



# Planning Charlotte's Future

## Zoning Ordinance and Policy Update

Planning Commission  
February 1, 2016

## Purpose

- Zoning Ordinance & Policy Update

---

## Overview

- Overview of Process
- Discussion: Placed-based Approach

**6 Months**

Phase 1 & 2

**PHASE 1: Foundation & Approach**

- Define approach & goals
- Define process and engagement plan
- Define the Community Character policy
- Establish the type and organization of Ordinance

**PHASE 2: Community Character Policy**

- Create a policy foundation that links to new Ordinance.

**18 Months**

Phase 3

**PHASE 3: Draft Ordinance**

- Develop Draft Ordinance
- Public & Stakeholder Engagement
- Technical Review

**TBD**

Phase 4

**PHASE 4: Adoption**

- Complete public review & adoption

## Phase 1 Foundation & Approach

## Phase 2 Community Character Policy

### Engagement

Planning Commission  
Transportation & Planning  
Committee (TAP)  
City Council  
Technical staff & committees

### Tasks

- Define Approach & Goals
- Develop a comprehensive project process and engagement plan
- Project Website
- Define the Community Character policy
- Establish the type and organization of Development Ordinance

## Improving Linkage Between Policy & Regulation

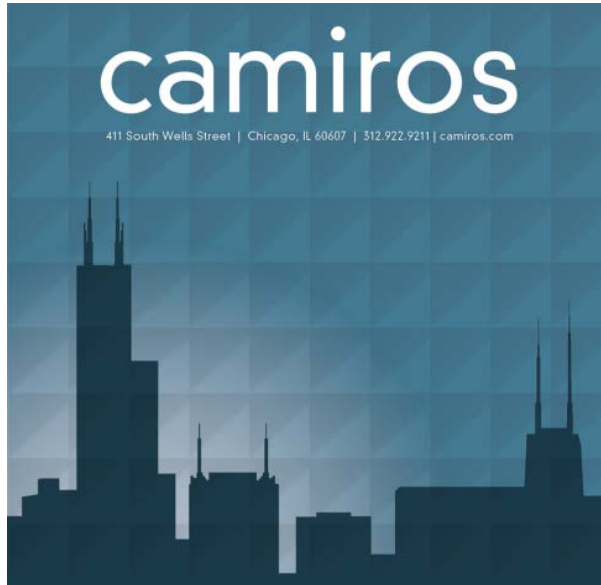
**Refine Existing Policy**



**Update Ordinance to Implement Policy**



**Benefits**  
*Unified Vision*  
*Clearer Alignment*  
*Better Predictability*  
*More Clarity*



Extensive Experience in:

- Planning, Urban Design & Zoning
- Drafting Ordinances and Unified Development Ordinances
- Administration & implementation of zoning ordinances

## Local Support Team

---

**Public Outreach &  
Communication**

(Wray Ward)

**Visualizations & 3D  
Modeling**

(Bergman)

**State Statutes & Local  
Zoning Authority**

(Parker Poe)

## **A Place-Based Unified Development Ordinance**

- ✓ District structure based on the “places” of Charlotte rooted in the City’s character that align planning policy with development regulation
- ✓ Combines a variety of zoning techniques in a hybrid ordinance: form-based, performance, traditional
- ✓ Create by-right districts that lead to desired development by incorporating conditions frequently attached to Conditional approvals
- ✓ Brings together all the land development controls in one place to eliminates inconsistencies and create a streamlined process, both in administration and user understanding

