

C-2

The C-2 Zone is intended to provide local and regional shopping opportunities. Typically, properties zoned C-2 are grouped to create areas of commercial development. Although many C-2 areas can be reached by transit, most developments are auto-oriented.

Requirements

Minimum lot size No requirement

Minimum setback from street:

Generally 10 ft.

“Main Street” development none

Minimum sideyard setbacks:

Generally none

Adjoins residential zone Equal to adjoining res. zone or not less than 3’

Maximum building height:

Generally 42 ft.

Expansion of existing use 60 ft.

Mixed commercial/resid. ¹ 75 ft.

Maximum FAR:

Generally 1.5

Mixed commercial/residential ² 2.5

Open Space/Green Area

Minimum Green Area 10% of lot

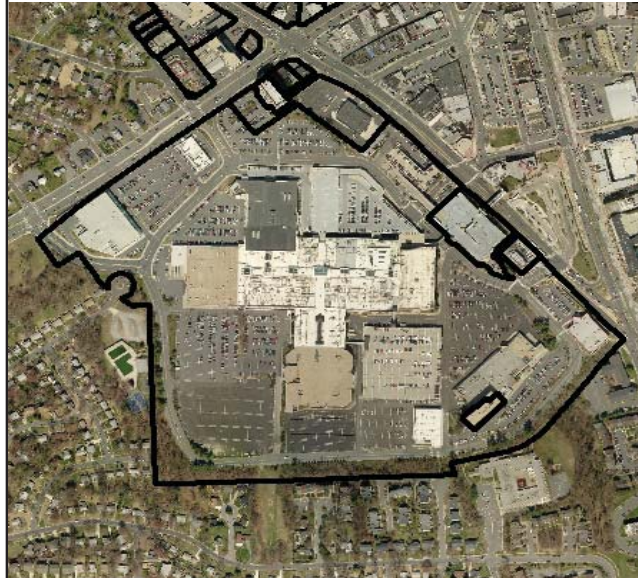
Notes

¹ Allowed only if at least 60% of FAR is residential and located at least 300 ft. from single family use

² If commercial FAR does not exceed 1.0 and ground floor is commercial

- Refer to complete regulations in Montgomery County Zoning Code

Images



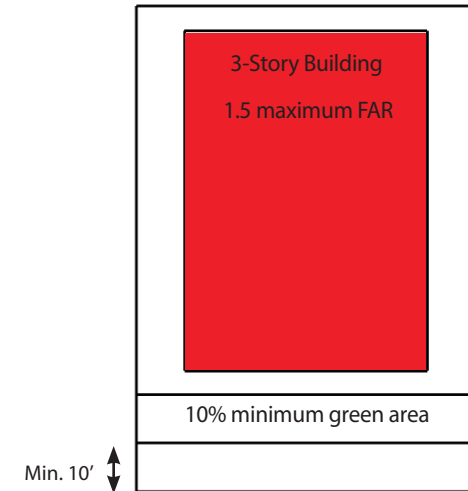
C-2 Typical Build-Out Plan Pattern and Form



Existing development in the C-2 zone

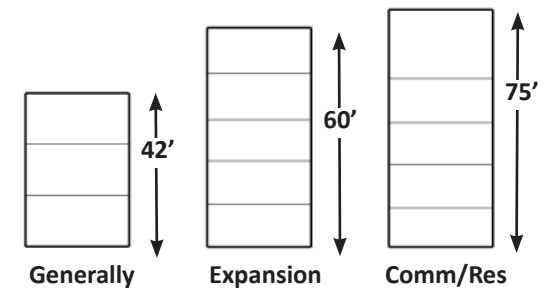
C-2 Zone: Standard Method of Development

General Setback and FAR



Front Street

Max. Bldg. Height, Generally	42 ft.	Yields	3 Floors
Max. Bldg. Height, Expansion of Existing Use	60 ft.	Yields	5 Floors
Max. Bldg. Height, Mixed Commercial Residential	65 ft.	Yields	5.5 Floors



Maximum Building Heights and Floors