

BZA Case 18227: Corcoran Gallery of Art (Lot 34, Square 171) Washington DC:

Generalized Land Use Plan (2006) and Interpretive Legend



Interpretive Legend for Land Uses

Commercial Land Use Categories	Public and Institutional 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 that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.	 Federal Includes land and facilities owned, occupied and used by the federal government, including parks and open space. Uses include military bases, federal government buildings, the International Children's 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.
 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 districts 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.	 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 the 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.
 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.	 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.
 High Density Commercial Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.	 Parks, Recreation, and Open Space Includes the federal and District park systems, including the National Parks, the circles and squares of the U.S. Capitol city and District neighborhoods, the National Mall, settings for significant commemorative works, certain National buildings such as the White House and the U.S. 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 Chesapeake and Potomac Rivers, and open space along highways such as the Bullard Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation).

("Brown" area in upper left is high density residential -- GWU Student Housing)