

Neighborhood Conservation Overlay Zone

September 21, 2021





Today we will...

- 1. Review the history of the Neighborhood Conservation Overlay Zone (NCOZ)**
- 2. Recap the requirements and process for designation**
- 3. Discuss the schedule for the first 2 NCOZs (Greenbelt and Mount Rainier)**

Zoning Rewrite and NCOZ to Date

Adopted (October 23, 2018)



Timeline of the Zoning Rewrite and the Neighborhood Conservation Overlay Zone (NCOZ)



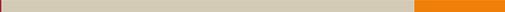
- NCOZ zoning tool proposed in Module 1 (October 2015)
- Initial NCOZ discussions with Mount Rainier and Greenbelt take place (late 2015)
- Substantive work with stakeholders to identify key elements of potential NCOZs (2016)
- Draft NCOZs produced by Clarion Associates (Spring 2017) based on stakeholder input. These NCOZs were not incorporated in Comprehensive Review Draft due to Council direction and community concerns.
- New Zoning Ordinance adopted (October 23, 2018). NCOZ tool approved; no specific NCOZ included.
- NCOZ work actively resumes; collaborative work with stakeholders (Fall 2019 – Fall 2021)
- NCOZs for Mount Rainier and Greenbelt ready for Council review and action (Fall 2021)



NCOZs Generally



Summer 2019 – Fall 2021





What Can the NCOZ Do?

- Provide additional or different design standards that could apply to new development or redevelopment.
 - Density
 - Block sizes
 - Yard depths and building setbacks
 - Porches and roofs
 - Etc.

Note: the NCOZ requires County Planning Director review for any new construction or expansion resulting in an increase of gross floor area of a building by 15 percent or more.



What Can't the NCOZ Do?

- Delegate approval authority or establish local design review committees
- Prohibit development
- Mandate specific development types or business entities
- Regulate demolition (the new Zoning Ordinance is recommended to be revised accordingly)

Demolition of structures pursuant to design guidelines or standards cannot be reviewed by either M-NCPPC or DPIE through zoning. Only the mechanism of a historic district designation (pursuant to Subtitle 29) offers the appropriate expertise to regulate demolition.



What Are the Requirements to Create an NCOZ?

- A neighborhood study must be created “specifying the development context in the zone.”
- The Zoning Map must be updated by the Council.
- Legislation (Council Bill) to revise the Zoning Ordinance to insert the NCOZ language and standards must be passed by the Council.
- Minimum designation standards found in Section 27-4403(a)(3) must be met.



The NCOZ Neighborhood Study

- Neighborhood studies are required for each NCOZ and shall “specify[ing] the development context in the zone.”
- The Greenbelt and Mount Rainier neighborhood studies consist of:
 1. Plan context/background, and why use the NCOZ
 2. Overview/history of the community
 3. Detail on how the NCOZ meets the minimum standards for designation
 4. Policy goals the development standards are intended to address



Minimum Standards for Designation

- Section 27-4403(a)(3):
 1. At least 65% of land area is developed
 2. Development patterns demonstrate effort to maintain or rehab the character and physical features of existing buildings
 3. Development standards encourage the retention of general character and appearance of existing development
 4. Area must possess 1 or more distinctive features:
 - a) Scale, size, type of construction, or distinctive building materials
 - b) Lot layouts, setbacks, street layouts, alleys, or sidewalks
 - c) Special natural or streetscape characteristics
 - d) Land use patterns, including mixed or unique uses or activities

The Greenbelt NCOZ

Summer 2019 – Fall 2021





Six NCOZ Policy Goals

- Preserve the development characteristics of the New Deal community, including the superblock concept, garden city character, walkability, internal green spaces, sustainable development practices, and the “green belt”
- Restrict the residential density allowed by the new zones of the Zoning Ordinance so that new development does not overwhelm or negatively impact the character of the community.
- Clarify the applicability of development standards for properties that were never subdivided.
- Ensure new buildings and structures and additions to existing dwellings, accessory structures, and nonresidential buildings are appropriate in size, height, and scale with existing buildings.
- Minimize impacts to or restrictions on existing nonresidential uses to ensure they have every opportunity to continue to serve the community.
- Minimize the provision of new parking spaces to limit expansion of impervious surfaces and preserve open space.

