

# Residential Design Standards Stakeholders Meeting



**CHARLOTTE-MECKLENBURG  
PLANNING DEPARTMENT**

**AUGUST 28TH, 2008**

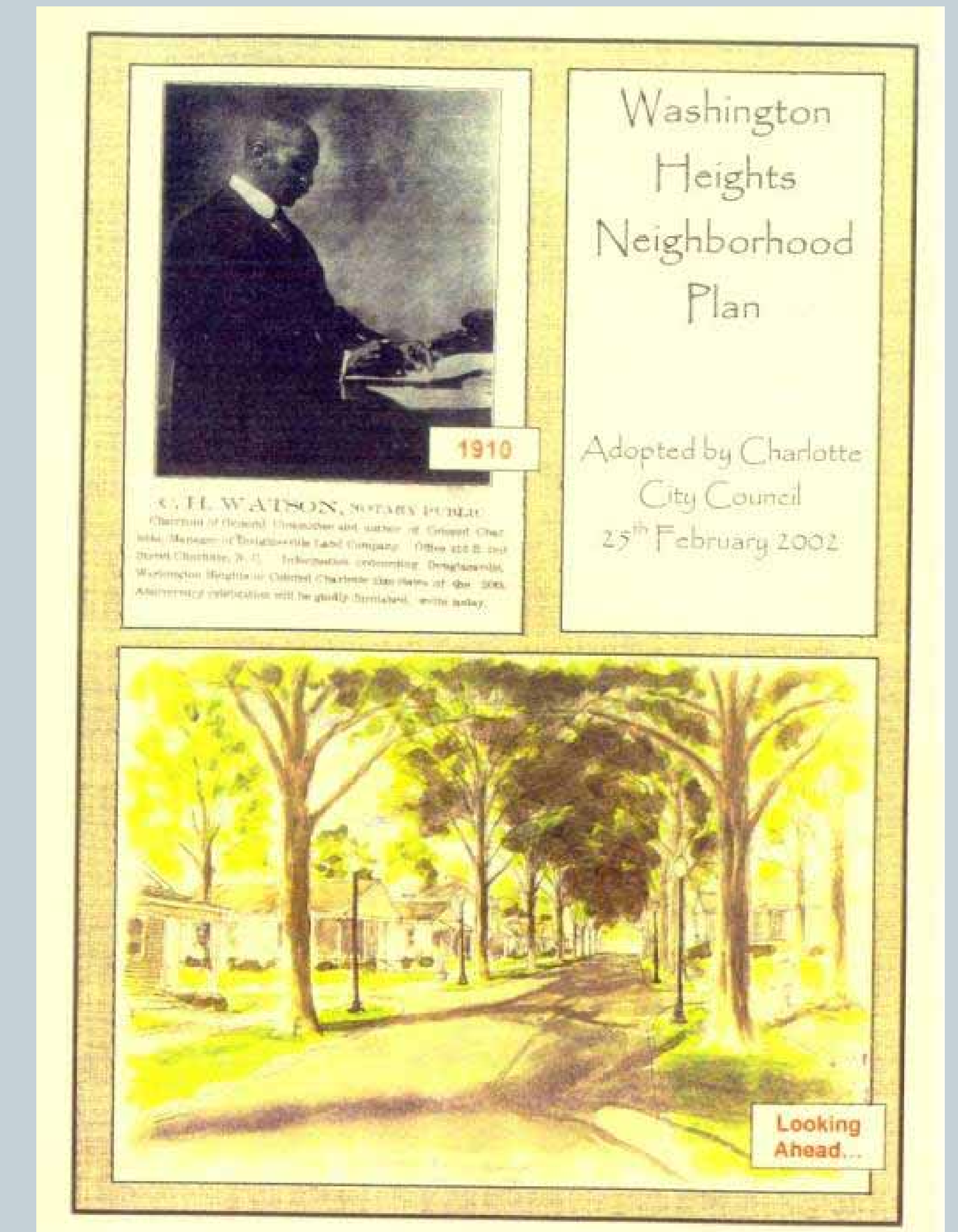
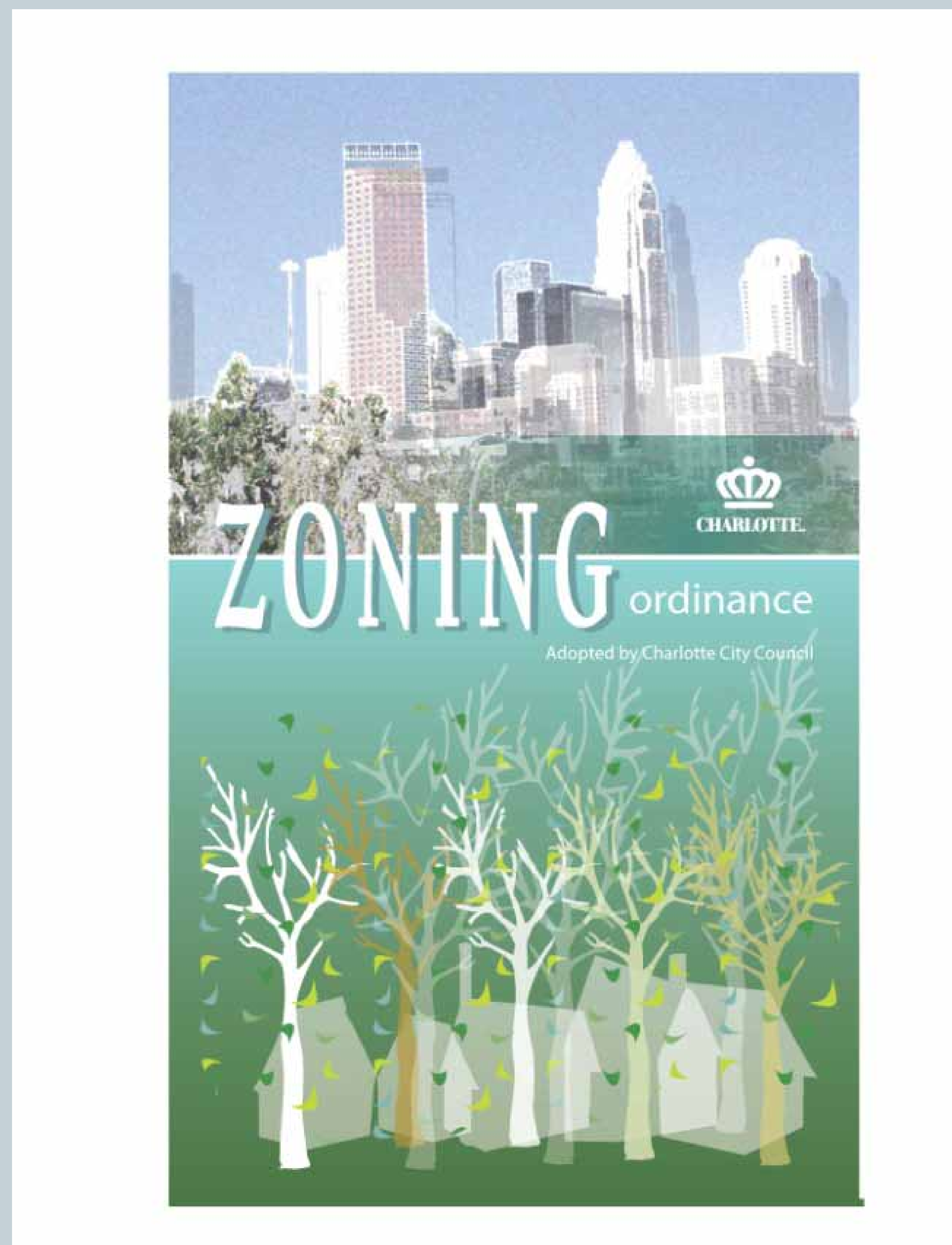
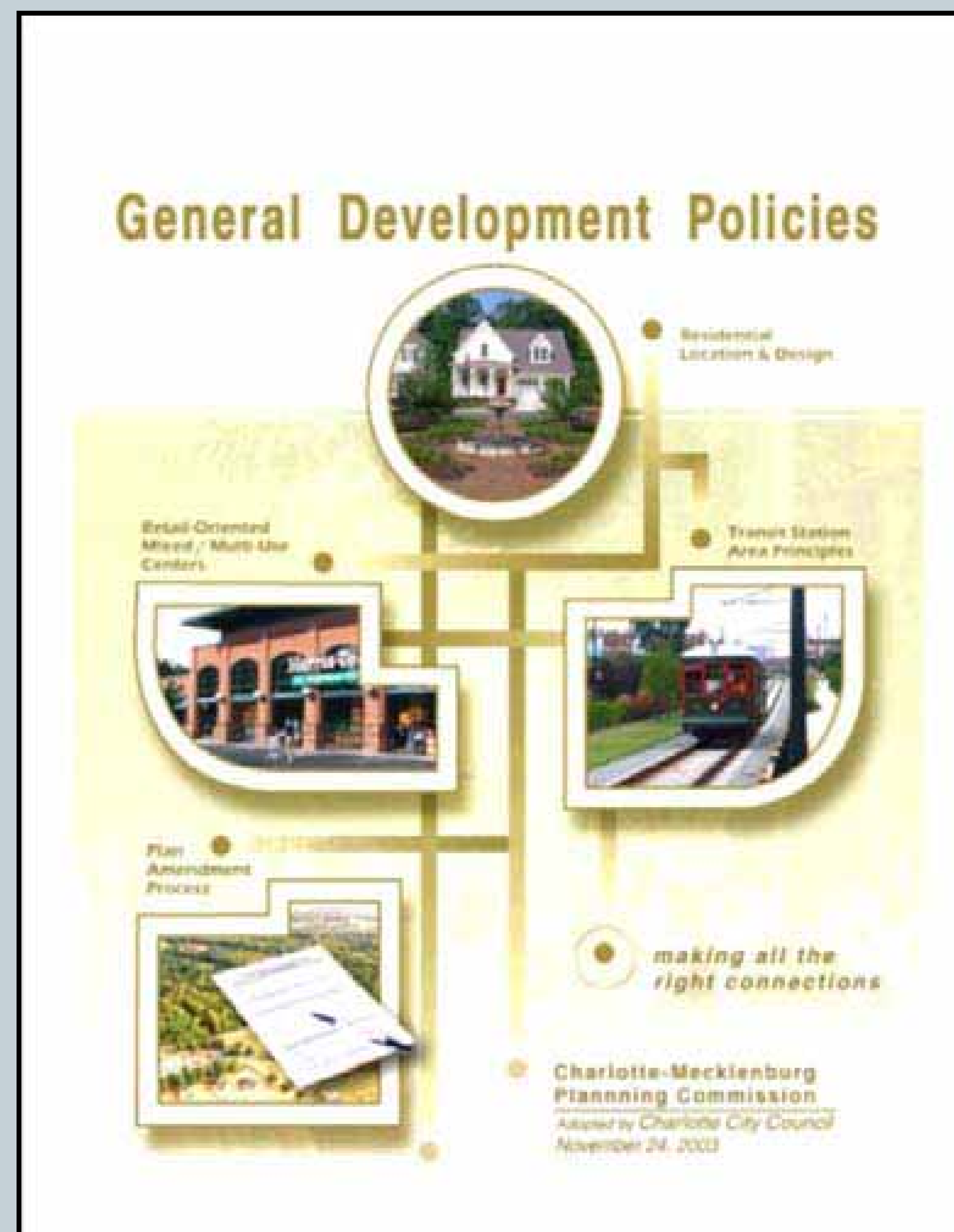
# Agenda



