



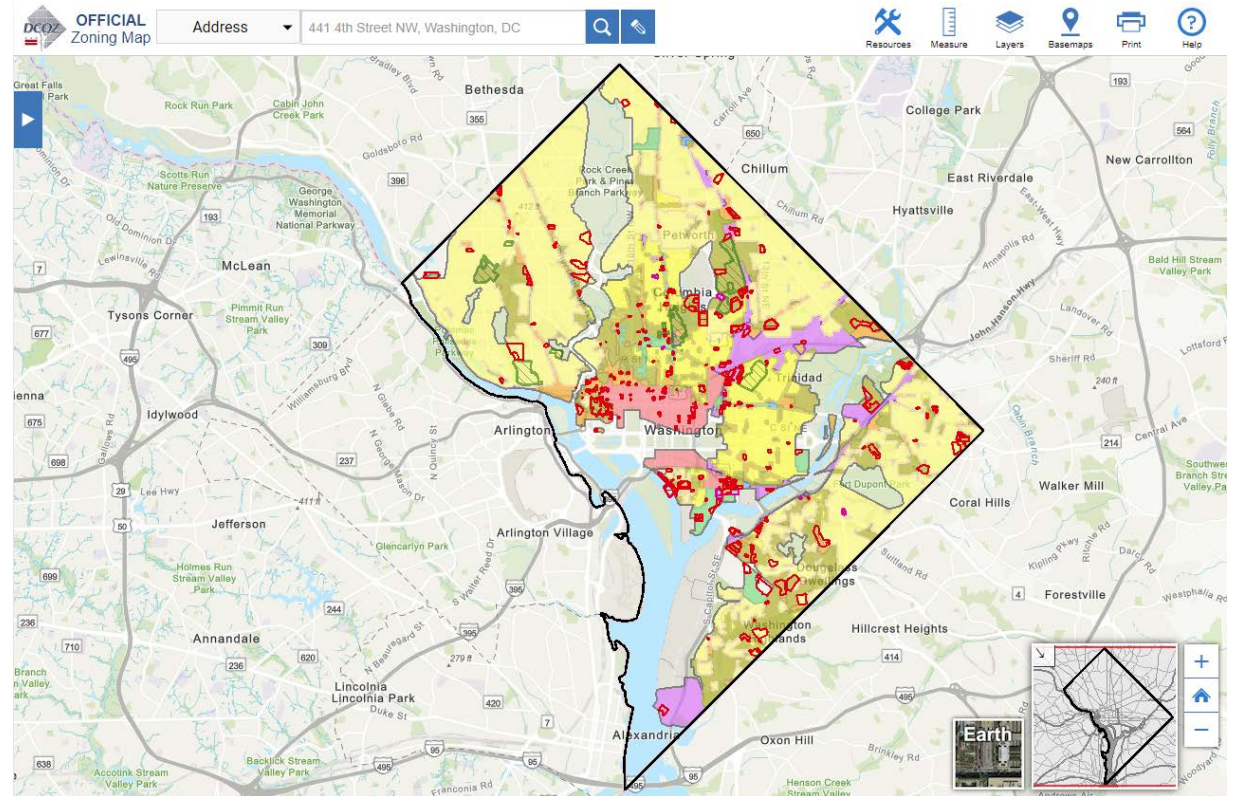
ZONING IN THE DISTRICT OF COLUMBIA

Zoning Certifications



THE OFFICIAL ZONING MAP

The Official Zoning Map is drawn and maintained on the Geographic Information System (GIS) located in the Office of Zoning (OZ) pursuant to Zoning Commission (ZC) Order No. 11-20. The GIS system allows OZ to provide a public view of the map. It is a living document, constantly updated to keep up with amendments adopted by the ZC.





WHAT IS THE PURPOSE OF A ZONING CERTIFICATION?

Given the fluidity of the map, if you require **definitive authentication of the zoning designation** for any property for due diligence purposes or to satisfy a legal requirement (examples: property settlement, construction loan), a lending institution may require a certification of the zoning on the property in question.





