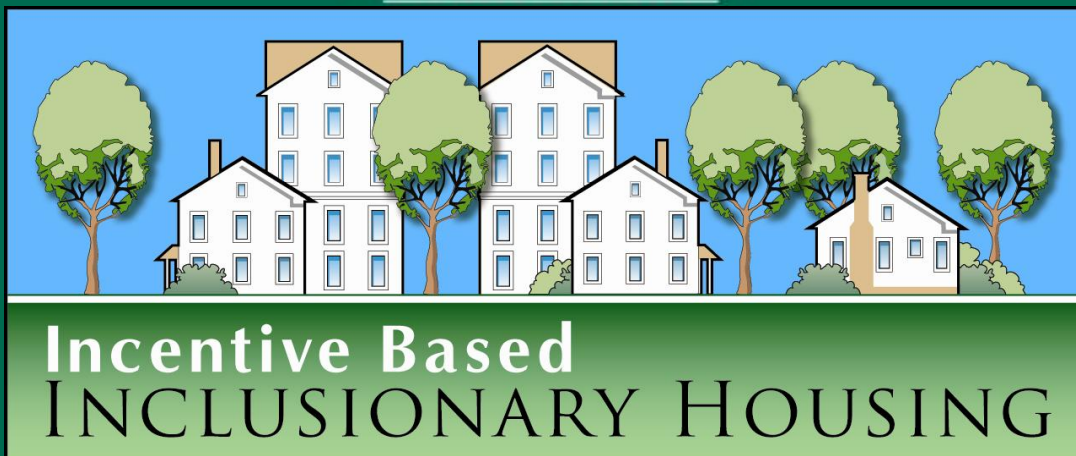




CHARLOTTE



Citizen Advisory Group Meeting 5

January 5, 2012

- Welcome / Introductions
- Review 2nd draft recommendations to allow duplexes on any lot
- Review 2nd draft recommendation to allow ADUs
- Review change to Single Family Density Bonus Program
- Report back on program administration
- Next Steps / Adjourn



2nd Draft Recommendation to allow Duplexes on any lot

Current Zoning Regulations

- ~~Duplex dwellings are allowed in R-3, R-4, R-5, and R-6 provided they are located on a corner lot and meet design criteria.~~
- Duplex dwellings are allowed on any lot within R-8.

Proposed Program

Applicability

Allow duplex dwellings on **all** lots ~~City-wide, other than corner lots~~ within the R-3, R-4, R-5, and R-6 single family zoning districts per prescribed conditions under design guidelines.

The Set-Aside

~~Minimum 50% (1 unit) of the duplex must be affordable.~~



2nd Draft Recommendation to allow Duplexes on any lot

Income Targeting

~~Income levels at or below 80% (currently \$54,000) of Area Median Income (AMI).*~~

~~• AMI is updated annually by the US Department of Housing and Urban Development.~~

Design Guidelines & Prescribed Conditions

- Lots must meet the minimum lot size requirement for duplex lots of the underlying zoning district.

Zoning District	Minimum Lot Area for Duplex Dwellings
R-3	16,000 SF
R-4	13,000 SF
R-5	10,000 SF
R-6	8,000 SF

2nd Draft Recommendation to allow Duplexes on any lot

Design Guidelines & Prescribed Conditions (continued)

- Duplex dwellings must not exceed the maximum building coverage required for detached dwellings.

