

**CHARLOTTE CODE**

**PART 4: URBAN RESIDENTIAL DISTRICTS**

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Revised June 9, 2011

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- (vi) For the provision of permitted retail uses in the UR-C districts, a density bonus equal to the amount of square footage devoted to such uses up to a maximum of a 15 percent increase in residential density, but not less than 12 dwelling units, is granted.
  - (vii) For the provision of roof areas designed as open and/or recreation space, a density bonus equal to the amount of square footage devoted to such open and/or recreation space is granted.
  - (viii) For the development of residential or mixed use structures which contain more than 5 stories, a density bonus of 10 percent of the base floor area ratio, but not less than 4 dwelling units, is granted.
  - (ix) For projects, which combine 3 or more parcels into a single lot for development, a density bonus of 5 percent of the base floor area ratio, but not less than 4 dwelling units, is granted.
  - (x) For the construction of a parking deck, the allowable floor area ratio may be increased by 50%. The area of the parking deck is included as part of the allowable floor area ratio for the site.  
*(Petition No. 2002-34, § 9.403(c)(x), 4-15-02)*
- (2) Bonus parking. Any density bonus that may be granted for a particular development project does not require any increase to the minimum parking requirements as set forth in Section 9.408. Additional parking may be provided.
  - (3) Screening. Screening shall be provided in accordance with the requirements of Section 12.303, of these regulations.
  - (4) Streetscape improvements.
    - (i) All development in the UR districts must conform to the Charlotte Tree Ordinance unless there is a City Council adopted streetscape plan for streets that the project abuts.
    - (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.
    - (iii) Improvements relating to sidewalks, tree planting and landscaping as specified by the streetscape plan must be installed during the development process. Setbacks prescribed in the streetscape plan supersede those listed as minimums for the district when the plan

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specifies a greater setback than the minimum for the district.

- (iv)** Developers are strongly encouraged to work with the appropriate utility companies to relocate overhead utilities underground during the development of the site. If the utilities are not relocated at the time the site is developed, the design of the site must provide for the eventual placement of utilities underground, and appropriate easements must be set aside accordingly.

*(Petition No. 2001-050, § 9.407(4), 06-18-01)*