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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission

FROM: Andrew Altman
Director

DATE: June 2, 2004

RECEIVED
D.C. OFFICE OF ZONING
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ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 1

SUBJECT: Setdown and Pre-hearing Statement on Zoning Commission Case Number 04-16, A Proposed Zoning Text Amendment to Create the Takoma Neighborhood Commercial Overlay Zone and Map Amendment to Map the Overlay

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APPLICATION
The Office of Planning is recommending the Zoning Commission schedule for public hearing:

- A proposed text amendment to create a new neighborhood commercial overlay for a portion of the Takoma Central District and
- A proposed map amendment to map the overlay on specific lots zoned C-2-A in Squares 3187, 3188, 3275, 3276, 3278, 3280, 3352, 3353, 3354, 3356 and 3357.

This report also serves as the pre-hearing statement as specified in Section 3013.

The purpose is to advance objectives identified in the Takoma Central District Plan. In August 2000, the District of Columbia, Takoma citizens and business owners began working with a consultant and design team to identify issues and develop strategies for revitalizing the Central District. The result is the Takoma Plan that establishes guidelines, goals and standards that need to be achieved in the areas of historic preservation, market economics, land use, urban design and transportation. The document also includes an Implementation Summary that links selected strategies with the necessary implementation actions, and identifies responsible revitalization "partners."

The Takoma Plan received final approval by the Council of the District of Columbia on June 4, 2002 (Resolution 14-460). As a result of this action, the Plan, which provides supplemental guidance to the Zoning Commission in regards to the Comprehensive Plan, established a vision for future development, preservation, and revitalization of the Takoma Central District.

This proposed overlay and map amendment is the second zoning implementation action recommended in the Takoma Plan. Previously OP recommended and the Zoning Commission

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.1

approved the rezoning of Square 3187, Lots 50, 823, 826, and 834 from C-M-1 to C-2-A (Z.C. Case No. 03-01) in 2002. This action was recommended in the Takoma Plan and in compliance with the Comprehensive Plan.

ZONING PROPOSAL

The proposed overlay would encompass properties within the Central District, generally around the Takoma Metro Station, that are in the C-2-A zone district and within 100 feet of Blair Road, 4th Street, Carroll Street, and Cedar Street N.W. (please refer to Exhibit 1). If approved, the overlay district would:

- impose the following requirements on existing and future development consistent with the general provisions of Section 1300, Neighborhood Commercial Overlay District:
  - Limits on Allowable Ground Floor Land Uses: Within a designated area encompassing the entire overlay boundaries, at least 50% of the ground floor area shall be reserved for occupancy by "designated" neighborhood-serving uses listed under Section 1302.2 (refer to Exhibits 4 & 5);
  - Standards for the Ground Floor Land Use Mixture: Office-type uses such as financial institutions and travel agencies would be limited to 20% of the ground floor area per Section 1302.4, and the overall quantity of restaurant-type uses would be limited per Section 1302.5;
  - Limitations on Driveways and Curb Cuts: Additional driveway access to required on-site parking or loading spaces across sidewalks from a designated roadway sections would not be permitted per Section 1303.9 (refer to Exhibit 2); and
  - Limits on Planned Unit Development: Maximum height and floor area ratios in the underlying C-2-A district allowed as a matter-of-right, and under an approved Planning Unit Development, would be the same per Sections 1305.1 and 1310.7; and

- conditionally modify zoning provisions for underlying C-2-A zones:

Standard	**C-2-A**	**Proposed Change**	**Applicable ...**
Floor Area Ratio	2.5 residential, 1.5 other permitted	None	--
Height	*50 feet, no story limit*	*55 feet no story limit*	*to buildings required to provide designated ground floor retail*
Lot Occupancy %	60%	None	--
Residential Recreation Space	20% (except one-family dwelling, flat, hotel	None	--
Rear Yard	15 feet	None	--
Side Yard	Varies	None	--
Front Yard	*None*	*13 feet from curbline*	*to properties with frontage along identified streets*

