

NC GOALS

- **Protect** existing neighborhood-oriented commercial areas
- Ensure development is compatible with the scale, character and needs of the adjacent **neighborhoods**
- Promote a **balance** of retail, service, office, dining and residential uses which serve the adjacent neighborhoods
- Place reasonable controls on the development of **larger scale** highway-oriented retail, service office and dining uses which are intended to serve larger areas of the city than a single neighborhood or a small group of neighborhoods
- Facilitate **pedestrian** mobility
- Encourage **residential** within commercial areas
- Minimize the use of adjacent neighborhood streets for commercial area **parking** by establishing adequate parking requirements and encouraging shared parking arrangements
- Promote **nodal** commercial development within convenient walking distance of one another

NC USES

- Multifamily, single family attached and two family in existing structures
- All of the following uses shall not exceed 2,000 square feet of floor area:
 - Bakeries and catering establishments
 - Laundry and dry cleaning establishments
 - Tailoring, custom dressmaking, millinery
- All of the following uses shall not exceed 8,000 square feet of floor area:
 - Automobile service stations (but not maintenance service, repair shops or car washes)
 - Banks, savings and loan associations (but not drive-in service windows)
 - Barber shops, beauty shops, manicure shops and similar personal service establishments
 - Childcare centers, kindergartens and special schools
 - Clubs and lodges.
 - Commercial recreation establishments, including theaters and other places of assembly
 - Grocery stores
 - Museums, art galleries, libraries, and similar profit or non-profit cultural facilities
 - Offices, studios, clinics, laboratories
 - Professional or service establishments, but not hiring halls
 - Eating and drinking establishments
 - Retail establishments
 - Sales and repair establishments
- Grocery stores up to 15,000 square feet in districts with 10 or more preexisting businesses

NC YARDS

- **Transitional height planes.** When adjacent to R-1 through R-G and PD-H without an intervening street, no portion of any structure shall protrude through a height limiting plane beginning 35 feet above the buildable area boundary nearest to the common residential district boundary and extending inward over this district at an angle of 45 degrees
- **Side and rear transitional yards.** When adjacent to R-1 through R- G and PD-H without an intervening street, a minimum of 20 feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity with the exception of private alleys or drives up to ten feet in width.
- **Screening.** In addition to the above side and rear yard requirements, permanent opaque walls six feet in height shall be provided and shall be maintained in sightly condition.
- **Side and rear yard**
 - Nonresidential and mixed-use. None
 - Primarily residential. None with no windows at property line, otherwise 20 feet

NC DEVELOPMENT CONTROLS

•Density

- Nonresidential uses. 1.5 FAR
- Residential uses. 1.49 FAR
- Mixed uses. 2.99 FAR

•Open Space

- Nonresidential uses less than 1 acre. None
- Nonresidential uses more than 1 acre. 5%
- Residential. LUI Chart

•Height

- Minimum building façade heights. 18 feet
- Maximum building heights. Structures which are within 150 feet of a single-family residential district boundary shall have a maximum height of 35 feet; Structures that are between 150 feet and 300 feet from a single-family residential district boundary shall have a maximum height of 52 feet

•Sidewalks

- Clear zone. 10 feet
- Street furniture and tree planting zone. 5 feet

•Supplemental Zone

- Shall be required along arterial streets at a minimum width of 5 feet, unless on-street parking is provided where there currently is none
- Shall not exceed a maximum width of 15 feet

NC RELATIONSHIP OF BUILDING TO STREET

- Delineation of **building floors** at third story above sidewalk level and lower shall be executed through windows, belt courses, cornice lines or similar architectural detailing
- **Pedestrian entrance** to all uses and business establishments with sidewalk-level street frontage
- Buildings shall provide continuous **street-fronting** commercial, office or residential uses
- **Building façades** along arterial streets shall be no less than 20 feet and no more than 30 feet from the street curb and on all other streets shall be no less than 15 feet and no more than 30 feet from the street curb
- A building façade line within a block where 50 percent or more of the buildings were built before **1950** shall be equal to the average width of the nearest 2 buildings which were built before 1950
- All street-fronting sidewalk level development, with the exception of churches and fire stations, shall provide **fenestration** for a minimum of 75 percent of the length of the frontage, beginning at a point not more than 3 feet above the public sidewalk, for a height no less than 10 feet above the sidewalk; Development shall have a maximum length of 10 feet of façade without fenestration
- **Gasoline** fuel dispenser structures, canopies or associated service area shall not be located between a building and the street