- Introductions
- Housekeeping
- Recap of 2nd meeting
- Presentation-Scale
- Small Group Discussions
- Group Presentations
- Next Steps

# Recap of July Meeting

- General Development Policies
- Area Plans
- Zoning Ordinance
- Subdivision Ordinance

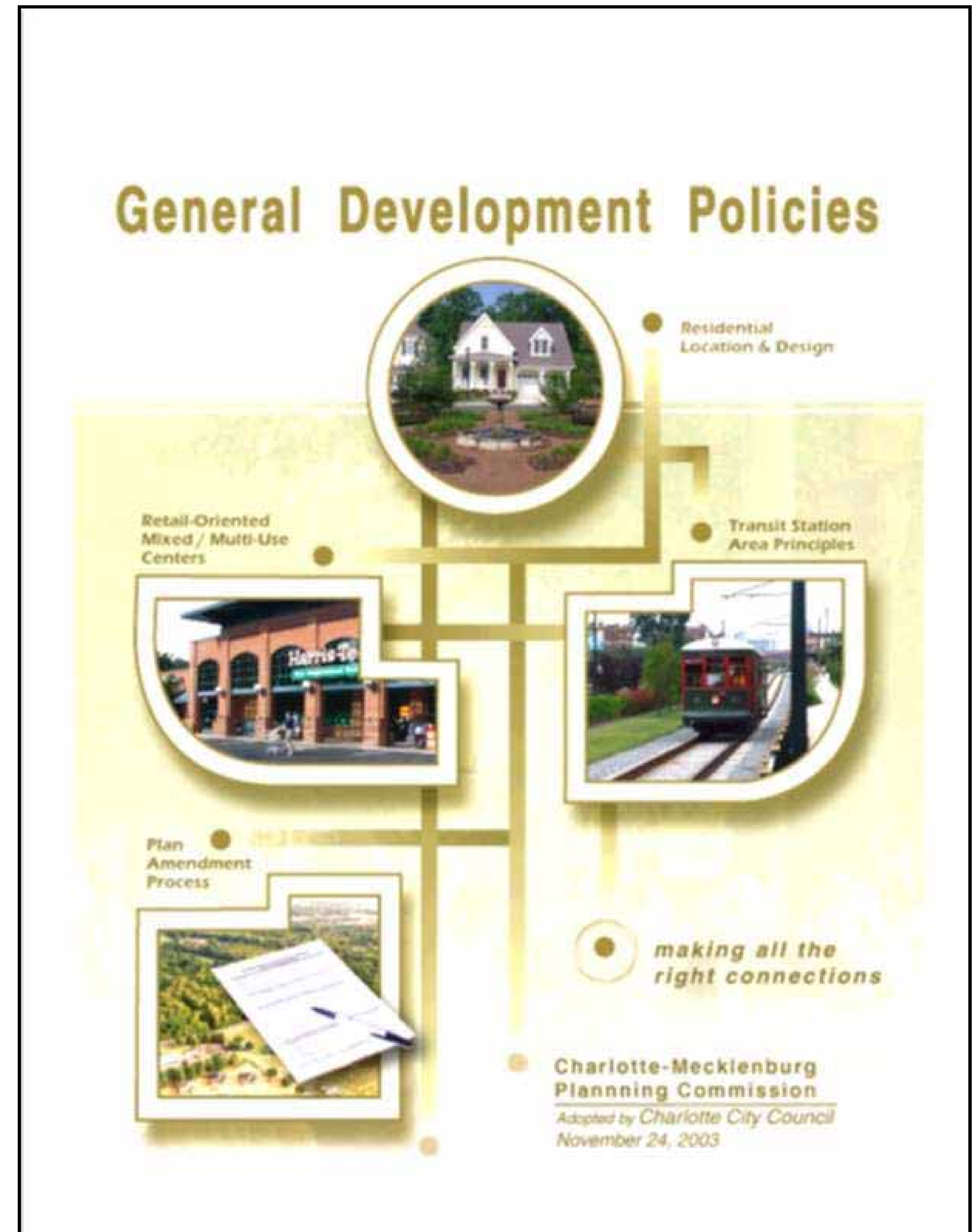




# General Development Policies (GDP)

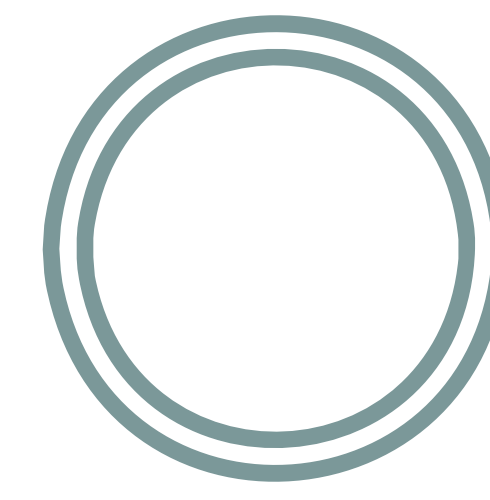
## Purpose:

1. Provide general guidance for the location, intensity and form of future development and redevelopment throughout the community.
2. Give direction in developing future area plans
3. Provide direction in making rezoning decisions, especially for multi-family
4. Give policy direction in updating zoning and subdivision ordinances
5. Provide guidance for building design and site planning.





# Area Plans/Neighborhood Plans



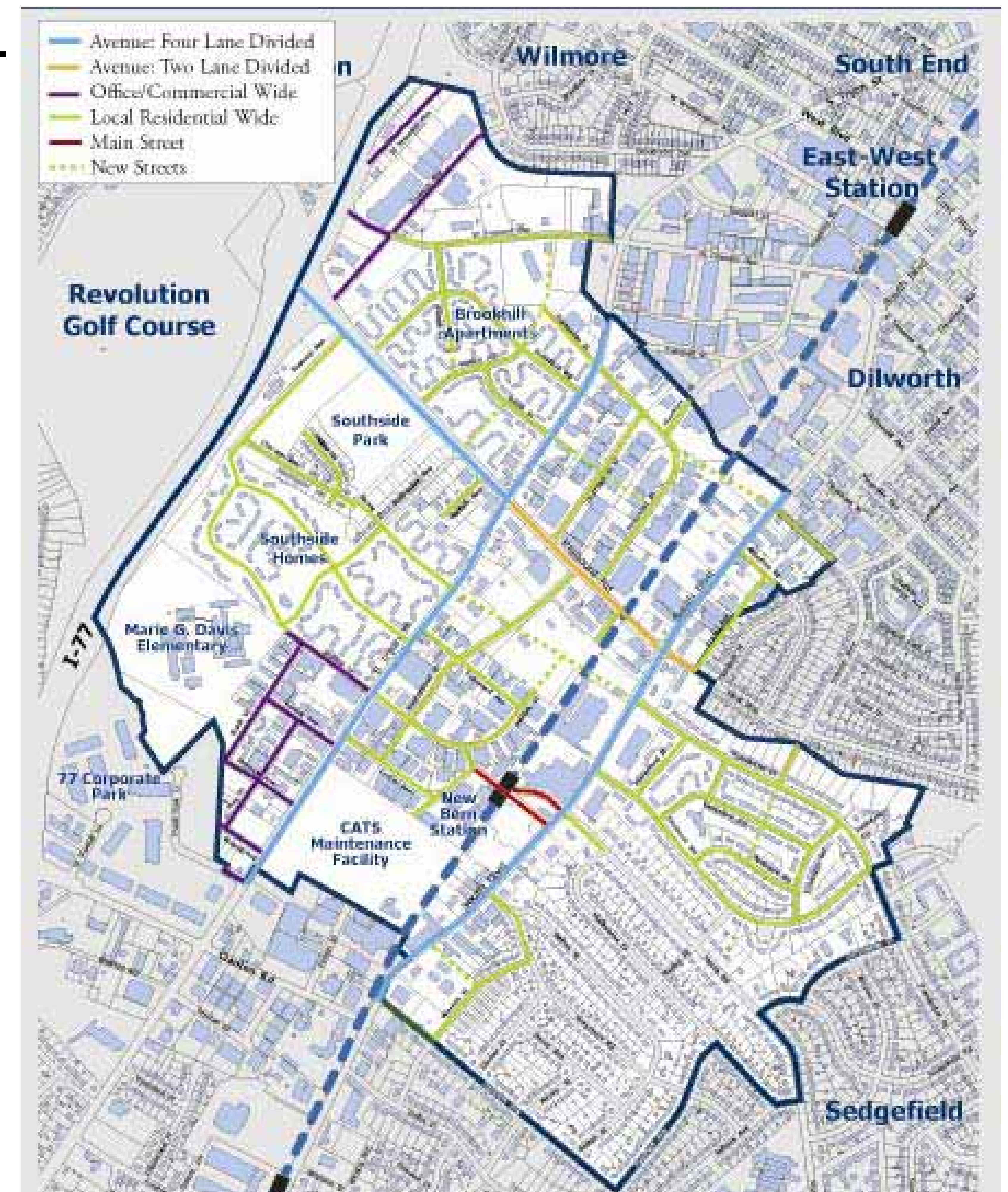
## What is an Area Plan?

