## 112 INTERPRETATION OF THE DISTRICT ELEMENTS

112.1 The primary dynamic of the District elements of the Plan is the overlapping of its elements' goals. This overlapping is intentional.

(a) District elements of the Plan should be studied and executed in concert with each other and should be interpreted broadly.

(b) The interpretation and implementation of any element should necessarily rely upon, and be respectful of, the objectives and policies of other elements.

(c) An element may be tempered or defined by one (1) or more of the other elements. This may occur both within one (1) element and between elements. Since the Land Use element integrates the policies and objectives of all other District elements, it should be given greater weight than the other elements.

112.2 The interpretation of the District elements of the Plan should also be guided by the major themes set forth in §101.1, which establish the overall priorities of the District elements of the Plan.

112.3 Except as specifically required by other law, the District elements of the Comprehensive Plan, or the Home Rule Charter provision that zoning shall not be inconsistent with the Comprehensive Plan in An Act Providing for the zoning of the District of Columbia and the regulation of the location, height, bulk, and uses of buildings and other structures and of the uses of land in the District of Columbia, and for other purposes, approved December 24, 1973 (87 Stat. 792; D.C. Code 5-414), the District elements of the Plan are a guide intended to establish broad policies and goals while affording flexibility for future implementation and are not binding policy directives.

112.4 The District elements of the Plan should not be construed as a delegation of authority to establish new programs.

112.5 In addition to the requirement set forth in the Charter and in this act that zoning shall not be inconsistent with the Comprehensive Plan, the governmental issuance of public space permits shall also not be inconsistent with the Plan. The consistency of each building and construction permit shall be reviewed pursuant to §1138.1(k) of the Comprehensive Plan.

112.6 The zoning impact of the District elements of the Plan is not limited to areas where amendments to the Zoning Regulations are required to eliminate inconsistencies between the Plan and zoning:

(a) The Zoning Commission, the Board of Zoning Adjustment, and other District agencies shall also look to the District elements for general policy guidance;



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Board of Zoning Adjustment
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(b) To the extent they are relevant, the objectives and policies of the District elements of the Plan shall be considered in planned unit development, campus plan, special exception, variance and other decisions; and

(c) In issuing or processing any building or construction permit, or any Certificate of Occupancy, the Zoning Administrator, the Board of Zoning Adjustment, and the Zoning Commission, shall evaluate the proposal in conjunction with the applicable sections of the Comprehensive Plan and the Comprehensive Plan Maps.

**113 - 119 [RESERVED]**

## 120 COMPREHENSIVE PLAN AMENDMENT PROCESS

120.1 The purpose of §§120 through 125 of this chapter is to do the following:

(a) To establish an orderly procedure for reviewing proposed amendments to the District elements of the Comprehensive Plan as provided for in 10 DCMR §107; and

(b) To provide for public and District agency participation in the Comprehensive Plan amendment process.

120.2 Sections 120 through 125 of this chapter shall apply to the review and processing of all proposed amendments to the District elements undertaken by the Office of Planning.

120.3 Any individual or organization may submit proposed amendments.

120.4 Proposed amendments shall be reviewed according to the guidelines set forth in §§124 and 125 of this chapter.

## 121 COMPREHENSIVE PLAN AMENDMENT CYCLE

121.1 A Comprehensive Plan Amendment cycle is established for the purpose of creating a periodic cycle to solicit, compile, and review proposed amendments to the District elements of the Comprehensive Plan.

121.2 Each Comprehensive Amendment cycle shall end on March 31st of every fourth year, beginning March 31, 2002, as provided under the Comprehensive Plan Amendment Act of 1998.

121.3 The Office of Planning shall transmit proposed amendments, the results of reviews, and comments concerning proposed amendments, and recommendations to the Mayor no later