

ZONING

350 Attachment 1

City of Washington

Table 301: Authorized Principal Uses.

	C	R-1	R-1A	R-2	R-2A	R-3	T-1	MD	ED	CBD	GB	D
RESIDENTIAL USES												
Household Living												
Single-family detached	N	P	P	P	P	P	P	P	P	N	P	N
Single-family attached, subject to § 350-57A(23)	N	N	N	C	C	C	P	P	P	N	SE	N
Duplex	N	N	N	P	P	P	P	P	P	N	P	N
Multifamily - conversion apartment, subject to § 350-57A(17)	N	N	N	C	C	C	P	C	N	N	C	N
Multifamily - garden apartment (up to 3 stories), subject to § 350-57A(24)	N	N	N	N	N	C	P	C	C	C	C	N
Multifamily - high-rise apartment (4 stories and over)	N	N	N	N	N	N	C	N	N	C	C	N
Residence over business	N	N	N	N	N	N	P	P	P	P	P	N
Boarding house (includes rooming house), subject to § 350-57A(8)	N	N	N	C	N	N	P	N	C	N	C	N
Live-work unit, subject to § 350-57A(33)	N	N	N	N	N	N	P	SE	P	P	P	N
Manufactured home park	N	C	N	C	N	N	P	N	N	N	N	N
Planned residential development	C	N	N	N	N	N	N	N	N	N	N	N
Group Living												
Assisted living, subject to § 350-57A(4)	N	N	N	N	N	N	SE	P	N	C	C	N
Dormitories, subject to § 350-57A(21)	N	N	N	N	N	N	N	P	P	N	C	N
Group care facility, subject to § 350-57A(27)	N	N	N	N	N	N	C	C	N	N	C	C
Personal care home	N	N	N	N	N	N	SE	SE	N	N	SE	N
Nursing home, subject to § 350-57A(39)	N	N	N	N	N	N	C	C	N	N	N	N
Temporary shelter	N	N	N	N	N	N	N	N	N	N	N	C

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	C	R-1	R-1A	R-2	R-2A	R-3	T-1	MD	ED	CBD	GB	D
INSTITUTIONAL/SEMI-PUBLIC USES												
Cemetery, subject to § 350-57A(11)	C	N	N	N	N	N	N	N	N	N	N	N
Cultural exhibits, galleries, and museums	P	N	N	N	N	N	P	N	P	P	P	P
Day-care center, adult or child, subject to § 350-57A(19) or § 350-57A(20)	N	N	N	N	N	N	P	P	P	P	P	P
Government Uses												
Administrative offices (including public utilities)	P	N	C	N	C	C	P	P	P	P	P	P
Community center, subject to § 350-57A(16)	P	C	N	C	N	N	P	N	P	P	P	P
Emergency services station or training facility	P	P	P	P	P	P	P	P	P	P	P	P
Library	N	N	N	N	N	N	N	P	P	P	P	N
Post Office	N	N	N	N	N	N	N	N	N	P	P	P
Funeral home and crematoriums												
Funeral home without crematorium, subject to § 350-57A(25)	N	N	N	C	N	N	P	P	N	N	P	P
Funeral homes with crematorium as accessory use, subject to § 350-57A(25)	N	N	N	N	N	N	N	N	N	N	N	P
Crematorium (principal use), subject to § 350-57A(18)	N	N	N	N	N	N	N	N	N	N	N	C
Meal center, subject to § 350-57A(35)	N	N	N	N	N	N	N	N	N	P	P	N
Medical Facilities												
Hospital or surgery center, subject § 350-57A(30)	N	N	N	N	N	N	N	P	N	N	N	N
Labs/testing facilities	N	N	N	N	N	N	N	P	P	P	P	P
Offices/clinics	N	N	N	N	N	N	N	P	P	P	P	P
Treatment center, subject to § 350-57A(51)	N	N	N	N	N	N	N	C	N	N	N	N
Parking Facilities												
Parking garages, subject to § 350-57A(40)	N	N	N	N	N	N	N	P	N	C	N	N
City-owned surface lots	N	N	N	N	N	N	N	P	P	C	N	N

