



WHAT
CAN
UDO

HELP THINK OUR CITY **FORWARD**

Charlotte Place Types and Unified Development Ordinance



3/21/2017

PLANNING COMMITTEE

CharlotteUDO.org
#CLTUDO

- What is the foundation for place types and how do they link to the city's broader goals?
- Components: important to develop draft zoning districts in tandem with place types.
- What is the community engagement strategy and schedule?



Topic 1:

What is the foundation for place types and how they link to the City's broader goals?



Our Vision

Centers, Corridors & Wedges Growth Framework

Charlotte will continue to be one of the most **livable cities** in the country, with a vibrant **economy**, a thriving **natural environment**, a diverse population and a cosmopolitan outlook.

Charlotteans will enjoy a range of **choices for housing**, transportation, education, entertainment and **employment**. Safe and attractive **neighborhoods** will continue to be central to the City's identity and citizen involvement key to its viability.

Livable City Policy Statement Charlotte-Mecklenburg Planning Commission

Develop a **livable city** where Charlotteans of all incomes can achieve, "a complete state of physical, mental and social well-being" through the design of **neighborhoods**, public infrastructure and **open spaces**, and through easy access to **employment** and **housing choices**.



Charlotte Place Types and
Unified Development Ordinance

Centers, Corridors & Wedges Growth Framework

Protection of established neighborhoods

Residential opportunities to accommodate a diverse
population in quality and livable neighborhoods

High-quality, context-sensitive community design

More walkable places with a variety of activities

A diverse, growing and adaptable economy

Revitalization of economically challenged
business and residential areas

Efficient and coordinated investment in infrastructure
that keeps pace with existing and future development

Enhanced transportation networks for
pedestrians, cyclists, motorists, and transit users

A healthy and flourishing tree canopy

Diligent consideration of environmental benefits and impacts

Guiding Principles

Livable City Policy Statement

Ensure access to affordable housing

Build safe communities

Build vibrant and activity-filled public streets and open
spaces

Promote access to affordable and healthy/local foods

Promote a mix of land uses

Create a state-of-the-art transportation system

Protect the air we breathe



Charlotte Place Types and
Unified Development Ordinance

Questions



Topic 2:

Components: important to develop draft zoning districts in tandem with place types.

Place Types & Zoning

Place Types:

Set the vision and describes the desired character

Character

Scale

Mix of Use

Building Types

Density

Zoning Ordinance:

Implements the vision and defines the development standards

Uses permitted by right

Uses permitted with prescribed conditions

Bulk & Yard Regulations

Building Design Standards

Site Development Standards

Off-Street Parking and Loading

Signs

Place Type: Neighborhood Commercial

“Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.”



New Orleans Place Type

Legend:

- Pre-war Residential Low Density
- Neighborhood Commercial

Map labels include: Dabadie St, Onzaga St, N Galvez St, O'Reilly St, Aubry St, Old Roman St, New Orleans St, Roman St, N Tonti St, and N Galvez St.

Inset map labels: RLD-PRE, NC, and RLD-PRE.

Page number: 10

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- Map labels include: Dabadie St, Onzaga St, N Galvez St, O'Reilly St, Aubry St, Old Roman St, New Orleans St, Roman St, and N Tonti St. A small inset map in the top right corner shows the location of the study area within the city of New Orleans.