REQUESTING A ZONING CERTIFICATION

All requests must be in writing, and must:

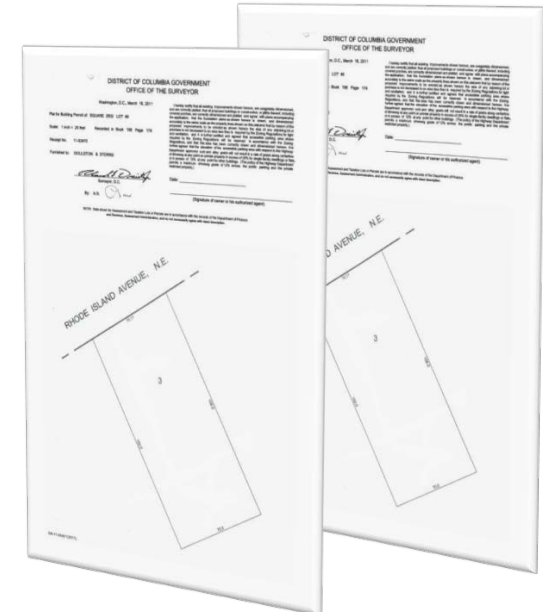
- Be addressed to the Director of the Office of Zoning at 441 4th Street, NW, Suite 200-S, Washington, DC 20001;
- Include the name, address and other contact information (telephone numbers, e-mail address) of the person making the request;
- Include the square and lot numbers of the property and the address of the property, if an address is applicable;





REQUESTING A ZONING CERTIFICATION

- Be accompanied by a fee of \$50.00 for each property for which a certification is being requested. The fee is only payable by check or money order to the DC Treasurer; and
- Be accompanied by **two copies of a plat map** of the property prepared by the D.C. Surveyor or by an architect or engineer registered in the District of Columbia. The plat, which may be no larger than 11" x 17", must show all lot lines of the property and indicate distance of the corners of the lot from the nearest street and alley intersection in all directions.



REQUESTING A ZONING CERTIFICATION

Please note, the Office of Zoning (OZ) reserves the right to request additional information from the person requesting the certification, so as to clarify the location of the lot, the dimensions of the lot, or the location of any improvements thereon.

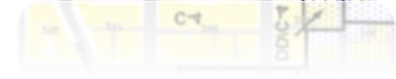
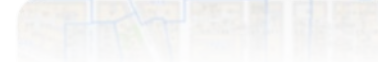
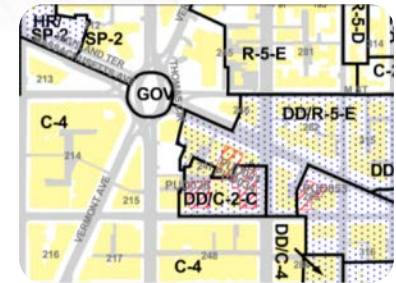
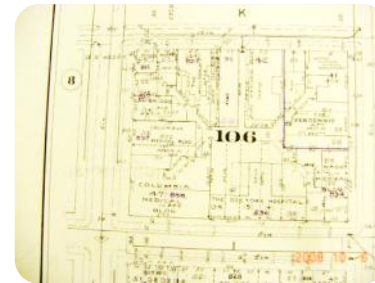




PROCESSING A ZONING CERTIFICATION

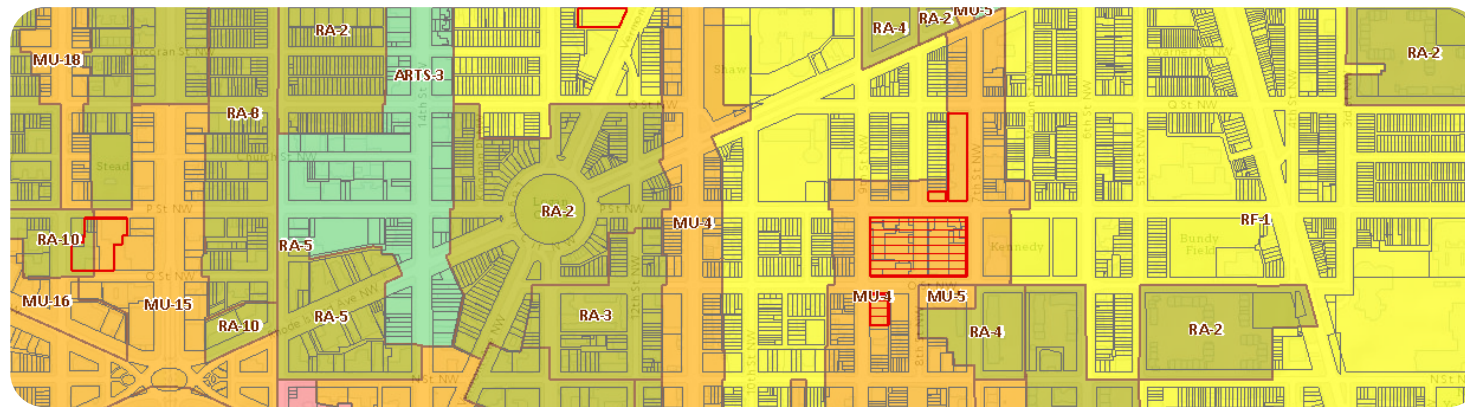
OZ conducts research to confirm the present zoning designation of the property. This exercise may include researching the following historical reference sources:

