

TITLE 11 – ZONING

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CHAPTER 1 BOUNDARIES

100 INTRODUCTION

- 100.1 This subtitle contains boundaries established for specific zone through specific Zoning Commission action.

101 CAPITOL GATEWAY ZONES

- 101.1 The Capitol Gateway zones (CG-1 through CG-7 and D-5) are applied to the Buzzard Point and Capitol Gateway areas, which are designated for mixed-use development in the Comprehensive Plan for the National Capital. The following Squares and portions of Squares in the southwest and southeast quadrants of the District of Columbia are included in the CG zones: 601, 602, 603, 605, 607, 609, 611, 612, 613, 656, 657, 658, 660, 661, 662, E662, 664, E664, 665, 666, E667, S667, ES667, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, E708, S708, 742, N743, S744, 769, 771, and 800, as well as Square 649, Lot 48; Square 651, Lots 147 and 148; and Square 653, Lots 14, 15, 52-54, 60-66, 68-70, 75, 111, 810, 811, 827, and 828; and Square 655, Lots 124-140.

102 CAPITOL INTEREST ZONES

- 102.1 The Capitol Interest zones (RA-7, RF-3, MU-23, MU-24, MU-26, and the PDR-5) are applied to the U.S. Capitol precinct and the area adjacent to this jurisdiction, in a manner consistent with the goals and mandates of the United States Congress in Title V of the Legislative Branch Appropriation Act, 1976 (Master Plan for Future Development of the Capitol Grounds and Related Areas), approved July 25, 1975 (Pub. L. No. 94-59, 89 Stat. 288), and in accordance with the plan submitted to the Congress pursuant to the Act.

103 CHAIN BRIDGE/UNIVERSITY TERRACE ZONE

- 103.1 The Chain Bridge/University Terrace zone (R-21) is applied to properties contained within the boundaries of the R-21 zone that includes Lots 826, 829, 839-843, 845-847, 849-851, and 853-857 in Square 1409; Lots 829 and 830 in Square 1410; Lots 803, 806, 807, 829, 830, 832, 840, and 841 in Square 1411; all of Square 1425; Lots 11, 15-18, 20, 22, 831, 835, 851, 855, 859, 861, 863, 864, 898, 899, 902-905, 912, 914, 931, 937, 938, 940, and 948-958 in Square 1426; and all of Square 1427.

104 CLEVELAND PARK NEIGHBORHOOD MIXED-USE ZONE

- 104.1 The Cleveland Park Neighborhood Mixed-Use zone (NC-3) is applied to a compact geographic area surrounding the Cleveland Park Metrorail Station and within the Cleveland Park Historic District, comprising those lots zoned NC-3 in Squares 2218, 2219, 2222, 2068, 2069, and 2082.

105 DUPONT CIRCLE ZONES

- 105.1 The Dupont Circle zones (RF-2, RA-8, RA-9, RA-10, and MU-15 through MU-22) include the following Squares: 23, 35, 48, 49, 65, 66, 67, 68, 69, 70, 90, 91, 92, 93, 94, 95, 96, 97, 98, N99, 109, 110, 111, 112, 113, 114, 115, 116, 131, 132, 133, 134, 135, 136, 137, N137, 138, 139, 153, S153, 154, 155, 156, 157, 158, 159, 160, 178, 179, 180, 181, S181, 182, N182, 192, 193, 194, 195, S195, 196, and N196. The Dupont Circle zones also include the following lots: Square 176, Lots 43-45, 64-73, 2076-2128; Square 177, Lots 2, 36-40, 87-92, 104, 108, 118-123, 126, 127, 801, 802, 2009-2019, 2020-2025; Square N177, Lots 4-9, 17, 23-25, 26, 27, 87-92, 801-804, 807, 810-811, 2001-2009, 2010-2012, 2013, 2022; Square 190, Lots 22-42, 51-62, 88-99, 101-116, 119-120, 123, 129, 809, 2001-2018, 2019-2028, 2029-2049, 2050-2056; Square 191, Lots 3-6, 8-16, 40-49, 51-59, 63-65, 66-69, 71-76, 79-87, 90-92, 93-95, 96-98, 99, 100, 104, 107-108, 800, 801, 803-804, 812, 814, 816, 817, 2001-2012, 2014-2027, 2028-2031, 2032, 2034-2058, 2059-2067, 2068-2077, Square 206, Lots 17-25, 62-65, 113-122, 128-133, 138-162, 166-176, 177-198, 219, 220, 800-805, 807, 809, 811, 812, 813, 814, 2001-2013; and Square 207, Lots 48-65, 94-95, 810.

