



CHARLOTTE

Single Family Residential Design Standards

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How Did We Get Here?

- In 2004, Charlotte residents, primarily from the Eastside, voiced concerns regarding quality of life issues
- City manager asked staff to address the issue of strengthening neighborhood standards relating to housing design
- The Planning Department was asked to lead the Residential Design Standards (RDS) project

What are Residential Design Standards?

- Residential Design Standards are regulations that establish minimum design features for residential neighborhoods



Purpose of Residential Design Standards

- Enhance the public realm (high visibility areas)
- Encourage visual variety
- Provide design flexibility in certain conditions
- Protect and enhance the character of neighborhoods





Residential Design Standards in Other Communities

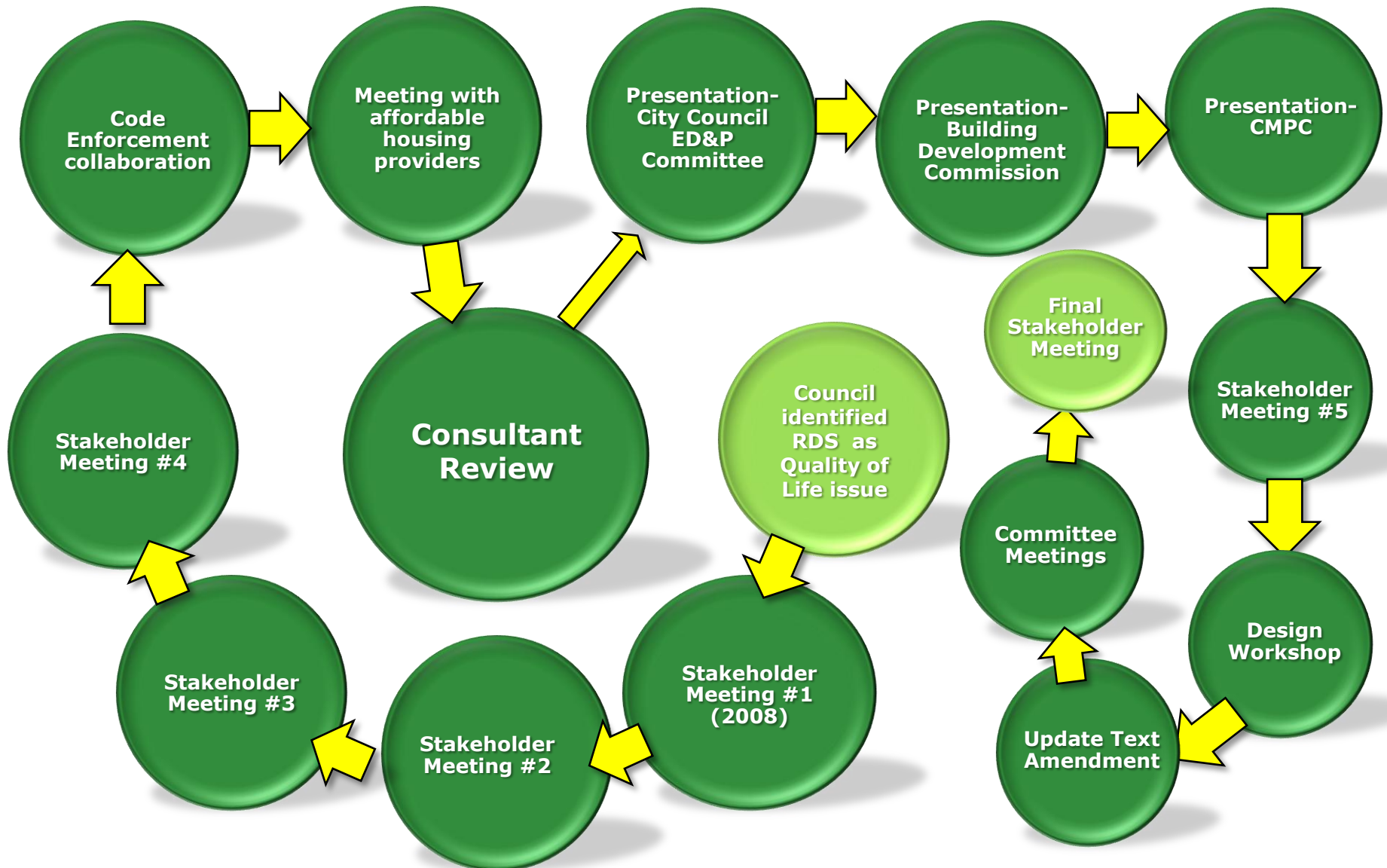
Cities	Adopted residential design standards as part of Zoning Ordinance	Adopted a residential design policy statement	Created separate standards by geography (Urban and Suburban/Rural)	Encourage diversity of building types/site design	Created an architectural design review board	Adopted design regulations for all building types in the ordinance
1. Arlington, VA	Y-Maximum Lot Coverage	Y	N	N	N	N
2. Las Vegas, NV	Y	Y	N	N	N	Y
3. Portland, OR	Y	Y	Y	Y	Y	Y
4. San Antonio, TX	N	Y	N	Y	N	N
5. Chandler, AZ	Y	Y	N	Y	N	N
6. Oakland, CA	Y	Y	N	Y	N	N
7. Phoenix, AZ	Y	Y	Y	Y	N	Y
8. Nashville, TN	Y	Y	Y	Y	Y	Y
9. Huntersville, NC	Y	Y	Y	N	N	Y
10. Davidson, NC	Y- under way	N	Y	N	N-Design review is for multi-family only	N
Y=Yes/N=No						

