

District of Columbia Comprehensive Plan Future Land Use Map

Purpose

This map is part of the Comprehensive Plan of the District of Columbia. Its color-coded categories express public policy on future land uses across the city. Preparation of this map is required by DC Law to "represent the land use policies set forth in the proposed Land Use Element", using "standardized colors for planning maps."

Status of this Map

This map was enacted as part of the Comprehensive Plan Future Land Use Map and Generalized Policy Map Approval Resolution of 2012 (R19-0698, effective December 4, 2012).

Guidelines for Using this Map

Together with the Generalized Policy Map, this map is intended to provide a generalized guide for development and conservation decisions. The following guidelines apply to its use and interpretation:

This is not a zoning map. Zoning maps are parcel-specific and establish detailed requirements for setbacks, height, use, parking, and other attributes. This map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards. By definition, this map is to be interpreted broadly.

This map is a generalized depiction of intended uses in the horizon year of the Comprehensive Plan, roughly 20 years in the future from the date of publication. It is not a map of existing land use, although in many cases future uses for an area are the same as those that exist today.

Densities shown for any given area on this map generally reflect all contiguous properties on a block. Individual buildings may be higher or lower than these ranges within each area.

Zoning of any given area should be guided by this map, interpreted in conjunction with the text of the Comprehensive Plan including the citywide and area elements as well as approved Small Area Plans.

Designation of an area with a particular land use category does not necessarily mean that the most intense zoning district described in the land use definitions is automatically permitted. A range of densities and intensities applies within each category, and the use of different zone districts within each category should reinforce this range.

Some zone districts may be compatible with more than one Comprehensive Plan Future Land Use Map designation.

The intent of this map is to show use rather than ownership. However, in a number of cases ownership is displayed to note the District's limited jurisdiction. Specifically, non-park federal facilities are shown as "Federal" even though the actual uses include housing and industry (e.g., Bolling Air Force Base), offices (e.g., the Federal Triangle), hospitals (e.g., Walter Reed), and other activities.

This map does not show density or intensity on institutional and local public sites. If a change in use occurs on these sites in the future (for example, if a school becomes surplus or is redeveloped), the new designations should be comparable in density or intensity to those in the vicinity unless otherwise stated in the Comprehensive Plan Area Elements or an approved Campus Plan.

Streets and public rights-of-way are not an explicit land use category on this map. Within any given area, the streets that pass through are assigned the same designation as the adjacent uses.

Urban renewal plans exist for parts of the District of Columbia, including Shaw, Downtown, and Fort Lincoln. These plans remain in effect and their controlling provisions must be considered as land use and zoning decisions are made.

This map and the Generalized Policy Map can be amended. They are not intended to freeze future development patterns for the next 20 years. The Comprehensive Plan is intended to be a dynamic document that is periodically updated in response to the changing needs of the city. Requests to amend the maps can be made by residents, property owners, developers, and the District itself. In all cases, such changes require formal public hearings before the DC Council and ample opportunities for formal public input. The process for Comprehensive Plan amendments is described in the Implementation Element of the Comprehensive Plan.

The generalized depiction shown on this map was designed to be essentially correct as printed, and it is the print edition of this map that is incorporated in the Comprehensive Plan. Users of electronic copies of this map may be able to "zoom in" to reveal additional detail, but any information not clearly visible at the scale of the print edition of the map has not been reviewed by Council, may or may not be correct, and does not reflect any policy of or guidance by the District of Columbia government.

LEGEND

Residential Land Use Categories

- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with the designation there may also be existing multi-story apartments.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

Commercial Land Use Categories

- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are concentrated primarily of one- to three-story commercial buildings.
- Moderate Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**
Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by offices and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.

Production, Distribution, and Repair

This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.

Public and Institutional Land Use Categories

- Federal**
Includes land and facilities owned, occupied and used by the federal government, excluding parks and open space. Uses include military bases, federal government buildings, the International Charter Center, federal hospitals, and similar federal government activities. The "Federal" category generally denotes ownership rather than use. Land with this designation is generally not subject to zoning.
- Local Public Facilities**
Includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities. Because of the scale of this map, local public facilities smaller than one acre—including some of the District's libraries, police and fire stations, and similar uses—may not be shown.
- Institutional**
Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Because of the scale of this map, smaller institutional uses such as churches are generally not shown unless they are located on sites that are several acres in size.
- Parks, Recreation, and Open Space**
Includes the federal and District park systems, including the National Parks, the circles and squares of the L'Enfant city and District neighborhoods, the National Mall, settings for significant commemorative works, certain federal buildings such as the White House and the US Capitol grounds and museums, and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Sully Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation).

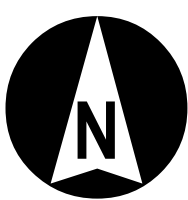
Mixed Land Use

Areas where the mixing of two or more land uses is encouraged are shown using striped patterns. The colors of the stripes correspond to the specific land uses. The general density and intensity of development within a Mixed Use area is determined by the specific mix of uses. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the map may indicate the dominant use by showing it at a slightly higher density (in this case, "Moderate Density Residential" / "Low Density Commercial"). The Comprehensive Plan Area Elements may also provide additional detail on the specific mix of uses envisioned.

Water Bodies

Metro Stations

Metro Lines



1 inch equals 1500 feet

0 1,500 3,000 6,000 Feet



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100 acres
25 acres