

**Section 20.090, NCO-1, Neighborhood Character Overlay 1**

**20.090-A General**

- 1. **Purpose and Intent**  
The Neighborhood Character Overlay (NCO-1) establishes zoning regulations that are intended to promote the development of compatible infill housing in established neighborhoods.
  
- 2. **Applicability**  
Except as otherwise expressly stated, the Neighborhood Character Overlay regulations of this section apply within RS zoning districts only within the boundaries of NCO-1 district to all new permitted uses and structures and all building alterations and site modifications that require a building permit.
  
- 3. **Conflicting Regulations**  
All applicable regulations of the underlying base zoning district apply to property in the Neighborhood Character Overlay unless otherwise expressly stated in the Neighborhood Character Overlay regulations. For properties with approved development plans (PUD, CO, MPD, Optional Development Plan), the approved development plan and development standards apply.

**20.090-B Building Regulations**

In the NCO-1 district, the supplemental regulations of this section apply in RS zoning districts to detached houses and duplexes. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90.

- 1. **Maximum Building Height**  
The maximum allowable building height for principal buildings is 25’.
  
- 2. **Maximum Building Width**  
The maximum allowable building width for principal buildings is 40’.
  
- 3. **Maximum Driveway Width**  
Driveways serving detached houses or duplexes may not exceed 12’ in width within the right-of-way or within the street setback. Maximum width is applied to the composite of all driveways if multiple curb cuts are provided.
  
- 4. **Garage Setbacks**  
All residential garages that are accessed from the street must be set back at least 40’ and may not be located closer to the street than the front façade of the principal residential building. On corner lots, the garage setback can be reduced to 20’ on the applied side street.

**20.090-C Accessory Building Regulations**

In the NCO-1 district, the supplemental regulations of this section apply to all detached accessory buildings established in conjunction with allowable principal uses.

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

within legally established detached accessory buildings that are accessory to detached houses.

2. **Maximum Height of Accessory Buildings**

The maximum allowable building height for accessory buildings in RS districts is 25'.

3. **Accessory Building Setbacks**

Accessory buildings in RS districts are required to meet all principal building setbacks with the exception of the rear setback which is reduced to 5'.

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