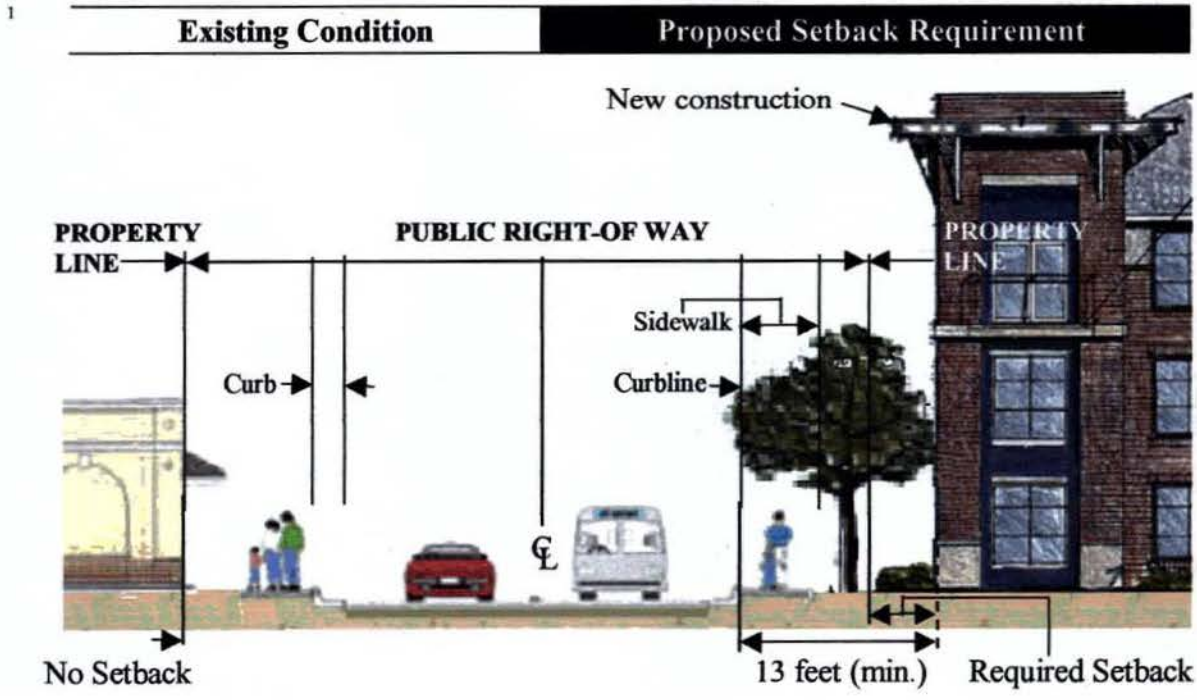
Standard	C-2-A	Proposed Change	Applicable ...
Courts	3 in./foot of height, at least 12 feet	None	--
Roof Structures	18.5 feet (max.)	None	--
Ground floor-to-ceiling height		*14 feet (minimum)*	*in designated use areas*

In summary, the Takoma Overlay District would: designate properties along the central arteries for neighborhood-serving ground floor uses (refer to Exhibit 1); limit office-type uses that would not add to the vitality of the Central District; require a ground floor height that is sufficient to accommodate designated neighborhood serving uses; limit restaurant uses and prohibit drive-through accessory uses; limit additional curb cuts that would further disrupt the potential continuity of the future retail store frontages (refer to Exhibit 2); and require new construction to set back along streets where rights-of-way are insufficient to accommodate 13-foot wide pedestrian walkways outside the curbline[1] (refer to Exhibit 3). This width standard is based on existing sidewalks along portions of 4th Street and Laurel Street in Takoma Park, MD. The required setback would be measured from the curbline to account for right-of-way currently designated for sidewalk construction and other streetscape improvements.

ANALYSIS

Overtime, this proposal is anticipated to improve chances for successful mixed-use development by requiring a minimum ceiling height for ground floor uses. It would also increase the allowable building height so the residential potential of individual sites is not reduced by the minimum ground floor height requirement. Finally, it would increase the potential space available for sidewalks across the Central District. In doing so, the Takoma Overlay District

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would support the following Action Items listed in the Takoma Central District Plan Implementation Summary

"2 0 Market Economics
Action Item
2 2 *Investigate a zoning overlay district that ensures retention and establishment of small to moderate scale ground floor retail uses in a continuous pattern along Carroll Street*

3 0 Land Use
3 a *Accommodate near-term housing demand at key opportunity sites that are most appropriate for residential and mixed-use development*
3.d Retain and strengthen the Takoma Central District as a mixed-use neighborhood
Action Items
3.1 Concentrate retail activities in key opportunity sites and areas along Carroll Street and 4th Street by establishing a zoning overlay district along these corridors to required retention and establishment of ground floor retail uses
3.2 Limit negative activities and inappropriate uses thought targeted rezoning, a zoning overlay district, and coordination with the Mayor's Neighborhood Action Service Initiative

4 0 Transportation
Action Items
4 1 Under DDOT direction and in partnership with a citizen transportation task force, initiate a comprehensive traffic study for the Takoma Central District and surrounding neighborhoods to identify methods for reducing adverse impacts from commuter/cut-through traffic, reducing congestion and *improving parking and pedestrian safety*
4.2 *Improve pedestrian safety in the Takoma Central District* with a coordinated program of physical improvements

5 0 Urban Design
Guidelines
5 b *Improve built edges, public frontages and retail storefronts along major commercial corridors and pedestrian connectors*
Action Items
5.2 Enhance the Metro Station as a community gateway
5 3 Improve the overall streetscape quality
5 4 Increase pedestrian safety "

The proposed text amendment is provided in Exhibit 6 Note that this proposal would not require sidewalk construction on private property

OP supports the adopted Takoma Plan objectives and will continue to work with the Takoma community, and the effected property and business owners to address any issues and concerns

COMPREHENSIVE PLAN
The Comprehensive Plan Generalized Land Use Map designates this area for a mixture of Low Density residential development characterized by single-family detached and semi-detached housing, and Low Density Commercial characterized by shopping and service areas that generally low in scale, character and activity that provide a limited range of retail goods and services, as predominant uses The adopted Takoma Central District Plan offers additional recommendations for the core area to be a mixture of land uses including. single-family housing, garden apartments and townhouses, mixed use retail, office and residential; and office, institutional and open space

Ward 4 Objectives for Economic Development under Section 1505 of the Comprehensive Plan includes the following.