A guide for growth and development so that it occurs in a manner that is consistent with the vision for the area and the City.

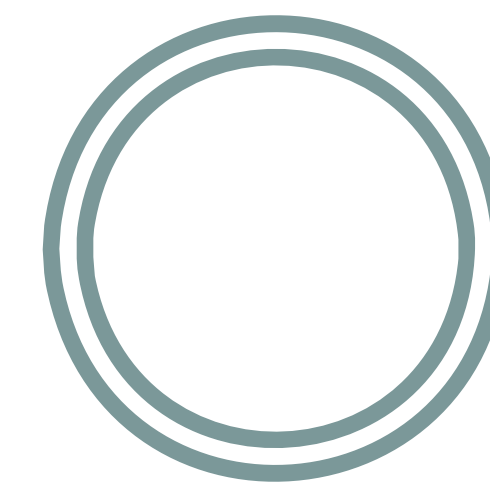
## The plans typically address:

- Land use and zoning
- Transportation
- Environment
- Infrastructure
- Economic development/ revitalization
- Urban design
- Community safety

\*Design guidelines in area plans are enforced through rezoning



# Area Plans/Neighborhood Plans



## Common Themes

- Setback consistency
- Parking and Garages
- Scale
- Massing
- Articulation
- Neighborhood Character, and Compatibility





# Zoning Ordinance

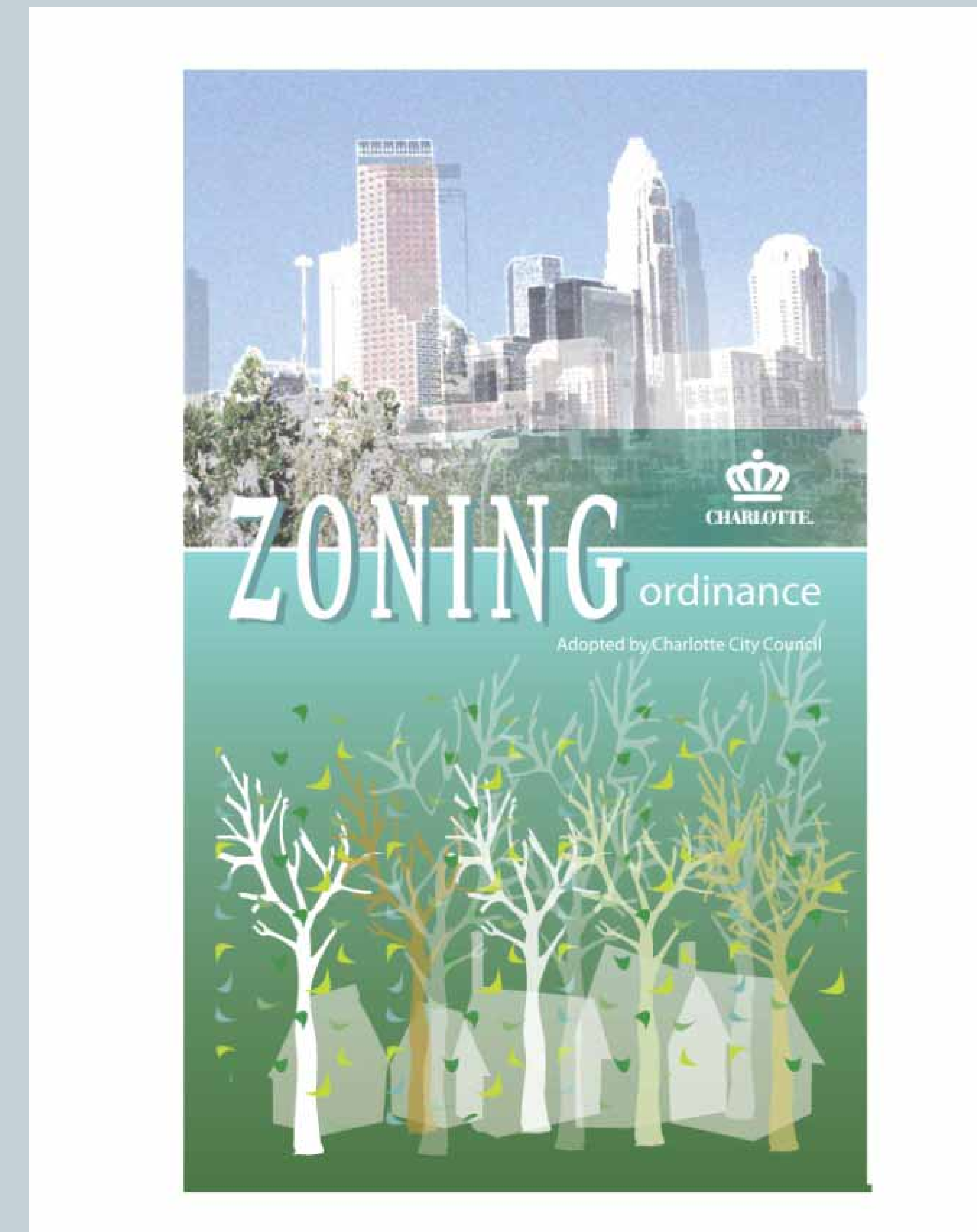


## Single family zoning districts:

- R-3 thru R-8
- Urban Residential (UR-1)

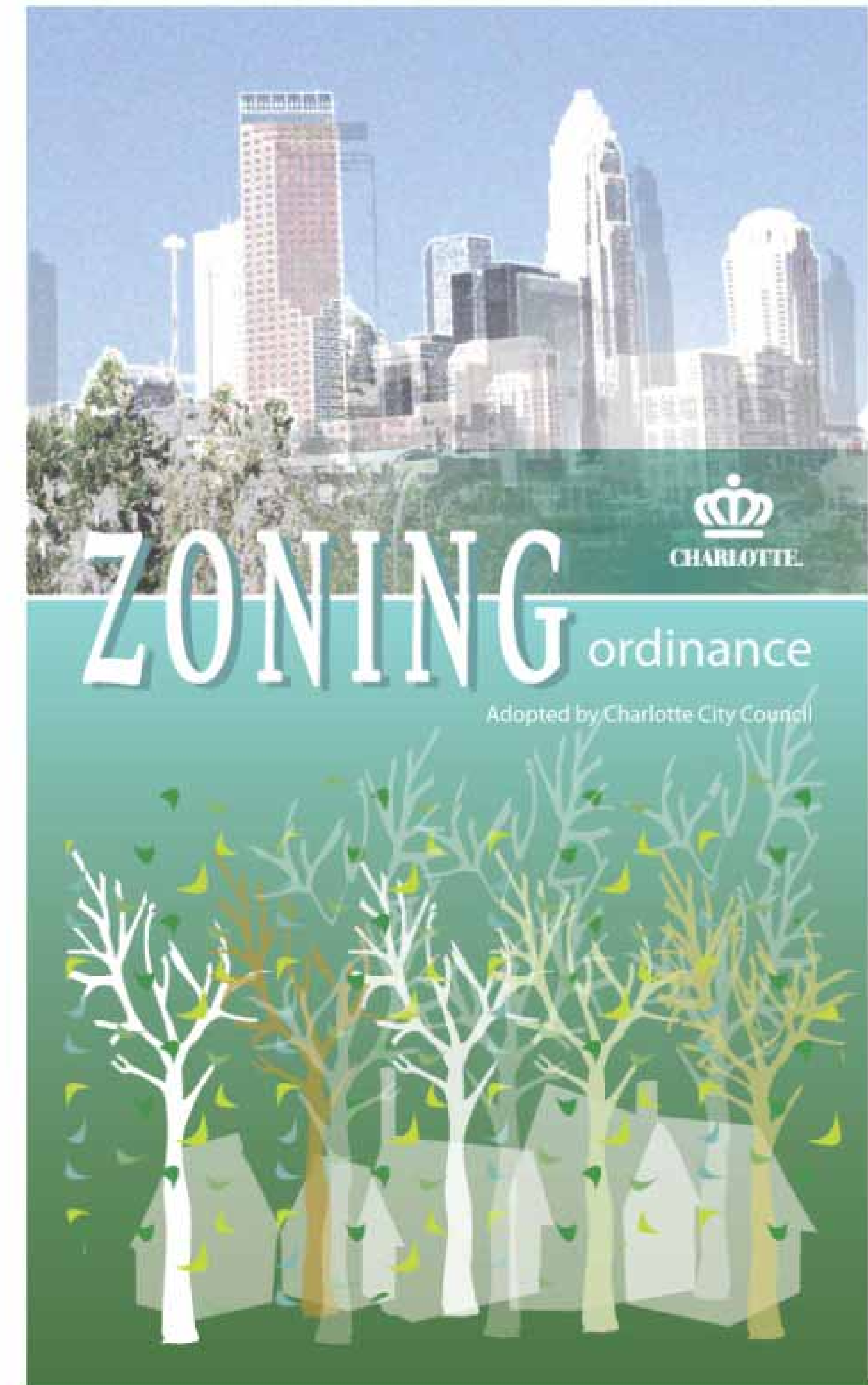
## Single family also allowed in:

- Business Districts
- Office Districts
- Multi-Family Districts
- Mixed-Use/TOD/PED
- UR-2/UR-3



# Zoning Ordinance

- Design Standards for Lots
- Frontage on streets
- Side lot lines
- Maximum density and minimum lot requirements
- Building lines
- Building envelope
- New subdivisions within a Watershed
- Protection Overlay Zoning district