106 EIGHTH STREET SOUTHEAST NEIGHBORHOOD MIXED-USE ZONE

- 106.1 The Eighth Street Southeast Neighborhood Mixed-Use zone (NC-6) is applied to a compact geographic area along Eighth Street, S.E., near the entrance to the Navy Yard, comprising those properties zoned NC-6 in Squares 906, 907, 929, and 930.

107 FOREST HILLS TREE AND SLOPE PROTECTION ZONES

- 107.1 The Forest Hills Tree and Slope Protection zones (R-8, R-9, and R-10) are established to preserve and enhance the park-like setting of the designated neighborhoods bounded by Connecticut Avenue and 32nd Street on the west, Rock Creek Park on the east, Fort Circle National Park and Nevada Avenue, N.W. on the north, and Melvin C. Hazen Park and adjacent to streams and parks on the south, by regulating alteration or disturbance of terrain, destruction of trees, and the ground coverage of permitted buildings and other impervious surfaces. It includes Soapstone Valley Park as well as Melvin C. Hazen Park.
- 107.2 The Forest Hills Tree and Slope Protection zones includes all lots zoned R-8, R-9, or R-10 in Squares 2030 through 2033, 2040 through 2043, 2046, 2049 (except for Lots 804, 805, and 806), 2231, 2232, 2238, 2239, 2241 through 2251, 2254 through 2256, 2258, 2262 through 2270, 2272, 2274 through 2277, and 2282.

108 FOGGY BOTTOM ZONE

- 108.1 The Foggy Bottom zone (R-17) has the identical boundaries of the Foggy Bottom Historic District and is applied to the area, the boundaries of which begin at the

intersection of K and 25th Streets, N.W., and proceed as follows: east along the center line of K Street, turning south along the eastern edge of Lot 19 in Square 28 to the northern edge of the alley; then eastward and southward along the alley to the northern boundary of Lot 92 in Square 28; then eastward to the center line of 24th Street; then south along the center line of 24th Street to New Hampshire Avenue; then southwest along the center line of New Hampshire to H Street; west along the center line of H Street to 25th Street; north along the center line of 25th Street to the southern edge of Lot 42 in Square 17; then west along the lot line to the alley in Square 17; then through the alley and then north along the western line of Lot 848 (encompassing Lots 812 through 820, 28 through 35, 834, 848, and 849) in Square 17 to the center line of I Street; then west along the center line of I Street to the center line of 26th Street; then north on 26th Street to the northern edge of Lot 73 in Square 16; then east along the northern edge of Lot 73 to the easternmost corner of Hughes Mews and then south along the eastern edge of Hughes Mews to the northern edge of Lots 883, 858, and 856; then east along the lots to the center line of 25th Street; then north along the center line of 25th Street to the origination point at the center line of K Street. The R-17 zone also includes the following: Square 16, excluding Lots 884, 863, 93, 17, 71, and 2009 through 2161 (The Griffin Condominium Apartment Building); Square 17, excluding Lots 2001 through 2051 (The Plaza Condominium Apartment Building); Square 28, excluding Lots 884 and 168; and Square 29 in its entirety.

109 FORT TOTTEN ZONES

109.1 The Fort Totten zones (MU-28, MU-29, PDR-6, and PDR-7) are applied to the area that is immediately north and south of Fort Circle Park (also known as Fort Drive Park) as follows:

- (a) North of Fort Circle Park:
 - (1) The zone boundaries of the MU-28 zone shall begin at the intersection of First Place and Riggs Road, N.E., and proceed as follows:
 - (A) West along the center line of Riggs Road to the north/south alley that is immediately west of and parallel to First Place; south along the center line of that alley to Ingraham Street; east along the center line of Ingraham Street to First Place; south along the center line of First Place to the north property line of Parcel 124/141; east along the north property line of Parcel 124/141 and then continue east along the north property line of Parcel 124/140 (also known as Lot 804 in Square 3700); east along an imaginary line that represents the easterly extension of the north property line of Parcel 124/140; continue east along that imaginary line until it intersects a second imaginary line that represents the westerly extension of the property line

between Lots 5 and 808 of Square 3767; continue east along the second imaginary line and the property line between Lots 5 and 808 to the alley in Square 3767; north along the center line of that alley to Kennedy Street; west, north, and then east along the perimeter of an existing RA-1 zone boundary line that encompasses Parcel 137/78 (also known as Lots 3, 4, and 800 in Square 3766) to South Dakota Avenue; north along the center line of South Dakota Avenue and then northwesterly along the center line of the vehicular ramp (which connects Riggs Road and South Dakota Avenue) to Riggs Road; west along the center line of Riggs Road to the point of origin; and

- (2) The zone boundaries of the MU-29 zone shall be the boundaries of the existing PDR zone that is immediately north of Fort Circle Park and south of the MU-28 zone; and

(b) South of Fort Circle Park:

- (1) The zone boundaries of the PDR-7 zone shall be the identical boundaries of the existing PDR zone that is immediately south of and contiguous to Fort Circle Park; and
- (2) The zone boundaries of the PDR-6 zone shall be the identical boundaries of the existing PDR zone that is immediately south of and contiguous to Fort Circle Park.

