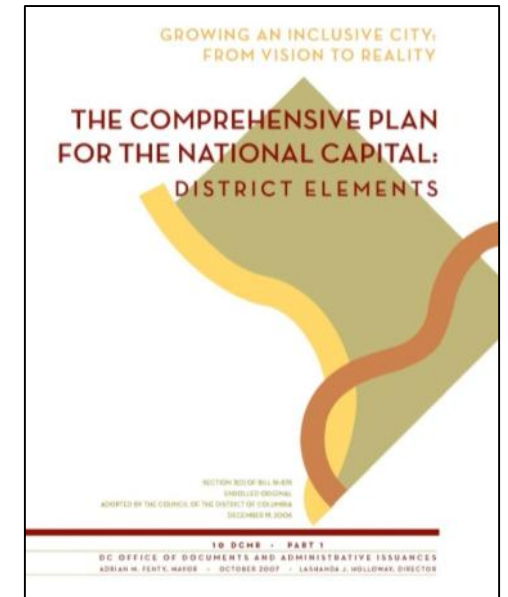


KEY ZONING/LAND USE REGULATIONS

THE COMPREHENSIVE PLAN – TITLE 10-A DCMR

The Comprehensive Plan (Comp Plan) is a general policy document that provides overall guidance for future planning and development of the city. The Comp Plan of the National Capital is comprised of two parts, the District Elements and the Federal Elements.

The District Elements contain 11 citywide elements that provide goals, objectives and policies for land use issues that impact the whole city, e.g. transportation, environment, parks and open space, and arts and culture. There are also 10 Area Elements which provide goals, objects and policies that are specific to geographic areas of the city.





KEY ZONING/LAND USE REGULATIONS

DC PRESERVATION REGULATIONS – TITLE 10-C DCMR

The intent of the DC Preservation Regulations is to promote the protection, enhancement, and perpetuation of properties of historical, cultural, and aesthetic merit in the interests of the health, prosperity, and welfare of the people of the District of Columbia.



The regulations implement the historic preservation provisions of the following statutes:

- (a) The Shipstead-Luce Act of 1930;
- (b) The Old Georgetown Act of 1950;
- (c) The National Historic Preservation Act of 1966;
- (d) The Historic Landmark and Historic District Protection Act of 1978;
- (e) The Abatement and Condemnation of Nuisance Properties Omnibus Amendment Act of 2000; and
- (f) The Housing Act of 2002.

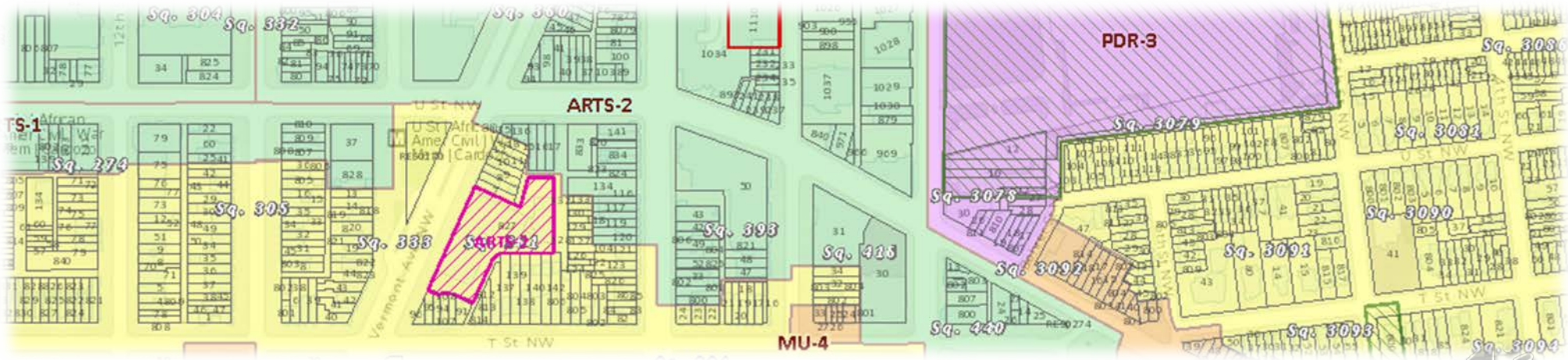




KEY ZONING/LAND USE REGULATIONS

THE ZONING REGULATIONS AND MAP OF 2016 – TITLE 11 DCMR

The Zoning Regulations of the District of Columbia control land use, density, height, and bulk characteristics of property in the city. The District of Columbia Zoning Map identifies the designated zoning for all parcels of land in the city. All construction or rehabilitation on private land must conform to the requirements imposed by the Zoning Regulations and Zoning Map adopted by the Zoning Commission (ZC). Those pursuing projects that do not conform, however, may seek relief before either the ZC or the Board of Zoning Adjustment (BZA).