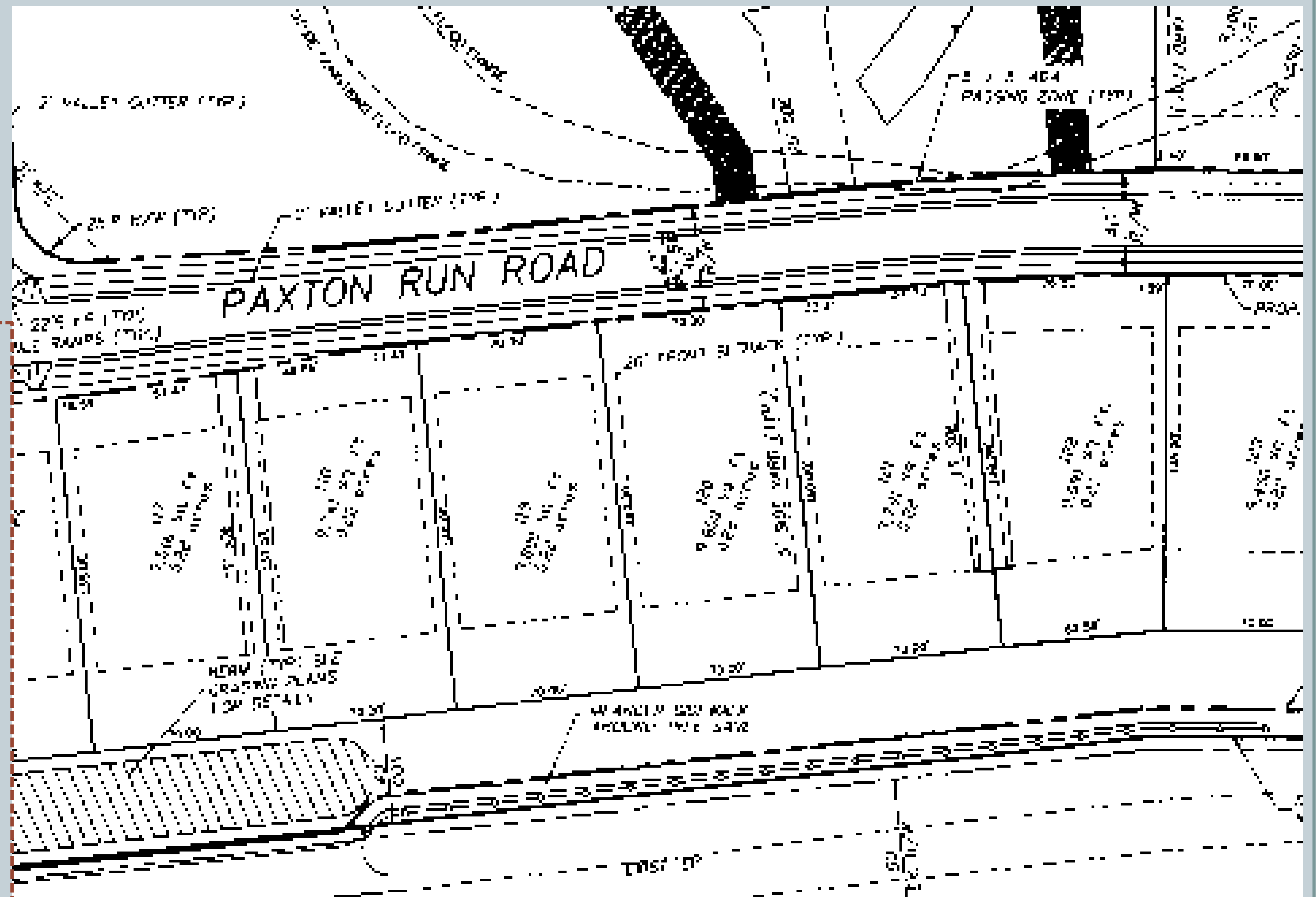
# Subdivision Ordinance

Subdivision ordinance regulates divisions of land and divisions of land involving the dedication of new streets or new rights of way.

- Some subdivisions are exempt from the subdivision ordinance, but all must comply with zoning ordinance
- Points to Zoning Ordinance for design standards.

## Preliminary Site Plan:

- “The developer must submit a preliminary site plan and supplemental documents for review and approval”



# Questions?





# July Meeting Overview

## Building Design

- Auto Storage
- Entrances
- Corner Lots





# Comments from July



## Auto Access/Auto Storage

1. Limit driveway width
2. Limit street facing garages to two bays
3. Manage ratio of garage frontage to house frontage-keep garage less than 50%
4. Driveway lengths should be related to grading
5. As long as a front loaded garage is well-designed, it can look appropriate in context with the façade/Color, materials, and articulation of front loaded garages can make a difference
6. The garage should not be the prominent feature on the façade, but the group felt that it is a buyer's choice where and how the garage is designed and should not be mandated by design guidelines
7. Slopes should be taken into account when designing and approving driveways and there should be enough room that cars do not have to park across the public sidewalk.
8. Provide separate walkway from driveway



# Comments from July



## Building Entrances

1. Entrances should be welcoming
2. Entrance should be dominant architectural feature
3. Porches should be useable but not mandated
4. Separate sidewalk from driveway
5. Security an important aspect of entrances
6. Porches, decorative stoops can help define the entrance and add visual interest to the façade
7. Porches, if provided, should be usable (at least 6'? Wide)

# Comments from July

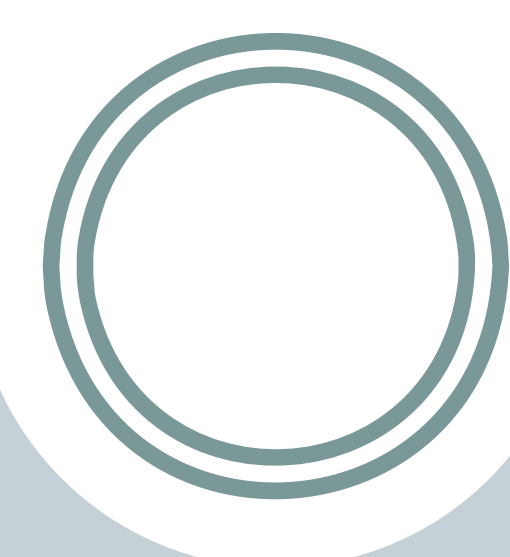


## Corner Lot Design

1. Prohibit blank walls-require some architectural articulation
2. Screen utilities with landscaping
3. Corner lots should have architectural embellishments and additional landscaping
4. Must have some architectural element (window, dormer, molding, etc)
5. Orient houses at a diagonal on corner lots
6. Some articulation could help lessen the impact, best alternative is to require buffering or landscaping to minimize visual impacts of “blank” walls



# Questions?



# Issue Area-Building Scale



## 4. Scale

- ✓ Lot Coverage
- ✓ Size
- ✓ Height
- ✓ Massing
- ✓ Setbacks/  
Yards



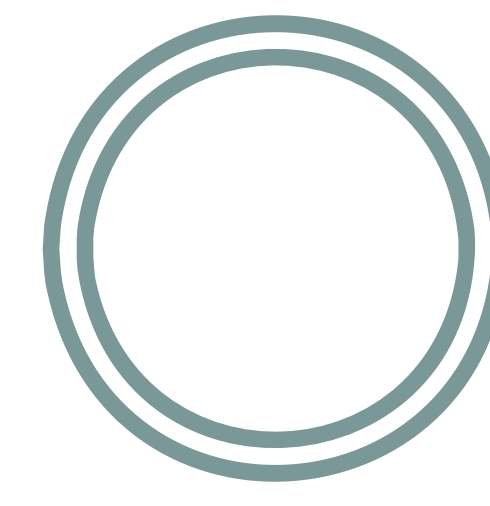
New development that uses appropriately scaled building mass, height, fenestration, and entry size complements the surrounding buildings and respects the neighborhood fabric.

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Appropriate Scale &  
Proportion



# Building Scale



What is Scale?

Historic District Design Guidelines definition:

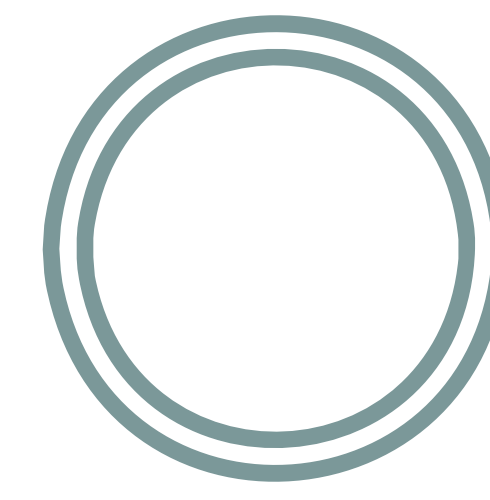
*Scale is the relationship of the building to those around it.*



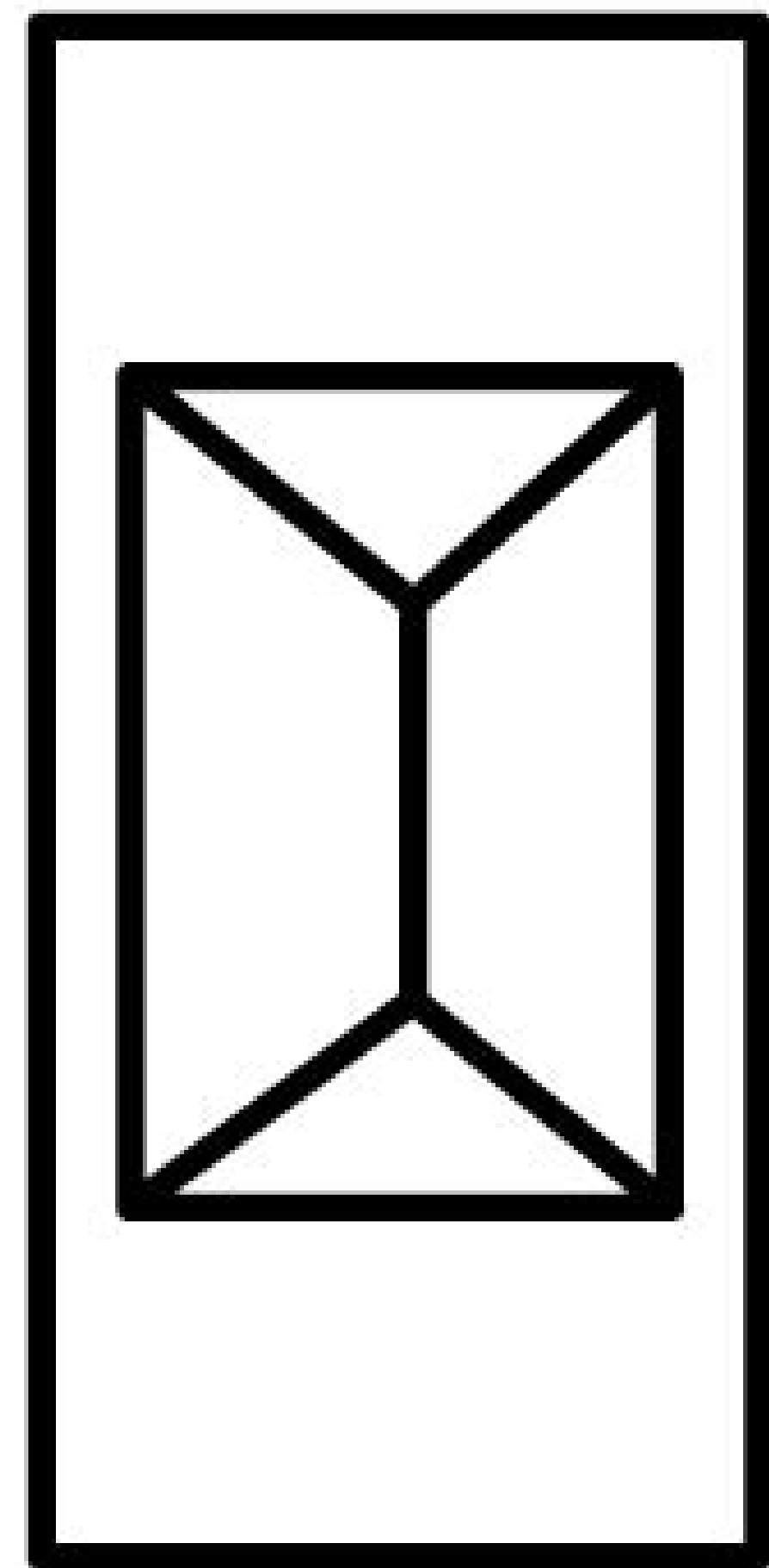
Scale = Size + Setback + Massing + Lot Coverage