NC CURB CUTS AND PARKING

- All **sidewalk paving** materials shall be continued across any intervening driveway
- Driveways shall have a 5 feet wide **band of textured concrete** adjacent to the street and in-line with the street furniture zone
- Driveway and curb cut **widths** shall be a maximum of 24 feet for two-way entrances and 12 feet for one-way entrances
- Required driveways may be **shared**
- No more than **1 curb cut** is permitted for each development with the exception of properties with more than one front yard, which may have 2 curb cuts, and two curb cuts on properties with street frontage greater than 300 feet may be permitted
- Entrances** to garages and carports that serve a single residential unit shall not be visible from the public right-of-way
- Parking deck **façades** shall have the appearance of a horizontal storied building
- Parking decks shall provide either continuous street-fronting, sidewalk level commercial, office or residential **uses**, or a minimum five feet landscaped strip between the structure and the public sidewalk

NC-10 AMSTERDAM

- Subareas.** Subarea 1: Mixed Use,
Subarea 2: Parking

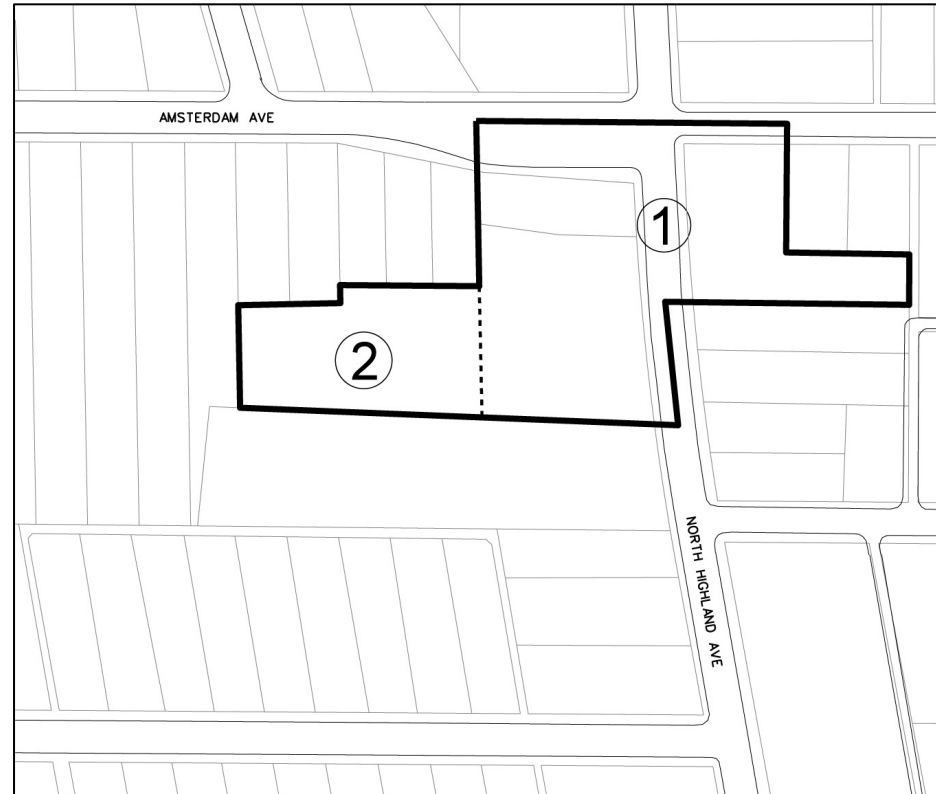
- Uses**

- Subarea 1. Gasoline service stations are prohibited and eating and drinking establishments within the district shall not exceed 6 such uses

- Subarea 2. Uses shall be limited to parking only

- Height.** Structures within the district shall have a maximum height of 42 feet and 3 floors

