

1 **(a) Neighborhood Activity Center Planned Development (NAC-PD) Zone**

**(1) Purposes**

The purposes of the Neighborhood Activity Center Planned Development (NAC-PD) Zone are:

- (A)** To accommodate and promote the establishment of high-quality, vibrant, lower- to moderate-density, mixed-use development that fosters economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel;
- (B)** To provide use types and densities/intensities needed to support mixed-use and transit-supportive development (as appropriate);
- (C)** To encourage a live, work, shop, and play environment that serves as an economic driver for the County’s Neighborhood Centers;
- (D)** To include a well-integrated mix of complementary uses, including commercial, personal services, office, and recreation, where appropriate to support residential uses and serve the needs of the surrounding neighborhood;
- (E)** To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between development;
- (F)** To incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, and interactive environment;
- (G)** To include distinctive and attractive public spaces that help create an identity and sense of place for the zone; and
- (H)** To provide a range of housing options.



(2) Use Standards	(3) Intensity and Dimensional Standards	
<p>The specific principal, accessory, and temporary uses allowed in an individual NAC-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with relevant Area Master Plan or Sector Plan, and the purposes of the NAC-PD Zone.</p> <p>Approximately two-thirds of the gross floor area in the zone shall be provided for residential development at build-out. In addition, there shall be a minimum of two different residential housing types, each consisting of approximately one-quarter of the dwelling units in the zone at build-out.</p>	<b>Standard [1]</b>	<b>All Uses</b>
	Block length, min.   max. (ft)	To be established in PD
	Lot area, min.   max. (sf.)	Basic Plan (see Section 27-4301(d))
	Lot width, min. (ft)	
	Density, min. (du/ net lot area) [2]	10.00
	Floor area ratio (FAR), min. [3]	0.25
	Lot coverage, min.   max. (% of net lot area)	
	Density, max. (du/net lot area) [2]	
	Floor area ratio (FAR), max. [3]	
	Build-to line, min.   max. (ft.) [4][5]	
	Building width in build-to zone, min. (% of lot width)	
	Front yard depth, min. (ft.)	To be established in PD
	Side yard depth, min. (ft.)	Basic Plan (see Section 27-4301(d))
	Rear yard depth, min. (ft.)	
	Building façade transparency, min. (% of street-level façade area) [6]	Abutting or facing a street frontage or pedestrian way Facing a transit station or public gathering space
Principal structure height, max. (ft.)		
<p><b>NOTES:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre</p> <p>[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.</p> <p>[2] Applicable to residential development and the residential component of mixed-use development.</p> <p>[3] Applicable to nonresidential development.</p> <p>[4] The area between the minimum and maximum build-to lines that extends the width of the lot, constitutes the build-to zone.</p> <p>[5] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using Environmental Site Design techniques, or driveways).</p> <p>[6] Where existing buildings along a street frontage 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 build-to zone standard.</p>		

(4) Other Standards	
	A NAC-PD Zone may only be located on lands within:
Location Standards	<ul style="list-style-type: none"> <li>• A Neighborhood Center as designated on the Growth Policy Map in the General Plan, as may be amended from time to time;</li> <li>• The Innovation Corridor as designated on the Strategic Investment Map in the General Plan; or</li> <li>• Along that portion of US 1 located south of the Innovation Corridor to the border with Washington, D.C.</li> </ul>
Use Mixing	The zone shall be designed to provide a mix of residential and nonresidential uses to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur in the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is encouraged.
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Part 27-4 Zones and Zone Regulations  
 Sec. 27-4300 Planned Development Zones  
 27-4303 Transit-Oriented/Activity Center Planned Development Zones  
 27-4303(a) Neighborhood Activity Center Planned Development (NAC-PD) Zone

Shopping Centers	Shopping centers shall be a minimum of two stories (multistory).
Blocks and Alleys	The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Parking	<ul style="list-style-type: none"> <li>• Along any street frontage, all proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development’s principal building(s) or in a parking structure.</li> <li>• Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.</li> <li>• All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.</li> </ul>
Private Sidewalks and Private Street Trees	<ul style="list-style-type: none"> <li>• Sidewalks shall be located on both sides of every street with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40 and 50 feet on center.</li> <li>• Sidewalks along street frontages shall be at least 10 feet wide and shall maintain a pedestrian "clear zone" that is at least 5 feet in width and unobstructed by any permanent or nonpermanent object.</li> <li>• At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.</li> <li>• Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.</li> </ul>
Connectivity	The internal vehicular, bicycle, and pedestrian circulation system shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and any internal systems of adjoining lots, to the maximum extent practicable.
Building Configuration	<ul style="list-style-type: none"> <li>• Public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.</li> <li>• To the maximum extent practicable, buildings shall be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a fairly consistent setback alignment along the street frontage.</li> <li>• Buildings should be designed with a common architectural scheme and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.</li> </ul>
Transparency	Where the façade of a principal building other than a single-family detached or two-family dwelling abuts or faces a street frontage with a sidewalk, or a public gathering space, a percentage of the street-level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.
Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.