- Baist Atlas Map
- 1983 printed edition of the Zoning Map
- 1987 printed edition of the Zoning Map
- 1996 printed edition of the Zoning Map
- 2003 printed edition of the Zoning Map
- 2012 Official GIS edition of the Zoning Map
- 2016 Official GIS edition of the Zoning Map
- Zoning Commission Decision Orders



PROCESSING A ZONING CERTIFICATION

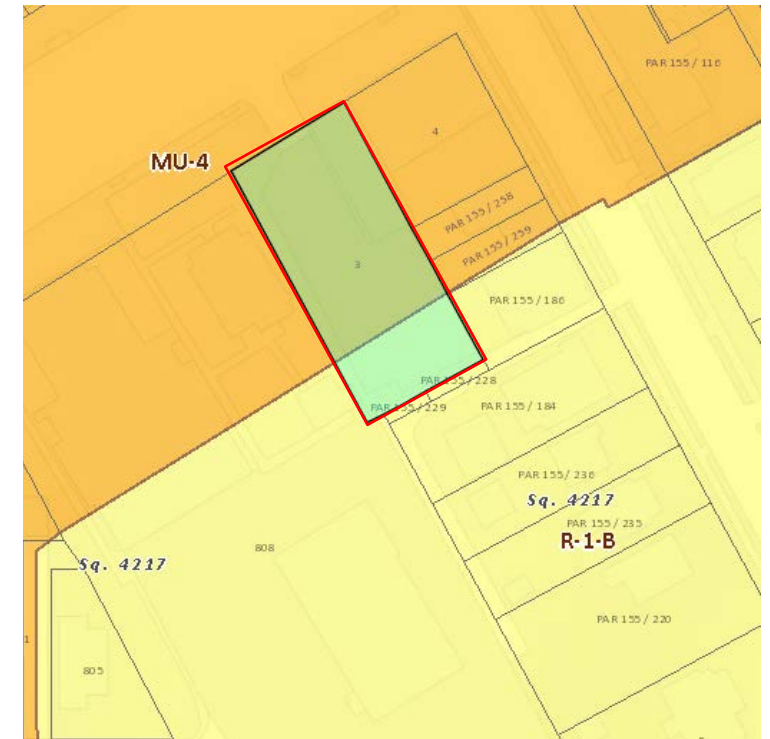
Please note, OZ also identifies ZC Map Amendment cases that are pending final decision. This is done because until the ZC renders its final decision in a map amendment case, the most restrictive zoning category advertised for consideration stands as the current zoning for the property.