KEY ZONING/LAND USE REGULATIONS

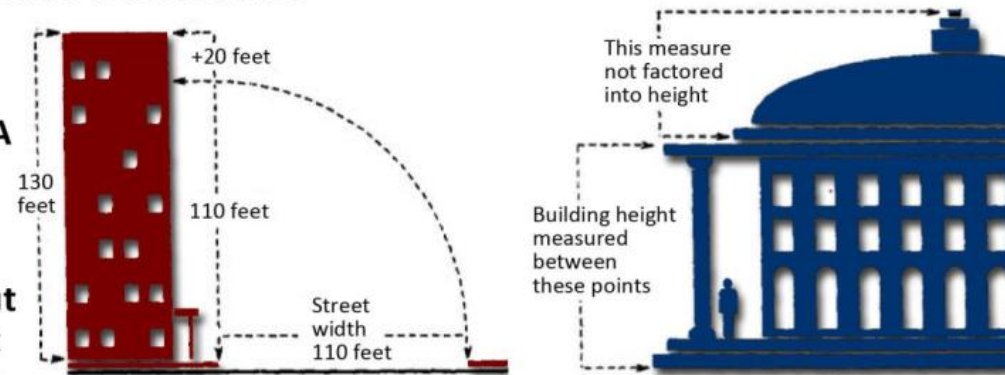
HEIGHT ACT OF 1910

BROAD AVENUES, WIDE VISTAS, SHORT BUILDINGS

The federal Height Act of 1910 restricts a building height, in most instances, to the width of the street its fronts, plus 20 feet. A corner structure may use the wider of the two streets as the basis for measurement.

The act limits most buildings to 110 feet, but those on wider boulevards, such as K Street and 13th Street, reach heights of 130 feet. Pennsylvania Avenue buildings may go as high as 160 feet.

Under the act, rooftop embellishments, such as domes, spires, and minarets, are not computed as part of the building's total height, which is measured from the front center of the structure.



White House
Height: 85 feet



U.S. Capitol
Height: 300 feet



Washington Monument
Height: 555 feet





KEY ZONING/LAND USE REGULATIONS

THE CONSTRUCTION CODE – TITLE 12 DCMR

The Construction Codes are a set of rules that specify the minimum acceptable level of safety for constructed objects such as buildings and non-building structures. The main purpose of building codes are to protect the public's health, safety, and general welfare as these relate to the construction and occupancy of buildings and structures.

The City adopted the International Codes (I-Codes) published by the International Code Council (ICC), and the National Electric Code (NEC). The codes are subject to any changes, deletions and/or additions as set forth in Title 12 DCMR. Currently the 2012 I-Codes and the 2011 NEC are in effect.





KEY ZONING/LAND USE REGULATIONS

ENVIRONMENT – TITLE 20 DCMR

The purpose of the Environment Regulations is to prevent or minimize emissions into the atmosphere and thereby protect and enhance the quality of the District's air resources so as to do the following:

- (a) To promote the public health and welfare and the productive capacity of the people of the District of Columbia;
- (b) To foster their comfort and convenience;
- (c) To increase the enjoyment of all of the attractions of the Nation's Capital; and
- (d) To enhance the environment.





KEY ZONING/LAND USE REGULATIONS

GREEN BUILDINGS ACT OF 2006

The purpose of the Green Buildings Act is:

- To establish high-performance building standards that require the planning, design, construction, operation and maintenance of building projects;
- To establish a green building incentives program that includes an expedited construction documents review program
- To establish a Green Building Fund, and the Green Building Advisory Council;
- To amend the Construction Codes Approval and Amendments Act of 1986;
- To provide for the revision of the Construction Codes to include green building practices; and
- To amend the Office of Property Management Establishment Act of 1998 to require priority leasing of buildings that meet certain green building standards.





KEY ZONING/LAND USE REGULATIONS

PUBLIC SPACE AND SAFETY – TITLE 24 DCMR

The goal of Public Space Management is to achieve and maintain safe and beautiful streets. Public Space is defined as all the publicly owned property between the property lines on a street and includes, but is not limited to, the roadway, tree spaces, sidewalks and alleys. A public space permit is required whenever you intend to occupy, construct, and/or install in or on publicly-owned property between the property lines of a street, park, or other public property. Examples of work that requires public space permits include the following:

- Dumpsters in public space,
- Sidewalk construction and repair,
- Sidewalk cafes,
- Front patios, and
- Flag poles, planter boxes, retaining walls and fences in public space.



Alley and street closings are also governed by the Public Space Regulations, and are reviewed by the City Council.





FOR MORE INFORMATION



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