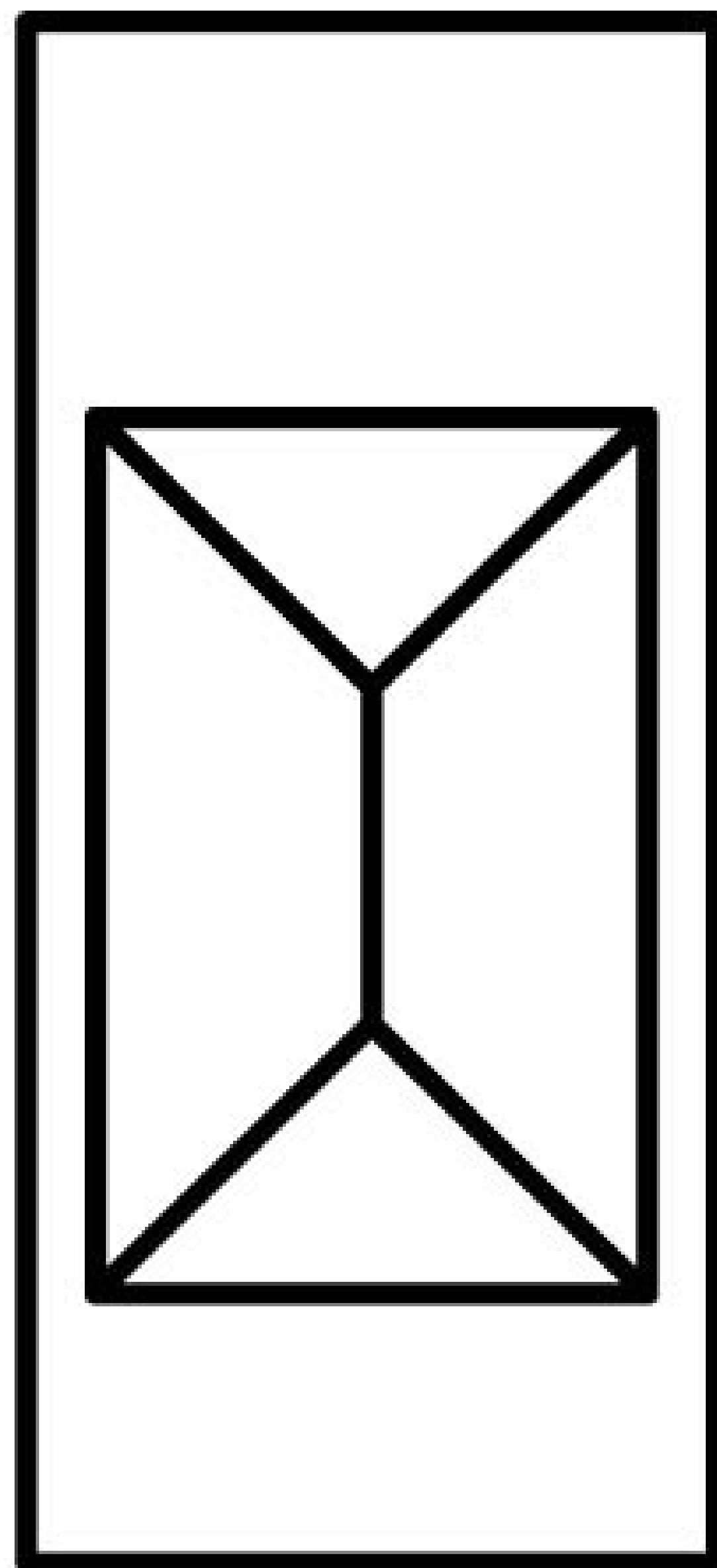
# Maximum Building Coverage



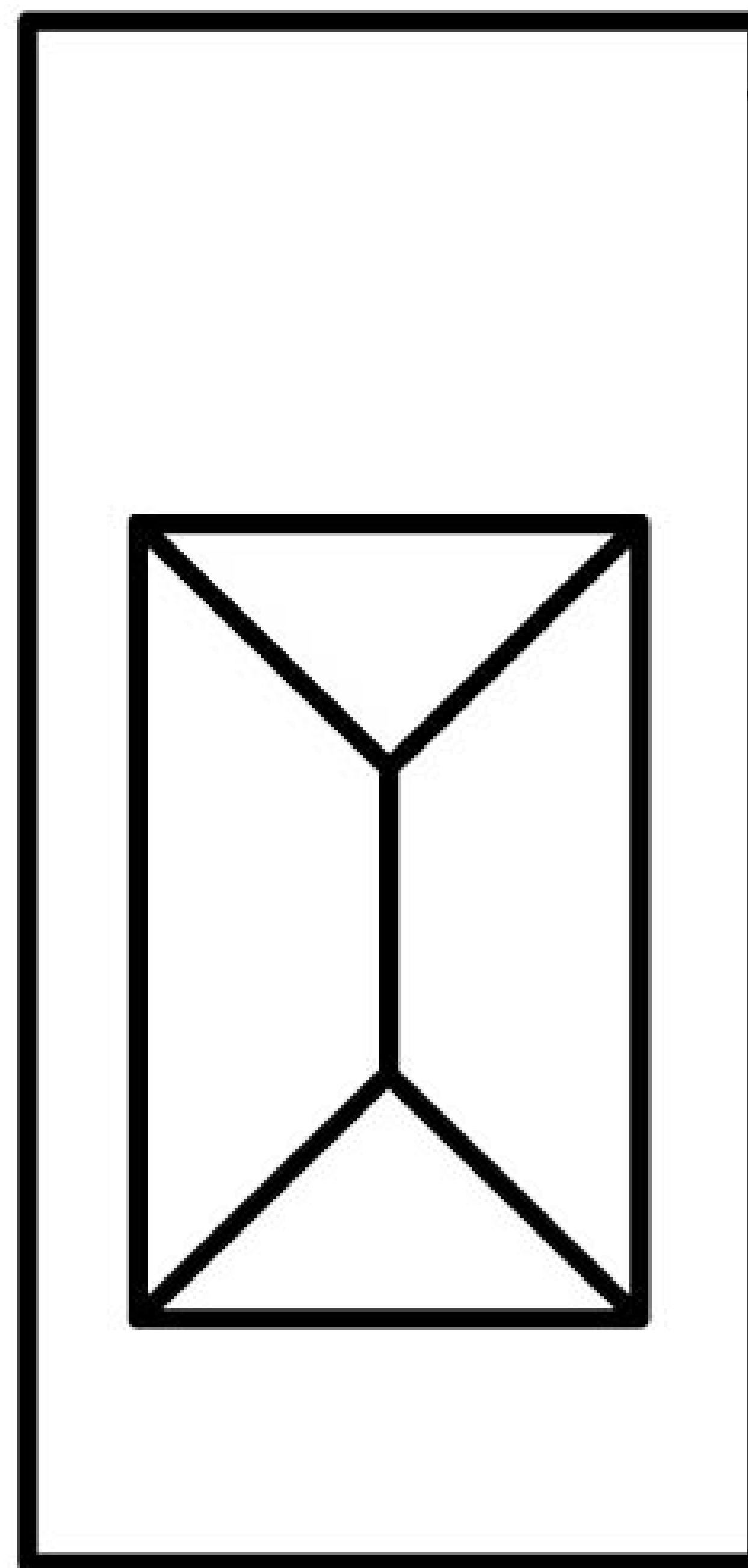
Existing Regulations for Maximum Building Coverage-MBC.  
Floor Area Ratio does not apply.