"(a) Create and expand retail activity focused primarily on designated nodes and on Georgia Avenue, Kennedy Street and the **Takoma** Metrorail Station areas,

Ward 4 Action in Support of Economic Development under Section 1506 include

"1506 1 The policies in support of economic development are as follows

(a) Develop an action plan for vacant commercial properties at designated commercial nodes at the Takoma commercial and retail area .
(1) Commercial properties that are underused do not contribute to the economic activity in the ward or District They afford an opportunity to upgrade existing neighborhood commercial centers and to eliminate blighted sites from the ward, and
(2) Recommended actions·
(B) Encourage businesses that provide neighborhood - serving retail support to the surrounding neighborhoods ,
(C) Identify additional areas with underused properties that have the potential for new and expanded residential and commercial development,
(D) Develop detailed plans for the above areas Recommend to the Zoning Commission zoning changes to advance the improvement and stability of the specialized areas,

Ward 4 Objectives for Housing under Section 1508 1 include

"The objectives for housing are as follows.
(a) Provide for the housing needs of low- and moderate-income households, improve the District's low-rent housing programs, encourage home

ownership and reduce the overall cost of housing among low- and moderate-income households in the ward, "

Ward 4 Objectives for Land Use/Zoning under Section 1529 includes

"(a) Protect and enhance existing residential neighborhoods,
(b) Protect the ward's residential areas from incompatible land uses and from activities generating excessive traffic, parking, noise, litter and other damaging environmental impacts,
(d) Encourage development of adequate neighborhood shopping and support services,
(e) Promote the vitality of the ward's commercial areas and to increase employment and economic growth,
(f) Encourage the appropriate and compatible development of land adjacent to the Takoma Metrorail station(s),
(k) Encourage, with higher density rezoning as necessary, and with appropriate measures to mitigate potential adverse impacts on surrounding areas, "

Ward 4 Actions in Support of Land Use/Zoning include

"1530 1 The policies in support of land use/zoning are as follows
(c) Complete a Takoma Metrorail Station Area Study to determine the appropriate mix, scale, intensity and design of development
(1) The area near the intersection of Blair Road and Cedar Street, N W , has been the subject of a number of land use proposals. Any development in this area may adversely impact existing nearby residential development and the Takoma historic district, and
(3) Recommended actions .
(B) Provide land use and zoning actions that encourage new and accommodate existing town houses and garden apartment development and that discourage more industrial use,
(C) Coordinate new commercial development activities around the Takoma Metrorail Station area through the Joint Development Review Process, . "

Based on this information, the proposed amendment is not inconsistent with the Comprehensive Plan or the Takoma Central District Plan supplement. The overlay will work in combination with the underlying C-2-A zone to encourage safe streetscapes through wide sidewalks that lead to the Metro, active ground level retail by requiring neighborhood serving uses in spaces with a minimum floor to ceiling height, and residential uses by allowing a minimal increase in building height in combination with the ground floor height requirement to ensure there is no reduction in potential residential floor area.

AGENCY REVIEW

Contractors working for The Department of Transportation (DDOT) prepared a traffic study that provided the basis for a number of the transportation recommendations in the Takoma Plan

DDOT representatives have been notified about the proposed amendment and kept abreast of refinements

COMMUNITY COMMENT

This proposal was presented to the Plan Takoma organization on April 27, 2004 Significant interest was expressed in reviewing the overall list of land uses allowed within neighborhood commercial overlay districts No issues were raised by area property owners after a separate presentation on June 1, 2004

RECOMMENDATION

The Office of Planning (OP) recommends that the Zoning Commission set this case down for a public hearing

Attachments

Exhibit 1 Proposed Takoma Overlay District Boundaries (also Designated Use Areas and Generalized Land Use Map Designations in Comprehensive Plan)
Exhibit 2 Designated Roadways
Exhibit 3 Takoma Overlay Frontage Setbacks (Estimated)
Exhibit 4 Chapter 13 Neighborhood Commercial Overlay District (portion)
Exhibit 5 List of Allowable Uses from Section 701 1 and 701 4 (C-1 Zone District)
Exhibit 6 Proposed Amendment to Establish the Takoma Neighborhood Commercial Overlay District

