City of Alexandria 2026 Zoning Map

Map Updated:
April, 2026

2,000 1,000 0 2,000 4,000 6,000 8,000 Feet

1:12,000

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Commercial

CC - Commercial Community
CD - Commercial Downtown
CDX - Commercial Downtown (Old Town North)
CG - Commercial General
CL - Commercial Low
CR - Commercial Regional
CSL - Commercial Service Low
KR - King Street Retail
NR - Neighborhood Retail

Commercial Residential Mixed Use

CRMU/H - High
CRMU/L - Low
CRMU/M - Medium
CRMU/X - Old Town North

Coordinated Development Districts

CDD - Coordinated Development District

Industrial

I - Industrial

Office

OC - Office Commercial
OCH - Office Commercial High
OCM(100) - Office Commercial Medium
OCM(50) - Office Commercial Medium

Residential Low

R2-5 - Single Family or Two Family, 5,000 sq. ft.
R5 - Single Family, 5,000 sq. ft.
R8 - Single Family, 8,000 sq. ft.
R12 - Single Family, 12,000 sq. ft.
R20 - Single Family, 20,000 sq. ft.

Residential Medium

RB - Townhouse
RM - Townhouse
RT - Townhouse
RA - Residential Multi-Family

Residential High

RMF - Residential Multi-Family Zone
RC - High Density Apartment
RCX - Medium Density Apartment
RD - High Density Apartment

Utility and Transportation

UT - Utility and Transportation

Public Open Space

POS - Public Open Space
WPR - Waterfront Park and Recreation

Waterfront Mixed-Use

W-1 - Waterfront Mixed-Use

100 Year Buildings*

Proffers

Regional Counties

2025 Zoning Amendments

Ordinance	Description	Property Affected
#5571	OCM(100) TO CDD #31	4991 and 5001 Eisenhower Ave
#5572	RB(W/PROFFER) TO RB(W/PROFFER)	2811 King St
#5587	CD-X TO CRMU-X	802 and 808 N Washington St
#5592	R-8 TO RA	2921 Nob Hill Court and A portion of 129 Longview Dr
#5605	R2-5 TO RB	3333 Helen St
#5611	CD-X TO CRMU-X	601 Wythe St

This map is designed for illustrative purposes to show zoning on a citywide basis as of April 2026

This map was produced by the GIS Division of the ITS Department, City of Alexandria, VA

* These buildings are protected under the historic preservation ordinance and any exterior alterations to the building visible from the public r.o.w. must be reviewed and approved by the BAR (Board of Architectural Review).

Mapping Standards:
Coordinate System - NAD83 State Plane Virginia North
Projection - Lambert Conformal Conic
Map Units - Feet

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