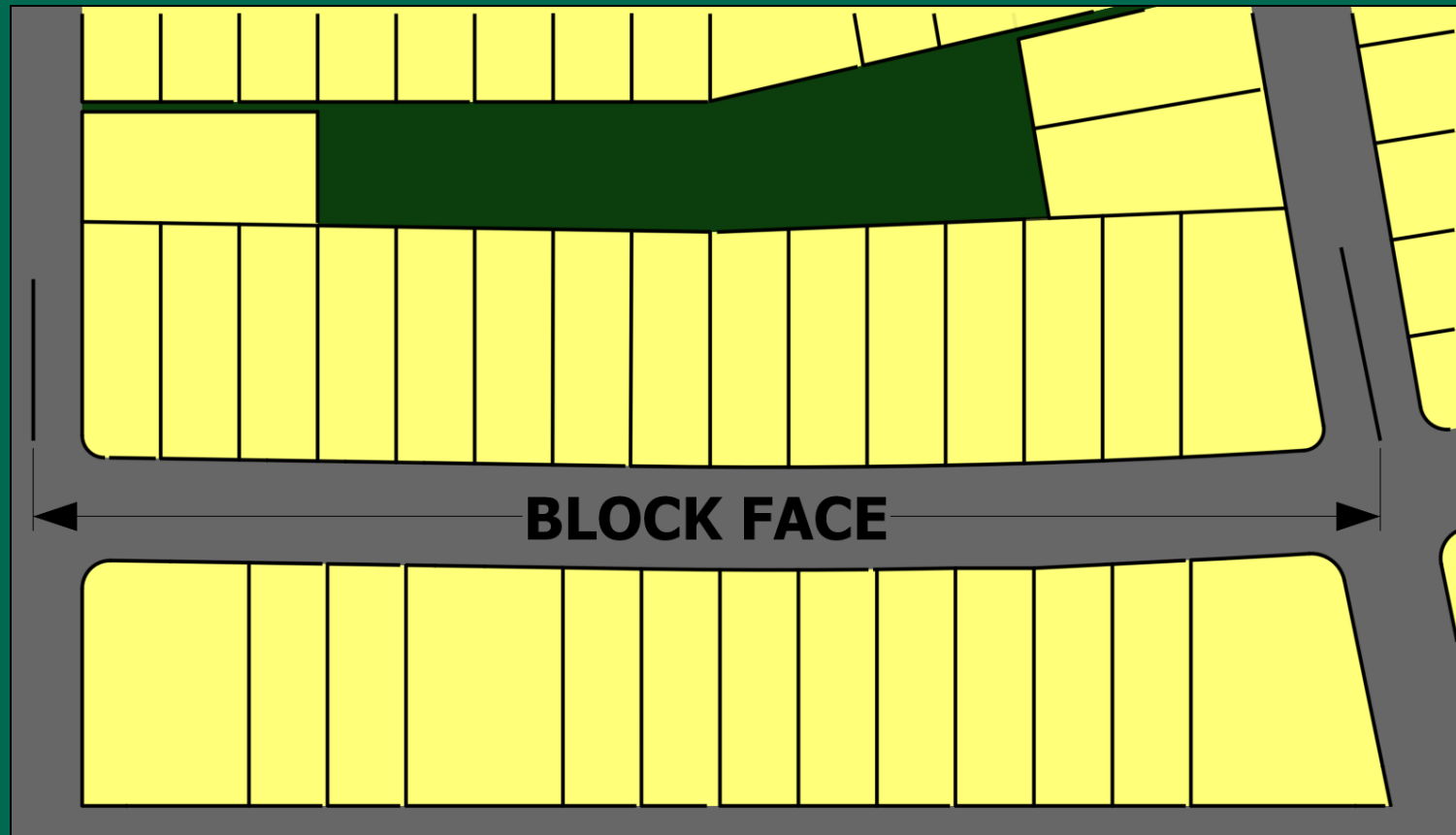
Duplex Dwelling Lot Size	Maximum Building Coverage
6,501 SF to 8,500 SF	40%
8,501 SF to 15,000 SF	35%
15,001 SF or greater	30%

- ~~■ Both units must externally blend in architecturally to include materials and style (such as roof pitches, foundations, window treatment).~~
- A duplex corner lot must provide the minimum setback requirement to each of the two different streets.