110 GEORGIA AVENUE NEIGHBORHOOD MIXED-USE ZONES

- 110.1 The Georgia Avenue Neighborhood Mixed-Use zones (NC-7 and NC-8) area applies to all properties zoned NC-7 and NC-8 along both sides of Georgia Avenue, N.W., from the north side of the intersection of Georgia Avenue and Kenyon Street to the south side of the intersection of Georgia Avenue and Varnum Street.

111 HILL EAST ZONES

- 111.1 The Hill East zone (HE-1 through HE-4) is applied to Federal Reservation 13, which is designated for mixed-use development on the Future Land use Map of the Comprehensive Plan and the Reservation 13 Hill East Waterfront Master Plan, as approved by the Council of the District of Columbia on October 15, 2002, and is the subject of the Hill East Waterfront Design Guidelines, June 2008.

112 H STREET NORTHEAST NEIGHBORHOOD MIXED-USE ZONES

112.1 The H Street Northeast Neighborhood Mixed-Use zones (NC-9 through NC-17) area applies to all lots fronting onto H Street, N.E. from 2nd Street to 15th Street, N.E. and zoned NC-9 through NC-17. The area is further divided into three sub-districts affecting the following squares:

- (a) H Street Northeast Housing Sub-district (NC-9, NC-10, NC-11, NC-12, and NC-13) encompasses properties fronting on H Street, N.E. in Squares 751, 752, 776, 777, 808, 809, 832, 833, 858, and 859 from 2nd to 7th Streets, N.E.;
- (b) H Street Northeast Retail Sub-district (NC-16 and NC-17) encompasses properties fronting on H Street, N.E. in Squares 889, 890, 911, 912, 933, 958, 959, 981, and 982 from 7th to 12th Streets, N.E.; and
- (c) H Street Northeast Arts Sub-district (NC-14 and NC-15) encompasses properties fronting on H Street, N.E. in Squares 1003, 1004, 1026, 1027, 1049N, and 1049 from 12th to 15th Streets, N.E.

113 MACOMB-WISCONSIN NEIGHBORHOOD MIXED-USE ZONE

113.1 The Macomb-Wisconsin Neighborhood Mixed-Use zones (NC-1) area applies to the neighborhood commercial area near and extending from the intersection of Macomb Street and Wisconsin Avenue, N.W., comprising those lots zoned NC-1 in Squares 1920 and 1920N.

114 REED-COOKE ZONES

114.1 The Reed-Cooke zones (RC-1, RC-2, and RC-3) shall be applied to the portions of Squares 150, 2557, 2558, 2560, 2562, 2563, 2566, 2567, and 2572 in the Reed-Cooke Special Treatment Area, as defined in the Comprehensive Plan, 10 DCMR § 1127, that are zoned non-residentially as of January 1, 1989.

115 SAINT ELIZABETHS EAST CAMPUS ZONES

115.1 The Saint Elizabeths East Campus zones (StE-1 through StE-19) shall apply to Lot 2 in Square S-5868, which comprises the area historically referred to as the St. Elizabeths East Campus, and generally bounded by the Unified Communications Center to the north; open space and the St. Elizabeths Psychiatric Hospital to the east; Alabama Avenue and the residential community to the south; and Martin Luther King, Jr., Avenue to the west.

116 SIXTEENTH STREET HEIGHTS ZONES

116.1 The Sixteenth Street Heights zones (R-17 and R-18) apply to all properties zoned R-17 and R-18.

116.2 The R-17 zone encompasses the geographic area in northwest Washington generally bounded by 16th Street and Rock Creek Park on the west, Military Road and Missouri Avenue on the north, and 14th Street on the east, and Colorado Avenue on the southeast. This zone is applied to properties zoned R-17 in the following Squares and portions of squares: 2718, 2719, 2720, 2720W, 2721, 2721W, 2722, 2722W, 2723, 2723W, 2724, 2724W, 2725, 2741, 2742, 2796, and 2799.

116.3 The R-18 zone encompasses the geographic area in northwest Washington generally bounded by 16th Street on the west, Colorado Avenue on the north, 14th Street on the east, and Decatur Street to the south. This zone is applied to properties zoned R-18 in the following squares and portions of squares: 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, and 2716.