***Example – New Orleans***

## New Orleans Policy Framework

Place-making approach: 8 character areas

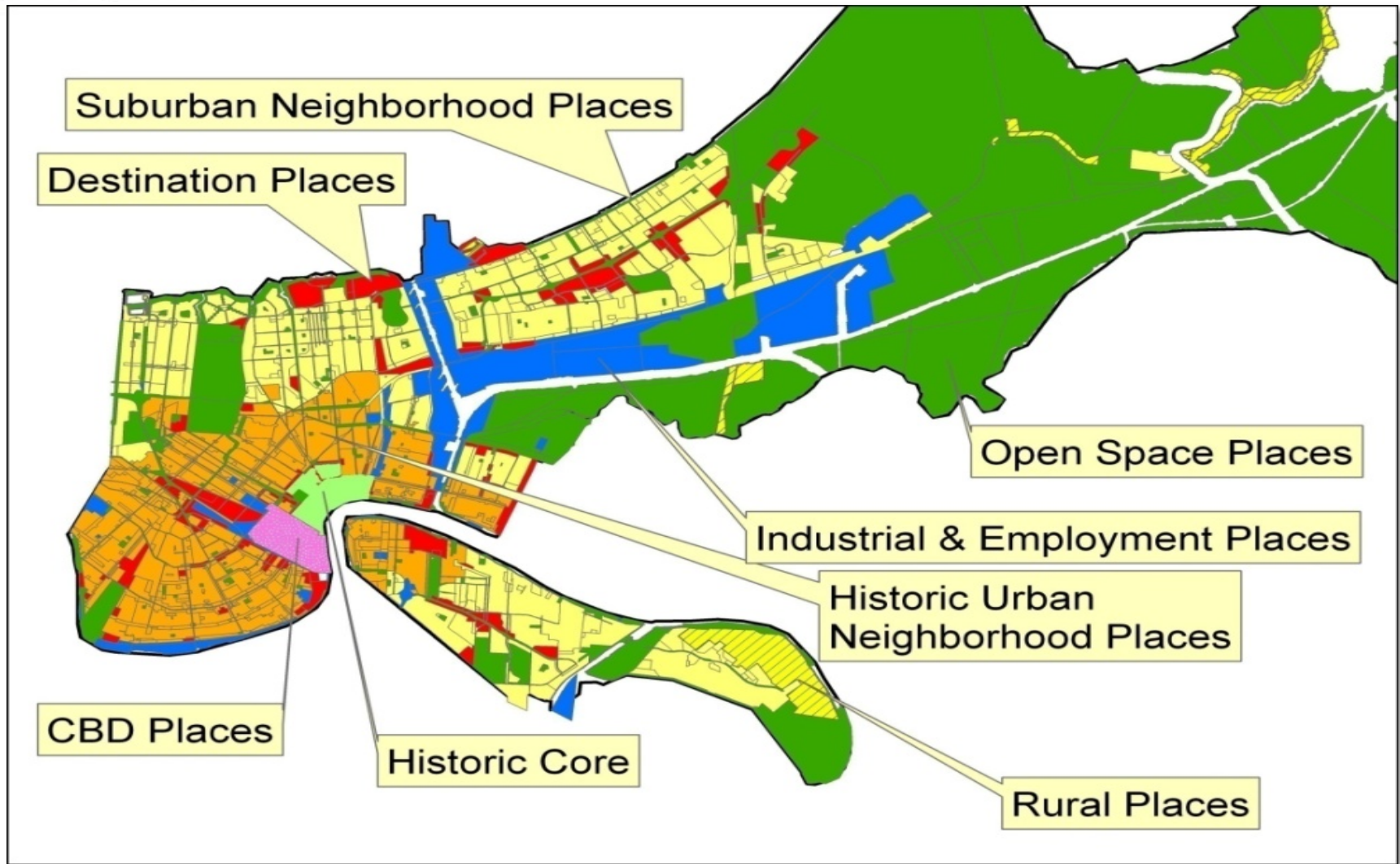
Analysis of “place” development patterns

Identify issues unique to each “place”

Testing of regulations for each “place”











