

1 **(c) Neighborhood Activity Center (NAC) Zone**

(1) Purposes

The purposes of the Neighborhood Activity Center (NAC) Zone are:

- (A) To provide lands for lower-density, small-scale, mixed-use centers that are attractive to employers and employees are well connected to transit, and serve the surrounding neighborhood;
- (B) To incorporate walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options; and
- (C) To provide a mix of uses that serve local neighborhood needs.

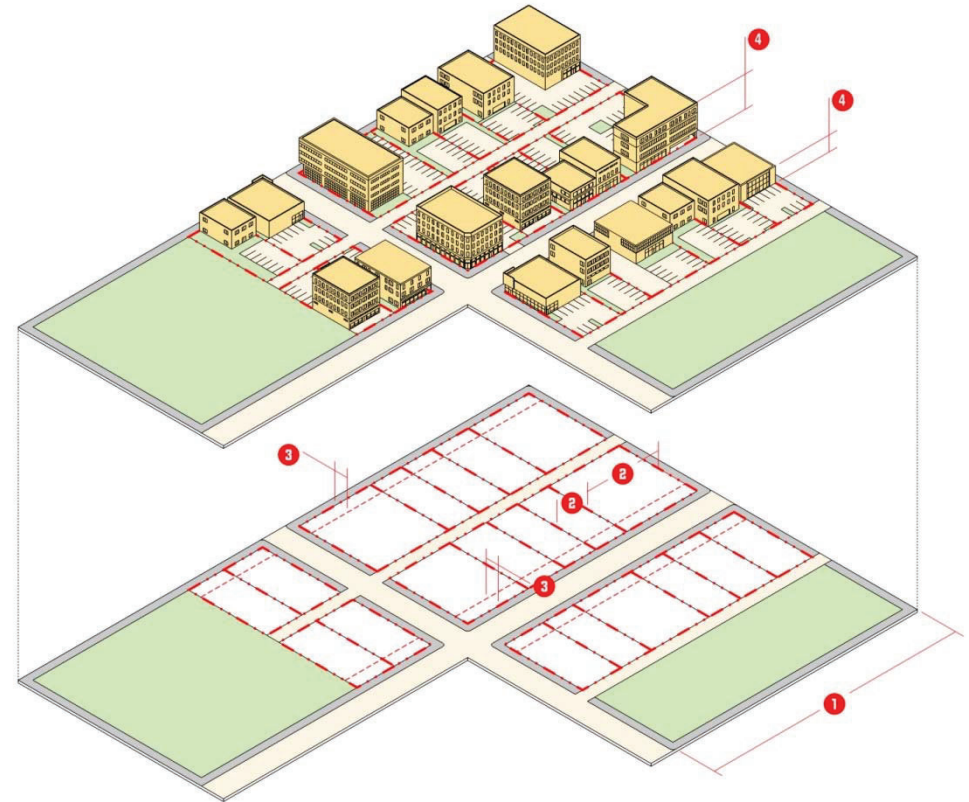


(2) Intensity and Dimensional Standards

Standard [1]	All Uses
① Block length, min. max. (ft)	200 600

Lot area, min. (sf)	5,000 [2]
2 Lot width, min. (ft)	50 [3]
Density, min. max. (du/ac of net lot area) [4]	10.00 30.00
Floor area ratio (FAR), min. max. [5]	0.25 2.0
Lot coverage, min. max. (% of net lot area)	40 100
Build-to line, min. max. (ft) [6][7]	15 35
Building width in build-to zone, min. (% of lot width) [7][8]	60
3 Front yard depth, min. (ft.)	0
Side yard depth, min. (ft)	0
Rear yard depth, min. (ft)	0
Building façade fenestration/transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way Facing a transit station or public gathering space 40 35
4 Principal structure height, min. max. (ft)	No requirement 50

- NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet
- [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
- [2] 1,200 sf for townhouse lots, and 4,000 sf for single-family detached dwellings.
- [3] 18 ft for townhouse lots.
- [4] Applicable to residential development and the residential component of mixed-use development.
- [5] Applicable to nonresidential development.
- [6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.
- [7] Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.
- [8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, driveways (subject to Section Sec. 27-6100), or surface parking (subject to Section Sec. 27-6300).



(3) References to Other Standards

See development standards in Part 27-6: Development Standards(including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Section 27-4204(b)(1).

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs