

## NC vs. C1 SUMMARY

	<u>C1</u>	<u>NC</u>
District Size Limit	NO	YES
District Nomination	NO	YES
Statement of Intent	Minimal	Extensive
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Transitional Rear Yard	20 ft	20 ft
Transitional Side Yard	20 ft	20 ft
Front Yard Setback	10 ft min	None
Side Yard Setback	None or 5 ft	None or 20'
Rear Yard Setback	None	None or 20'
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Uses	Residential, Commercial	Residential, Commercial
Shared Parking	NO	YES
Size Limitations	NO	YES
Residential FAR	.696	1.49
Non-Residential FAR	2.0	1.5
TOTAL FAR	2.696	2.99
Max Building Height	None	42 ft
Min Building Height	None	18 ft
Non-Res Open Space	None	5% (> 1 acre)
Residential Open Space	LUI Chart	LUI Chart
Transfer of Open Space	NO	YES
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Block Requirement	NO	YES
Sidewalks	NO	YES
Street Trees	NO	YES
Drive-thrus	YES	NO
Parking in Front	YES	NO
Required Storefronts	NO	YES
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Curb Cuts	Unlimited	1 per street frontage
Curb Cut Size	Unlimited	12 ft (1way) or 24 ft (2way)
Shared Curb Cuts	NO	YES
Parking Deck Design	Uncontrolled	Must Look Like Buildings Ground-floor Uses
Parking Lot Landscaping	YES	YES
Parking Ratios	BOTH DISTRICTS HAVE IDENTICAL PARKING RATIOS	
Required Electric Stations	NO	1:50 spaces
Shared Parking	NO	YES
Bicycle Parking	NO	YES