**SUBURBAN**



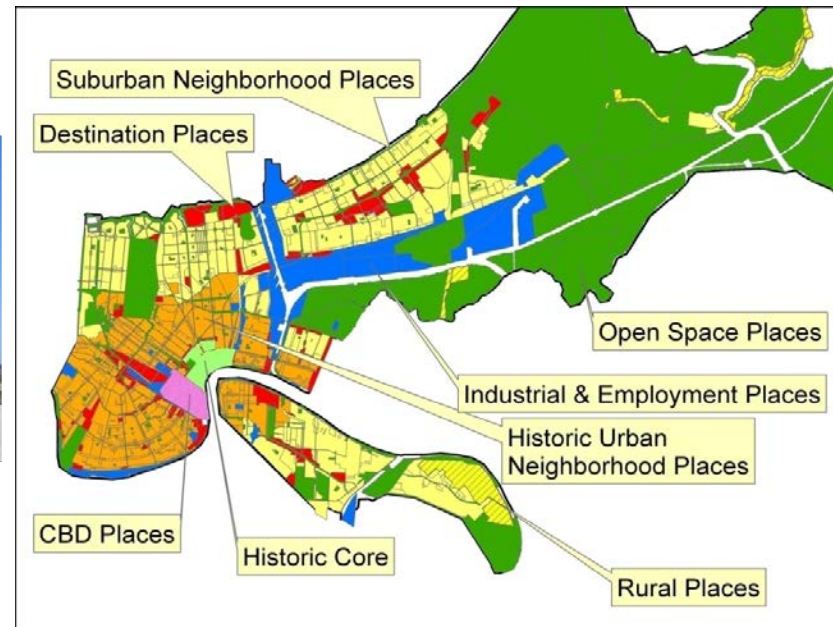
**URBAN**



**HISTORIC**



**RURAL**



**OPEN SPACE**



**CBD**



**EMPLOYMENT**



**DESTINATION**

# What Type of Ordinance?

	Open Space	Rural	Historic Core	Historic Urban	Suburb	Comm. Center	Inst.	CBD	Centers for Industry
Res.		1	5	5	11				
Comm.				2	6	3		4	
Mixed-Use		1	7	1		2	1	2	
Open Space	5		1						
Inst.							3		
Ind.			1						4
Nbhd. Specific			X		X				



PUBLIC RELEASE DRAFT 2013

## ARTICLE 9. HISTORIC CORE NEIGHBORHOODS RESIDENTIAL DISTRICTS

### PURPOSE OF THE HISTORIC CORE NEIGHBORHOODS

The Historic Core Neighborhoods are the neighborhoods that developed during the City's colonial period, including adjacent areas that continued those development patterns. Consisting primarily of the Vieux Carré, and the adjacent Faubourgs of Marigny, Tremé, and Bywater, the Historic Core Neighborhoods reflect a scale resulting from historically pedestrian movement.

The regulations of the residential districts of the Historic Core Neighborhoods preserve and reflect the historic development pattern. Each of the residential districts within the Historic Core Neighborhoods contains a mix of dwelling types, creating a dense residential environment.

### CHARACTER OF THE HISTORIC CORE NEIGHBORHOODS

The character of the residential districts of the Historic Core Neighborhoods is defined by:

- » Numerous historic structures that date to the end of the 18<sup>th</sup> century and early part of the 19<sup>th</sup> century, which are protected by historic district regulations and the Vieux Carré Commission and Historic Districts Landmarks Commission
- » A variety of residential dwelling types integrated throughout the neighborhood as well as within a square
- » Single-family and two-family homes of one to two stories, with multi-family dwellings rising three to four stories or more
- » Historic patterns of mixed residential and neighborhood commercial uses
- » Dense historic development patterns with minimal to no setbacks between structures and between structures and the street
- » An absence of off-street parking



PUBLIC RELEASE DRAFT 2013

## ARTICLE 10. HISTORIC CORE NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS

### PURPOSE OF THE HISTORIC CORE NEIGHBORHOODS

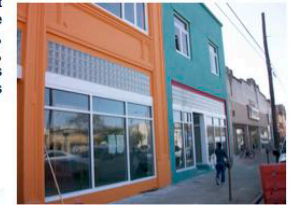
The Historic Core Neighborhoods are the neighborhoods that developed during the City's colonial period, including adjacent areas that continued those development patterns. Consisting primarily of the Vieux Carré, and the adjacent Faubourgs of Marigny, Tremé, and Bywater, the Historic Core Neighborhoods reflect a scale resulting from historically pedestrian movement.

