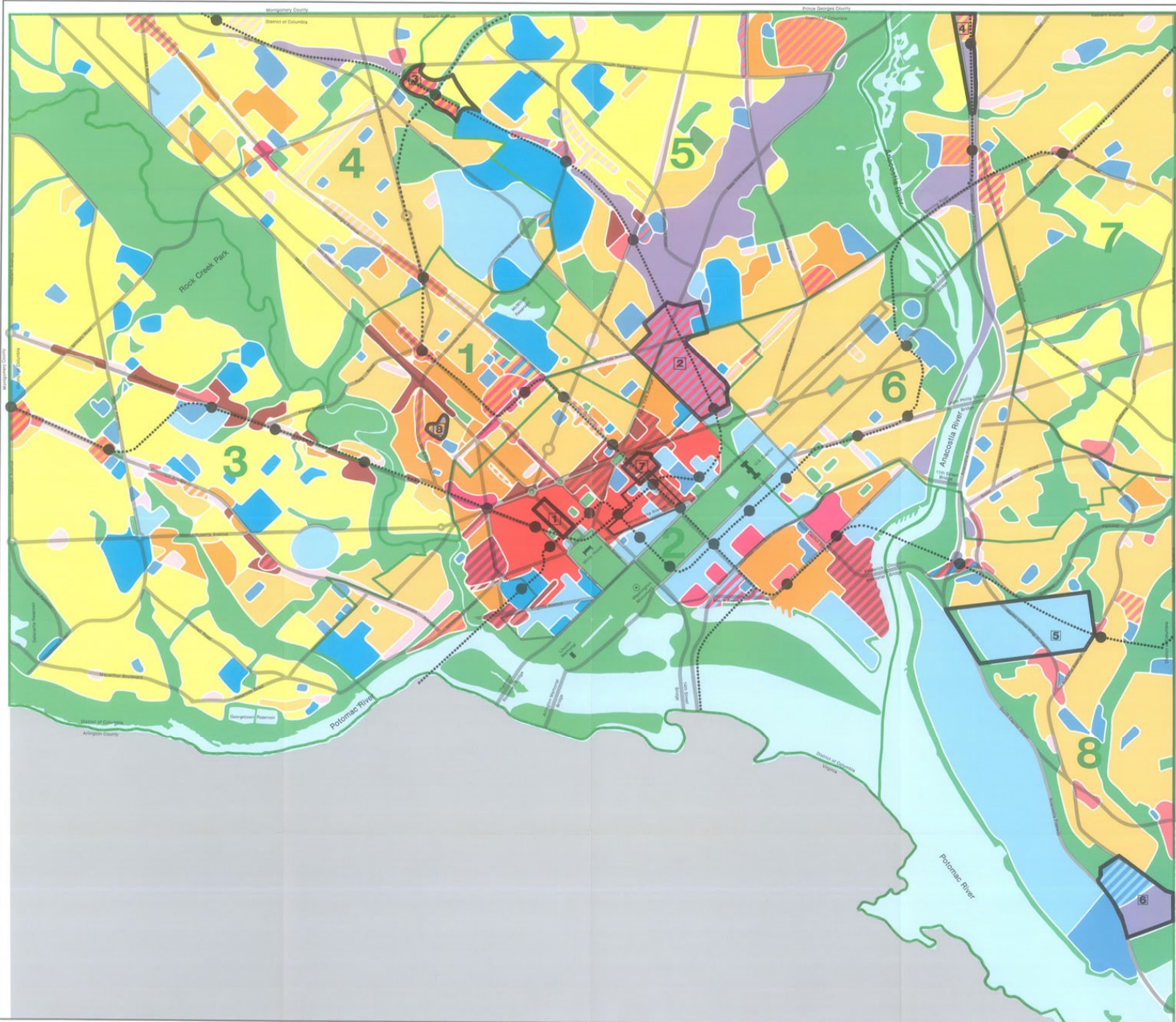


District of Columbia Generalized Land Use Map



legend

residential land use categories

- low density**
Single-family detached and semi-detached housing are the predominant uses.
- moderate density**
Row houses and garden apartments are the predominant uses; may also include low density housing.
- medium density**
Multiple-unit housing and midrise apartment buildings are the predominant uses; may also include low and moderate density housing.
- high density**
High-rise apartment buildings are the predominant uses; may also include low, moderate, and medium density housing.

commercial land use categories

- low density**
Shopping and service areas that are generally low in scale, character and activity and that provide a limited range of retail goods and services are the predominant uses.
- moderate density**
Shopping and service areas that generally provide a much broader range of goods and services are the predominant uses. Chain drug stores and grocery stores as well as a number of independent stores, some specialty shops, and personal service establishments may be present.
- medium density**
Shopping and service areas that generally offer the largest concentration and variety of goods and services outside the Central Employment Area are the predominant uses. Most customers arrive by car, bus or subway.
- high density**
The business and retail heart of the District and metropolitan area includes a mix of employment, retail, office, cultural and entertainment centers.

public and institutional land use categories

- federal**
Land and facilities occupied by the federal government, excluding parks and open space, are the predominant uses; also includes the International Center. For a more specific identification of federal facilities, see the Federal Facilities Element.
- local public facilities**
Land and facilities occupied by the District government, excluding parks, recreation centers, and open space, are the predominant uses.
- institutional**
Land and facilities occupied by colleges, universities, hospitals, religious institutions and other facilities are the predominant uses.
- parks, recreation and open space**
District government parks and recreation centers, cemeteries and the National Capital Open Space System are the predominant uses. The National Capital Open Space System is defined in the Parks, Open Space and Natural Features Element.

production and technical employment

- production and technical employment**
Restructured industrial land intended to encourage growth industries and industries with a high ratio of employees to land area occupied, such as office support services, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services, warehousing, and other commercial activities that generally do not occur in substantial degree in other commercial areas are the predominant uses.

mixed use

- mixed use**
A combination of land use categories are depicted in areas where a variety of uses are to be encouraged. Mixed use areas include existing commercial areas and areas proposed for significant land use changes.

metro

- adopted regional system (ARS)**
- downtown arts district**

Central Employment Area

-

special treatment areas

- 1. Lower 16th Street, N.W.; 2. Northeast No. 1/ Eckington Yards; 3. Fort Totten Metro Station Area; 4. Deanwood Metro Station Area; 5. Saint Elizabeth's Hospital; 6. D.C. Village; 7. Chinatown**
- 8. Reed-Cooke**



Scale 1:600'

Map prepared by
District of Columbia Office of Planning
400 Seventh Street N.W., Suite 400, Washington, D.C. 20004

Note: This is not a zoning map.