

(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 <u>Block length</u> , min. max. (ft)	200 600	
Lot area, min. (sf)	5,000 (2)	
② <u>Lot width</u> , min. (ft)	50 (3)	
Density, min. max. (du/ac of <u>net lot area</u>) (4)	10.00 30.00	
<u>Floor area ratio (FAR)</u> , min. max. (5)	0.25 2.0	
<u>Lot coverage</u> , min. max. (% of net lot area)	40 100	
<u>Build-to line</u> , min. max. (ft) (6)(7)	15 35	
Building width in build-to zone, min. (% of lot width) (7)(8)	60	
③ <u>Front yard depth</u> , min. (ft)	0	
<u>Side yard depth</u> , min. (ft)	0	
<u>Rear yard depth</u> , min. (ft)	0	
Building façade fenestration/transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way	40
	Facing a transit station or public gathering space	35
④ <u>Principal structure height</u> , 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 [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 [27-6206\(b\)\(1\)](#)), or surface parking (subject to Section [27-6300](#)).



(3) Reference to Other Standards

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