

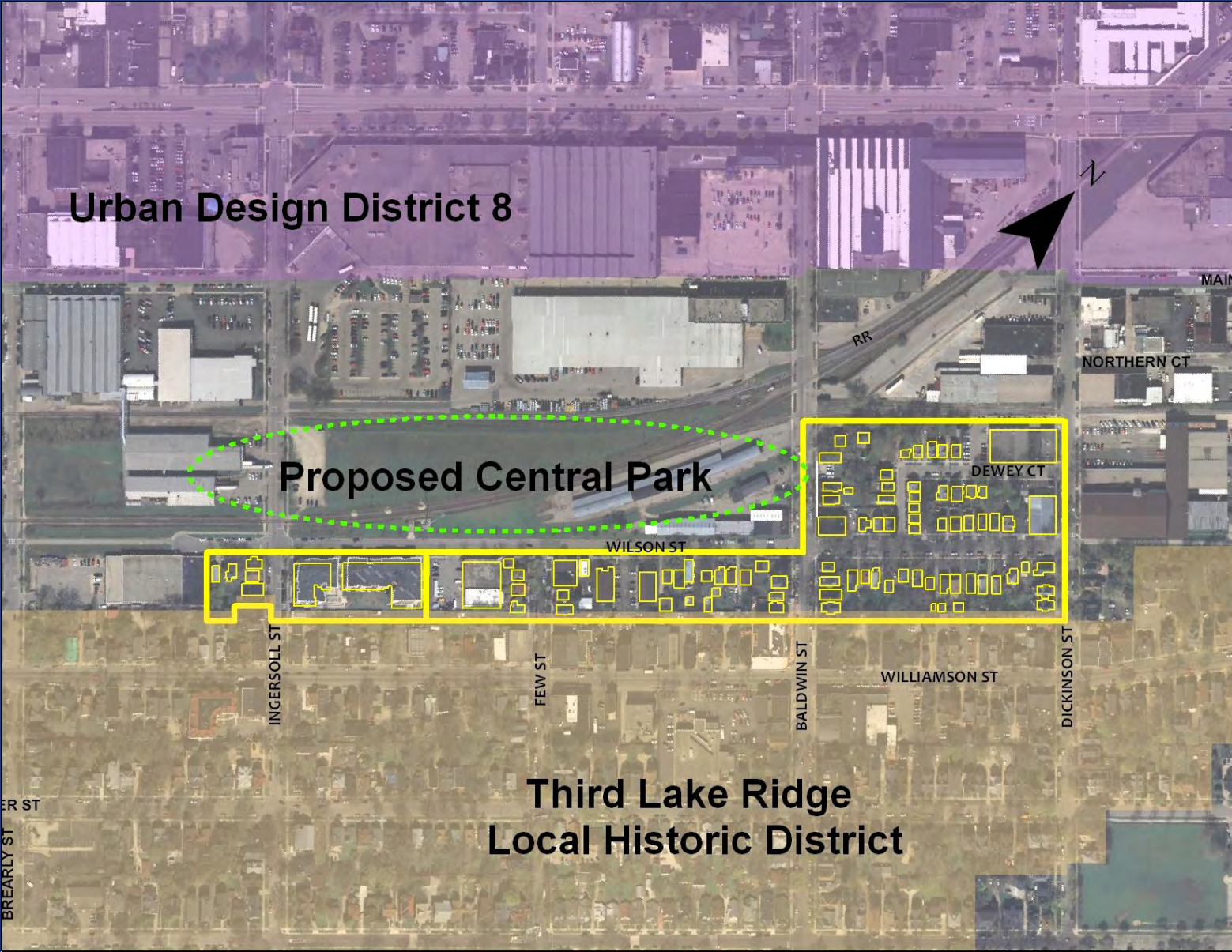
# East Wilson Street/Dewey Court/Schley Pass Neighborhood Conservation Study