- Supplemental zone.** Supplemental zones are optional and shall not be required

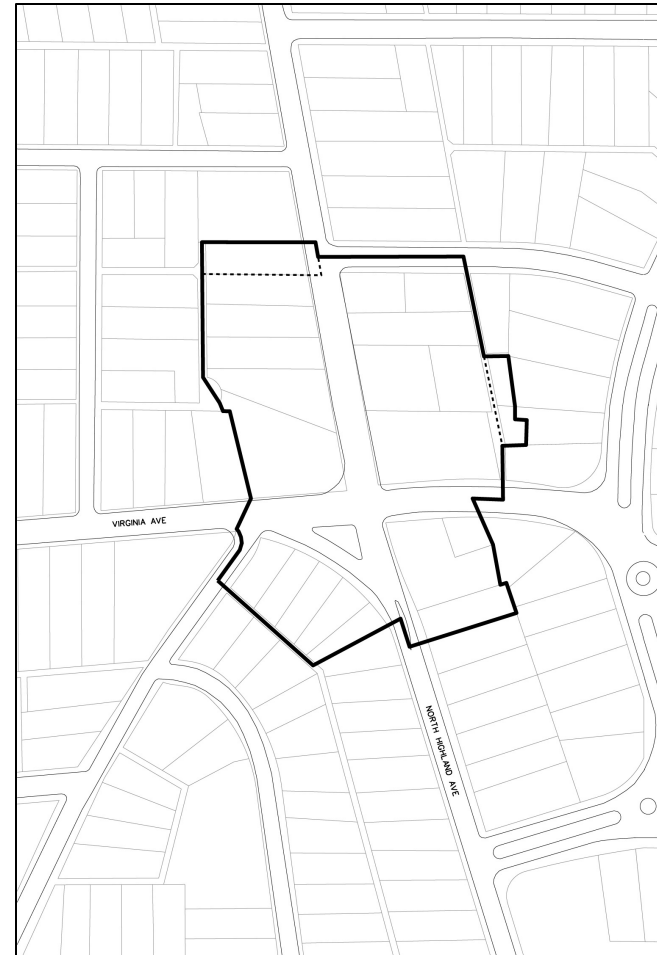


NC-10 AMSTERDAM

- Outdoor dining.** Outdoor dining may locate within supplemental zones or sidewalk clear zones
- Relationship of building to street.** Active uses shall be required at the sidewalk-level of all buildings and structures
- Parking requirements.** A maximum parking ratio equivalent to 1.25 times the minimum parking ratios shall be applied to all non-residential uses; Parking spaces shall not be permitted in excess of the maximum parking ratio for said uses
- Above-ground parking.** Structures shall have planted within adjacent transitional yards a staggered double-row of Japanese Cryptomeria (*Cryptomeria japonica*) trees, or equivalent evergreen species, located a maximum of 16 feet on-center and with a minimum planted height of 8 feet and a minimum mature height of 25 feet
- Above-ground parking.** Structures which are located in Subarea 2 shall:
 - Have a maximum height of 14 feet as measured from the lowest finished grade located in Subarea 2 at the time of adoption, to the top of the subject exterior wall structure with the exception of vertical circulation elements such as elevator shafts, stairwells or lighting
 - Utilize only brick, wood, stucco, stone or mansard as exterior materials.
- Off-site parking.** Off-street required parking shall be permitted to be located off-site of the primary use anywhere within the NC-10 zoning district; All parking spaces shall be clearly marked and signed as reserved during specified hours

NC-11 VIRGINIA HIGHLAND

- **Uses.** The number of gasoline service stations within the district shall not exceed 1
- **Transitional yards.** Above-ground parking structures located adjacent to transitional yards shall have planted within such yards a staggered double-row of Japanese Cryptomeria (*Cryptomeria japonica*) trees, or equivalent evergreen species, spaced a maximum distance of 16 feet on-center; Trees shall have a minimum planted height of eight feet and a minimum mature height of 25 feet
- **Height.** Structures within the district shall have a maximum height of 42 feet and three floors
- **Supplemental zone.** Supplemental zones are optional and shall not be required
- **Outdoor dining.** Outdoor dining may locate within supplemental zones or sidewalk clear zones
- **Relationship of building to street.** Active uses shall be required at the sidewalk-level of all buildings and structures



