

- (B) Location of proposed buildings or additions;
  - (C) Setbacks or required yards;
  - (D) Building height;
  - (E) Building size (for principal and accessory structures);
  - (F) Building orientation;
  - (G) Exterior building materials and colors;
  - (H) Building roof line and pitch;
  - (I) Building foundation treatment;
  - (J) Landscaping and screening;
  - (K) Impervious surface coverage;
  - (L) Paving requirements or limitations;
  - (M) Exterior lighting;
  - (N) Required features on a front facade;
  - (O) Neighborhood character and compatibility;
  - (P) Views of or from specific locations;
  - (Q) Riparian areas, wetland areas, or drainage patterns; and
  - (R) Demolition of structures.
- ii. The ~~County Council~~District Council may approve additional design standards addressing aspects of development not listed above. The ~~County Council~~District Council may also prohibit use types within a NCO Zone.

## 5. Specific Neighborhood Conservation Overlay Zones

### a. The City of Greenbelt Neighborhood Conservation Overlay (NCO) Zone

The City of Greenbelt Neighborhood Conservation Overlay (Greenbelt NCO) zone is established in accordance with the procedures and standards of this Section.

i. The purpose of the Greenbelt NCO Zone is preserve the development characteristics of the Roosevelt-era New Deal “greenbelt” community in the City, including the Art Deco-inspired architectural styling, the density and mix of residential dwelling types, lot coverage, and site features such as fencing and decks.

ii. The boundaries of the Greenbelt NCO Zone are identified on the Official Zoning Map.

iii. No permit shall be issued for development or new construction or for expansion of an existing structure resulting in the Greenbelt NCO Zone until the Planning Director determines that the proposal complies with the standards established in this Subsection:

(A) No new dwelling units shall be developed in the Greenbelt NCO Zone, except as may otherwise be permitted by this Zoning Ordinance to replace an existing dwelling unit damaged by fire or other unintentional act.

(B) One story additions made to either two-family, three-family, or townhouse dwellings shall not exceed 20 percent of

the gross floor area of the existing dwelling unit. Complete second floor additions to one-story dwelling units are prohibited.

- (C) Two story additions to two-family, three-family, or townhouse dwellings shall not exceed 40 percent of the gross floor area of the existing dwelling unit. Two story additions shall be placed to the rear of the dwelling unit or at the end of a row of dwelling units. Two-story additions that wrap around a corner of the existing dwelling unit are prohibited.
- (D) Three story additions to two-family, three-family, or townhouse dwellings are prohibited.
- (E) Service-side additions to two-family, three-family, or townhouse dwellings shall not exceed one story.
- (F) Additions to multifamily dwellings and commercial buildings are prohibited.
- (G) Lot coverage shall not exceed the footprint of the existing dwelling unit, plus 20 percent of the total gross floor area of the existing dwelling unit, if an addition is built onto an existing two-family, three-family, or townhouse dwelling.
- (H) The roof of any addition to two-family, three-family, or townhouse dwellings, shall follow and mimic the roof line of the existing structure, and not exceed the height of the existing dwelling unit.

Altering the height of an original dwelling unit is prohibited.

- (I) Window openings on two-family, three-family, or townhouse dwellings shall be maintained in number and size on all buildings. Additions shall employ windows which are compatible in style, size, and operation to the existing dwelling unit. Roof dormers are prohibited on the addition.
- (J) Door openings shall be maintained in number and size, except where an addition covers an existing door. Additions shall employ doors which are compatible in style, size and operation to the original doors.
- (K) Existing porches shall not be enclosed. New porches are allowed, but may only be constructed on the service-side of a dwelling unit, and shall not exceed 20 percent of the gross floor area of the existing dwelling unit.
- (L) Garages may only be used for automobile parking or general storage (not residential or any other uses). When present, original garage doors should be repaired rather than replaced. If replacement is necessary, new garage doors shall be compatible in appearance and function with original garage door(s). Garage additions are prohibited, as well as the blocking- up of garage doors or garage openings.

- (M) Boiler rooms may be adapted for re-use, except that alteration or re-use may not result in the addition of any dwelling units.
- (N) Accessory structures shall be limited to garden sheds with a maximum floor area of 100 square feet and a maximum height of ten feet from grade. Only one shed is allowed for each existing dwelling unit.
- (O) Decks shall only be allowed on the service-side of an existing dwelling unit. The area of the deck shall not exceed 20 percent of the gross floor area of the existing dwelling unit.
- (P) The number of existing off-street parking spaces shall not be reduced except as necessary to accommodate parking and access in accordance with the Americans with Disabilities Act.
- (Q) Existing parking lots may not be enlarged in area.
- (R) Fences shall not exceed more than 42 inches in height. Fence posts shall not exceed more than 48 inches in height.
- (S) Exterior building materials shall be similar to the materials on the nearest dwelling unit. The installation of synthetic siding over brick or block is prohibited.
- (T) Multifamily dwellings constructed in 1937 shall retain their defining architectural features, that include but are not limited to concrete block exterior walls, casement

windows, flat roofs, open porches, glass block walls, exterior doors, exterior lighting, and decorative brick coursing. Paint colors shall be selected to blend with historic paint schemes used for the multifamily dwellings. Awnings are prohibited.

- (U) Demolition of two-family, three-family, or townhouse dwellings is only allowed if it is demonstrated that the dwelling unit is out of character, style, scale, and the period of construction with the dwelling units and other buildings in its immediate neighborhood. If a dwelling unit is demolished for the purpose of replacing it with a new dwelling unit, the footprint of the new dwelling shall be no larger than the footprint of the demolished structure.