

**DRAFT - Potential Neighborhood Conservation District (NCD) Regulations**

**General Regulations** - *To be applied in the NCD over and above requirements of the base zoning districts, except where explicitly noted in Transition Areas (see next page).*

1. For any lot divisions (or lot combinations) in the district, any newly created lots must be between 30' and 40' wide.

*Rationale: This will preclude lot aggregation for large redevelopment projects, and also ensure that any newly divided lots are of similar width as existing lots in the district.*

2. No through lots may be created between two streets

*Rationale: This will ensure that buildings front on all streets, rather than allowing for rear yards and/or garages facing streets such as Dewey Court and Schley Pass.*

3. Height limit of 2 stories / 35'

*Rationale: This will ensure that buildings are consistent with existing housing, and are no higher than what is allowed within existing residential zoning districts.*

4. For all new development, front yard setbacks shall be in the ranges defined below by block:

*Rationale: New development will maintain a range of setbacks similar to the existing development pattern.*

Street	From	To	Min. Setback	Max. Setback (Build-to Line)
S Baldwin St (E)	RR	E Wilson St	5'	15'
S Baldwin St (E)	E Wilson St	S End of NCD	3'	10'
S Baldwin St (W)	E Wilson St	S End of NCD	5'	15'
Dewey Ct (N)	Schley Ps	Dickinson St	3'	10' ?
Dewey Ct (S)	Schley Ps	Dickinson St	5'	15' ?
Dickinson St (W)	RR	E Wilson St	2'	10'
Dickinson St (W)	E Wilson St	S End of NCD	2'	10'
Few St (Both)	E Wilson St	End of NCD	5'	10'
Ingersoll St (W)	E Wilson St	End of NCD	3'	10'
Ingersoll St (E)	E Wilson St	End of NCD	10'	15'
Schley Ps (Both)	Dewey Ct	E Wilson St	2'	10' ?
E Wilson St (S)	Ingersoll St	S Few St	10'	20'
E Wilson St (S)	S Few	S Baldwin St	20'	30'
E Wilson St (S)	S Baldwin	Dickinson St	25'	35'
E Wilson St (N)	S Baldwin	Schley Ps	3'	10'
E Wilson St (N)	Schley Ps	Dickinson St	3'	10'

} Corrected 5/28

5. Roof design requirements: Gables???

*Rationale: This has been mentioned as a characteristic of interest, but has not been well-supported during the Neighborhood Conservation Study. If included, it could ensure that all new development had gabled rooflines, similar to the majority of existing structures in the district.*

6. Potential side yard, rear yard, and usable open space requirements differing from underlying zoning districts.

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### **Transition Areas**

*Transition areas are properties which may need different requirements or exemptions from particular requirements applied in the Neighborhood Conservation District, due to existing conditions very different from the remainder of the district. The Transition Areas below, and the suggested requirements, are presented for discussion purposes.*

**“Transition Area A”** –West side of Dickinson St between Wilson St. and Railroad (1334 Dewey Ct, 1347 Dewey Ct, 1348 E Wilson, and 210 S Dickinson)

1. Preliminary Land Use Recommendation – Employment, Mixed-Use, or Residential

*Rationale: Since existing uses on these properties are non-residential, and there is support for maintaining eclectic mix of uses in the district, it may be appropriate to allow for these or similar uses to continue, while also allowing for a transition to residential uses.*

2. Allow for redevelopment that meets the following criteria:

- a) Eastern 60 feet of property, adjacent to Dickinson St. right-of-way, may be up to 3 stories
- b) Remainder of property shall be limited to 2 stories.
- c) Main entrances to 3-story elements shall be located on Dickinson St.
- d) No maximum lot width requirements
- e) No roof design requirements (if any for district)

*Rationale: The East Rail Corridor Plan calls for development up to 4 stories on the east side of Dickinson Street. A 3-story frontage along the west side of Dickinson could serve as an appropriate buffer for the small-scale homes immediately to the west.*

**DRAFT - Potential Neighborhood Conservation District (NCD) Regulations**

**“Transition Area A” - Hypothetical Redevelopment Concept**



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**“Transition Area B”** – SE corner of Baldwin and RR (201-205 S Baldwin St., 1318 Dewey Ct.)

