WHAT IS A NEIGHBORHOOD CHARACTER OVERLAY DISTRICT (NCOD)?

Why is Charlotte creating the NCOD?
- Provide neighborhoods with a new, optional tool to guide growth and development within a specific defined area
- The Overlay adjusts zoning to achieve desired development that better fits in with the established neighborhood
- NCODs are best suited for neighborhoods with detached houses, duplex, triplex, and quadraplex houses. Typically, it is not intended for use in commercial areas or large multi-family apartment/townhome complexes

How does a NCOD work?
- NCOD is an overlay district that identifies unique neighborhood characteristics not regulated by base zoning
- Focuses on the placement and physical design standards for new development to reduce conflicts between new construction/additions and existing development
- The neighborhoods that choose to participate may select one or more regulations from a menu of options: building height & orientation, setbacks, lot size & width, frontage & off-street parking
- Adoption includes public process backed by neighborhood support

What type of regulations can(not) NCODs address?

REGULATIONS CAN ADDRESS
- Building Height
- Building Orientation
- Front Yard Setbacks
- Lot Size
- Lot Width/Frontage
- Off-Street Parking
- Side Yard Setbacks

REGULATIONS CANNOT ADDRESS
- Affordability
- Architectural Style & Building Features
- Building Square Footage
- Demolition
- Landscaping/fences/walls
- Garage location
- Land use
- Noise levels
- Property Maintenance/Litter
- Rental vs. Owner-Occupied
- Sidewalks/Roads/Traffic
NORTH CAROLINA NCOD CASE STUDIES

RALEIGH
Est. 1990
Residential/Commercial Land Use
75% developed
19 Districts
Eligibility: 75% or more of the lots must share specific built environment characteristics
Standards: Building Height, Lot Size, Parking surface areas, Setbacks, Lot Frontage, Building Orientation

CHAPEL HILL
Est. 2004
Residential/Commercial/Multi-Family
75% developed
10 Districts
Eligibility: Mostly Residential Building Form, Lot Design, Natural or Streetscape Character, Abuts historic district
Standards: Building Height, Setbacks, Lot size, Floor to Area Ratio, Impervious Surface, Building Size & Massing

GREENSBORO
Est. 2007
Residential
75% developed
1 District
Eligibility: Building Form, Materials, Building Relationships, Lot Design, Natural or Streetscape Character, Open Space, Land Use Patterns, Abuts Historic District
Standards: Building Height, Massing & Orientation, Setbacks, Lot size, Density, Garage Placement, Tree Preservation

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