2nd Draft Recommendation to allow Duplexes on any lot

Design Guidelines & Prescribed Conditions (continued)

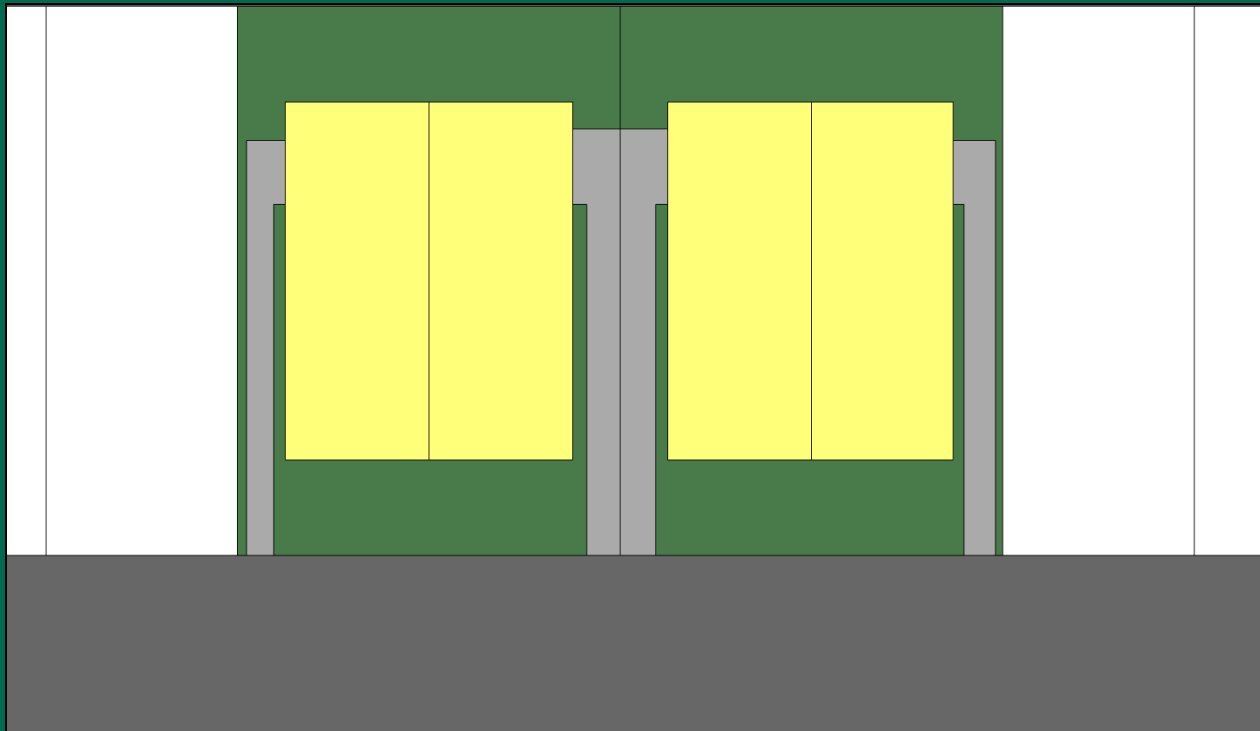
- Limit of two (2) abutting duplex lots **within a block face** ~~which front along the same street.~~



2nd Draft Recommendation to allow Duplexes on any lot

Design Guidelines & Prescribed Conditions (continued)

- Duplex units must be served by a shared driveway. However, where two duplex lots abut, a total of three driveways may be allowed. The two end units, which share a common lot line, shall have a shared driveway and the opposite end units may have individual driveways.



2nd Draft Recommendation to allow Duplexes on any lot

Program Administration

- Affordable unit must be registered with N&BS.
- This section is incomplete and yet to be determined, but will involve a higher level of staff review to address multiple administrative aspects such as:
 - assurances affordable housing units are built and sustained
 - architectural consistency

Obtain a building permit from LUESA.





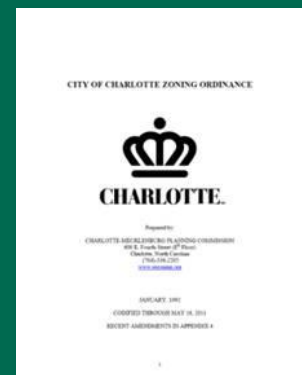
CITY OF CHARLOTTE

Questions?



Proposed Accessory Dwelling Unit (ADU) Definition

Accessory Dwelling Unit (ADU) - a smaller second dwelling unit created on a lot with a single family detached dwelling unit and may either be located within the principal detached dwelling or within a separate accessory structure.



