

1	32
2	33
3	34
4	35
5	36
6	37
7	38
8	39
9	40
10	41
11	42
12	43
13	44
14	45
15	46
16	47 27-4403. Other Overlay Zones
17	48 (a) Neighborhood Conservation Overlay (NCO) Zone
18	49 (1) Purpose
19	50 The Neighborhood Conservation Overlay (NCO) Zone is
20	51 established and intended to protect and preserve the
21	52 unique development features and character of established
22	53 neighborhoods throughout the County, and to promote
23	54 new development that is compatible with the existing
24	55 neighborhood character. The NCO Zone is a flexible tool
25	56 that may be applied to multiple neighborhoods, each of
26	57 which could have its own unique attributes.
27	58 (2) Establishment of Individual NCO Zones
28	59 The District Council may establish individual NCO Zones in
29	60 accordance with this Section 27-4403(a) and Section 0, 27-
30	61 3501 Legislative Amendment, after reviewing a
31	

1 neighborhood study for the neighborhood specifying the 31
 2 development context in the zone. Each zone shall comply 32
 3 with the standards in Section 27-4403(a)(4), General 33
 4 Development Standards for All NCO Zones. In establishing 34
 5 a new NCO Zone, the District Council may also establish a 35
 6 unique set of development standards applicable to all 36
 7 development in the particular zone (see Section 27- 37
 8 4403(a)(5), Specific Neighborhood Conservation Overlay 38
 9 Zones). 39

10 **(3) Minimum Standards for Designation of an NCO**
 11 **Zone** 40

12 The District Council may approve an application for 41
 13 designation of a NCO Zone only if: 42

14 **(A)** At least 65 percent of the land area within the 43
 15 proposed NCO Zone, not including street and 44
 16 other rights-of-way, is developed; 45

17 **(B)** Development patterns in the NCO Zone 46
 18 demonstrate an effort to maintain or rehabilitate 47
 19 the character (including, but not limited to, the 48
 20 historic character of existing communities) and 49
 21 physical features of existing buildings in the 50
 22 zone; 51

23 **(C)** The development standards proposed to be 52
 24 applied to the zone will encourage the retention 53
 25 of the general character and appearance of 54
 26 existing development in the zone; and 55

27 **(D)** The area must possess one or more of the 56
 28 following distinctive features that create a 57
 29 cohesive identifiable setting, character, or
 30 association:

- (i) Scale, size, type of construction, or distinctive building materials;
- (ii) Lot layouts, setbacks, street layouts, alleys, or sidewalks;
- (iii) Special natural or streetscape characteristics, such as creek beds, parks, gardens, or street landscaping; or
- (iv) Land use patterns, including mixed or unique uses or activities.

(4) General Development Standards for All NCO Zones

(A) Compliance with Underlying Zone Standards

These standards supplement the applicable development and zone-specific standards applicable in the underlying base zone and except as otherwise provided in Section 27-4403(a)(4)(D)(ii) below, do not affect the use regulations applicable in the underlying zone.

(B) Compliance with Approved Design and Development Standards

No permit for any new construction or expansion of an existing structure resulting in an increase in the gross square footage of the building of 15 percent or more may be issued until the Planning Director determines that the proposal complies with all design standards established for the NCO Zone where the land is located.

1	(C) Conflict with Other Standards	27	(oo) Views of or from specific locations;
2	In the case of conflict between the NCO Zone	28	(pp) Riparian areas, wetland areas, or drainage
3	standards and any other standards of this Ordinance,	29	patterns; or
4	the NCO Zone development standards shall control.	30	(qq) Demolition of structures.
5	(D) Zone-Specific Development Standards	31	(ii) The District Council may approve additional
6	(i) Each area designated as a NCO Zone shall	32	design standards addressing aspects of
7	identify, with specificity, the design standards to	33	development not listed above. The District
8	be applied to all new construction and expansion	34	Council may also prohibit use types within a NCO
9	of existing structures. Aspects of development	35	Zone.
10	that these design standards may include, but are	36	(5) Specific Neighborhood Conservation Overlay
11	not be limited to, the following:	37	Zones
12	(aa) Lot size;	38	[Placeholder]
13	(bb) Location of proposed buildings or additions;	39	
14	(cc) Setbacks or required yard depths;	40	
15	(dd) Building height;		
16	(ee) Building size (for principal and accessory		
17	structures);		
18	(ff) Building orientation;		
19	(gg) Exterior building materials and colors;		
20	(hh) Building roof line and pitch;		
21	(ii) Building foundation treatment;		
22	(jj) Landscaping and screening;		
23	(kk) Impervious surface cover;		
24	(ll) Paving requirements or limitations;		
25	(mm) Exterior lighting;		
26	(nn) Required features on a front façade;		