



residential land use categories



low density

Single-family detached and semi-detached housing are the predominant uses.



moderate density

Row houses and garden apartments are the predominant uses; may also include low density housing.



medium density

Multiple-unit housing and mid-rise apartment buildings are the predominant uses; may also include low and moderate density housing.



high density

High-rise apartment buildings are the predominant uses; may also include low, moderate, and medium density housing.

commercial land use categories



low density

Shopping and service areas that are generally low in scale, character and activity and that provide a limited range of retail goods and services are the predominant uses.



moderate density

Shopping and service areas that generally provide a much broader range of goods and services are the predominant uses. Chain drug stores and grocery stores as well as branches of department stores, some specialty shops, and personal service establishments may be present.



medium density

Shopping and service areas that generally offer a large concentration and variety of goods and services outside the Central Employment Area are the predominant uses. Most customers arrive by car, bus or subway.



medium - high density

A shopping and service area that generally offers the largest concentration and variety of goods and services outside the Central Employment Area is the predominant use. Most customers arrive by car, bus or subway.



high density

The business and retail heart of the District and metropolitan area includes a mix of employment, retail, office, cultural and entertainment centers.

public and institutional land use categories



federal

land and facilities occupied by the federal government, excluding parks and open space, are the predominant uses; also includes the International Center. For a more specific identification of federal facilities, see the Federal Facilities Element.



local public facilities

Land and facilities occupied by the District government, excluding parks, recreation centers, and open space, are the predominant uses.



institutional

Land and facilities occupied by colleges, universities, hospitals, religious institutions and similar facilities are the predominant uses.



parks, recreation and open space

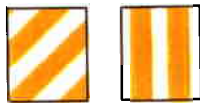
District government parks and recreation centers, cemeteries and the National Capital Open Space System are the predominant uses. The National Capital Open Space System is defined in the Parks, Open Space and Natural Features Element.

production and technical employment



Restructured industrial land intended to encourage growth industries and industries with a high ratio of employees to land area occupied, such as office support systems, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services; warehousing; and other commercial activities that generally do not occur to substantial degree in other commercial areas are the predominant uses.

mixed use



A combination of land use categories are depicted in areas where a variety of uses are to be encouraged. Mixed use areas include existing commercial areas and areas proposed for significant land use changes.

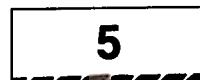
metro



existing system



proposed



ward boundaries and numbers