Current Zoning Regulations

~~Accessory dwelling units (ADUs) are allowed for elderly and disabled housing and for guest houses and employee quarters per prescribed conditions found in Section 12.407 and 12.412 of the Zoning Ordinance.~~

Proposed Program

Applicability

Allow ~~affordable housing units within~~ accessory dwelling units (ADUs) **as a permitted accessory use to any single family detached dwelling unit** per the following prescribed conditions under design guidelines.

The Set-Aside

~~The ADU must be affordable.~~

Income Targeting

~~Income levels at or below 80% (currently \$54,000) of Area Median Income (AMI).*~~

~~* AMI is updated annually by the US Department of Housing and Urban Development.~~

Design Guidelines & Prescribed Conditions

- The ADU shall be clearly subordinate to the principal **single family detached** structure.
- No more than one ADU shall be located on a lot.
- The ADU and the principal dwelling shall be owned by the same person.
- The ADU shall not be served by a driveway separate from that serving the principal dwelling.

Design Guidelines & Prescribed Conditions (continued)

ADU within a principal structure:

- An ADU located within the principal single family detached structure shall be limited to 35% of the total floor area of the principal structure. However, in no case shall the ADU exceed 800 square feet.

ADU within an accessory structure:

- The ADU shall have a floor area no greater than 50% of the principal structure and under no circumstances cover more than 30% of the rear yard. **However, in no case shall the ADU exceed 800 square feet.**
- The structure shall be no taller than the principal dwelling.
- The ADU shall be located in the rear yard and not be any closer than 15 feet to a rear property line or along any side property line within the required side yard dimension.
- The minimum lot size for a lot on which an ADU is located shall be 2 times the minimum for the district.
- Roof and exterior wall materials and finishes of the ADU must be comparable in composition and appearance to that of the principal dwelling on the lot.

2nd Draft Recommendation to allow ADUs

Program Administration

- Affordable unit must be registered with N&BS.
- This section is incomplete and yet to be determined, but will involve a higher level of staff review to address multiple administrative aspects such as:
 - assurances affordable housing units are built and sustained
 - architectural consistency

Obtain a building permit from LUESA





CITY OF CHARLOTTE

Questions?



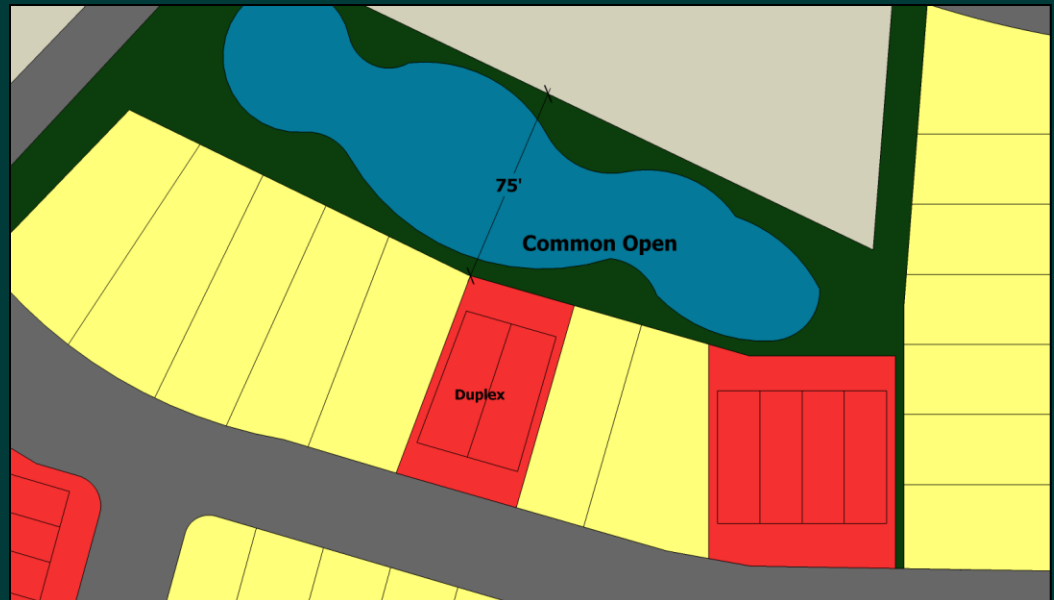
Revision to Proposed Single Family Density Bonus Program