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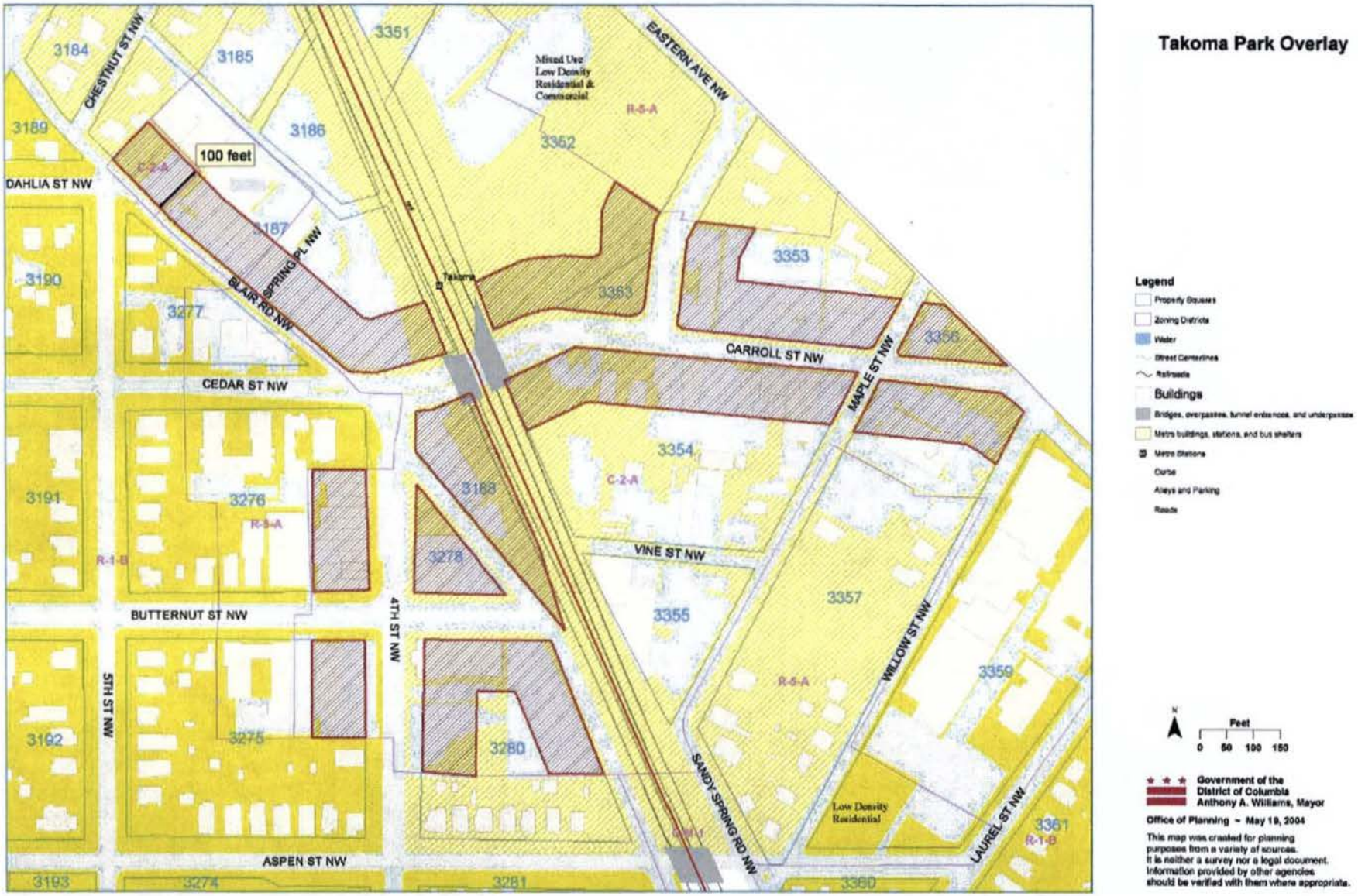
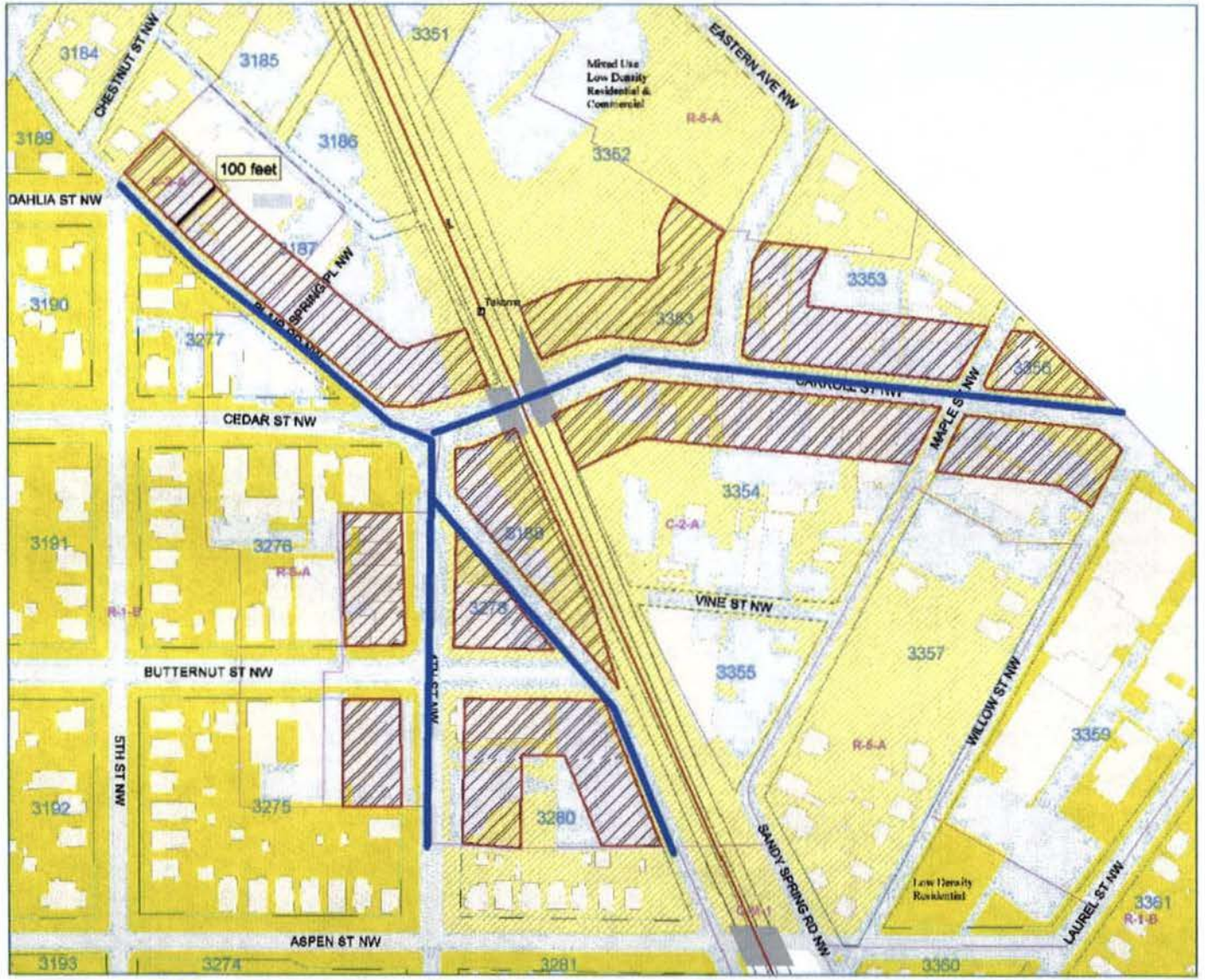