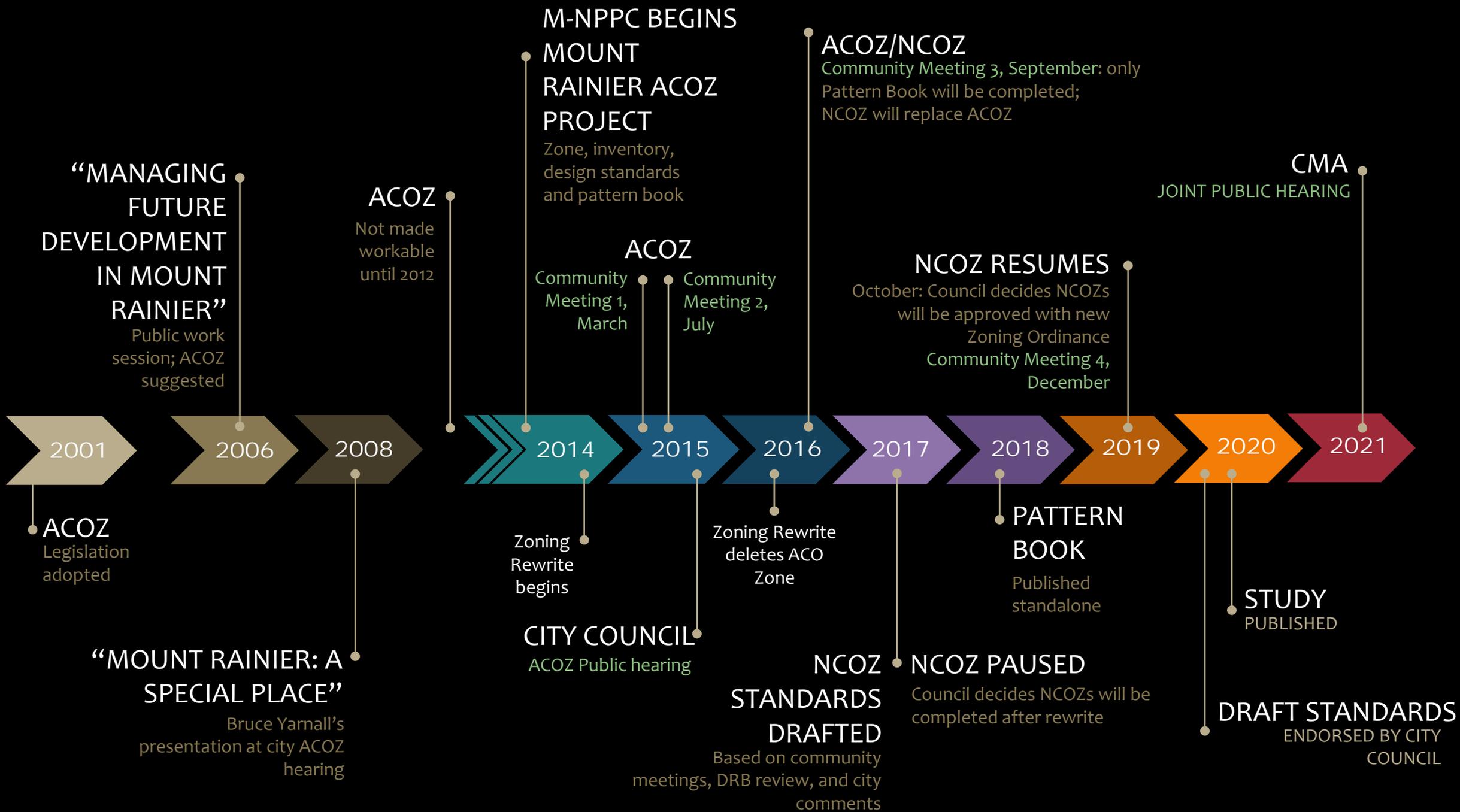


NCOZ Draft Development Standards

- Regulate (limit) residential density
- Apply form and feature standards to alterations, expansions, enlargements, extensions, and new development
- Ensure compatibility with historic Roosevelt Center commercial core and New Deal residential development
- Limit height of expansions and new construction
- Require pervious or semi-pervious parking areas



MOUNT RAINIER NCO Zone



Policy Goals



1. Preserve and protect the overall character and scale of Mount Rainier's single-family neighborhoods.
2. Promote context-sensitive infill, additions, and renovations.
3. Enable a clear review and approval process with predictable outcomes.

Standards Highlights

- ❖ Height of additions or new structures must be compatible with other structures on the same block but cannot exceed 35 feet
- ❖ Open front porches cannot be enclosed
- ❖ Roof pitches limited to a “traditional” range of 6/12  and 12/12 



NCOZ Schedule and Next Steps





CMA Generalized Schedule

Milestone	Date/Season
New Adopted Zoning Ordinance (District Council) <ul style="list-style-type: none"> • New zones (consolidated from 73 to 43) • Subdivision Regulations 	October 23, 2018
CMA Initiation (District Council) <ul style="list-style-type: none"> • Goals, Concepts, and Guidelines and Public Participation Program • Guide to New Zones • Public Notice 	July 23, 2019
Map Preparation and Public Engagement <ul style="list-style-type: none"> • Prepare Preliminary Zoning Map (following Guide to New Zones) • Interactive digital map “Swipe Tool” is made available for public use • Conduct Community Meetings and Regional Education Sessions 	Fall 2019-Spring 2020
<ul style="list-style-type: none"> • Joint Public Hearing • Planning Board Worksessions and Endorsement • All Pending Zoning Map Amendments are Postponed 	September 13/14, 2021
<ul style="list-style-type: none"> • District Council Worksessions • Second Joint Public Hearing (if necessary—would occur Winter 2022) 	Late October 2021
CMA Approval by District Council	November 2021

CMA Generalized Schedule



Milestone	Date/Season
New Adopted Zoning Ordinance (District Council) <ul style="list-style-type: none"> New zones (consolidated from 73 to 43) 	October 23, 2018
<div style="border: 1px solid black; background-color: #d9ead3; padding: 10px;"> <p>NCOZ shown on proposed Zoning Map</p> <p>Revised draft of NCOZ text available for review</p> <p>Opportunity to testify on NCOZ boundaries (only)</p> <ul style="list-style-type: none"> Conduct Community Meetings and Regional Education Sessions </div>	July 23, 2019
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<p>Committee of the Whole work session(s) on proposed legislation; public comments and written testimony accepted on NCOZ standards and studies</p> <ul style="list-style-type: none"> Conduct Community Meetings and Regional Education Sessions 	Fall 2019-Spring 2020
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<p>NCOZ zoning map approved with CMA</p> <p>NCOZ legislation public hearing and Council enactment (Council Bills)</p>	July 23, 2019
<p>New Zoning Ordinance and Subdivision Regulations (and NCOZs) take effect</p> <ul style="list-style-type: none"> All Pending Zoning Map Amendments are Postponed District Council Worksessions Second Joint Public Hearing (if necessary—would occur Winter 2022) 	Fall 2019-Spring 2020
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- District Council Worksessions
- Second Joint Public Hearing (if necessary—would occur Winter 2022)





Questions?



Thank You

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