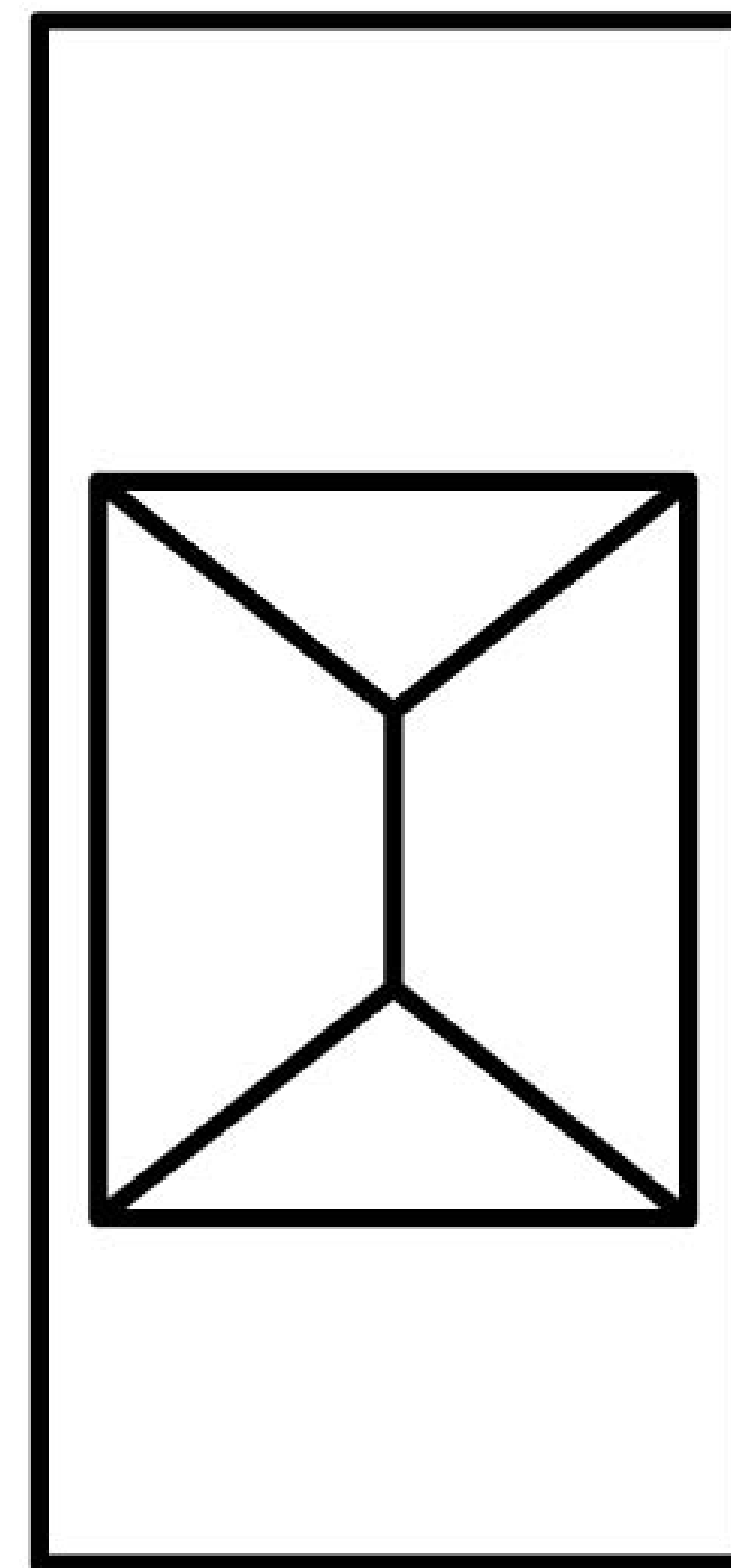
Lot size-Up to  
4000 sq. ft.  
MBC-50%



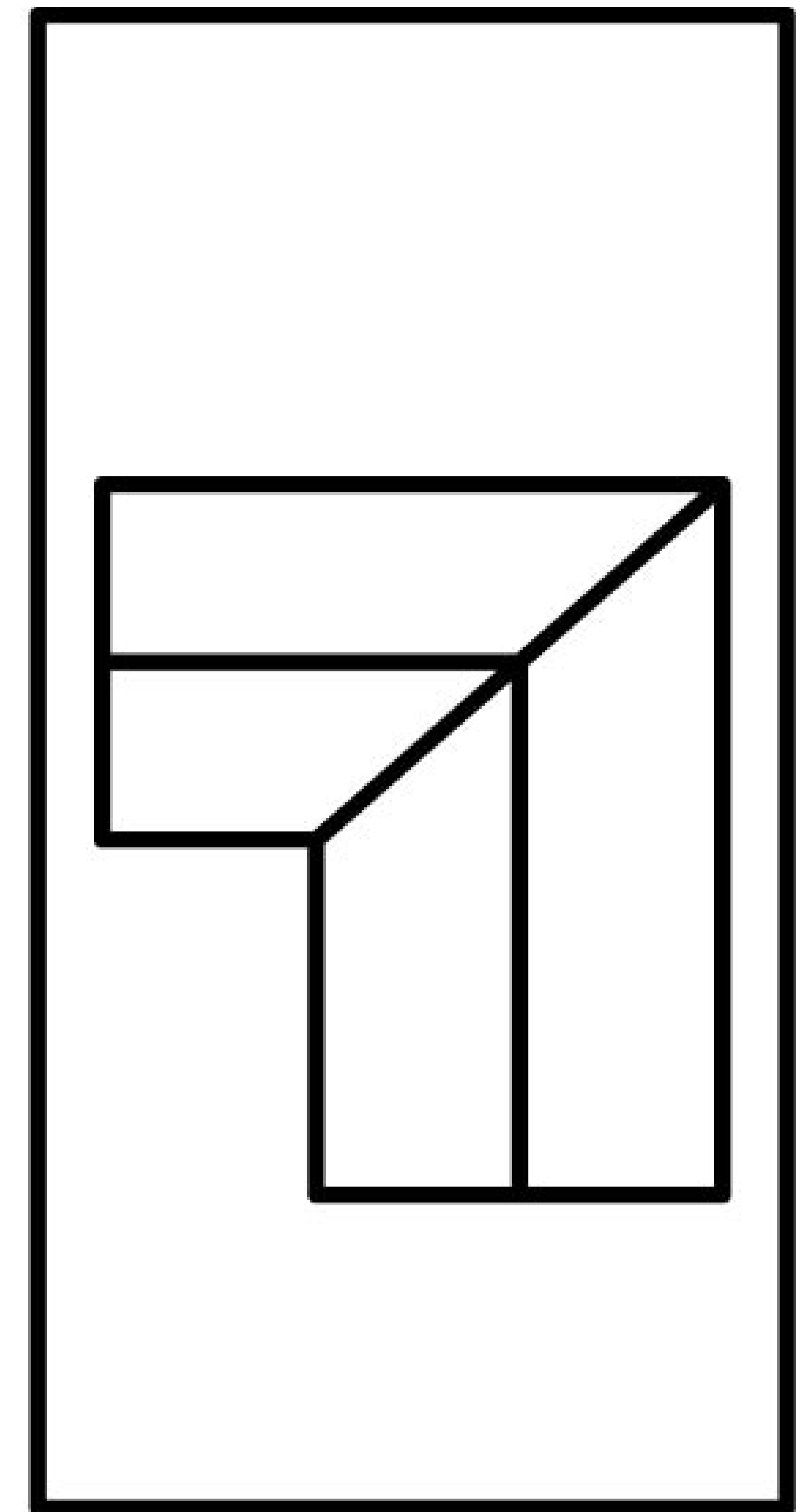
Lot size-4001  
To 6500 sq. ft.  
MBC 45%



Lot size- 6501  
To 8500 sq. ft.  
MBC 40%



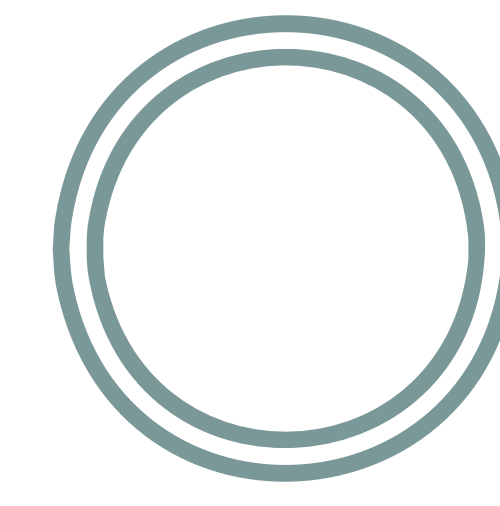
Lot size-8501  
To 15,000 sq. ft.  
MBC 35%



Lot size  
15,001 or greater  
MBC-30%



# Building Design-Size



How is 'size' defined?

Historic District Guidelines definition:

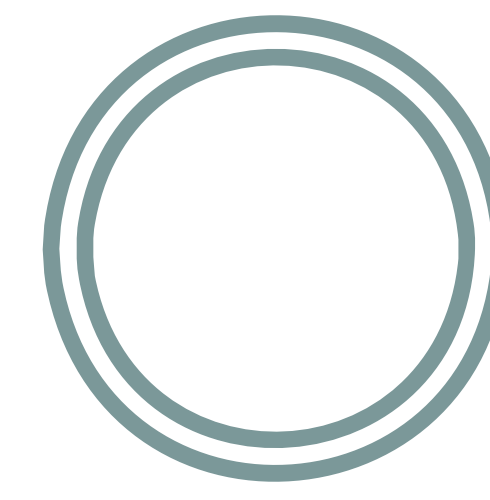
*"Size is the relationship of the project to its site."*