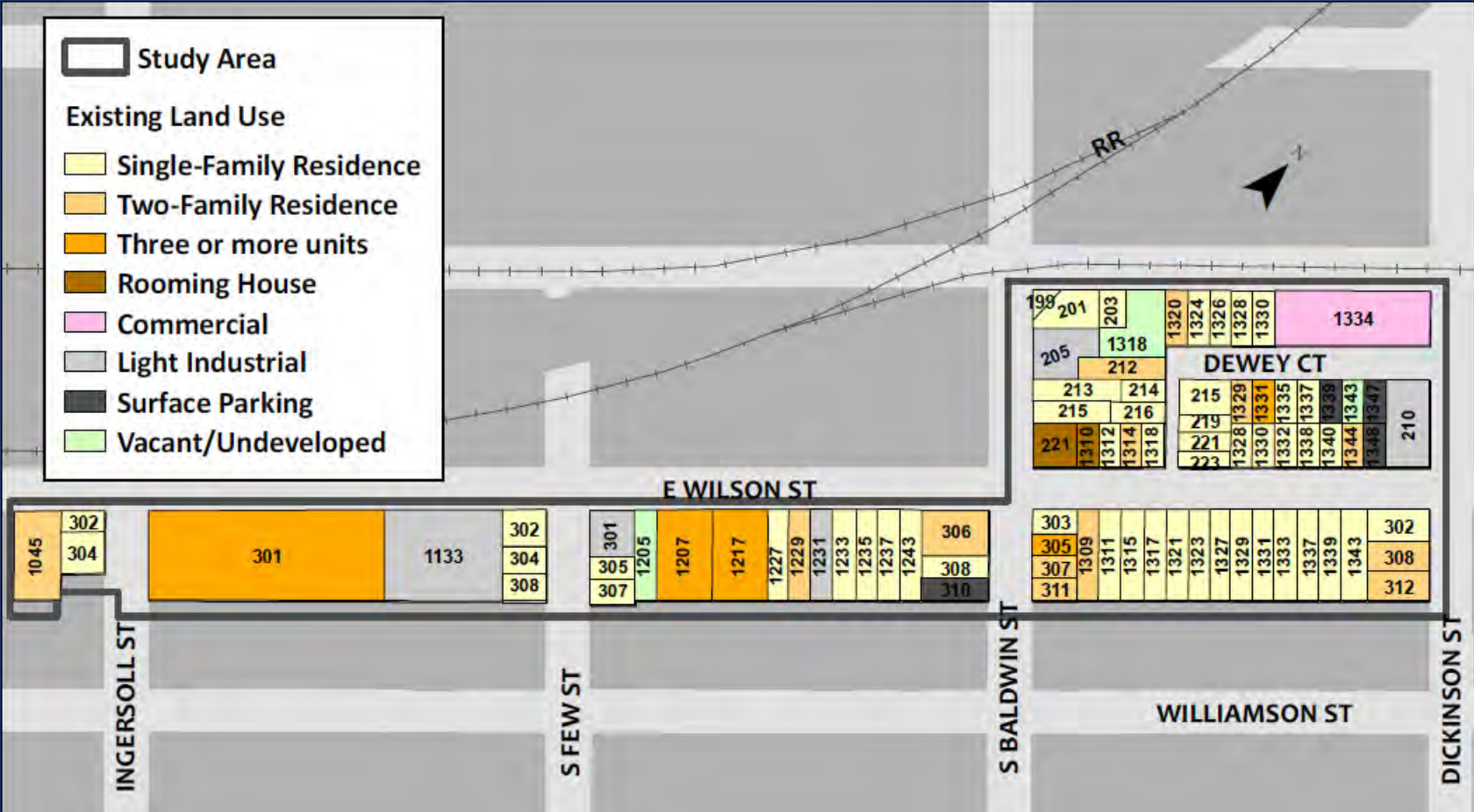
Presentation of Final Report

June 6, 2011

# NCD Study Area



# NCD Study Area Existing Land Use



# NCD Study Area

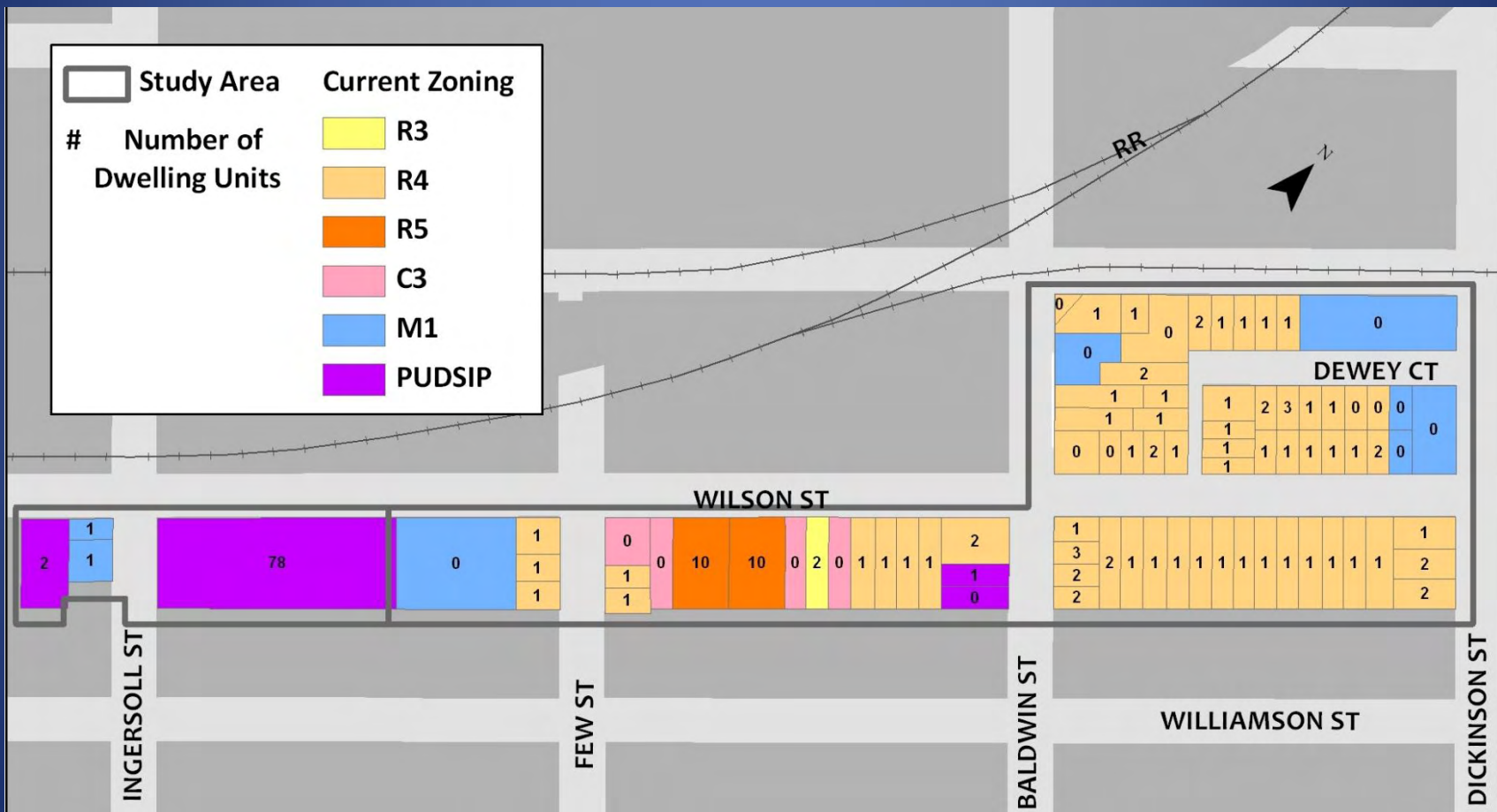
## Unique Characteristics to be Conserved

- Compact, pedestrian-friendly
- Small-scale, low-rise character
- Consistent “rhythm” of buildings on narrow lots
- Variety of uses
- Variety in physical characteristics
- Local, small-scale commercial-employment uses
- Canopy street trees