Incentives/Offsets

Mix of Dwelling Unit Types

Allow duplex, triplex, and quadraplex buildings to be integrated within a subdivision in accordance with the following standards:

- These unit types must be located internal to the subdivision.
- For clarification, if common open space is used to qualify a lot as an internal lot, the minimum width of that area must be 75 feet between the external property boundary of the development and the internal lot.





CITY OF CHARLOTTE

Questions?



Program Administration

Will involve a higher level of staff review to address the following:

- affordable housing units are built
- architectural consistency
- dispersal of affordable housing units
- mitigation of traffic impacts

Next Steps:

- Staff working to establish best practices that can be applied to all of the recommended strategies/programs.
- Staff met with Davidson's Program Administrator to discuss their administrative practices and what they have learned from other communities like Chapel Hill.
- Staff will be reaching out to UNC School of Government for additional insight.
- January 19 CAG meeting will be a work session to discuss program administration.

- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
 - January 19, 2012 (6pm, CMGC Room 280)
WORK SESSION – Program Administration
 - February 9, 2012 (6pm, CMGC Room 280)
 - February 23, 2012 (6pm, CMGC Room 280)
- **Process Benchmarks**
 - Citizen Input process September 2011-March 2012
 - Committee Action April 2012
 - Council Action June 2012 (follows the text amendment process)
- **Questions or concerns should be directed to:**
Bryman Suttle, *Charlotte-Mecklenburg Planning Department*
704-336-8325 bsuttle@charlottenc.gov
- **Tonight's presentation, including summary minutes, will be posted at:**
www.charlotteplanning.org





CITY OF CHARLOTTE

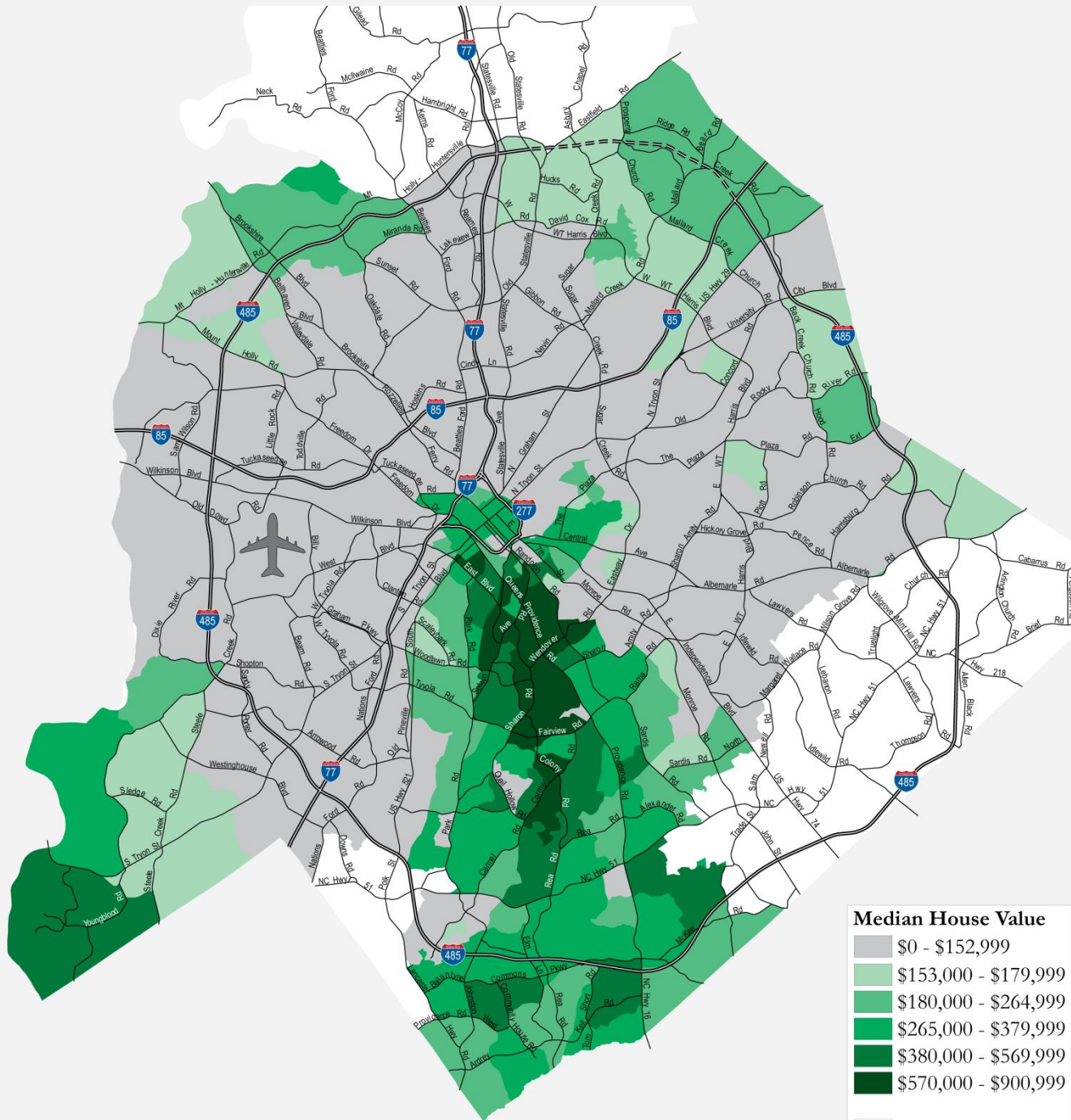
Questions?



