Section 20.110 NCO-2, Neighborhood Character Overlay 2

20.110-A General

1. Purpose and Intent

The Neighborhood Character Overlay 2 (NCO-2) district establishes regulations that are intended to promote the compatibility of infill housing in established neighborhoods.

2. Applicability

The regulations of this section apply to newly permitted residential buildings and additions that require a building permit within the boundaries of the NCO-2 district. Any building, development, or structure for which a building permit was issued, or a complete building application has been accepted for processing prior to the effective date of the NCO-2 district may be completed in conformance with the issued building permit and other applicable permits and conditions, even if such building, development, or structure does not comply with the provisions of the NCO-2 district. If the building, development, or structure is not commenced and completed within the time allowed under the original building permit and any authorized permit extension, the building, development, or structure may be constructed, completed, and occupied only if it complies with the regulations of the NCO-2 district.

3. Conflicting Regulations

All applicable regulations of the underlying base zoning district apply to property in the NCO-2 district unless otherwise expressly stated in the NCO-2 district regulations. For properties with approved development plans, the approved development plan and development standards apply.

4. Nonconformities

Nonconformities that exist within the NCO-2 district are governed by the regulations of Chapter 80.

20.110-B Lot and Building Regulations

General exceptions to these regulations and rules for measuring compliance may be found in Chapter 90.

1. Maximum Building Height

The maximum allowable building height is limited to 30 feet and no more than two stories.

2. Maximum Building Width

The maximum allowable building width is 40 feet. For the purposes of this section, building width shall be measured from the exterior wall closest to the side setback to the exterior wall closest to the opposite side setback, parallel to the street setback. For corner lots, building width is measured parallel to the street setback not designated as the side street setback.

3. Maximum Driveway Width

Driveways serving residential buildings may not exceed 12 feet in width within the right-of-way and within the street setback, including the combined width of all driveways.

4. **Garage Setbacks**
   Street-facing garage doors must be set back at least 18 feet behind the front façade of the principal residential building. On corner lots, the side street setback is reduced to 20 feet.

5. **Minimum Roof Pitch**
   Buildings, excluding porches, must have a minimum roof pitch of 12 inches of vertical lift per every 12 inches of horizontal distance, unless a lower pitch is approved in accordance with the special exception procedures of Section 70.120.

6. **Front Porch or Stoop Requirement**
   Principal buildings in the NCO-2 district must have a porch or stoop located on the front street-facing side of the building. For the purposes of this section, a front porch is defined as a covered structure that extends from a building's entrance a minimum of 5 feet, and a stoop is defined as a raised, flat landing in front of a house door, with steps leading up to it.

7. **Required Building Orientation**
   The primary building entrances must be entered through the required porch or stoop. In the case of principal buildings on corner lots, the primary entrance must be located on the street for which they have the least amount of frontage.

8. **Building Setbacks**
   At least 50% of the front street-facing building façade must be located within 35 feet of the front property line. No part of the building may be located closer than 25 feet from the front property line.

20.110-C Accessory Building Regulations

In the Neighborhood Character Overlay 2, the supplemental regulations of this section apply to all detached accessory buildings, including accessory dwelling units (ADUs) established in conjunction with household living uses.

1. **Accessory Dwelling Units**
   Accessory Dwelling Units (ADUs), as defined in Section 45.031, are permitted by right.

2. **Accessory Building Coverage of Rear Setback**
   The maximum allowable coverage of the rear setback by accessory buildings is 50%.