

NEIGHBORHOOD STABILIZATION OVERLAY (NSO) PROCESS

1. Area Identification and Assessment

- a. The community identifies a neighborhood facing development pressure and destabilization issues.
- b. Volunteers conduct an assessment to understand the neighborhood's conditions, challenges, and community needs.

2. Community Engagement

- a. Meetings are held with residents, property owners, and stakeholders to share study findings, gather input and feedback.
- b. Community concerns help shape overlay objectives and specific regulations.

3. Drafting the NSO Overlay

- a. Planners draft the NSO proposal, specifying regulations such setbacks, building heights, and garage location and connection to maintain design standards and architectural character of the area.

4. Review and Revision

- a. The draft overlay is reviewed by city staff, Neighborhood Committee and community residents (community meeting)

5. Public Hearings

- a. Formal public hearings before planning commissions and city council.
- b. The community and stakeholders can voice support, concerns, or opposition.

6. Approval and Adoption

- a. The city council votes to adopt the NSO overlay ordinance.
- b. Once approved, the overlay zoning regulations become enforceable in the designated area.

7. Implementation and Enforcement

- a. The city's planning & development department and code compliance departments enforce the overlay standards by ensuring that property transactions and developments within the NSO district must comply with overlay rules.

8. Monitoring and Evaluation

- a. Ongoing monitoring to assess whether the NSO is effective.
- b. Adjustments or expansions may be considered if needed.

General Measurement Guidelines

Setback Measurement Guidelines

Setbacks are measured from the lot lines to the closest exterior wall of a structure, Measurements should be taken to the nearest building wall, specifically to the outermost protruding part of the structure. If legal property boundaries are not marked, physical features like fences may be used to approximate property lines.

- Where property lines are not visibly marked, measure setbacks to the sidewalk (front and sides).
- If no sidewalk is present, measure to the curb.
- For rear setbacks, measure to the alley, if applicable.

When measurements are made to a sidewalk, curb, or alley, it must be clearly noted as such in the comments sections. Staff will use this to adjust for any right-of-way areas when determining the actual setbacks.

Structure Measurements

Measure from outermost part of structure to:

- ☐ Property line (if marked)
- ☐ Sidewalk
- ☐ Curb (if no sidewalk)
- ☐ Alley (rear setback)

Indicate measurement source:

- ☐ Property line
- ☐ Sidewalk
- ☐ Curb
- ☐ Alley

Garage Data Collection

Garage Location

- ☐ Attached
- ☐ Detached

Garage Position

- ☐ Front of property
- ☐ Side of property
- ☐ Rear of property

Garage Access

- ☐ Front driveway
- ☐ Side Street
- ☐ Rear alley

Once all field data has been collected, staff will work with the committee to determine the minimum front, side, and rear setbacks based on actual measurements gathered.

Measurements for Corner Lots

For Corner Lots: all measurements are taken from the most protruding point of the main structure to the nearest fence or sidewalk. In cases where no sidewalk is present, measurements should be taken from the structure to the curb. It is important to note that ancillary structures such as patio covers, carports, awnings, or similar attachments are excluded from these measurements.

Building Height Estimation

To assist in estimating building heights, computer applications such as **Google Earth** and **Google Earth Pro** may be utilized. These tools provide approximate height measurements based on satellite imagery and 3D modeling capabilities, offering a convenient and non-invasive method for preliminary height assessments.