Takoma Park Overlay
Legend
Property Squares
Zoning Districts
Water
Street Centerlines
Railroads
Buildings
Bridges, overpasses, tunnel entrances, and underpasses
Metro buildings, stations, and bus shelters
Metro Stations
Curbs
Alleys and Parking
Roads
N
Feet
0 50 100 150
Government of the District of Columbia
Anthony A. Williams, Mayor
Office of Planning ~ May 19, 2004
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.
100 feet
Mixed Use Low Density Residential & Commercial
Low Density Residential
CHESTNUT ST NW
DAHLIA ST NW
BLAIR RD NW
SPRING PL NW
CEDAR ST NW
BUTTERNUT ST NW
ASPEN ST NW
4TH ST NW
5TH ST NW
EASTERN AVE NW
CARROLL ST NW
MAPLE ST NW
VINE ST NW
WILLOW ST NW
LAUREL ST NW
SANDY SPRING RD NW
Takoma
3184
3185
3186
3187
3188
3189
3190
3191
3192
3193
3274
3275
3276
3277
3278
3280
3281
3351
3352
3353
3354
3355
3356
3357
3359
3360
3361
R-5-A
R-1-B
C-2-A

Exhibit 1



Takoma Park Overlay
Designated Roadways

Legend

- Property Squares
- Zoning Districts
- Water
- Street Centerlines
- Railroads
- Buildings
- Bridges, overpasses, tunnel entrances, and underpasses
- Metro buildings, stations, and bus shelters
- Metro Stations
- Curbs
- Alleys and Parking
- Roads

