

**EAST WILSON STREET / SCHLEY PASS / DEWEY COURT NEIGHBORHOOD CONSERVATION STUDY
STUDY AREA ATTRIBUTES AND POTENTIAL CONSERVATION APPROACHES**

Attributes ¹	Elements	Potential Regulatory Tools ²	Interest
Eclectic mix of uses and structures	The current mix results from a combination of several different zoning districts, the presence of structures at the edges of the study area and a few interior locations that differ significantly from the predominant types, and nonconforming uses and structures within the area.	ZONING (through mapping a combination of different base zoning districts ³) NCD (potential to modify zoning district allowed uses is currently undetermined) (an NCD overlay district can add to or modify bulk standards in the underlying zoning district.)	
Land Uses	Land Use Number of units in building	ZONING (through zoning district mapping and the district allowed use regulations) NCD (potential to modify zoning district allowed uses is currently undetermined) ZONING (directly through allowed housing types) (indirectly through lot area and useable open space requirements) NCD (potential to regulate land uses undetermined)	
General “compactness” of area	Lot size Lot width Width of rights-of-way, street pavement, sidewalks and terraces	ZONING (min lot size, required lot area per dwelling unit) NCD (smaller lot size and/or area per dwelling unit) ZONING (min lot width) NCD (max lot width and/or smaller min width) NCD (NCD zoning overlay district would not address activities within the public rights-of-way, but the Neighborhood Conservation Study could include recommendations about this)	
Building size/mass	Building dimensions (width, depth, height)	ZONING (by creating a “building envelope” on the lot) NCD (as above, and/or could address size directly)	
Building height	Building height Roof type	ZONING (max building height - stories and feet) NCD (min bldg height and/or lower max height) NCD (could establish roof standards)	
Roof characteristics	Roof type, orientation, pitch, materials, color, etc.	NCD (could establish roof standards)	
Building spacing / the “rhythm of solids and voids”	Lot width Building width Spaces between buildings	ZONING (min lot width) NCD (max lot width and/or smaller min width) ZONING (indirectly through side yard requirements) NCD (max and/or min building width) ZONING (min side yard) NCD (smaller min side yard)	
Building distance from sidewalk	Building setback	ZONING (min front setback) NCD (max front setback and/or smaller min setback)	
Entryway/porch characteristics	Presence, style, size	NCD (could establish standards)	
Building materials	Siding, trim, roof, etc.	NCD (could establish standards)	
Other building design details	Fenestration Others?	NCD (could establish standards)	
Parking	Amount and where located on lot; driveway location	ZONING (sets parking space minimums, limits locations) NCD (can modify base zoning district requirements)	
Garage location and access	Size and where located on lot; driveway location	ZONING (limits garage location and access) NCD (can modify base zoning district requirements)	
Street tree characteristics	Street tree placement, species and maintenance	NCD (NCD zoning overlay district would not address activities within the public rights-of-way, but the Neighborhood Conservation Study could include recommendations about this)	

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¹ NOTE: The specific attributes that characterize identifiable sub-areas within the larger NCS study area may differ. The mapping of standard zoning districts and the regulations created for Neighborhood Conservation District overlay zoning district can reflect these differences.

² NOTE: The standard base zoning districts establish allowed uses and required maximum and/or minimum requirements for a variety of lot and building characteristics. A Neighborhood Conservation District zoning overlay district may establish maximum and/or minimum requirements for these characteristics that are smaller or larger than the requirements in the underlying zoning district. References to “smaller” or “larger” in this column are in comparison to the corresponding requirement provided by the standard zoning districts.

³ NOTE: In general, it is difficult to maintain a specific mix of uses within a single zoning district over time, particularly if the range of allowed uses is quite large, since any of those uses could potentially be developed on any property.