Size=Building Envelope



# Building Design-Height

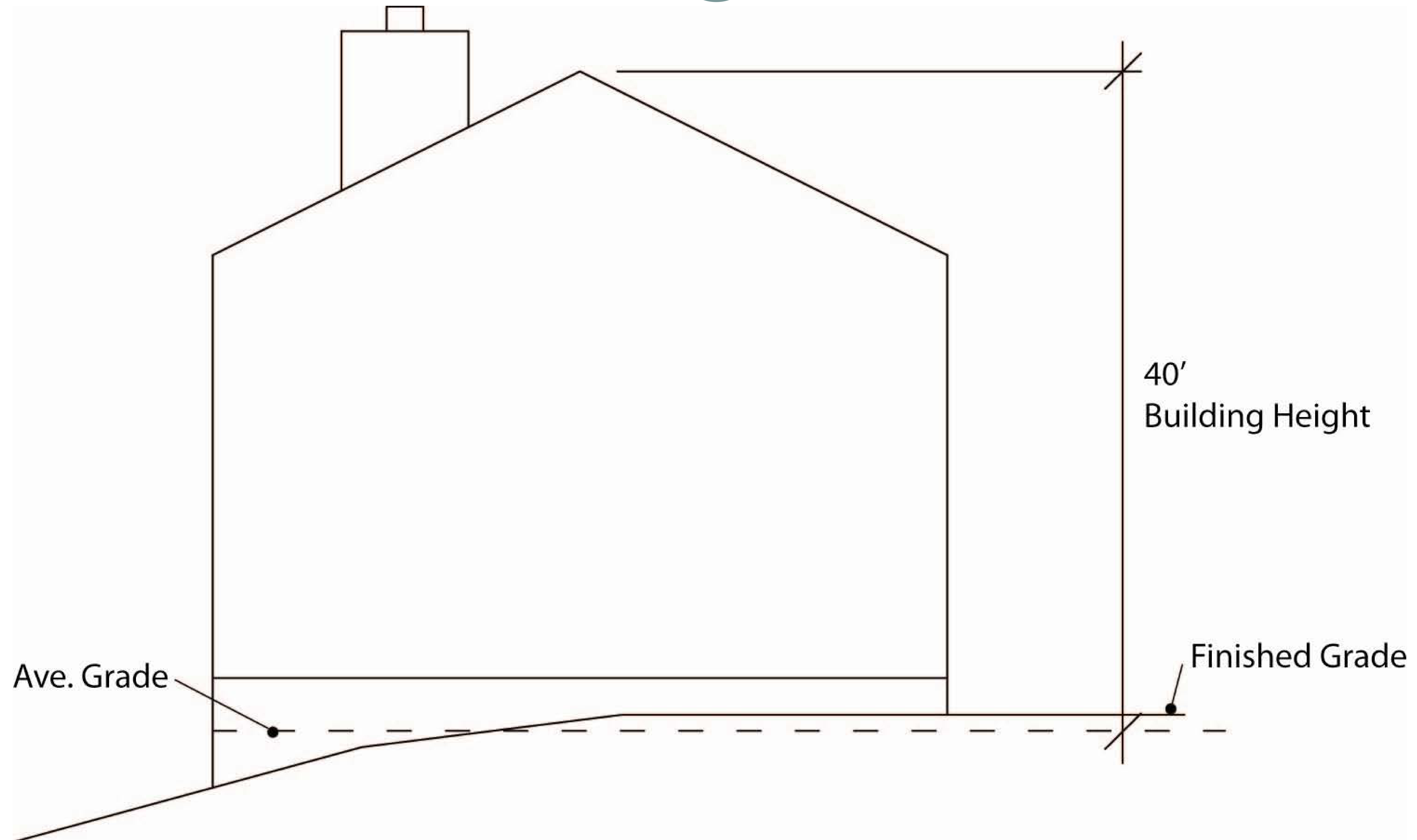
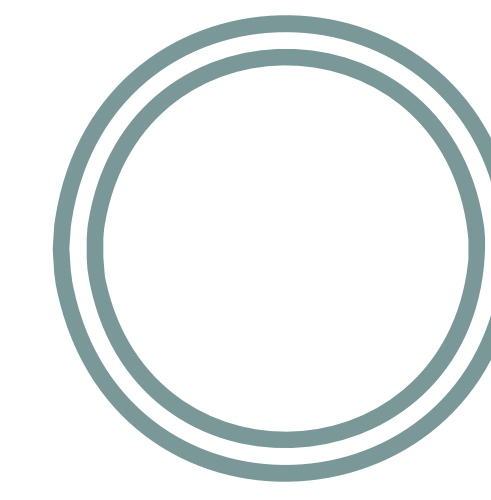


Measuring height, from the Zoning Ordinance:

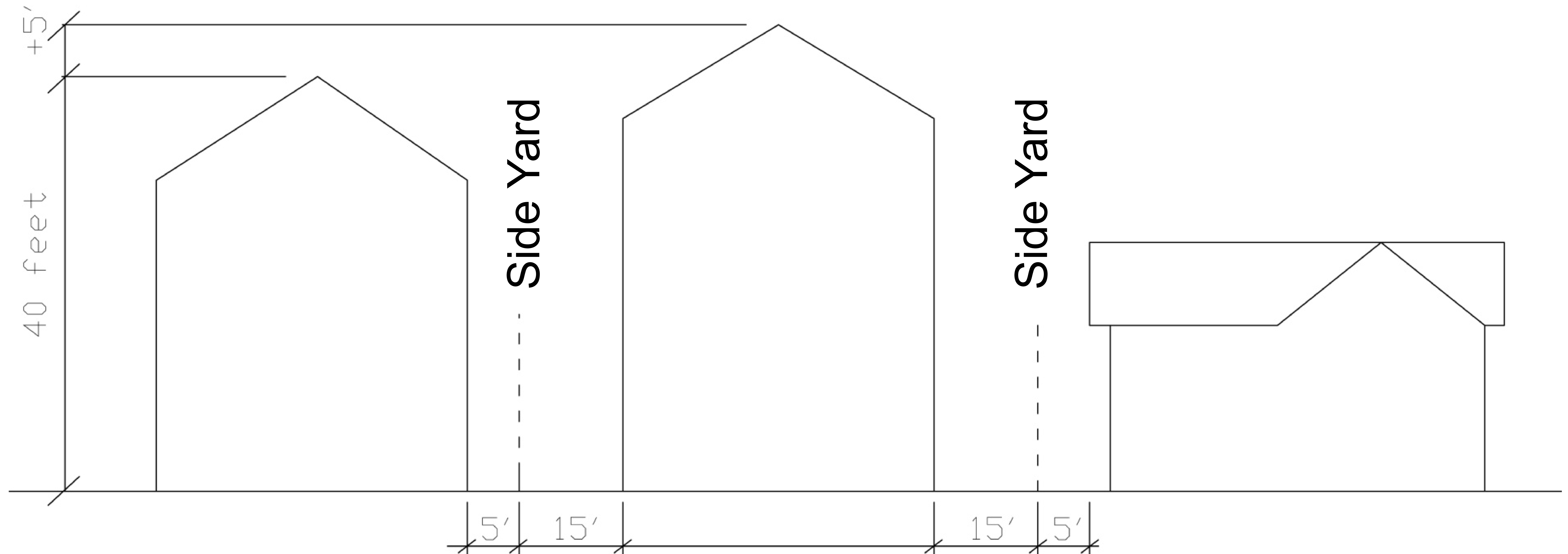
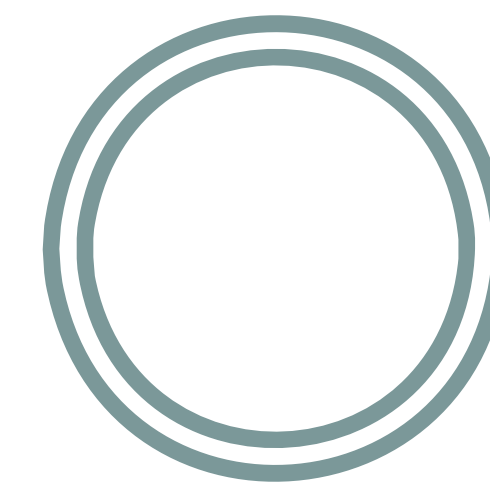
“The vertical distance between the **average grade at the base of a structure** and **the highest part of the structure**, but not including sky lights, and roof structures for elevators, stairways, tanks, heating, ventilation and air-conditioning equipment, or similar equipment for the operation and maintenance of a building”.



# Building Design-Height



# Building Design- Height

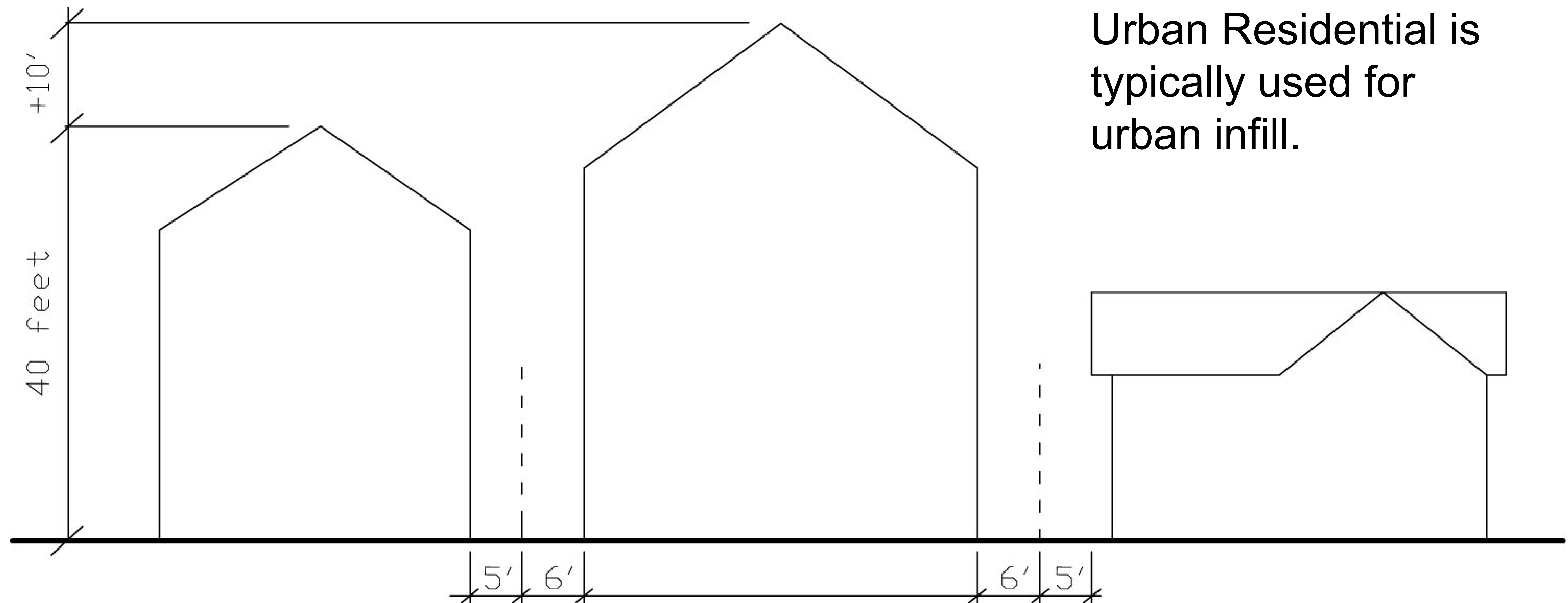
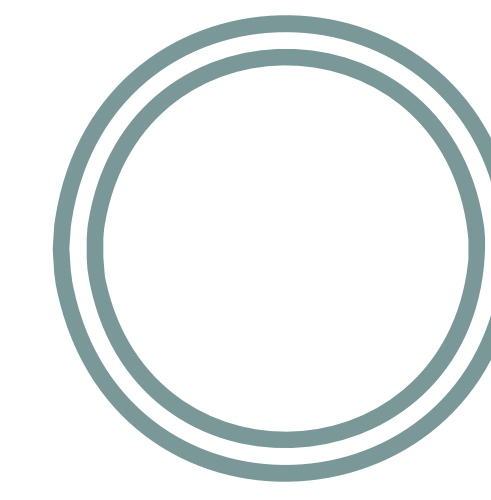