117 SOUTHEAST FEDERAL CENTER ZONES

117.1 The Southeast Federal Center zones (SEFC-1 through SEFC-4) are applied to an approximately forty-two acre (42 ac.) portion of the Southeast Federal Center site that is designated for "federal use" and "parks, recreation, and open space" in the Comprehensive Plan for the National Capital. The following squares and portions of squares in the southeast quadrant of the District of Columbia are included in the SEFC area: Squares 743, 744, 771, 802, 826, 853, portions of Squares 770 and 801, and a portion of land south of 771 and 802 bounded by the District of Columbia Water and Sewer Authority ("DC Water") facility to the west, the Washington Navy Yard to the east, and the Anacostia River to the south. The site is bounded generally by M Street, S.E. to the north; the Anacostia River to the south; 1st Street, S.E. and DC Water to the west; and the Washington Navy Yard to the east.

118 TAKOMA NEIGHBORHOOD MIXED-USE ZONE

118.1 The Takoma Neighborhood Mixed-Use zone (NC-2) area applies to Squares 3188 and 3278 in their entirety, and certain lots and portions of lots zoned NC-2 on:

- (a) Square 3187 along the frontages of Blair Road and Cedar Street, N.W.;
- (b) Squares 3275 and 3276 along the frontage of 4th Street, N.W.;
- (c) Squares 3352, 3353, 3354, 3356, and 3357 along the frontages of Cedar Street and Carroll Street, N.W.; and

- (d) Square 3280 along the frontages of Blair Road, Butternut Street, and 4th Street, N.W.

118.2 The NC-2 zone begins at the street right-of-way lines abutting the Squares named in Subtitle W § 118.1, and extends to a depth of one hundred feet (100 ft.).

119 UNION STATION NORTH ZONE

119.1 The Union Station North zone (USN) is mapped on the following squares and air space development lots, as more specifically described in the plat attached to Zoning Commission Order No. 09-21:

- (a) Square 717, Lots 7001 and 7002 (between H and K Streets, N.E.); and
- (b) Square 720, Lots 7000 and 7001 (between Union Station and H Street, N.E.).

120 MIXED-USE UPTOWN ARTS ZONES

120.1 The Mixed-Use Uptown Arts zones (ARTS-1 through ARTS-4) are applied to the commercial and mixed-use zones in the following squares and portions of Squares in the 14th and U Streets, N.W., area: Squares 202 through 211, 234 through 242, N242, 272, 273, 274, 303, 304, 305, 331, 332, 333, 358 through 361, 393, 416, 440, 441, and the portions of Squares 2875 and 2877 that are south of V Street.

121 WESLEY HEIGHTS RESIDENTIAL HOUSE ZONES

121.1 The Wesley Heights Residential House zones (R-14 and R-15) shall apply to the area and properties contained in this subsection:

- (a) The area is generally bounded by a line which begins at the intersection of Nebraska and New Mexico Avenues and runs southeast along the center line of New Mexico Avenue, N.W., to the western boundary of Glover Archbold Park. The line then runs south and west along the west boundary of Glover Archbold Park to a point east of the southernmost point of Lot 33 of Square 1341. The line then runs west across 44th Street to the southwest boundary of Lot 33. The line then runs in a northerly direction along the rear lot lines of the properties on the west side of 44th Street, to the southern boundary of Lot 15 of Square 1341, inclusive of Lot 33. (For those lots with narrow frontages on the west side of 44th Street, the R-14 and/or R-15) zone boundary line shall cross those narrow lot frontages by connecting the rear lot lines of the adjacent lots across the narrow lot frontage.) The line then runs west along the southern boundary of Lot 15; then runs northwest along the west boundary of Lot 15; then runs in a westerly direction along the right-of-way of the Dexter Court cul-de-sac excluding Lots 19-21, and then runs southwest along the south boundary of Lot 18. The line then runs north along the west boundary of Lot 18 to

the southern boundary of Lot 805. The line then runs west along the southern boundaries of Lots 805 and 800; then runs north along the west boundary of Lot 800; then runs west to Foxhall Road along the southern boundary of Lot 804. The line then runs south along the center line of Foxhall Road; then runs west along the northern boundary of Lot 813 of Square 1380; then runs southwest along the rear of Lots 4, 5, and 820 of Square 1380; then runs west to 49th Street along the southern boundaries of Lots 820 to 824, 826, and 6 of Square 1380. The line then runs north along the western boundary of 49th Street right-of-way; continues east along the northern boundary of Cathedral Avenue right-of-way; and turns north along the property line at the rear of the properties on the west side of Foxhall Road (including all of Square 1523 and Lots 28 and 29 of Square 1521). The line then runs east along the northern property line of Lot 28 of Square 1521 to Foxhall Road, and then runs north along the west boundary of the Foxhall Road right-of-way to Nebraska Avenue. The line then runs northeast along the center line of Nebraska Avenue to the point of origin at the intersection of New Mexico and Nebraska Avenues, N.W.; and