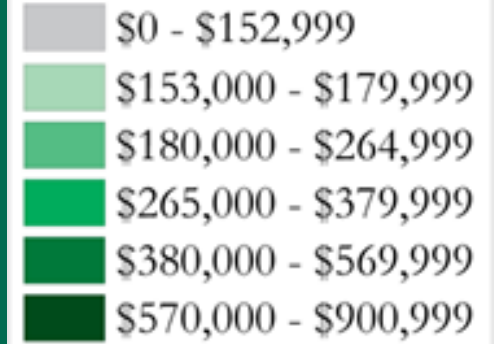
Proposed Single Family Density Bonus Program

Applicability

- R-3, R-4, R-5, and R-6 zoning districts within Census block groups in Charlotte's Sphere of Influence that have a median home value at or above \$153,000 (US Census Bureau's, American Community Survey 2005-2009)
- Median Home Value will be reassessed every five years and based upon the most recent US Census Bureau's, American Community Survey five year average estimates



Median House Value



Other Jurisdiction

Median House Value



Other Jurisdiction

Proposed Single Family Density Bonus Program

The Set-Aside

- Minimum 50% of additional units allowed by the density bonus must be affordable
- Number of affordable units not to exceed 25% of total housing units in the development

Threshold Level of Development

- Project size must be a minimum of one (1) acre

Income Targeting

- Income levels at or below 80% (currently \$54,000) of Area Median Income (AMI).

Proposed Single Family Density Bonus Program

Incentives/Offsets

Density Bonus

- Allow up to three (3) units above the base density for applicable single family districts.

Reduced Development Standards

- Front Setbacks: 20' for front loaded garages; 15' for all other lots
- Rear Yards: 30' for internal lots; rear yards along the outer boundary of a project must comply with the zoning district requirement

Proposed Single Family Density Bonus Program

Incentives/Offsets

Reduced Development Standards (continued)

- Apply the cluster provisions for lot size and lot width of the zoning category
- Apply the cluster provisions for lot size and lot width of the zoning category two districts higher if a minimum of 10% is applied to common open space. Perimeter lots that abut or are across a local residential street from other single family zoned properties shall meet the underlying zoning cluster provisions. A minimum 20' wide tree save area within common open space may be utilized to eliminate this requirement for perimeter lots that abut other single family zoned properties.