## Example of Increasing the Height-R3 to R8 Single Family Zoning

- The minimum side yard is 5'. Maximum height is 40'.
- The builder wants to add 5' to the height
- To achieve this the side yard increased from 5' to 15' with the 1:2 ratio.
  - 5 additional feet needed  $\times 2' = 10'$  additional side yard



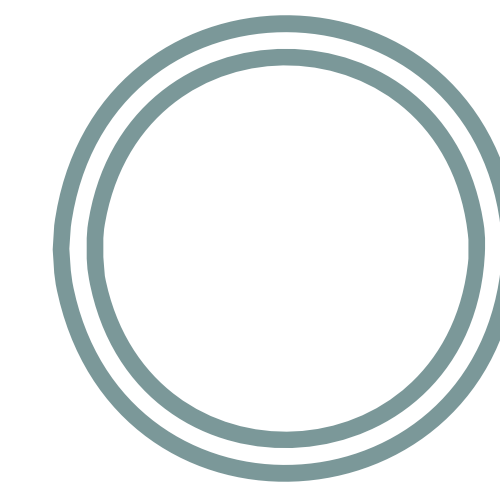
# Building Design-Height



## Example of Increasing the Height-Urban Residential Zoning District

- The minimum side yard is 5'. Maximum height is 40'.
- The builder wants to add 10' to the height.
- To achieve this the side yard increases 1' with the 1:10 ratio.
  - 10 additional feet needed. Increase 5' side yard by 1' = 6' side yard

# Building Design-Massing



What is Massing?

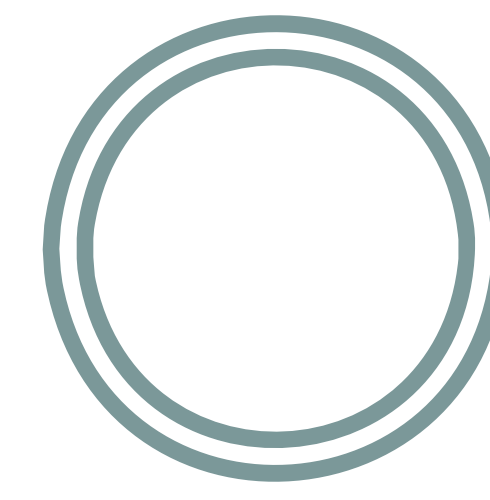
Historic District Design Guidelines  
definition:

*Massing is the relationship of the  
building's various parts to each  
other.*





# Building Design-Setbacks and Yards



## Existing Regulations

### Setbacks

R-3 and R-4 Minimum 30 feet

R-5 to R-8 Minimum 20 feet

### Side Yards

R-3-Minimum 6 feet

R-4 to R-8-Minimum 5 feet

### Rear Yards

R3-45 feet

R4-40 feet

R5-35 feet

R6-30 feet

R8-20 feet



New dwelling-24' setback  
Existing dwelling-14' setback

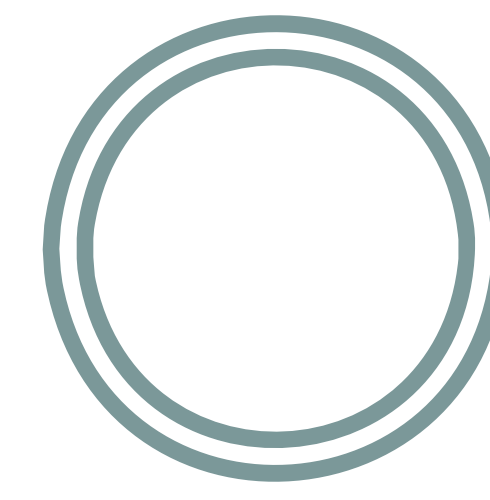
# Table Discussions



- Each table select a spokesperson and scribe
- Use images in this presentation for your discussion
- Use handout to guide discussion
- Discuss each Issue Area-15 minutes per
- Identify advantages and disadvantages-Be concise
- Reach consensus on possible solutions
- Report to larger group at end



# Building Scale-Height

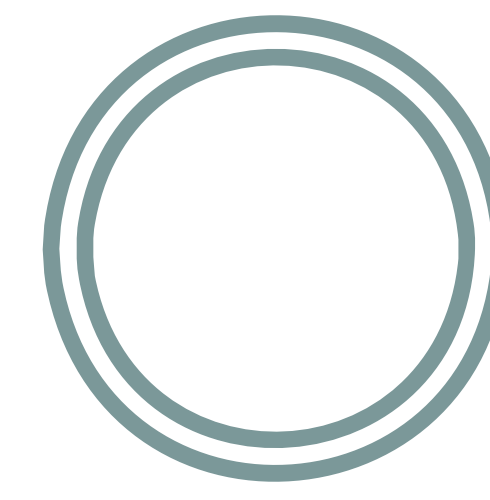


What are the problems with existing height regulations?





# Building Scale-Massing



What is Massing?

Historic District Design Guidelines definition:

*Massing is the relationship of the building's various parts to each other.*



Is massing a design problem in single family development?



# Building Scale-Building Setbacks

What are the problems with existing setback and/or yard regulations?

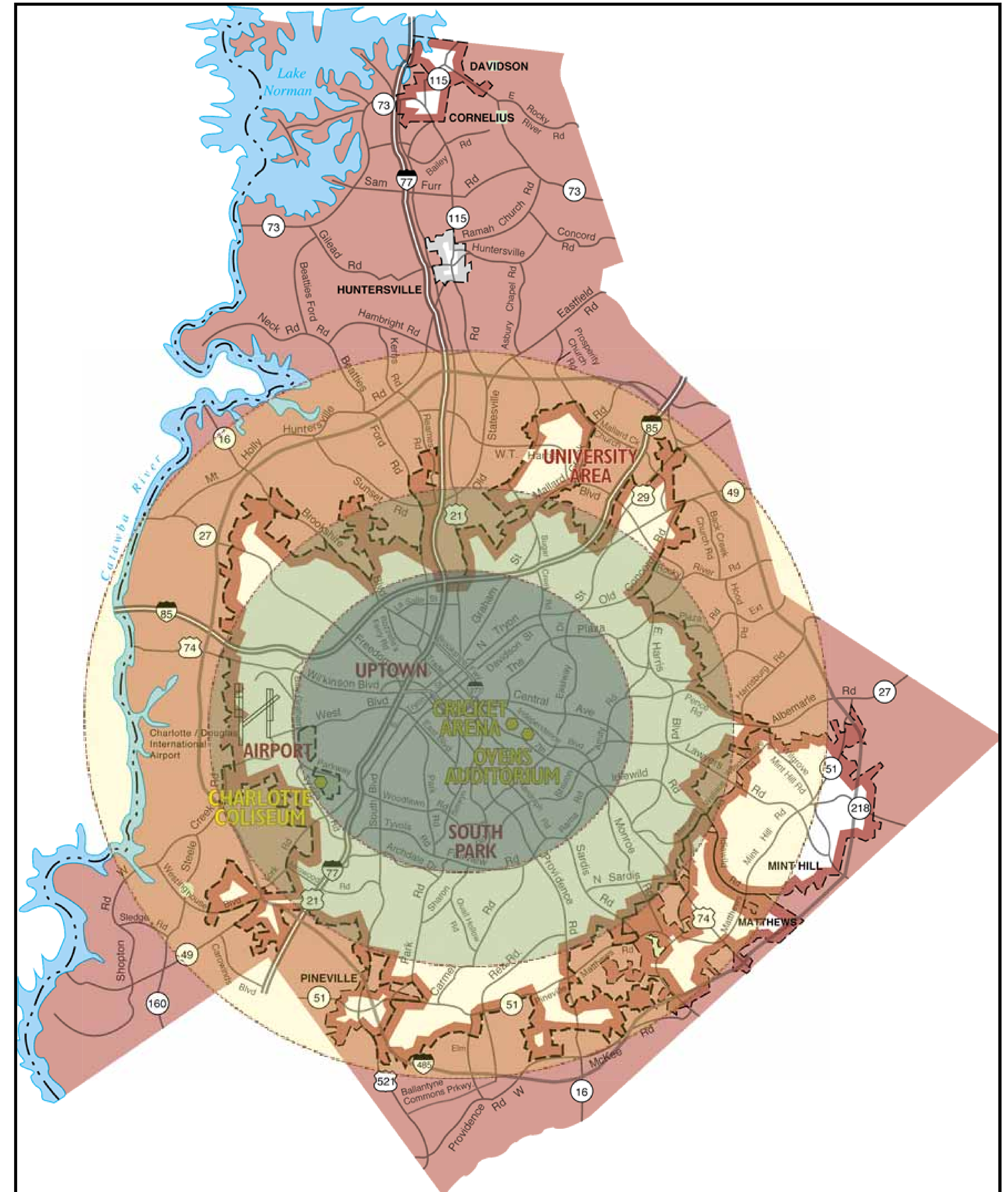




# Building Scale-Location

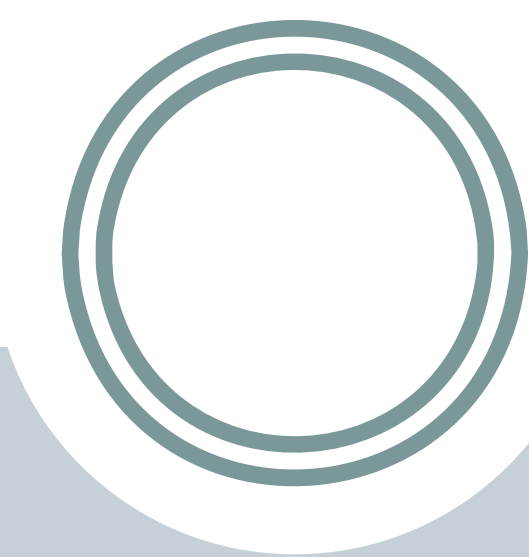
Is Scale a problem city-wide or geography specific, i.e. District, Neighborhood, Block, Street/Corridor?

Are certain elements of scale (height, setbacks, massing) a problem in certain locations?





# Next Steps



- Staff will review input
- Next meeting-Presentations, other city departments
- Future meeting topics-Conservation Districts