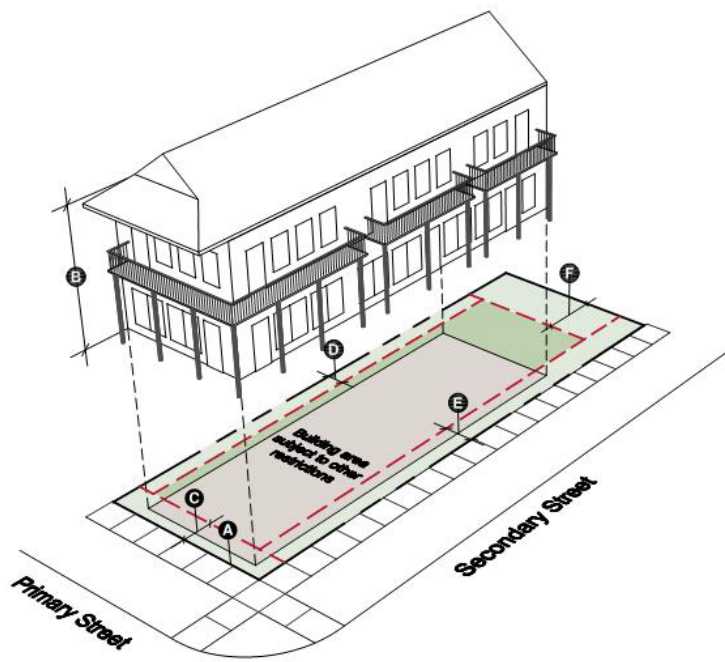
| Place Type | Zoning District Classifications |
|-------------------------|---|
| Neighborhood Commercial | HU-B1 Neighborhood Business District |
| | S-B1 Suburban Business District |
| | S-B2 Pedestrian Oriented Corridor Business District |
| | C-1 General Commercial District |

New Orleans Zoning



Purpose: Neighborhood Business District:

“The HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.”



GENERAL REGULATIONS

Table 12-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Historic Urban Neighb

Table 12-2: Bulk & Yard Regulations

| DISTRICTS | |
|--|--|
| BULK & YARD REGULATIONS | HU-B1A |
| BULK REGULATIONS | |
| MINIMUM LOT AREA | SF: 1,500sf/du 2F: 1,200sf/du MF: 1,000sf/du Non-Residential: None |
| MAXIMUM TOTAL FLOOR AREA – COMMERCIAL USE ¹ | Permitted up to 5,000sf of total floor area Conditional use approval required for 5,000sf to 10,000sf of total floor area Uses with over 10,000sf of total floor area are prohibited |
| A MINIMUM LOT WIDTH | SF & 2F: 25' Non-Residential: None |
| B MAXIMUM BUILDING HEIGHT | SF & 2F: 35' Non-Residential: 40' & no more than 3 stories |
| MINIMUM PERMEABLE OPEN SPACE* | 10% of the lot area |
| MINIMUM YARD REQUIREMENTS | |
| C FRONT YARD | SF & 2F: See Section 11.3.A.2 Non-Residential/Mixed-Use: 0' build-to line |
| D INTERIOR SIDE YARD | 3' |
| E CORNER SIDE YARD | SF & 2F: See Section 11.3.A.3 Non-Residential/Mixed-Use: None, to a maximum of 3' |
| F REAR YARD | 20% of lot depth or 15', whichever is less |



Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.



12.3.B. Building Design Standards

The following standards shall apply to all sites, except single and two-family residential dwellings:

- a. All buildings shall provide a **clearly identifiable entry from the public sidewalk** at the front (primary street) elevation.
- b. Structures on a corner lot shall be built to the corner.
- e. The **ground floor** of newly constructed commercial buildings shall **contain a minimum transparency of fifty percent (50%)** on the primary street and windows shall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background.
- g. The first floor of commercial buildings shall be designed with a **minimum ceiling height of twelve (12) feet**.

Place Types + Existing Zoning

VISION

IMPLEMENTATION

| Place Types + Intent | Existing Zoning Districts | Unified Development Ordinance |
|---|--|---|
| TASK: Define The places we want to create | TASK: Evaluate Test and evaluate existing zoning districts | TASK: Draft & Develop Develop new or modify existing zoning districts |