PROCESSING A ZONING CERTIFICATION

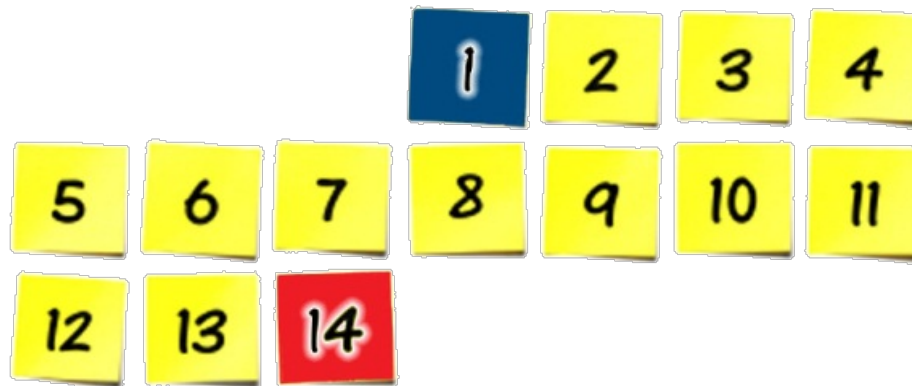
Zoning boundary lines are typically mapped along property lines and the center line of streets and alleys. There are instances, however, where zoning lines bisect lots irrespective of established property lines, or street and alley boundaries. In these cases OZ must determine the location of the zoning lines using dimensions from historical references.





PROCESSING A ZONING CERTIFICATION

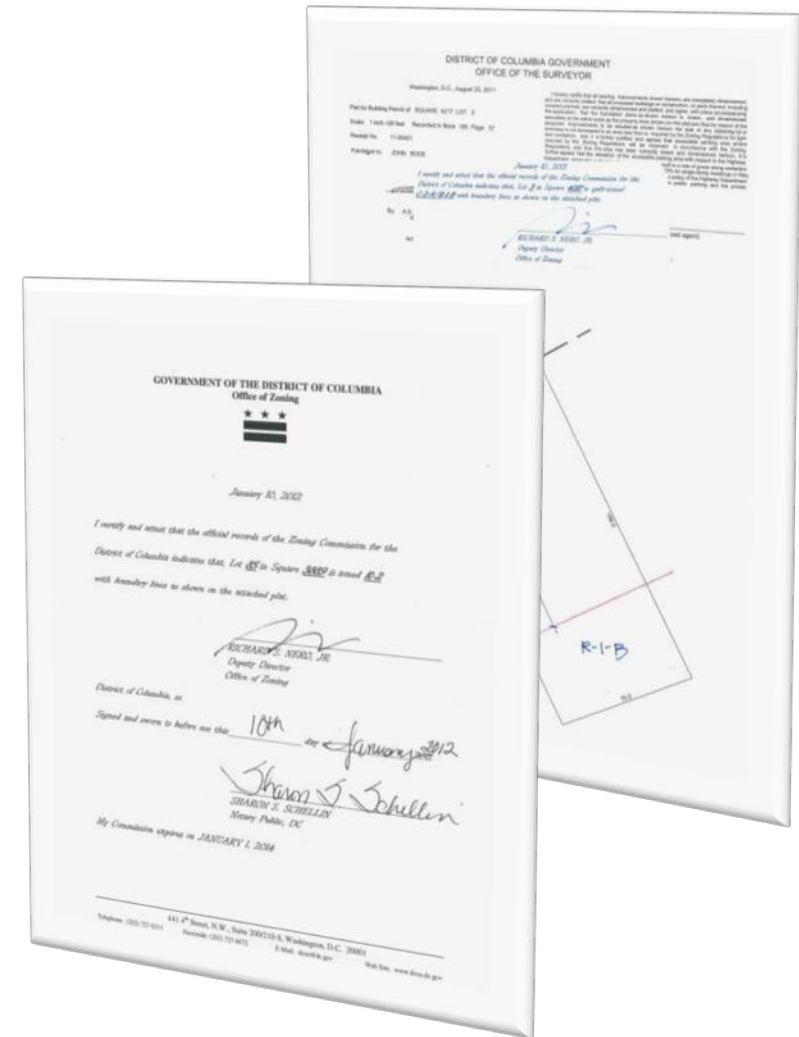
OZ recognizes the importance of the accurate and timely issuance of zoning certifications. A certification can take between 1 and 14 days to complete depending on the volume of requests received and the degree of research required.





YOUR ZONING CERTIFICATION

After OZ has completed its research to confirm the present zoning designation of the property, it prepares a notarized letter and plat certifying the zoning. These documents will indicate the zoning district which the official records of the Zoning Commission show as applicable to the particular lot and square on the day that the certification is issued.





FOR MORE INFORMATION



www.dcoz.dc.gov



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(202) 727-6311



441 4th Street, NW, Suite 200-S, WDC, 20001



Judiciary Square Metro



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