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	C	R-1	R-1A	R-2	R-2A	R-3	T-1	MD	ED	CBD	GB	D
Privately-owned surface lots	N	N	N	N	N	N	N	P	P	N	N	N
Public park, plaza, square, courtyard, urban garden, and public recreation areas	P	P	P	P	P	P	P	P	P	P	P	P
Private club/fraternal organization	N	N	N	N	N	N	N	SE	SE	P	P	P
Recycling dropoff center	C	N	N	N	N	N	N	N	N	N	N	P
Religious institution (and ancillary uses), Subject to § 350-57A(42)	SE	SE	C	SE	C	C	SE	P	P	P	P	P
Schools												
K-12 (public/private), subject to § 350-57A(44)	C	C	C	C	C	C	C	C	P	C	C	C
Colleges and universities	N	N	N	N	N	N	N	C	P	C	C	C
Trade school	N	N	N	N	N	N	N	C	P	C	C	C
Transit facilities	N	N	N	N	N	N	N	C	C	P	P	P
Utility structures (including substations), subject to § 350-57A(52)	N	N	N	N	N	N	N	C	N	C	C	C

	T-1	MD	ED	CBD	GB	D
COMMERCIAL USES						
Adult-oriented establishment, subject to § 350-57A(1)	N	N	N	N	N	C
Animal services						
Animal day care, subject to § 350-57A(3)	N	N	N	N	C	C
Shelter/boarding kennel	N	N	N	N	N	C
Sales, salon and grooming	N	N	N	N	P	P
Veterinary offices/clinics/hospitals, subject to § 350-57A(54)	C	C	N	N	C	P
Bed-and-breakfast inn, subject to § 350-57A(7)	P	N	N	P	P	N
Eating and drinking establishments (including walk-up windows)						
Bakery, ice cream, etc.	P	P	P	P	P	P
Distillery/microbrewery	N	N	N	P	P	P
Restaurant/tavern	N	N	N	P	P	P

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Entertainment and Recreation						
Auditorium/concert hall/performing arts center	N	N	P	P	P	P
Commercial recreation (indoor or outdoor), subject to § 350-57A(15)	N	N	P	C	P	P
Stadium (outdoor)	N	N	C	N	C	P
Theatre (live and films)	N	N	P	P	P	P
Farmers market	P	N	N	P	N	N
Forestry	P	P	P	P	P	P
Financial institutions	P	P	P	P	P	P
Gun shop, subject to § 350-57A(28)	N	N	N	N	N	C
Hookah lounge	N	N	N	N	N	C
Hotel/motel, subject to § 350-57A(31)	N	N	N	P	P	P
Business or professional office	P	P	P	P	P	P
Pawn shop, subject to § 350-57A(41)	N	N	N	N	N	C
Personal services	P	P	P	P	P	P
Retail sales						
Small scale (≤7,000 square feet)	P	P	P	P	P	P
Large scale (>7,000 square feet), subject to § 350-57A(43)	N	N	N	C	C	P
Self-storage facilities, subject to § 350-57A(45)	N	N	N	N	N	P
Street/mobile vendors, subject to § 350-57A(38)	N	C	C	P	P	P
Studio						
Artisan manufacturing, subject to § 350-57A(48)	P	C	C	P	P	P
Dance, music, fitness, art, photography	P	N	P	P	P	P
Broadcasting (television, radio)	N	N	P	P	P	P
Tattoo parlor, subject to § 350-57A(50)	N	N	N	N	N	C
Vehicle, Manufactured Home, Boat Sales and Service						
Car wash, subject to § 350-57A(10)	N	N	N	N	P	P
Commercial fuel depot, subject to § 350-57A(14)	N	N	N	N	SE	P
Gas station, subject to § 350-57A(26)	N	N	N	N	P	P
Manufactured home sales lot, subject to § 350-57A(5)	N	N	N	N	P	P

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Vehicle and/or boat sales or rental (including outdoor display of vehicles), subject to § 350-57A(5)	N	N	N	N	P	P
Vehicle and/or boat repair and service station, subject to § 350-57A(6)	N	N	N	N	P	P
Vehicle towing station, subject to § 350-57A(49)	N	N	N	N	SE	P
INDUSTRIAL USES						
Bottling plant	N	N	N	N	N	P
Distribution center	N	N	N	N	N	P
General manufacturing	N	N	N	N	N	P
Industrial park	N	N	N	N	N	CU
Junkyards/dismantled car storage, subject to § 350-57A(32)	N	N	N	N	N	SE
Laundry and dry-cleaning plant	N	N	N	N	N	P
Machine shop	N	N	N	N	N	P
Outdoor storage yard	N	N	N	N	N	P
Railroad freight station	N	N	N	N	N	P
Research and development	N	N	N	N	N	P
Solid waste transfer facility, landfill or solid waste-to-energy facility, subject to § 350-57A(47)	N	N	N	N	N	SE
Wholesale and warehouse businesses	N	N	N	N	N	P