Zoning District	Cluster Min. Lot Area	Standard Min. Lot Area	Cluster Min. Lot Width	Standard Min. Lot Width
R-3	8,000 SF	10,000 SF	60 Feet	70 Feet
R-4	6,000 SF	8,000 SF	50 Feet	60 Feet
R-5	4,500 SF	6,000 SF	40 Feet	50 Feet
R-6	3,500 SF	4,500 SF	40 Feet	40 Feet

Proposed Single Family Density Bonus Program

Incentives/Offsets

Mix of Dwelling Unit Types

Allow duplex, triplex, and quadraplex buildings to be integrated within a subdivision in accordance with the following standards:

- These unit types must be located internal to the subdivision
- Of the additional units achieved by the density bonus, up to 50% of the dwelling units may be duplex, triplex, and quadraplex units
- Minimum Lot Sizes and Lot Widths:

Dwelling Type	Minimum Lot Area	Minimum Lot Width
Duplex*	6,500 SF	50 Feet
Triplex*	9,500 SF	70 Feet
Quadraplex*	11,500 SF	90 Feet

- * If land is sold with an attached unit, the minimum subplot size must be sufficient to accommodate the dwelling unit and 400 square feet of private open space.

Mix of Dwelling Units





CITY OF CHARLOTTE

Development Scenario Concerns

Designer R-3 Example

Incentive Based
Housing Example
DRAFT - 11.30.11

Density Bonus: 3 DUA with Mixed Units

Area: 56 acres

COS: 8.7 ac (5.7 ac Tree Save & 3 ac BMPs)

Density:

- Base = 3 DUA (168 sf lots)
- Bonus Achieved = 2.9 DUA (257 lots & 74 mixed units)
- Total = 5.9 DUA (331 units)

Lot Sizes:

- Exterior Lots (R-3 Cluster) – 8,000 sq. ft.
- Interior Lots (R-5 Cluster) – 4,500 sq. ft.
- Interior Duplex Lots – 6,500 sq. ft.
- Interior Triplex Lots – 9,500 sq. ft.
- Interior Quadraplex Lots – 11,500 sq. ft.

Housing Types:

- Single Family – 257 units
- Mixed Housing – 74 units (81 units allowed)
 - Duplex – 28 units
 - Triplex – 6 units
 - Quadraplex – 40 units