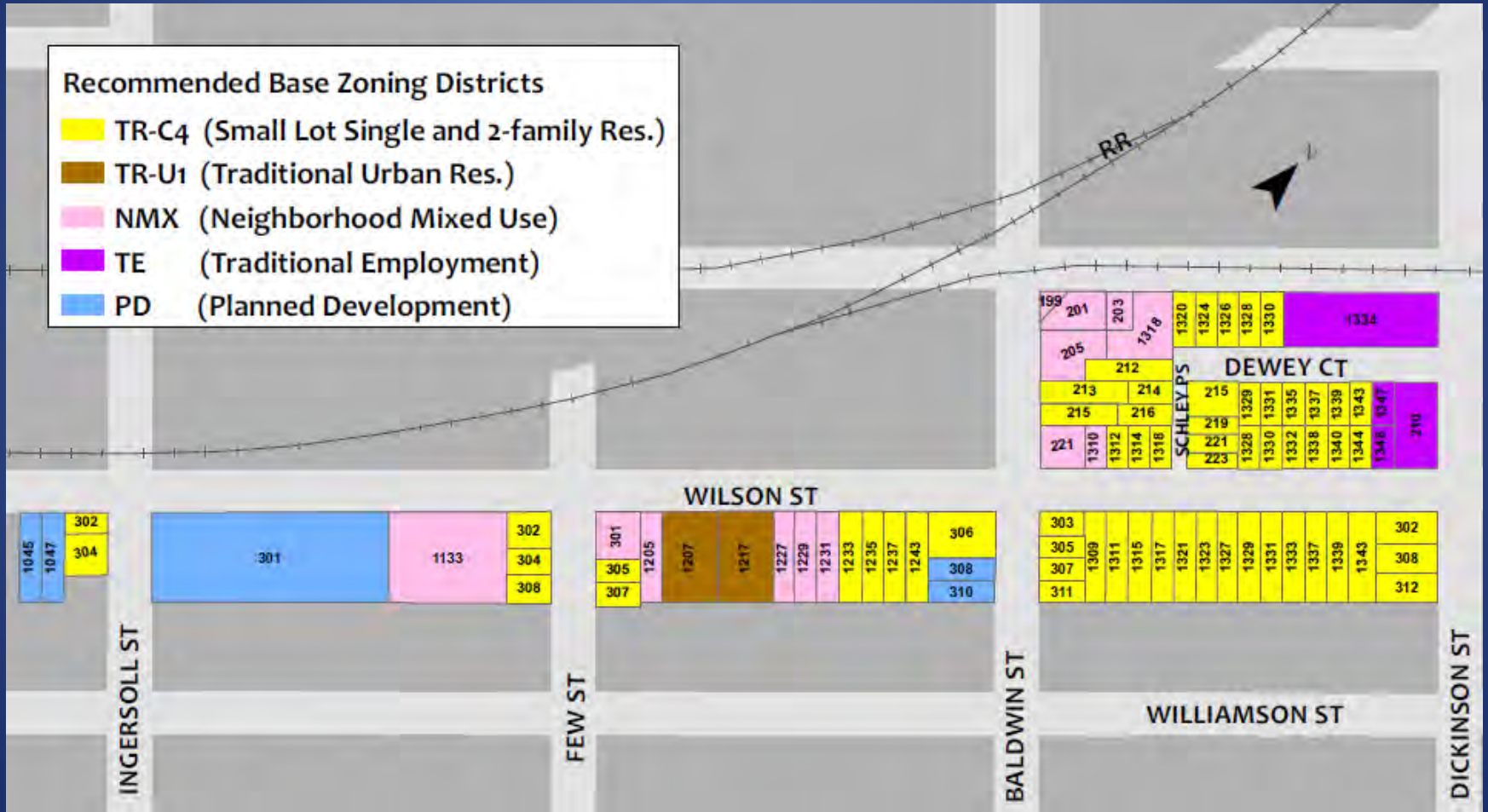
# NCD Study Area

## Current Zoning



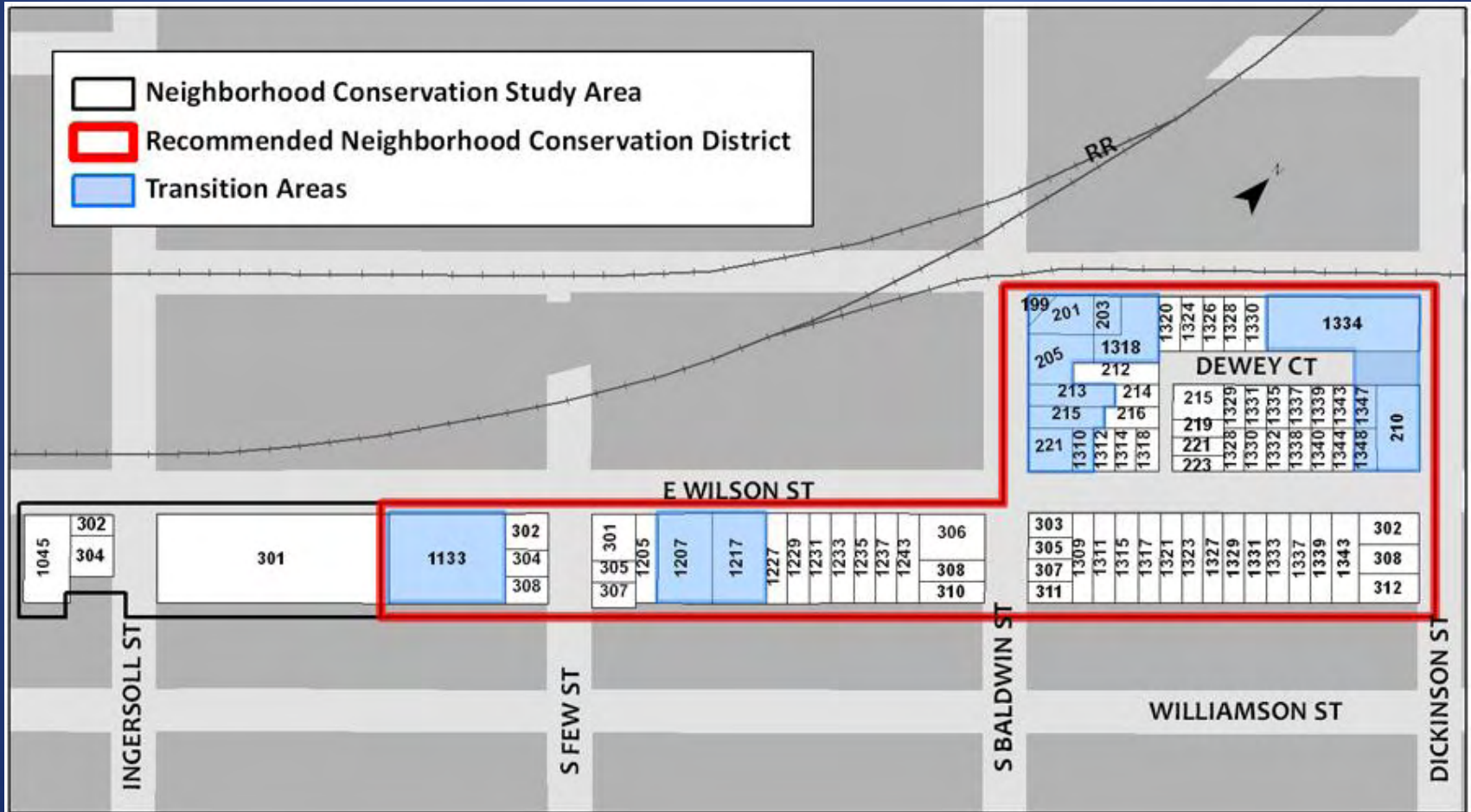
# NCD Recommendations