The non-residential districts of the Historic Core Neighborhoods contain regulations to preserve and reflect the historic development pattern and the dense mixed-use environment. The districts allow for a variety of uses, including residential, commercial and entertainment, integrated throughout the district as a whole and at times within a single structure, that has been part of these areas since their establishment.

### CHARACTER OF THE HISTORIC CORE NEIGHBORHOODS

The character of the non-residential districts of the Historic Core Neighborhoods is defined by:

- » Numerous historic structures that date to the end of the 18<sup>th</sup> century and early part of the 19<sup>th</sup> century, which are protected by historic district regulations and the Vieux Carré Commission and Historic District Landmarks Commission
- » A mixed-use, pedestrian-oriented environment, including a variety of residential dwelling types and commercial uses integrated throughout the neighborhood as well as within a square
- » Dense development patterns with minimal to no setbacks between structures and between structures and the street
- » Structures vary in height from single story cottages to four stories, often designed with commercial uses on the ground floor and residences above



## Historic Core Neighborhoods - Single-Family & Two-Family

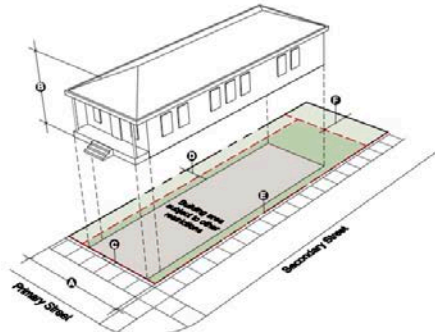


Illustration of site development standards



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.

## Historic Core Neighborhoods - Multi-Family (Vieux Carré Districts)

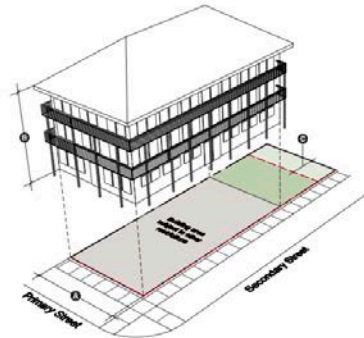


Illustration of site development standards



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.

## Historic Core Neighborhoods - Commercial (Historic Marigny/Tremé/Bywater Districts)

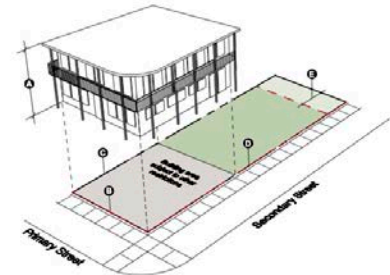


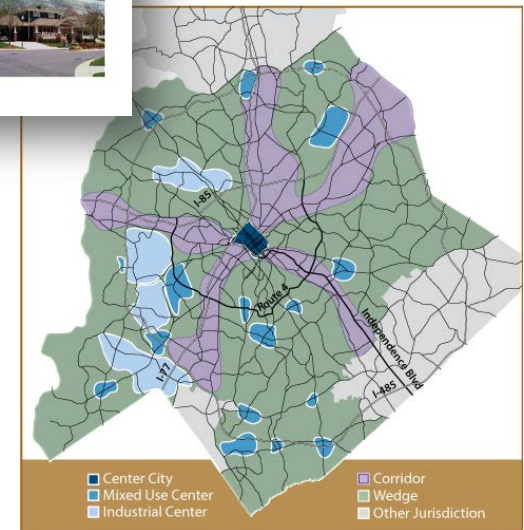
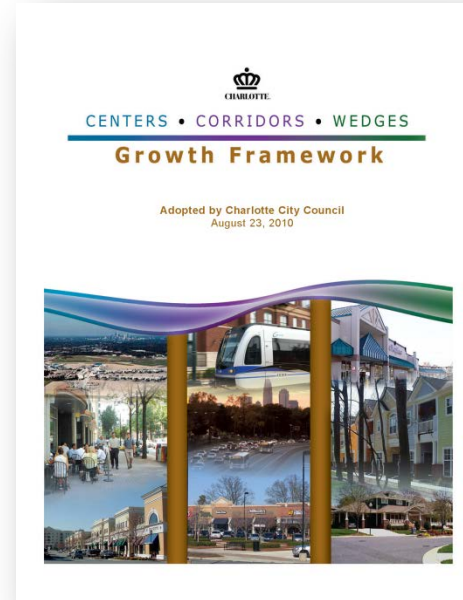
Illustration of site development standards