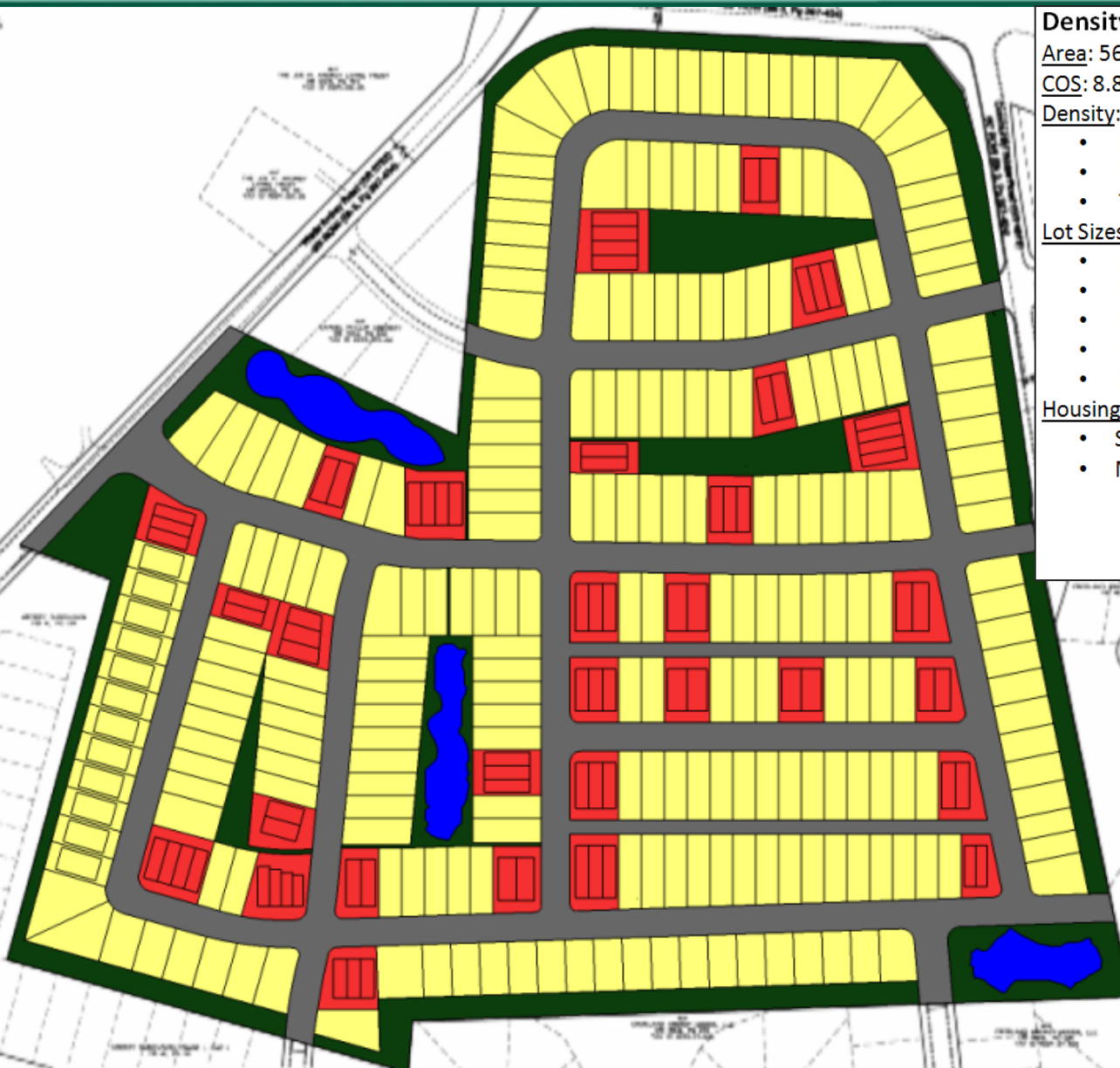
Total Development:
Single Family Housing: 257 Units
Duplex: 28 Total Units
Triplex: 6 Total Units
Quadriplex: 40 Total Units
Total Units: 331
Total Density: 5.9 Units/Acre
Open Space/Tree Save: 8.7 Acres



CITY OF CHARLOTTE

Development Scenario Concerns

Staff R-3 Example



Density Bonus: 3 DUA with Mixed Units

Area: 56 acres

COS: 8.8 ac (5.8 ac Tree Save & 3 ac BMPs)

Density:

- Base = 3 DUA (168 sf lots)
- Bonus Achieved = 2.88 DUA (248 lots & 80 mixed units)
- Total = 5.86 DUA (328 units)

Lot Sizes:

- Exterior Lots (R-3 Cluster) – 8,000 sq. ft.
- Interior Lots (R-5 Cluster) – 4,500 sq. ft.
- Interior Duplex Lots – 6,500 sq. ft.
- Interior Triplex Lots – 9,500 sq. ft.
- Interior Quadraplex Lots – 11,500 sq. ft.

Housing Types:

- Single Family – 248 units
- Mixed Housing – 80 units (80 units allowed)
 - Duplex – 30 units
 - Triplex – 30 units
 - Quadraplex – 20 units

Proposed Single Family Density Bonus Program

Design Guidelines

- Units must externally blend in architecturally with other units to include materials and style (such as roof pitches, foundations, window types, building materials)
- Affordable units must be dispersed within the development
- Perimeter of development must reflect the character of adjacent neighborhoods based on zoning



Proposed Single Family Density Bonus Program

Architectural Design Standards



- Building material
- Roof pitch
- Window type
- Foundation

Proposed Single Family Density Bonus Program

Program Administration

This section is incomplete and yet to be determined, but will involve a higher level of staff review to address the following:

- affordable housing units are built
- architectural consistency
- dispersal of affordable housing units
- mitigation of traffic impacts