## Rec. 1: New Base Zoning Districts



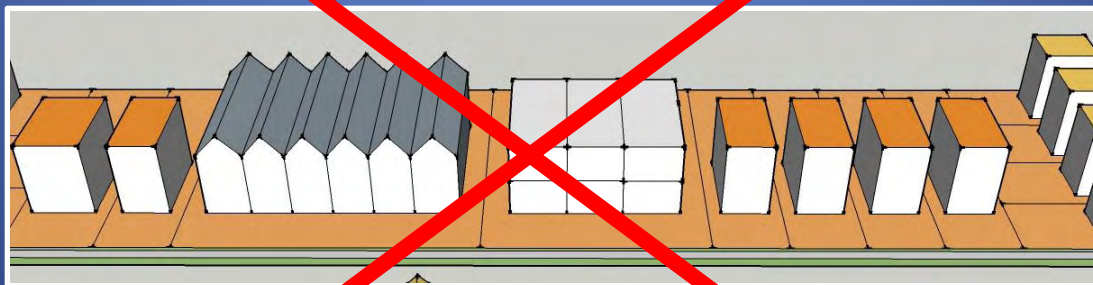
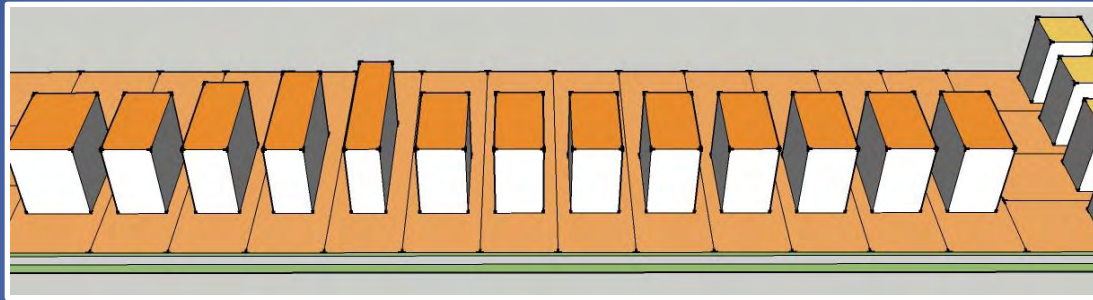
# NCD Recommendations

