

CHAPTER 3 TAKOMA NEIGHBORHOOD MIXED USE ZONE (N-2) (C-2-A/TK)

300 PURPOSE AND INTENT

- 300.1 The purpose of the N-2 zone (C-2-A/TK) is to:
- (a) Reserve sufficient open space to provide adequate light and air to encourage retail and service uses, and pedestrian circulation in the vicinity of the Takoma Metro station;
 - (b) Require a minimum clear floor-to-ceiling height on the ground floor sufficient to accommodate the needs of neighborhood-serving retail, service and office uses; and
 - (c) Allow and encourage residential development to help meet the need for housing, enhance safety, and provide sufficient resident population to support neighborhood-serving retail, service, and office uses.
 - (d) Permit mixed use development at a moderate density;
 - (e) Encourage residential development to enhance safety and provide resident population to support neighborhood serving commercial uses;
 - (f) Limit the height of new buildings and encourage a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings; and
- 300.2 The N-2 zone (C-2-A/TK) shall be mapped on Squares 3188 and 3278 in their entirety, and on the mixed use area of certain lots and portions of lots on:
- (a) Square 3187 along the frontages of Blair Road and Cedar Street, N.W.;
 - (b) Squares 3275 and 3276 along the frontage of 4th Street, N.W.;
 - (c) Squares 3352, 3353, 3354, 3356, and 3357 along the frontages of Cedar Street and Carroll Street, N.W.; and
 - (d) Square 3280 along the frontages of Blair Road, Butternut Street, and 4th Street, N.W.
- 300.3 The N-2 zone begins at the street right-of-way lines abutting the squares listed § 300.2 and extends to a depth of one hundred feet (100 ft.).
- 300.4 The designated use area shall coincide with the boundaries of the N-2 zone.
- 300.5 The designated roadways shall be portions of 4th Street, N.W., Blair Road, N.W., Carroll Street, N.W., and Cedar Street, N.W. to the intersection with Carroll Street, N.W., in the N-2 zone.