

WHAT  
CAN  
UDO



Charlotte Place Types and Unified Development Ordinance



# Place Types Update

Planning Commission

July 10, 2017



# 1 Effort – 2 Parts

## **Vision** Policies & Plans

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### **Charlotte Place Types**



**Defines the places we  
want to create...**

## **Implementation** Regulations & Ordinances

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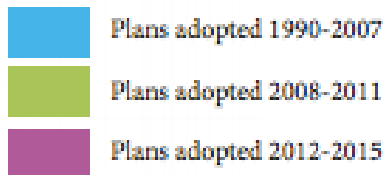
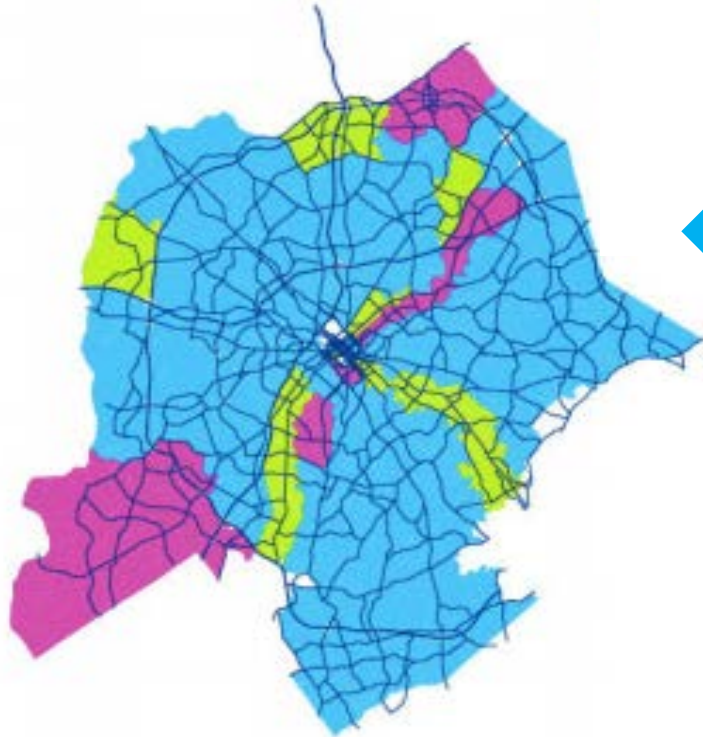
### **Unified Development Ordinance**



**Establishes the rules to  
create them.**

# What we want to accomplish with Place Types?

## What we hear from Council, Commission & Community:



- Many of our area plans were adopted in the 1990's –do they really still reflect our latest thinking and recent policy direction?
- We can't complete area plans fast enough to catch up/keep pace with growth & change in Charlotte.
- CCW doesn't provide enough specific guidance for zoning and development decisions.
- Area Plans need to a stronger link to zoning districts.
- Simplify area plans and include more guidance to address design of development in addition to use.



# What we want to accomplish with Place Types?

## Vision Policies & Plans



Unified Vision for Charlotte

- Provide up to date policy guidance for all areas of our community – replace the adopted future land use map.
- Create a more sustainable process for area plans so that they can better keep pace with growth & change in Charlotte.
- Fill the gap between CCW and area plans.
- Inform the UDO so that it is strongly linked to our Community Vision/Area Plans.
- Simplify the policy guidance and address design of development in addition to use.
- Refine our Growth Framework





# 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**.



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## ***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

# 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**



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# Charlotte's Places

Charlotte will have a thriving **natural environment**, safe and attractive **neighborhoods**,  
a vibrant **economy**, and residents will enjoy a range of **choices**.