## Rec. 2. Create Neighborhood Conservation Overlay



# NCD Rec 2.1: Overlay Requirements

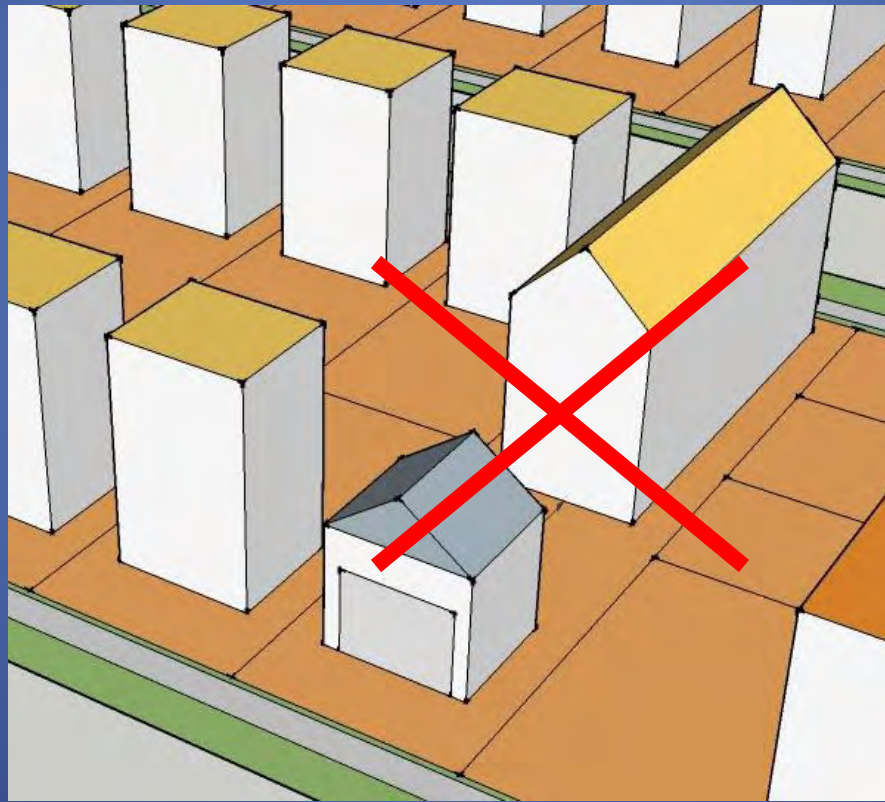
## A. Limit lot combinations





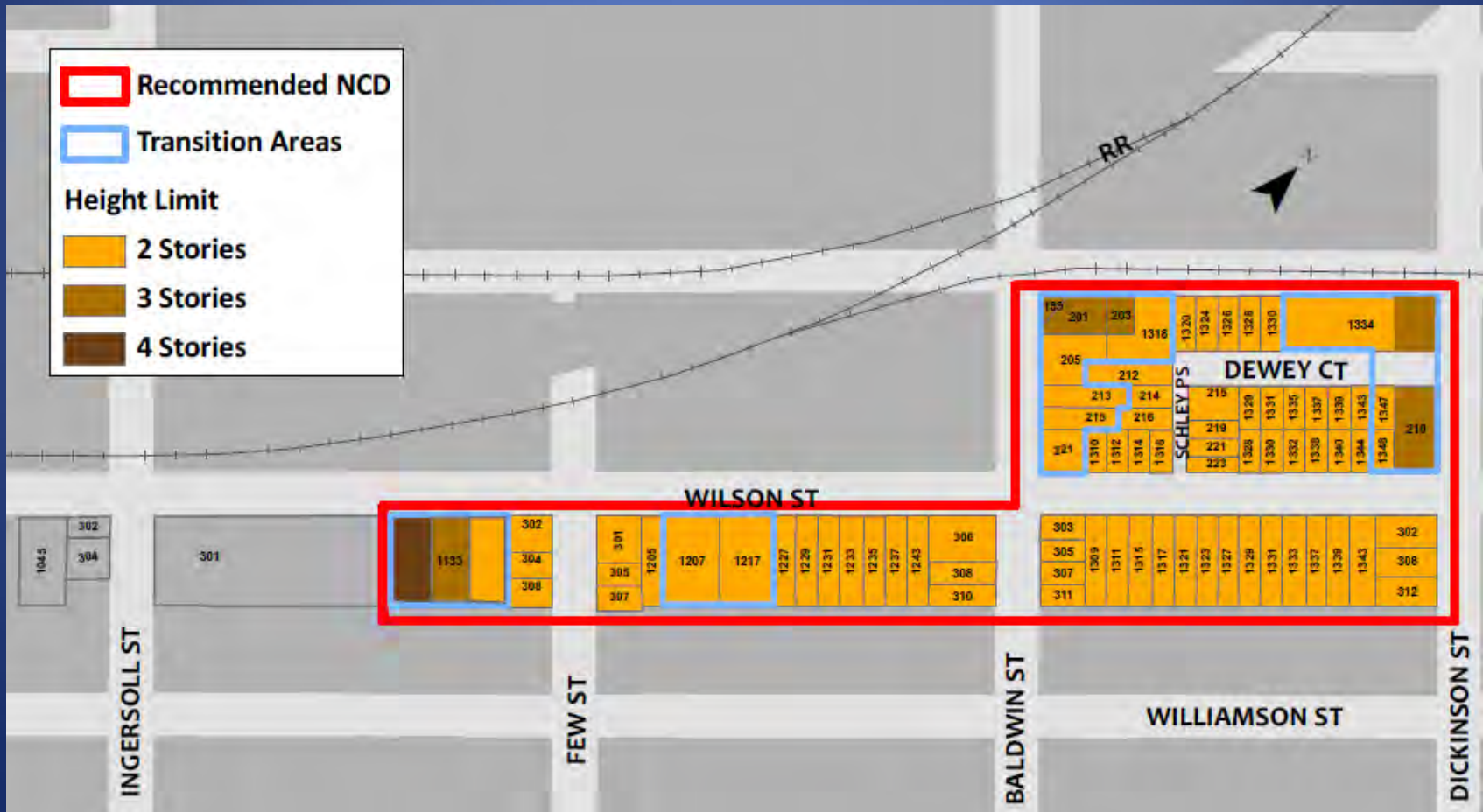
# NCD Rec. 2.1: Overlay Requirements

## B. Prohibit “Through Lots”



# NCD Rec. 2.1: Overlay Requirements