1. Preliminary Land Use Recommendation – Residential or Mixed-Use

*Rationale: Since some of the existing uses on these properties are non-residential, and there is support for maintaining eclectic mix of uses in the district, it may be appropriate to allow for these or similar uses to continue, while also allowing for a transition to residential uses.*

2. Allow for redevelopment that meets the following criteria:

- a) Maintain 2-story height limit to be consistent with adjacent existing houses that exist today.
- b) Take advantage of currently vacant, undevelopable property at 1318 Dewey Court for a deeper building, additional buildings, or rear yard parking opportunities.
- c) Include residential uses on upper level (optional for ground floor)
- d) No maximum lot width requirements
- f) No roof design requirements (if any for district)

*Rationale: Redevelopment with a two-story maximum height will reinforce the existing small-scale housing on this block face. However, it is unlikely that this area could be developed with small houses due to very limited street frontage. The division into narrow, long lots would be allowable, as would a variety of redevelopment options. Since it is the corner of the NCD, it may be appropriate to allow for larger redevelopment on this site, as long as the maximum height of 2 stories is maintained. Use of the vacant property at 1318 Dewey Court would make most redevelopment concepts more feasible.*

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**“Transition Area B” - Hypothetical Redevelopment Concepts**



## **DRAFT - Potential Neighborhood Conservation District (NCD) Regulations**

**“Transition Area C”** – 1207-1217 E Wilson St. - Existing 10-unit apartment buildings in R5 Zoning District

1. Preliminary Land Use Recommendation – Residential

*Rationale: Existing residential use on the site should remain, in order to maintain the residential character of the district.*

2. Allow for a redevelopment that meets the following criteria:

- a) Frontage could be developed with one or multiple buildings
- b) Each attached housing unit must occupy no wider than a 30’ frontage along Wilson St.
- c) Attached housing must have separate front entrance for each unit oriented to Wilson St.
- d) Parking located in garages and/or on surface parking area behind buildings
- e) No maximum lot width

*Rationale: From an economic standpoint, the redevelopment of these properties will likely only occur if the resulting development has a similar number of units (or fewer units with greater overall worth). The division of these properties into narrow individual lots for detached single family homes, while certainly allowable, may not be economically feasible. The creation of relatively narrow attached housing units (townhomes) on a single lot would be another way to support and enhance the existing character of the district through redevelopment of this property.*

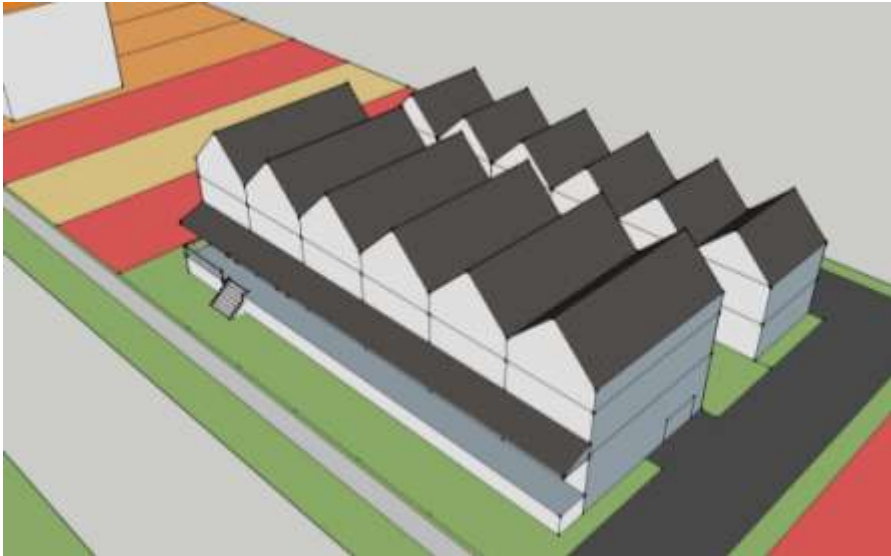
3. Allow for the creation of carriage house units above garages in rear portion of property

- a) Allow construction of carriage house units within required rear yard.