Neighborhood Place Types

Neighborhood 1

Neighborhood 2

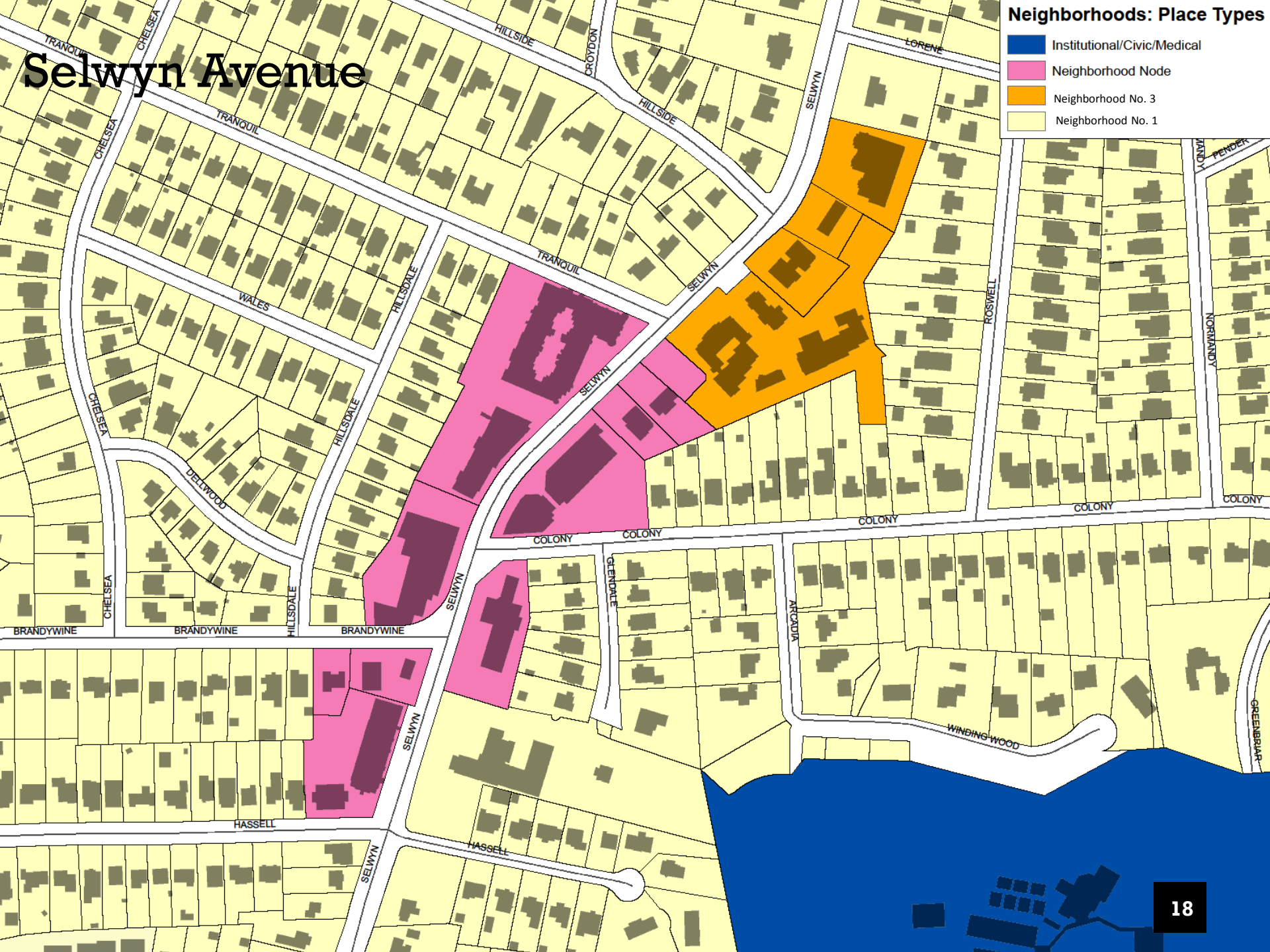
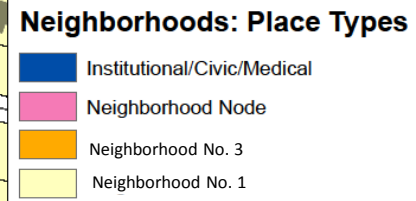
Neighborhood 3

Neighborhood
Node



Character
Scale
Mix of Use
Building Types
Density

Selwyn Avenue



Place Type: Neighborhood Node

Small-scale, pedestrian-oriented commercial development that is integrated into and serves the daily needs of nearby neighborhoods.

