



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 this 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 authorized by large areas of government 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 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.
- 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 surrounding 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 in the downtown peninsula. Characterized by office and mixed-use 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, centers and public uses, tourism support services, and commercial, recreational and utility activities which may require substantial buffering from residential and light-sensitive uses such as housing. The category is also used to denote medium height-of-care, warehousing 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 Chancery 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 buildings, 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.
- 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 the map, smaller institutional uses such as churches are generally not shown unless they are located on sites that are revealed areas in scale.
- Parks, Recreation, and Open Space**
Includes the federal and District park systems, including the National Park, the center and squares of the L'Enfant City and District neighborhoods, the National Mall, settings for significant commemorative events, certain federal buildings such as the White House and the US Capitol grounds and museums, and District-operated parks and recreational recreation centers. It also includes permanent open space such as cemeteries, open space associated with utilities such as the Calverton and Millard Reservoirs, and open space along highways such as Sullyland Parkway. This category includes a mix of passive open space for resource conservation and habitat, recreation, and active open space for recreation.

Mixed Land Use

- Areas where the mixing of two or more land uses is encouraged and shown using striped patterns. The colors of the stripes correspond to the specific land uses. The general density and proximity 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 the color. 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**