*Rationale: Depending on the depth of the townhomes and the parking configuration, there may be space on the site for “carriage houses” (rear garages with small efficiency units above them). This would provide another alternative for maintaining higher density on the property within a two-story development.*

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**“Transition Area C” - Hypothetical Redevelopment Concept**



*Prepared for discussion at May 26, 2010 Neighborhood Conservation Study meeting*

## **DRAFT - Potential Neighborhood Conservation District (NCD) Regulations**

**“Transition Area D”** – Park Central Apts and adjacent buildings with RP’s Pasta and Just Coffee (301 S Ingersoll and 1133 E Wilson St. )

1. Preliminary Land Use Recommendation – Employment, Residential, or Mixed-Use, with residential uses on upper levels

*Rationale: The existing manufacturing uses are immediately adjacent to residential uses on either side, and a variety of uses (including a reconfiguration of the existing uses) could be appropriate at this site in the future.*

2. Any redevelopment at 301 S Ingersoll shall maintain existing building heights as the maximum

*Rationale: Recently built apartments at 301 S Ingersoll will remain for the foreseeable future, so redevelopment is very unlikely within the next few decades. However, the existing building heights are already higher than development in the rest of the district, and should remain the maximum.*

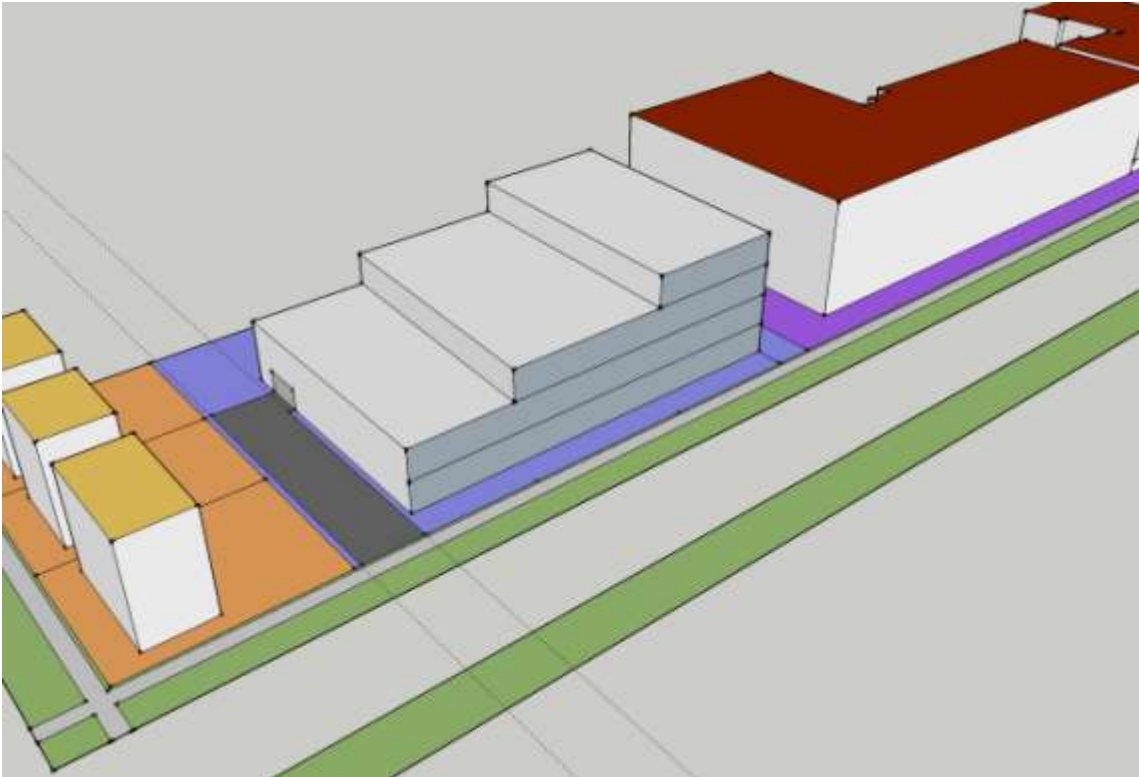
3. Allow for a redevelopment at 1133 E Wilson (RP’s/Just Coffee) that meets the following criteria:

- a) Western 60’ of the existing property *may* be up to 4 stories.
- b) Central portion of the lot *may* be up to 3 stories.
- c) Eastern 60’ shall not exceed 2 stories.
- d) No maximum lot width
- e) No roof design requirements (if any for district)

*Rationale: Allow redevelopment to “stair-step” down from the west, where 4-stories already exist, to the single-family homes fronting on Few St. to the east. A wide variety of redevelopment options (one or more larger buildings on large lots, small lots with houses, or attached townhouses as described in “Area C”, would still be allowable).*

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“Transition Area D” –Hypothetical Redevelopment Concepts



OR

