

## **NC Districts Summary**

### **NPU notification**

SAP submittals will be sent to the NPU chair for the purpose of notification and comment, as well as a signed affidavit of said NPU notification. The NPU shall have a period of 21 days to provide written comments to the bureau of planning prior to any SAP approval.

### **Subareas**

NC-6 Amsterdam is divided into 2 subareas:

- Amsterdam Mixed Use and Amsterdam Parking.

NC-7 Virginia Highland has no subareas.

NC-8 Atkins Park is divided into 3 subareas:

- Atkins Park Mixed Use
- Atkins Park Live Work
- Atkins Park Residential

### **Uses**

NC-6 Amsterdam:

- Gas stations are prohibited
- Amsterdam Parking subarea is limited to parking only

NC-7 Virginia Highland:

- Gas stations are limited to 1

NC-8 Atkins Park:

- Gas stations are prohibited
- Atkins Park Live Work subarea is limited to office and residential uses with a mixed use requirement that kicks in after 15,000 sqft of residential development and 10,000 sqft of office development
- Atkins Park Residential subarea is limited to residential uses with parking

### **Transitional Yard**

The rear transitional yard for the parcels within the district at the southeast corner of Virginia and Highland will be permitted the following transitional yard treatment:

- When below the grade of the adjacent R-4 parcels: May reduce the rear setback to 5 feet.
- When at or above the grade of the adjacent R-4 parcels:
  - Will maintain a 20 foot setback
  - Will provide a 6 foot opaque wall at the property line
  - Will provide landscaping for a minimum of 5 feet adjacent to the property line

### **Building Height**

Structures within the district will have a maximum height of 42 feet and 3 floors.

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### Supplemental Zone

Supplemental Zones are not required in NC-6 Amsterdam and NC-7 Virginia Highland. In NC-8 Atkins Park, subarea 2 Live Work, supplemental zones are required such that the building facades are set back in keeping with the single-family residential setback along North Highland.

### Outdoor Dining

Outdoor dining is allowed only in supplemental zones or by encroaching into the sidewalk clear zone when the following criteria are met:

- A minimum of 6 feet of sidewalk clear zone must be left unobstructed
- No permanent structure may be located in or attached to the sidewalk
- Should the outdoor dining discontinue, the sidewalk space will comply with all of the requirements for sidewalks
- Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers and no taller than 36 inches in height

### Parking

Offsite and shared parking is permitted to be located anywhere within each individual district. Offsite and shared parking will be prohibited for eating and drinking establishments within each respective district when in excess of the following numbers:

- NC-6 Amsterdam: 8
- NC-7 Virginia Highland: 15
- NC-8 Atkins Park: 20

### Parking Structures

Above-ground Parking Structures will treat all transitional yards with a staggered double row of Japanese Cryptomeria (*Cryptomeria japonica*) trees located a minimum of 8 feet on-center and with a minimum planted height of 8 feet and a minimum mature height of (25) feet.

When located in NC-6 Amsterdam, subarea 2 Amsterdam Parking, above-ground Parking Structures will meet the following additional requirements:

- Can only be permitted at such time as 75% or more of the existing structures located in subarea 1 Amsterdam Mixed Use are removed and reconstructed.
- Will have a maximum height of 14 feet as measured from the lowest point of grade located within subarea 2 Amsterdam Parking.
- Will utilize only brick, wood, stucco, stone or mansard as exterior materials. All materials shall be earth-toned.

When located in NC-8 Atkins Park, subarea 3 Atkins Park Residential, above-ground Parking Structures will have a maximum height of 14 feet as measured from the lowest point of grade located within subarea 3 Atkins Park Residential.