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.

## We Have the Foundation

- Organizes growth pattern
- Describes land use character
- Specifies development intensity





# Where Do the Places Come From?





# Where Do the Places Come From?

## CONNECT our FUTURE



### Place Types and Community Types



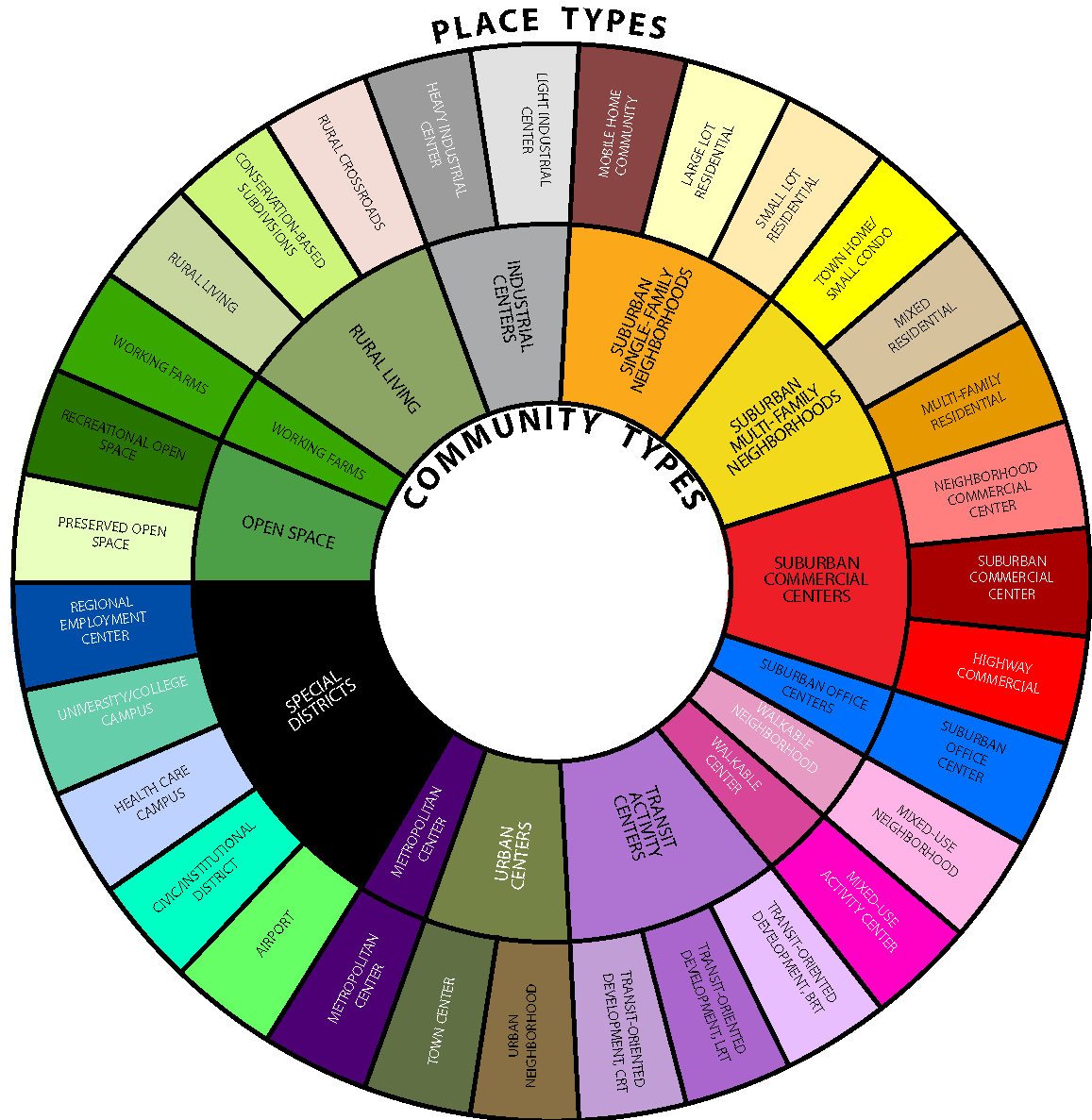
- 3 year process
- Public, Private and Nonprofit
- 80+ Public Engagement Opportunities
- 400+ Regional Leaders
- 60 Local Governments & Government Agencies
- 8,400 individuals participated