N

Feet
0 50 100 150

★ ★ ★ Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ May 18, 2004

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Exhibit 2

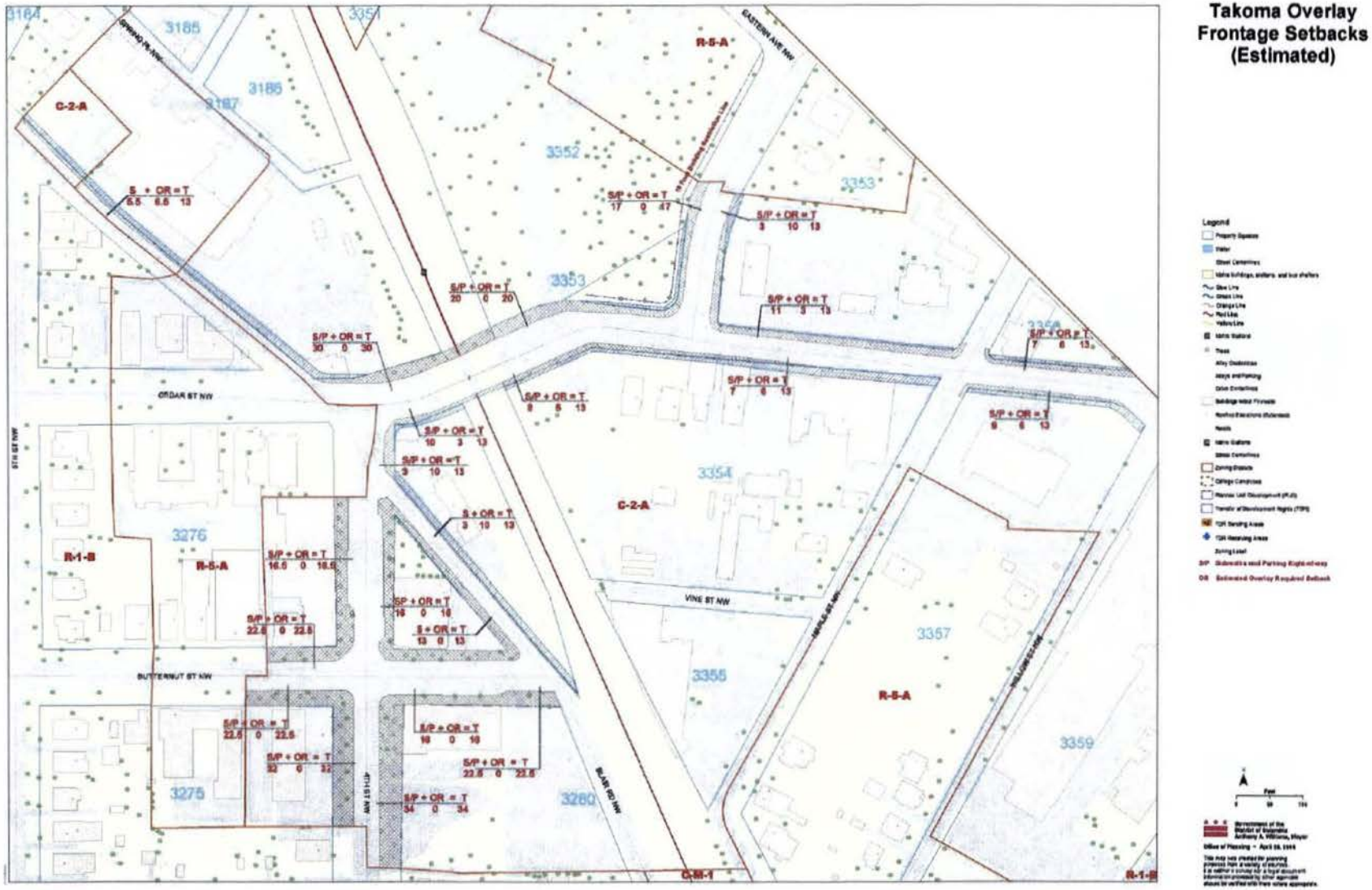

Takoma Overlay
Frontage Setbacks
(Estimated)
Legend
3164
3185
3186
3187
3351
3352
3353
3354
3355
3357
3359
3275
3276
3280
C-2-A
R-5-A
R-1-B
C-M-1
GEORGIA AVE NW
EASTERN AVE NW
ORDAR ST NW
BUTTERNUT ST NW
VINE ST NW
BLAIR RD NW
5TH ST NW
4TH ST NW
S + OR = T
6.5 6.5 13
S/P + OR = T
17 0 17
3 10 13
20 0 20
11 0 13
30 0 30
7 6 13
8 5 13
10 3 13
3 10 13
16.5 0 16.5
22.5 0 22.5
16 0 16
13 0 13
32 0 32
34 0 34
Feet
0 50 100

Exhibit 3

CHAPTER 13 NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

Secs
1300 Preamble
1301 General Provisions
1302 Designated and Restricted Uses
1303 Limitations on Driveways and Curb Cuts
1304 Special Exceptions
1305 Planned Unit Development Guidelines
1306 Cleveland Park Neighborhood Commercial Overlay District
1307 Woodley Park Neighborhood Commercial Overlay District
1308 Macomb-Wisconsin Neighborhood Commercial Overlay District
1309 Eighth Street Southeast Neighborhood Commercial Overlay District

1300 PREAMBLE

1300 1 The Neighborhood Commercial (NC) Overlay District is established to preserve and enhance neighborhood shopping areas, by providing the scale of development and range of uses that are appropriate for neighborhood shopping and services

1300 2 The NC Overlay District includes a number of individual overlay zone districts that may be established and mapped from time to time, consistent with the general provisions of this chapter

1300 3 The purposes of the NC Overlay District are to

(a) Encourage a scale of development, a mixture of building uses, and other attributes, such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be as generally required by the Comprehensive Plan,
(b) Encourage retention and establishment of a variety of retail, entertainment, and personal service establishments, predominantly in a continuous pattern at ground level, so as to meet the needs of the surrounding area's residents, workers, and visitors, and
(c) Limit the maximum permitted height of new buildings so as to encourage a general compatibility in scale between new and older buildings

1300 4 The provisions of this chapter that apply to the discrete NC Overlay Districts shall reflect the character, scale, and needs of the particular district

1301 GENERAL PROVISIONS

1301 1 The NC Overlay District is mapped in combination with the underlying Commercial District and not instead of the underlying district

1301 2 Except as provided in § 1301 3 and in other provisions of this chapter, all uses, buildings, and structures permitted in accordance with this chapter and the appropriate

regulations of the underlying district with which the mapped NC Overlay District is combined shall be permitted in the combined district.