C. Maximum Height = 2 stories or 30 feet, except where specified





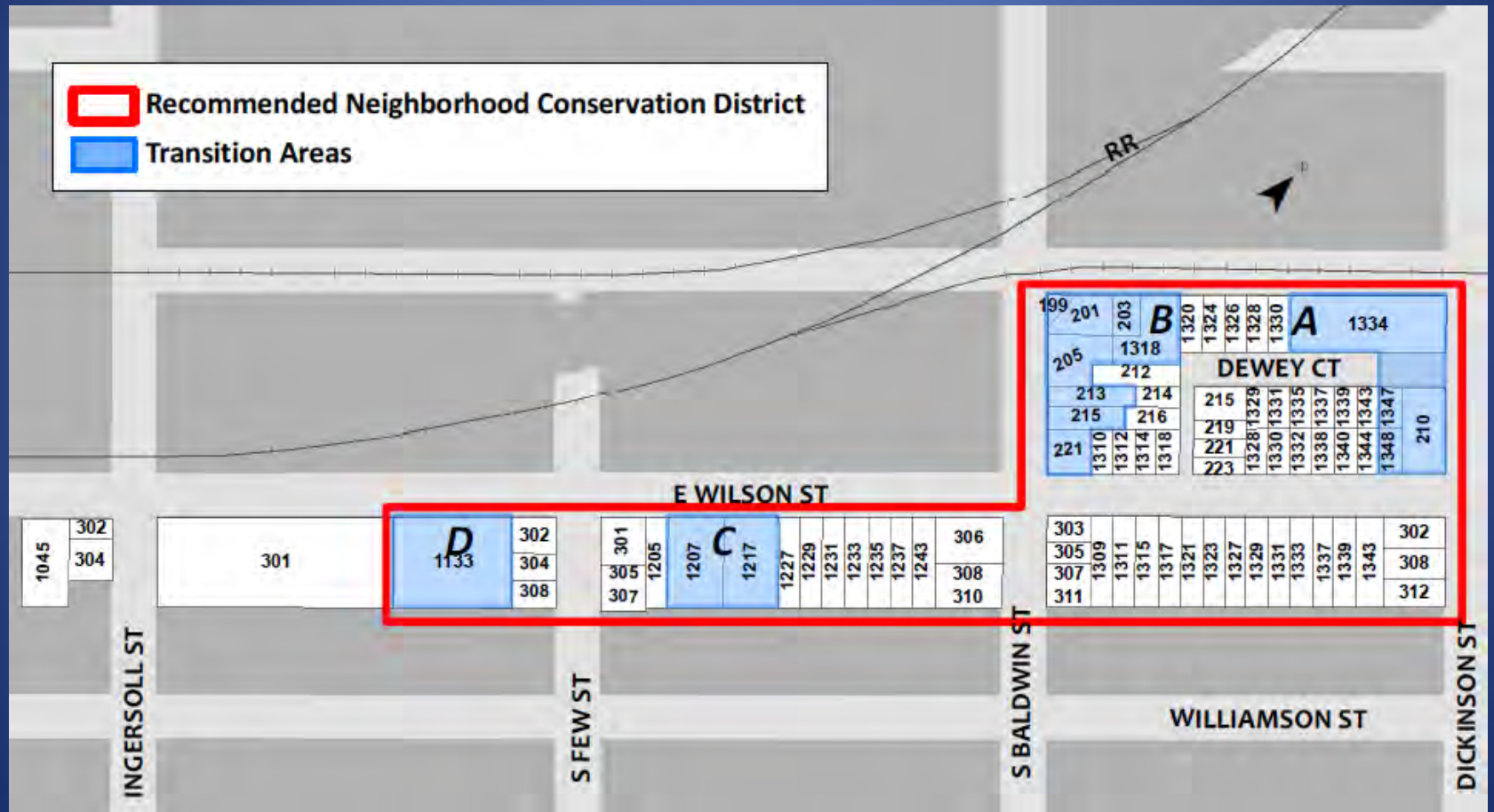
# NCD Rec. 2.1: Overlay Requirements

- E. Reduce minimum usable open space requirements for lots under 5,000 square feet
- F. Reduce rear yard requirements for lots shallower than 100 feet.