Open Space



Neighborhoods



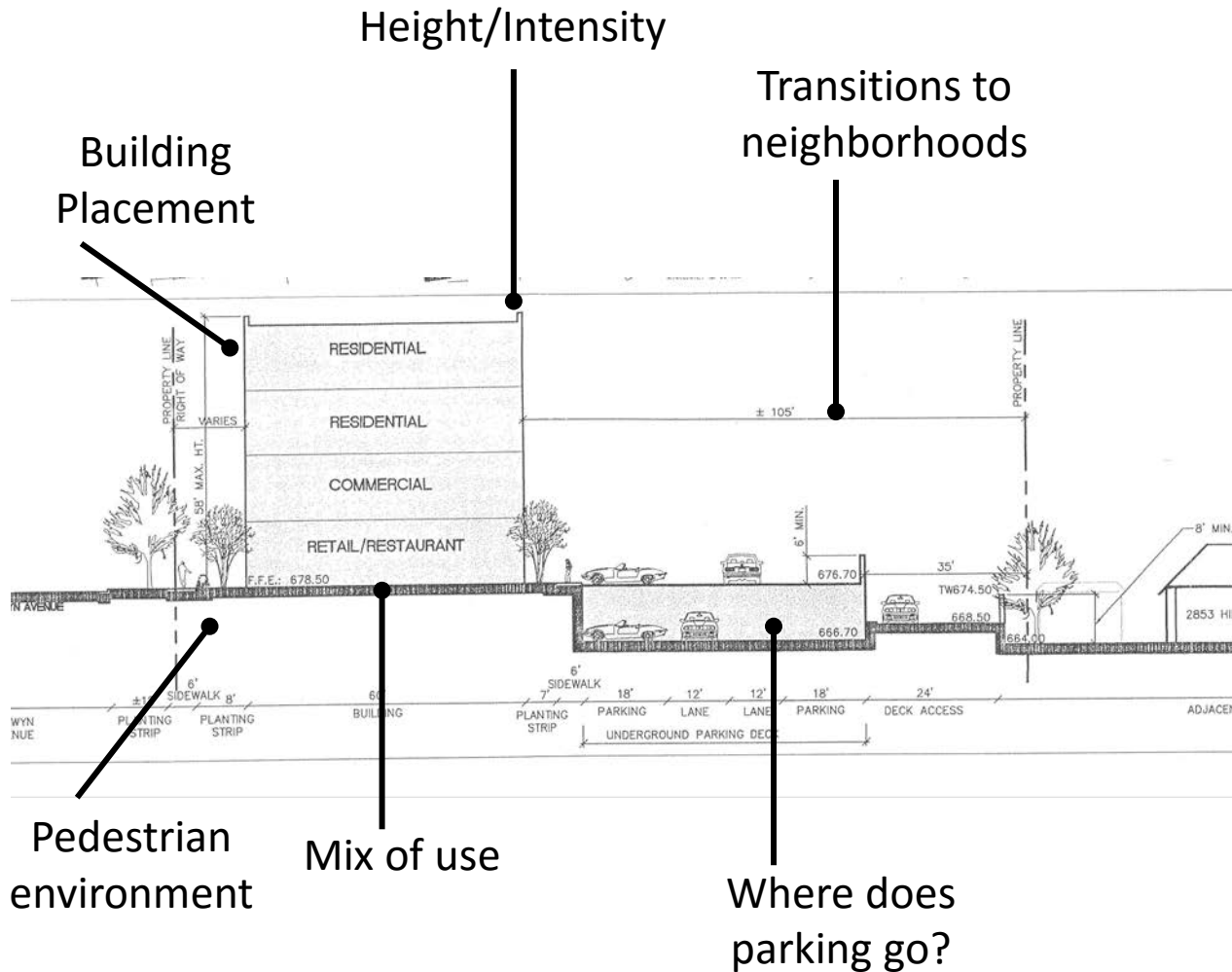
Districts



Centers

*Charlotte's Place Types are organized into four general Places.*

# Key Elements of Place Types



1. **Land Uses**
  - Primary Uses
  - Secondary Uses
  - Typical Mix of Uses
2. **Form & Pattern**
  - Orientation
  - Typical Block Length
  - Setback/Build-to Line
  - Max Building Length
  - Building Types
4. **Development Intensity**
  - Typical Lot Coverage
  - Residential Density
  - Number of Stories
  - Average Non-Residential Building Size
5. **Transportation Network**
  - Street Classification
  - Driveways & Access
  - Parking
  - Pedestrian & Bike Facilities
  - Building Types
6. **Zoning Districts**



# neighborhood 1

Neighborhood 1 is comprised of low-intensity residential and institutional land uses. The place type is characterized by a uniform rhythm and pattern which is established by one principal building per lot, each placed at a consistent setback and building spacing along block lengths. Building should be low-rise and may include detached houses, detached accessory dwelling units, and plex houses; building heights are typically no more than 2.5 stories. Open spaces may include private yards, shared commons, and public parks. The established pattern of private yards is important to a residence's sense of privacy and therefore, new development should respect the established open space patterns. Neighborhood 1 is typically located along local streets.

## land uses

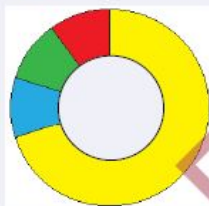
### Primary Uses:

- Low Density Residential

### Secondary Uses:

- Religious Institution
- Civic Institution
- School
- Park
- Daycare
- Recreation Center

Mix of Uses:



Res. = 80%, Inst.= 10%, Open Space = 10%

## development intensity

Typical Lot Coverage	35 - 50%; 50 - 75%
Residential Density	Up to 6 DUA
Number of Stories	1 - 2.5
Average Non-Residential Building Size	N/A

