

Comprehensive Plan

Future Land Use Map

Proposed Amendments

Status of this Map

This map reflects the Executive Proposal to Council in April 2020. It has not yet been acted on by Council and is not reflected in law.

Purpose

This map uses color-coded categories to express public policy for future land uses across the city. The Future Land Use Map is intended to be used in conjunction with the Comprehensive Plan's policies and actions. The purpose of this map is to represent the land use policies contained in the proposed Land Use Element.

Guidelines for Using this Map

The Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comprehensive Plan policies. Several important parameters, defined below, apply to their use and interpretation:

The Future Land Use Map depicts the intended land use for an area generally. It is not a zoning map. A zoning map is parcel-specific and establishes detailed requirements and development standards for setbacks, height, use, parking, and other attributes. In contrast, the Future Land Use Map does not follow parcel boundaries, and its categories do not specify allowable uses or development standards. By definition, this map is to be interpreted broadly and the land use categories identify desired objectives.

The map envisions intended uses for the horizon year of the Comprehensive Plan. It is not an "existing land use map," although in many cases future uses in an area may be the same as those that exist today.

While the densities within any given area on this map reflect all contiguous properties on a block, there may be individual buildings that are larger or smaller than these ranges within each area.

The zoning of any given area should be guided by this map, interpreted in conjunction with applicable guidance from the text of the Comprehensive Plan, including the Citywide Elements and the Area Elements.

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., Veteran's Administration), 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, a school becomes surplus or is redeveloped), the new designations should be generally 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.

This map and the Generalized Policy Map can be amended. 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 Council of the District of Columbia, and ample opportunities for formal public input. The process for Comprehensive Plan amendments is described in the Implementation Element.

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

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Recommended Map Amendment
Proposed map amendment recommended for adoption by the Office of Planning. Recommended amendments may be modified from the original proposal in extent or classification.
- Residential Land Use Categories**
- Low Density Residential**
Defines neighborhoods generally, but not exclusively, suited for single family detached and semi-detached housing units with front, back, and side yards.
- Moderate Density Residential**
Defines neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all).
- Medium Density Residential**
Defines neighborhoods or areas generally, but not exclusively, suited for mid-rise apartment buildings. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. Pockets of low and moderate density housing may exist within these areas.
- High Density Residential**
Defines neighborhoods and corridors generally, but not exclusively, suited for high-rise apartment buildings. 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 lower in scale and intensity. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area.
- Moderate Density Commercial**
Defines shopping and service areas that are somewhat greater in scale and intensity than the Low-Density Commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation 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.
- Medium Density Commercial**
Defines shopping and service areas that are somewhat greater in scale and intensity than the Moderate Density Commercial areas. Retail, office, and service businesses are the predominant uses, although the residential uses are common. Areas with this designation generally draw from a citywide market area. Buildings are larger and/or taller than those in Moderate Density Commercial areas.
- High Density Commercial**
Defines the central employment district, other major office centers, and other commercial areas with the greatest scale and intensity of use in the District.

Residential is also a permitted use in all commercial categories and typically required to maximize density in the low, moderate and medium density commercial land use categories.
- Production, Distribution, and Repair**
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 housing and other noise, air-pollution and light-sensitive uses. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and 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, museums, and similar federal government activities. The "Federal" category generally denotes federal ownership and 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. Other non-governmental facilities may be co-located on site. While included in this category, local public facilities smaller than one acre – including some of the District's libraries, police and fire stations, and similar uses – may not appear on the map due to scale.
- Institutional**
Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in this category, smaller institutional uses such as churches are generally not mapped, 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, such as the National Mall, the circles and squares of the L'Enfant city and District neighborhoods, settings for significant commemorative works, certain federal 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 spaces associated with utilities such as the Dulacres and McMillan Reservoirs, and open space along highways such as Sullyland Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation). While included in this category, parks smaller than one acre – including many of the triangles along the city's avenues – may not appear on the map due to scale.
- Mixed Land Use**
Indicates areas where the mixing of two or more land uses is especially encouraged. The particular combination of uses desired in a given area is depicted in striped patterns, with stripe colors corresponding to the specific land use categories. The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown. 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 note the dominant use by showing it at a slightly higher density than the other use in the mix. The Comprehensive Plan Area Elements may also provide detail on the specific mix of uses envisioned.
- Water Bodies**
- Metro Stations**