NC-11 VIRGINIA HIGHLAND

- **For parcels located east of North Highland Avenue and south of Virginia Avenue::**

- **Side and rear yards.** Accessory parking lots or parking structures shall be permitted to be located within the side and rear transitional yard

- **Landscaping.** Evergreen trees a minimum of 6 feet in height shall be provided within the transitional rear yard at a minimum ratio of 1 tree/400 square feet of transitional rear yard

- **Additional screening.**

- The finished height of any parking structure shall be a minimum of 7 feet below the finished height of the required opaque screen wall or the adjacent grade, whichever is greater

- Evergreen landscaping shall be planted on both sides of the opaque screen wall for the purposes of covering the wall with landscaping

- The landscape requirements of this subsection shall supplant the landscape requirements of section 16-28.028(c)(iii)

- **Parking requirements.**

- **Off-site parking.** Any required parking shall be permitted to locate off-site anywhere within the NC-11 district by means of a special administrative permit approval, except as noted below for eating and drinking establishments

- **Shared parking.** For the purposes of this NC district, a shared parking arrangement shall be defined as the use of a parking space by vehicles generated by 2 or more individual business establishments without conflict or encroachment; The director of the bureau of planning may grant an administrative variation (through a special administrative permit) to reduce parking requirements through a shared parking arrangement

- **Reduction in parking.** Reductions in parking requirements shall require a special exception by the board of zoning adjustments

NC-11 VIRGINIA HIGHLAND

- **Eating and drinking establishments.**

- **Off-site parking.** At any time when 14 eating and drinking establishments are legally permitted to operate within the district, no additional eating and drinking establishment shall be granted an administrative variation to allow for off-site parking but shall seek such relief from the board of zoning adjustment by special exception

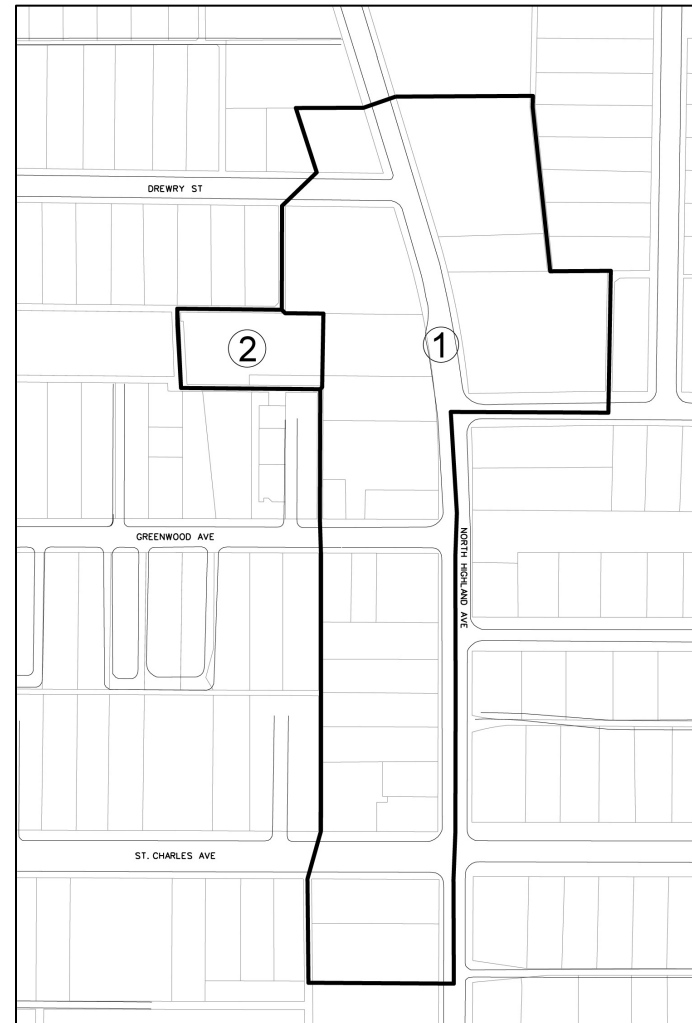
- **Shared parking.** Parking facilities containing the required parking for any eating and drinking establishment shall not provide less than the total of the minimum number of parking spaces that are required for each individual eating and drinking establishment which claims that the parking facility is being used to meet its parking requirement. No individual use meeting its required parking within a facility that serves multiple uses may claim any space that is being utilized by another use unless those spaces are the subject of a shared parking arrangement as permitted below.