What site or elements are usually included in residential design standards?

- Yards
- Setbacks
- Impervious coverage
- Building variety
- Scale/height
- Tree preservation
- Garage design/location
- Walls
- Materials



RDS Process



Land Development

1. Setbacks*

- Setback consistency of infill development

2. Side Yards*

- Safety and privacy issues with 3' side yards

3. Streetscape Design*

- Flexibility in Urban Residential (UR) zoning district

4. Utility Towers*

- Impacts of major utility structures in front yards

5. MX Zoning District (separate project)

- Update the Mixed Use zoning district



Design

6. Building Walls

- Impact of blank walls facing public ROW

7. Garages

- Impact of front loading garage design

8. Breezeways*

- Allow breezeway connection w/o triggering yard requirements

9. Infill Redevelopment (separate project)

- Incompatible design of new development within established neighborhoods-**Neighborhood Conservation Overlay**





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Recommendations

Issue:

- Setback consistency of infill development

Recommendations:

- Text amendment to allow setback flexibility below minimum 20 feet



Section 9.205, Development Standards for single family districts.

Alternative Setback: The following setback standards may be used for an established block face that is at least 25 percent developed, or has at least four existing dwellings.

- (a) A single-family detached dwelling in an established block face may be located no closer to the street than the two closest structures on the same block face.
- (b) In no case shall the minimum setback be less than 10 feet, or intrude into a required clear sight triangle at an intersection.
- (c) The location of parking shall meet the minimum standards in Section 12.206(3).

Issue:

- Flexibility in Urban Residential (UR) zoning districts

Recommendation:

- Text amendment to allow streetscape flexibility in UR



Urban Residential Districts, Section 9.407 (4)(ii).

Sidewalks are required and must be a minimum of 6 feet wide, except the Planning Director, City Engineer or their designees may ~~reduce~~ amend this requirement due to unusual physical restraints or to allow context sensitive design options.

Breezeways

Issue:

- Breezeway attachment causes accessory use to be treated as principal use
- Attachment triggers rear and side yards

Recommendation:

- Text amendment-Breezeway connection would not cause accessory structure to be treated as a principal use



Section 12.106(6). Uses and structures prohibited and allowed in required setbacks and yards.

A breezeway connection between an accessory use and a principal use is allowed provided the following standards are met:

- (a) The breezeway shall be located to the rear or side of the principal structure.
- (b) The breezeway shall meet the minimum yard standards for accessory structures.
- (c) The width of the breezeway shall not exceed 5 feet.

Section 12.106(6). Uses and structures prohibited and allowed in required setbacks and yards.

(d) The breezeway height shall not exceed 12 feet.

(e) The sides of the breezeway shall be open except for structural support columns.

(f) Walkways are not permitted on the roof of a breezeway.

(g) The breezeway shall be included in the maximum building coverage calculations (see Table 9.205(1)(i)).

Issue:

- Impacts of major utility structures in front of houses

Recommendation:

- Text amendment to restrict utility structures within the established setback, and within the required front yard



Section 12.509(2), Public utility transmission and distribution lines.