1301 3 Where there is a conflict between this chapter and the underlying zoning, the more restrictive provisions of this title shall govern

1302 DESIGNATED AND RESTRICTED USES

1302 1 Any building that occupies or is constructed on a lot in a designated use area within an NC Overlay District shall provide designated retail and service establishments on the ground level according to the requirements of this section and any additional requirements of the particular overlay district

1302 2 The designated uses for purposes of this section are the following

(a) Any use that is permitted as a matter of right in the C-1 District pursuant to §§ 701 1 or 701 4,
(b) Library,
(c) Blueprinting or similar reproduction service,
(d) Film exchange,
(e) Interior decorating shop,
(f) Laundry, self service,
(g) Photographic studio,
(h) Picture framing studio or shop,
(i) Tailor shop or valet shop;
(j) Telegraph office,
(k) Antique store or shop,
(l) Auction house,
(m) Department store,
(n) Display stand or store for mail order sales,
(o) Dry goods store,
(p) Furniture store,
(q) Home furnishings sales,
(r) Leather goods store,
(s) Musical instruments and accessories sales,
(t) Office supplies and equipment sales,
(u) Optical goods store,
(v) Pet shop,
(w) Precision instrument sales, and
(x) Theater, including motion picture theater

1302 3 If the underlying zone district is C-1, the designated uses shall include only those uses that are referenced in paragraphs (a) and (b) of § 1302 2

1302 4 The designated uses listed in § 1302 2 shall occupy no less than fifty percent (50%) of the gross floor area of the ground level of the building, subject to the following requirements

(a) No more than twenty percent (20%) of the ground level floor area shall be devoted to banks, loan offices or other financial institutions, travel agencies, or other ticket offices,
(b) The ground level floor shall be the floor that is nearest in grade elevation to the sidewalk, and
(c) In those parts of the affected building or lot other than as delineated in this section, the use provisions of the underlying zone district shall apply

1302 5 Restaurants, fast food restaurants, delicatessens, carry-outs, and similar eating or drinking establishments shall be subject to the following limitations

(a) These uses shall occupy no more than twenty-five percent (25%) of the linear street frontage within a particular NC Overlay District, as measured along the lots that face designated roadways in the particular district, and
(b) Except for a fast food restaurant, such uses may be applied to fulfill the requirements of § 1302.4, provided, that when such uses are so applied, they shall remain subject to the provisions of paragraph (a) of this subsection

1303 LIMITATIONS ON DRIVEWAYS AND CURB CUTS

1303 1 No drive-through accessory to any use shall be permitted in the NC Overlay District

1303 2 Within the area of the NC Overlay District, notwithstanding the provisions of § 2117 8(c), no driveway providing access from any designated roadway to required parking spaces or loading berths shall be permitted.

1304 SPECIAL EXCEPTIONS

1304 1 Exceptions from the requirements of this chapter shall be permitted only as a special exception, if approved by the Board of Zoning Adjustment after public hearing, in accordance with § 3104, and subject to the following requirements

(a) The excepted use, building, or feature at the size, intensity, and location proposed will substantially advance the stated purposes of the NC Overlay District and the particular NC Overlay District, and will not adversely affect neighboring property, nor be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity;
(b) Exceptional circumstances exist, pertaining to the property itself or to economic or physical conditions in the immediate area, that justify the exception or waiver,
(c) Vehicular access and egress are located and designed so as to minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic conditions; and
(d) The Board may impose requirements pertaining to design, appearance, signs, size, landscaping, and other such requirements as it deems necessary to protect neighboring property and to achieve the purposes of the NC Overlay District and the particular overlay district

1304 2 This section shall not operate to allow any exception to the height or floor area ratio limits of any NC Overlay District

1305 PLANNED UNIT DEVELOPMENT GUIDELINES

1305 1 In the NC Overlay District, the matter-of-right height and floor area ratio limits shall serve as the guidelines for Planned Unit Developments

List of Allowable Uses from Section 701.1 and 701.4 (C-1 Zone District)