- **Reduction of parking.** Eating and drinking establishments shall not be granted an administrative variation to reduce the required parking or utilize shared parking but may seek this relief by application to the board of zoning adjustment for a special exception

- **Parking signage.** Parking facilities providing parking to serve multiple business establishments (whether on-site or off-site) shall include signage that identifies all said business establishments

NC-12 ATKINS PARK

- Subareas.** Subarea 1: Mixed Use;
Multi-family
- Uses.** Gasoline service stations are prohibited and Subarea 2 shall be limited to residential and parking only
- Transitional yards.** Above-ground parking structures located adjacent to transitional yards shall have planted within such yards a staggered double-row of Japanese Cryptomeria (*Cryptomeria japonica*) trees, or equivalent evergreen species, spaced a maximum distance of 16 feet on-center; Trees shall have a minimum planted height of 8 feet and a minimum mature height of 25 feet



NC-12 ST CHARLES

- Height.** Structures within the district shall have a maximum height of 42 feet and three floors
- Supplemental zone.** Supplemental zones are optional and shall not be required
- Outdoor dining.** Outdoor dining may locate within supplemental zones or sidewalk clear zones
- Relationship of building to street.** Active uses shall be required at the sidewalk-level of all buildings and structures
- Parking requirements.**
 - Above-ground parking decks and structures** which are located in Subarea 2 shall have a maximum height of 14 feet as measured from the lowest point of grade located in Subarea 2 at the time of adoption of the NC-12 zoning district, with the exception of vertical circulation elements such as elevator shafts, stairwells or lighting
 - Off-site parking.** Any required parking shall be permitted to locate off-site anywhere within the NC-12 district by means of a special administrative permit approval, except as noted below for eating and drinking establishments
 - Shared parking.** For the purposes of this NC district, a shared parking arrangement shall be defined as the use of a parking space by vehicles generated by 2 or more individual business establishments without conflict or encroachment; The director of the bureau of planning may grant an administrative variation (through a special administrative permit) to reduce parking requirements through a shared parking arrangement (whether on-site or off-site) subject to the following criteria
 - Reduction in parking.** Reductions in parking requirements shall require a special exception by the board of zoning adjustments

NC-12 ST CHARLES

- **Eating and drinking establishments.**

- **Off-site parking.** At any time when 14 eating and drinking establishments are legally permitted to operate within the district, no additional eating and drinking establishment shall be granted an administrative variation to allow for off-site parking but shall seek such relief from the board of zoning adjustment by special exception

- **Shared parking.** Parking facilities containing the required parking for any eating and drinking establishment shall not provide less than the total of the minimum number of parking spaces that are required for each individual eating and drinking establishment which claims that the parking facility is being used to meet its parking requirement. No individual use meeting its required parking within a facility that serves multiple uses may claim any space that is being utilized by another use unless those spaces are the subject of a shared parking arrangement as permitted below.

- **Reduction of parking.** Eating and drinking establishments shall not be granted an administrative variation to reduce the required parking or utilize shared parking but may seek this relief by application to the board of zoning adjustment for a special exception

- **Parking signage.** Parking facilities providing parking to serve multiple business establishments (whether on-site or off-site) shall include signage that identifies all said business establishments

NC TO-DO LIST

- **Keep Count** of Eating and Drinking Establishments in NC 11 and NC 12
- **Differentiate** between Eating/Drinking and Retail uses
- **Monitor & Adjust** the delineation of number of uses as necessary
- **Review** SAP applications so nothing slips through the cracks
- Undertake a **Parking Study**
- Monitor any future City-initiated changes to **NC**