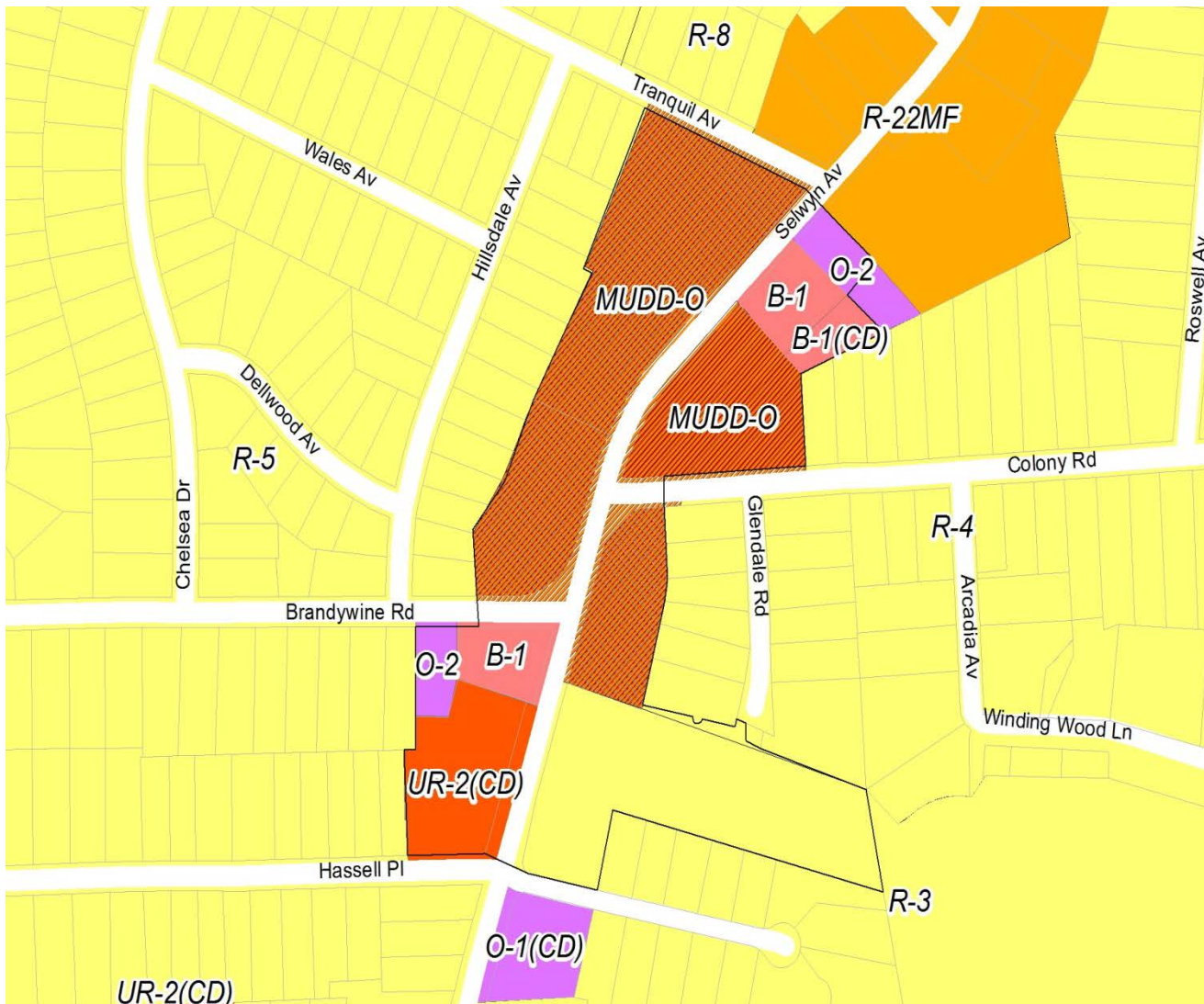


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| <p>Neighborhood Node: Small scale commercial areas that are pedestrian-oriented & integrated into residential neighborhoods.</p> | <p>TASK: Evaluate Test and evaluate existing zoning districts</p> | <p>TASK: Draft & Develop Develop new or modify existing zoning districts</p> |