**CONNECT Our Future** is based on, and builds from, the region's shared vision. In 2005-2008, the 14-county bi-state region came together and developed a vision for the region's future. That vision has been adopted by the local governments representing more than 70 percent of the population in the region and is being translated into growth options that will produce the results the public wants.



# Where Do the Places Come From?

Place types are physical descriptions of different kinds of built and natural environments





# Where Do the Places Come From?

## Anatomy of a Area Plan

### Land Use

- Appropriate uses
- Mix of uses
- Ground floor uses
- Inappropriate uses

### Community Design

- Building height, location and orientation
- Street activation
- Parking location and screening
- Ground floor design
- Designing for pedestrians

### Mobility

- Street connections
- Street improvements
- Multi-use paths and pedestrian crossings
- Block lengths
- Driveway access

### Open Space

- Preservation
- Walking trails
- Consolidate open space
- Greenways and overland connectors
- Gathering places

## Transit Oriented Development (LRT)

Light rail transit (LRT) is a second variation of transit-oriented development (TOD), which represents the concentration of mixed-use, dense development around a transit center. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High density development is located primarily within ¼-mile of the transit station, with progressively lower densities spreading into neighborhoods surrounding the center. Light rail transit development focuses on bringing high-quality transit to a wide range of communities. LRT also includes streetcars.

TOD is credited with relieving traffic congestion on the surrounding street network by shifting automobile trips to transit trips and by capturing some trips on-site between complementary residential and non-residential uses.

**Vision**

### Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

#### Primary Land Uses

- multi-tenant professional office
- medical office
- corporate office
- call center
- research and development

#### Secondary Land Uses

- bank
- copy and printing services
- sit down or fast food restaurant
- flex space
- general government services

**Land Use**

**Open Space**

### Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

#### Form & Pattern

General Development Pattern	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	90-100%
Residential Density	8-15 D.U.'s/Acre
Non-Residential Intensity	0.50-1.50 FAR <sup>2</sup>
Prevailing Building Height	2-6 Stories
Average Dwelling Unit Size	800-1,500 SF <sup>3</sup>
Average Non-Residential Building Size	5,000-25,000 SF <sup>3</sup>
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus, Light Rail, Heavy Rail)
Typical Block Length	300-1,200 LF <sup>4</sup>
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks/Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/ Shared Parking Agreements/ Parking Deck
Typical Street Cross Section	Urban
General Water Usage (per unit / SF)	180/0.039 GPD
General Sewer Usage (per unit / SF)	150/0.034 GPD

**Community Design**

**Mobility**

# Discussion & Questions