Lots created after December 31, 2011 shall not have major public utility structures supporting transmission lines or otherwise part of the transmission network located in any established front setback. This provision does not apply to neighborhood-serving minor utility structures that provide local distribution.

Issue:

- Safety, maintenance, and privacy issues with 3' side yards

Recommendation:

- Text amendment to disallow the reduction of side yards to three feet



City of Charlotte Zoning Code, Section 12.805(c).
Incentives.

~~Side setbacks can be reduced to a minimum of 3 feet provided all fire code requirements are satisfied.~~

Tree Ordinance, Section 21-95(c). Tree save requirements for single-family development.

~~Internal side yards can be reduced to a minimum of three (3) feet provided all fire code requirements are satisfied.~~



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Q & A

Purpose:

- Restrict aesthetic regulations in zoning ordinances statewide



Impact:

- Single family zoning districts (R-3, R-4 and R-5)
- Conditional single family zoning (R-3 CD, R-4 CD, R-5 CD)
- Neighborhood Conservation Zoning

Restrictions:

- Color
- Cladding material
- Style of roof/porches
- Nonstructural ornamentation
- Location/style of windows and doors
- # and types of rooms
- Interior layout



Elevation #3

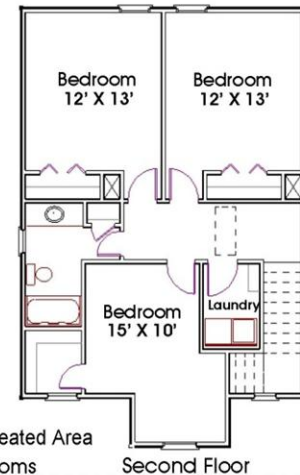
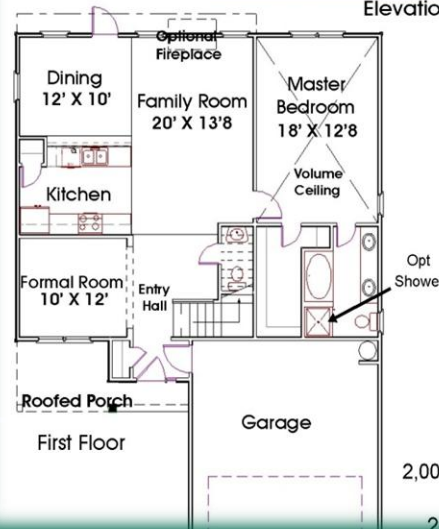


Elevation #4



Elevation #5

Brick, Stone & Siding
Colors Are Illustrations
Only - All Colors &
Materials Subject
To Selection Choices
And Availability



2,002 Sq Ft Heated Area
4 Bedrooms
2-1/2 Bathrooms

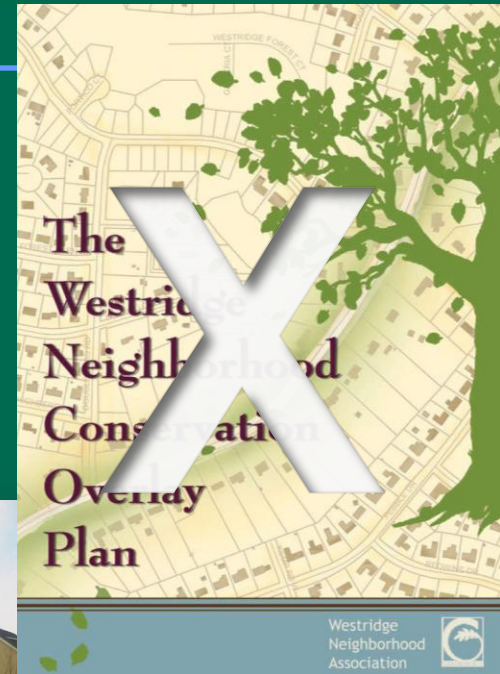
Exemptions:

- Local historic districts
- National Register of Historic Places
- Historic landmarks
- Conditions relating to density bonuses or modifications of open space
- Modular/manufactured housing



What does this mean for RDS?

- Neighborhood Conservation Overlay Districts
- Blank Walls
- Garage design



1. Transportation and Planning Committee-June
2. Planning Commission, Recommendation to file-June
3. Public hearing-September
4. Zoning Committee Recommendation-September
5. Council Decision-October