701.1 The following service establishments shall be permitted in a C-1 district as a matter of right

(a) Bank or other financial institution;
(b) Bar or cocktail lounge·
(c) Barber or beauty shop;
(d) Cobbler or shoe repair shop;
(e) Collection station for dry cleaning, dying, or laundry;
(f) Dressmaking shop or establishment;
(g) Frozen food locker for family or individual use only;
(h) Gasoline service station existing on May 12, 1958;
(i) Gasoline service station as an accessory use to a parking garage, or public storage garage, subject to the special provisions of Chapter 23; Provided, that the following requirements shall be met:
  (1) All portions of the gasoline service station shall be located entirely within the garage;
  (2) No part of the accessory use shall be visible from a sidewalk; and
  (3) Signs or displays indicating the existence of the accessory use shall not be visible from the outside of the garage;
(j) Laundry, self service, not exceeding twenty-five hundred square feet (2,500 ft.^{2}) of gross floor area,
(k) Laundry or dry cleaning establishment, not exceeding twenty-five hundred square feet (2,500 ft.^{2}) of gross floor area,
(l) Locksmith,
(m) Newspaper distribution station;
(n) Optician and optometrist;
(o) Radio or television repairs,
(p) Shoeshine parlor;
(q) Tailor shop or valet shop not exceeding twenty-five hundred square feet (2,500 ft.^{2}) of gross floor area; and
(r) Watch repair shop.

701.4 The following retail establishments shall be permitted in a C-1 district as a matter of right:

(a) Art supplies store,
(b) Automatic ice delivery station;
(c) Automobile accessories sales, excluding installation;
(d) Bakery; Provided, that any manufacture of bakery goods shall be limited to goods retailed on the premises;
(e) Bicycle sales and repair;
(f) Book store;
(g) Camera or photographic supplies store,
(h) Cosmetics or toiletries store;
(i) Drug store or pharmacy;
(j) Electric appliance store, including television and radio sales;
(k) Flower stand or florist shop;
(l) Food or grocery store;
(m) Gift shop;
(n) Hardware store;
(o) Hobby shop, including the sale of toys,
(p) Jewelry store;

(q) Restaurant, but not including a fast food restaurant, drive-in restaurant, or a food delivery service;
(r) Music store;
(s) Newsstand;
(t) Notions or novelty store;
(u) Off-premises alcoholic beverages sales.
(v) Paint store;
(w) Sporting goods store,
(x) Stationery store;
(y) Tobacco products store; and
(z) Variety store

Proposed Amendment to Establish the Takoma Neighborhood Commercial Overlay District

Amend Section 1300 of, and add a new Section 1310 to Title 11 of the District of Columbia Municipal Regulations, "Zoning" as follows Added language is shown bolded and underlined

CHAPTER 13 NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

Secs
1300 Preamble
1301 General Provisions
1302 Designated and Restricted Uses
1303 Limitations on Driveways and Curb Cuts
1304 Special Exceptions
1305 Planned Unit Development Guidelines
1306 Cleveland Park Neighborhood Commercial Overlay District
1307 Woodley Park Neighborhood Commercial Overlay District
1308 Macomb-Wisconsin Neighborhood Commercial Overlay District
1309 Eighth Street Southeast Neighborhood Commercial Overlay District
1310 Takoma Neighborhood Commercial Overlay District .

1310 TAKOMA NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

1310.1 The Takoma Neighborhood Commercial (TK) Overlay District is applied to a compact geographic area surrounding the Takoma Metrorail Station, and mostly within the Takoma Historic District, comprising those lots zoned C-2-A and located within 100 feet:

(a) Northeast of Blair Road, N.W. right-of-way on Square 3187;
(b) East and west of 4th Street and Blair Road, N.W. rights-of-way on Squares 3188, 3275, 3276, 3278 and 3280; and
(c) North and south of Cedar and Carroll Street, N.W. rights-of-way on Squares 3187, 3188, 3352, 3353, 3354, 3356 and 3357.

1310.2 In addition to the purposes in § 1300, purposes of the Takoma Overlay District are to:

(a) Reserve sufficient area for future sidewalk construction to reduce conflicts between pedestrian and vehicular traffic, and provide safe and efficient pedestrian movement between residences, retail services, the Metrorail station, and other uses in the area;
(b) Encourage development of housing within the Takoma Overlay District to help meet the need for affordable housing and to enhance pedestrian activity, safety, and consumer support for businesses in the commercial area; and
(c) Allow and encourage new neighborhood-serving retail and service business and/or office development in close proximity to the Metro station.

1310.3 For the purposes of § 1302, the designated use area within the Takoma Overlay District shall coincide with the boundaries of this District.

1310.4 For the purposes of §§ 1302.5 and 1303.2, the designated roadways within the Takoma Overlay District are 4th Street, Blair Road, Cedar Street to the Carroll Street intersection, and Carroll Street, N.W.

1310.5 The streetwall of each new building or addition to an existing building within the district shall be set back for its entire height and frontage not less than thirteen feet (13 ft.) measured from the adjacent curbline along Blair Road, Cedar Street and Carroll Street, N.W.

1310.6 The ground floor level of any new construction or building addition which is subject to § 1302 shall have a floor-to-finished-ceiling height of no less than fourteen feet (14 ft.) clear in order to provide sufficient interior height for designated neighborhood-serving retail and service uses on the ground floor.

1310.7 The maximum permitted height for new construction on properties that fall within the Takoma Overlay District that are subject to requirements of § 1310.6 shall be fifty-five feet (55 ft.).