

307

COURTYARD

307.1

Where a courtyard is provided, it shall have the following minimum dimensions:

	Open Courtyard Width:	Closed Courtyard Width:	Closed Courtyard Area:
Residential, more than three units:	Four inches per foot (4 in./ft.) of height of court; 10 ft. minimum	Four inches per foot (4 in./ft.) of height of court; 15 ft. minimum	Twice the square of the required width of court dimension; 350 sq. ft. minimum
Non-Residential and Lodging:	Two and one-half inches per foot (2 1/2 in./ft.) of height of court; 6 ft. minimum	Two and one-half inches per foot (2 1/2 in./ft.) of height of court; 12 ft. minimum	Twice the square of the required width of court dimension; 250 sq. ft. minimum

308

DESIGN REQUIREMENTS TAKOMA NEIGHBORHOOD MIXED USE ZONE (N-2) (C-2-A/TK)

308.1

The street wall of each new building fronting on Blair Road, N.W., Cedar Street, N.W., and Carroll Street, N.W., or any addition to an existing building frontage on any of these streets, shall setback for its entire height and frontage not less than thirteen feet (13 ft.), measured from the adjacent curb line.

308.2

Except as provided in § 308.4, the ground floor level of each new building or building addition shall have a minimum clear floor-to-ceiling height of fourteen feet (14 ft.).

308.3

Those portions of buildings with a minimum clear floor-to-ceiling height of fourteen feet (14 ft.) on the ground floor level shall be permitted a total building height of fifty-five feet (55 ft.).

308.4

Buildings occupying or constructed on lots along the Blair Road frontage of Square 3187 and Cedar Street frontage of Squares 3352 and 3353 within the Takoma Neighborhood Mixed Use zones, do not have to provide the designated retail and service establishments on the ground floor level required by § 1100.1, nor comply with the ground floor level floor-to-ceiling height requirement of §308.2, if the ground floor level is devoted exclusively to residential uses.

308.5

If ground floor residential uses are established pursuant to § 308.4, no certificate of occupancy for a permitted non-residential use on the ground floor level may be issued, unless the ground floor level of the subject building complies with the floor-to-ceiling height requirement of § 308.2.