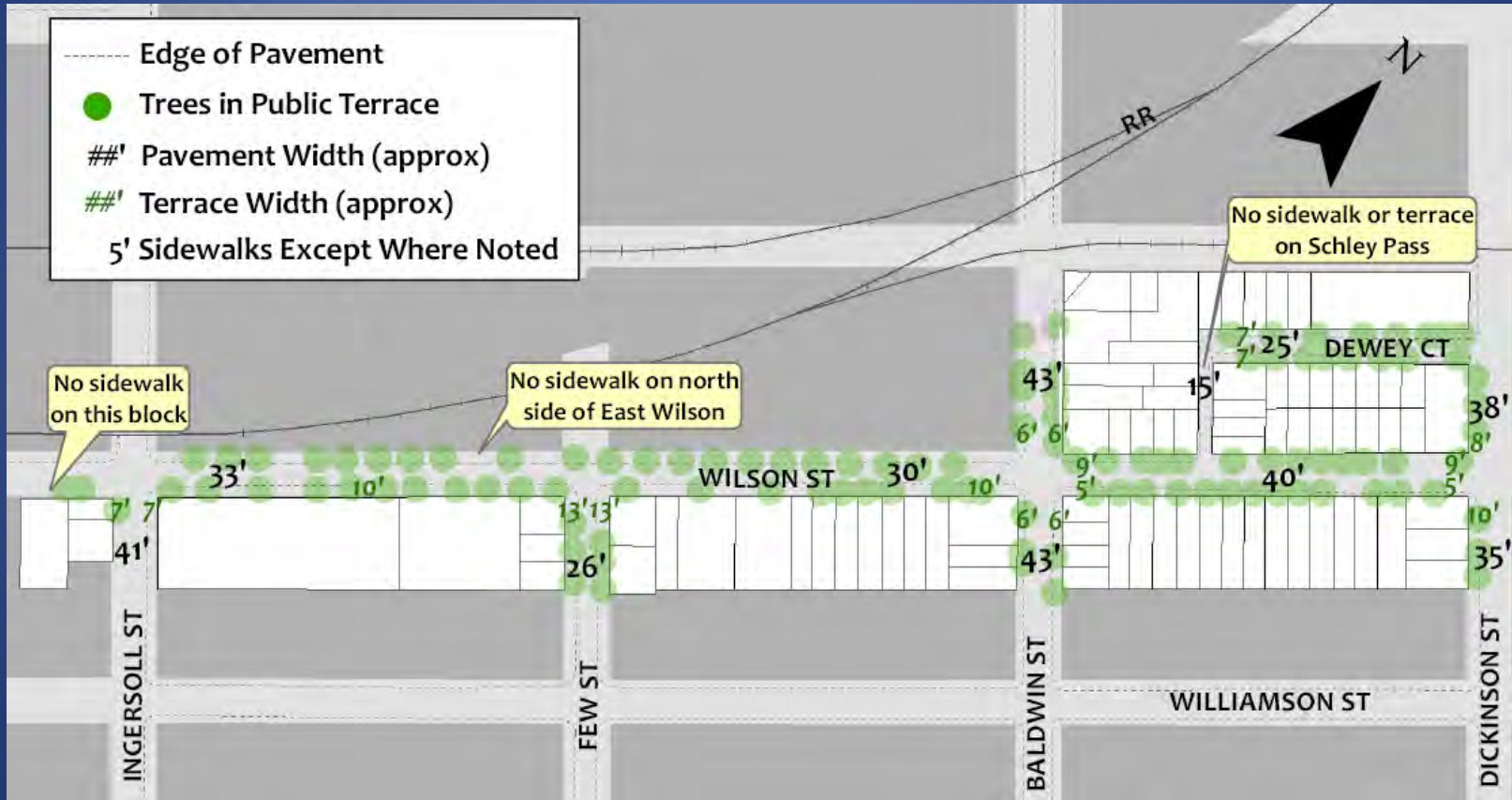
# NCD Rec. 2.2: Overlay Requirements

## Transition Areas



# NCD Recommendations

## Rec. 3: Maintain Characteristics in Public Right-of-Way



# Implementation

- Rezone properties to recommended base zoning districts upon adoption of the new zoning code
- Common Council *may* initiate Zoning Map amendment to create NCD overlay