Zoning in the District of Columbia

Matter-of-Right Housing Types By Zone Districts
R-1 District

The R-1 District is a low density zoning category generally characterized by the development of detached dwellings on large lots.

A One-Family Detached Dwelling is defined as completely separated from all other buildings and having two (2) side yards.
R-2 District

The R-2 District is a low to moderate density zoning category generally characterized by the development of detached dwelling and semi-detached dwelling types.

A One-Family Semi-Detached Dwelling is defined as having one (1) side yard.
R-3 District

The R-3 District is a low to moderate to medium density zoning category generally characterized by the development of semi-detached and row dwellings.

A Row Dwelling is defined as a dwelling having no side yards.
R-4 District

The R-4 District is a low to medium density zoning category generally characterized by the development of row dwelling, flats and apartment conversions. A flat is defined as a two (2) family dwelling.

An existing building may be converted to an Apartment Building (three or more units) in the R-4 District based on the size of the lot.
R-5 District

The R-5 District, is an apartment zone district which depending on the allowable (R-5-A, R-5-B, R-5-C, R-5-D, and R-5-E) height and floor area ratio, allows moderate to high density development of the full range of dwelling types.
Commercial and Mixed Use Districts (C, W, CR and SP)

All dwelling types are allowed in commercial and mixed-use zone districts.
Industrial Districts
(CM and M)

Due to noise, truck traffic and other environmental concerns; **no new** residential housing is permitted in the CM and M Districts.
For more information

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