1 “place” - 6 categories

- MUDD-O (2006-053)
- MUDD-O (1999-129)
- UR-2 (CD) (2002-143)
- B-1 (CD)
- B-1
- O-2

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| <p>Neighborhood Node: Small scale commercial areas that are pedestrian-oriented & integrated into residential neighborhoods.</p> | <ul style="list-style-type: none"> • Neighborhood Services (NS) • Mixed Use Development District (MUDD) • Urban Residential – Commercial (UR-C) • Business (B-1) • Office (O-2) • Pedestrian Overlay District (PED) • Other? | <p>TASK: Draft & Develop Develop new or modify existing zoning districts</p> |

Place Types + Existing Zoning

| Place Types + Intent | Existing Zoning Districts | | UDO |
|---|--|---|-----|
| Neighborhood 1: Residential areas with Single-Family detached buildings. | <ul style="list-style-type: none"> • R-3 • R-4 • R-5 | <ul style="list-style-type: none"> • R-6 • R-8 • UR-1 | |
| Neighborhood 2: Residential areas with mix of low-density residential buildings. | <ul style="list-style-type: none"> • R-8 • MX-1 • R-MH | <ul style="list-style-type: none"> • R-8MF • R-12MF • UR-2 | |
| Neighborhood 3: Residential areas with mix of moderate to high-density residential buildings. | <ul style="list-style-type: none"> • R-17MF • R-22MF • R-43MF | <ul style="list-style-type: none"> • UR-3 | |
| Neighborhood Node: Small-scale, pedestrian-oriented commercial development. | <ul style="list-style-type: none"> • NS • MUDD • UR-C | <ul style="list-style-type: none"> • B-1 • O-2 | |



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Review:

- Draft (full) palette of Place Types
- Updated process & milestones for UDO & Place Types (timeframe, engagement, deliverables)

- What is the foundation for place types and how do they link to the city's broader goals?
- Components: important to develop draft zoning districts in tandem with place types.
- What is the community engagement strategy and schedule?



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Questions



HU-B1: Land Uses

Residential Uses

- Single-Family Dwelling
- Two-Family Dwelling
- Townhouse Dwelling
- Multi-Family Dwelling

Institutional Uses

- Community Center
- Cultural Facility (Section 20.3.R)
- Educational Facility (Section 20.3.Z)
- Government Offices
- Place of Worship

Commercial Uses

- Day Care Center, Adult or Child (Section 20.3.S)
- Financial Institution
- Gas Station (Section 20.3.EE)
- Health Club
- Medical/Dental Clinic
- Office
- Personal Service Establishment
- Pet Day Care Service (Section 20.3.QQ)
- Public Market
- Restaurant, Carry-Out (Section 20.3.ZZ)
- Restaurant, Fast Food (Section 20.3.ZZ)
- Restaurant, Standard (Section 20.3.ZZ)
- Retail Goods



Charlotte Place Types and
Unified Development Ordinance

HU-B1: Height & Transitions

12.2: Bulk & Yard Regulations

| | |
|--------------------------------|---|
| Bulk Regulations | |
| Maximum Building Height | 40' & no more than 3 stories |
| Minimum Permeable Open Space | 10% of lot area |
| Minimum Yard Requirements | |
| Front Yard | 0' build-to line, except where adjacent average is greater than 5' |
| Interior Side Yard | None, unless abutting a residential district then 3' |
| Corner Side Yard | None, to a maximum of 5' |
| Rear Yard | None, unless abutting a residential district then 15' |