- (b) The properties that are contained within the boundaries of the R-14 and R-15 zones include all of Squares 1338 to 1340, 1380, 1381, 1406, 1408, 1521, 1523, 1524, 1603 through 1612, 1614, 1615, 1619 through 1622, 1625, 1626, 1700, and 1701; and a portion of Squares 1341, 1397, and 1601 (those portions include Lots 11, 12, 15 to 18, 24, 25, 28 through 34, 36, 37, 800, 804, 805, 807, 810, 814, 819, 821, 824, 825, and 868, and a portion of Lots 35, 857, and 869 in Square 1341; Lots 4 through 6, 814 through 816, 818, 820 through 824, and 826 in Square 1397; and Lots 804 and 805 in Square 1601).

122 WOODLEY PARK NEIGHBORHOOD MIXED-USE ZONES

- 122.1 The Woodley Park Neighborhood Mixed-Use zones (NC-4 and NC-5) are applied to a compact geographic area surrounding the Woodley Park/Zoo Metrorail station, comprising those lots zoned NC-4 in Squares 2202 and 2203 and those lots zoned NC-5 in Square 2204.

123 CAPITOL HILL COMMERCIAL MIXED-USE ZONES

- 123.1 The Capitol Hill Commercial Mixed-Use zones (MU-25 and MU-26) encompass the geographic area in southeast and northeast Washington generally identified as follows:
 - (a) Massachusetts Avenue, N.E./Stanton Park corridor, between 2nd Street and 6th Street, N.E.;
 - (b) Pennsylvania Avenue, S.E., between 2nd Street and 4th Street, S.E.;

- (c) Pennsylvania Avenue, S.E., between 6th Street and 13th Street, S.E.;
- (d) Eighth Street, S.E., between Pennsylvania Avenue, S.E., and the Southeast Expressway; and
- (e) Seventh Street, S.E., between North Carolina Avenue and Pennsylvania Avenue, S.E.

123.2 The Capitol Hill Commercial Mixed-Use zones shall include all of the following lots or squares zoned MU-25 and MU-26:

- (a) Square 755: those lots that abut Massachusetts Avenue, N.E.;
- (b) Square 756: those lots that abut Massachusetts Avenue, N.E., and D Street, N.E.;
- (c) Square 762: those lots that abut Pennsylvania Avenue, S.E.;
- (d) Square 781: those lots that abut Massachusetts Avenue, N.E.;
- (e) Square 782: those lots that abut Massachusetts Avenue, N.E.;
- (f) Square 789: those lots that abut Pennsylvania Avenue, S.E.;
- (g) Square 790: those lots that abut Pennsylvania Avenue, S.E.;
- (h) Square 813: those lots that abut Stanton Park (also known as Stanton Square) and C Street, N.E.;
- (i) Square 814: those lots that abut Stanton Park (also known as Stanton Square) and C Street, N.E.;
- (j) Square 837: those lots that abut Stanton Park (also known as Stanton Square) and C Street, N.E.;
- (k) Square 838: those lots that abut Stanton Park (also known as Stanton Square) and C Street, N.E.;
- (l) Square 873;
- (m) Square 874: those lots that abut Pennsylvania Avenue, S.E.;
- (n) Square 900: those lots that abut 7th Street, S.E.;
- (o) Square 902: those lots that abut 8th Street, S.E., and D Street, S.E.;
- (p) Square 903: those lots that abut 8th Street, S.E.;
- (q) Square 904: those lots that abut 8th Street, S.E.;

- (r) Square 925: those lots that abut 8th Street, S.E.; D Street, S.E.; and Pennsylvania Avenue, S.E.;
- (s) Square 926: those lots that abut 8th Street, S.E.;
- (t) Square 928;
- (u) Square 947;
- (v) Square 948;
- (w) Square 972: those lots that abut Pennsylvania Avenue, S.E.;
- (x) Square 973: those lots that abut E Street, S.E., and Pennsylvania Avenue, S.E.;
- (y) Square 994: those lots that abut Pennsylvania Avenue, S.E.;
- (z) Square 1019: those lots that abut Pennsylvania Avenue, S.E., and 12th Street, S.E.; and
- (aa) Square S1019.