## form & pattern

Orientation	Local/Collector Street
Typical Block Length	400' - 600'; 600' - 800'
Setback or Build-to-Line	20' - 40' setback
Maximum Building Length	N/A
Building Types	<ul style="list-style-type: none"> <li>• Detached House</li> <li>• Detached Accessory Dwelling Unit</li> <li>• Plex House</li> <li>• Civic</li> </ul>

## zoning districts

- Urban
- Suburban
- Estate Lots

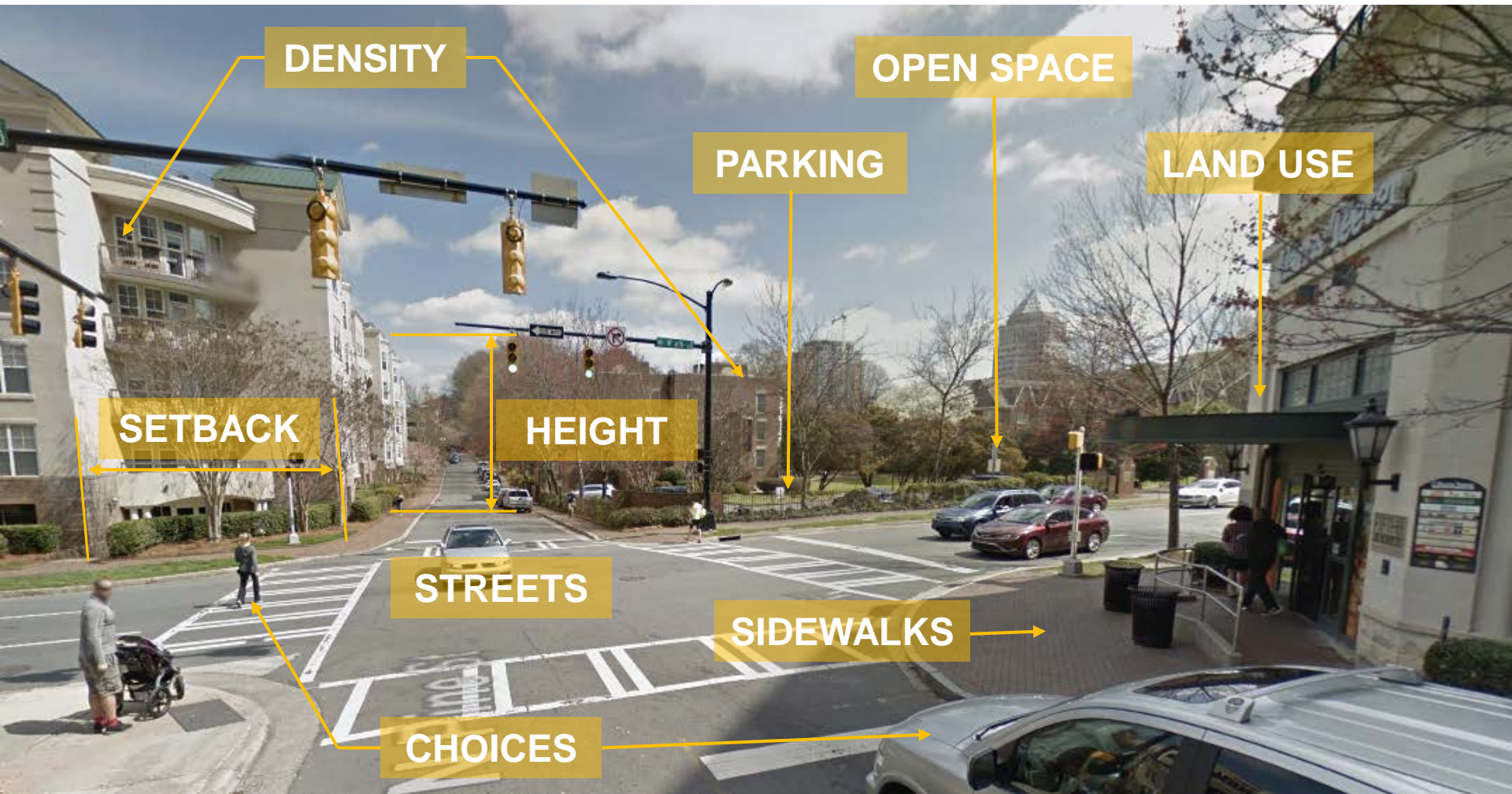
## transportation network

Characteristic	Ideal Condition(s)
Street Connectivity	
Street Classification	Local/Collector Street
Driveways & Access	
Signals and Signal Spacing	
Parking Type/Location	Private, On-Street • Parking between building and street allowed with large buffer
Pedestrian Facility	
Buffer - 8' Planting Strip with Street Trees	
Buffer - 8' Hardscaped Amenity Zone with Street Trees	





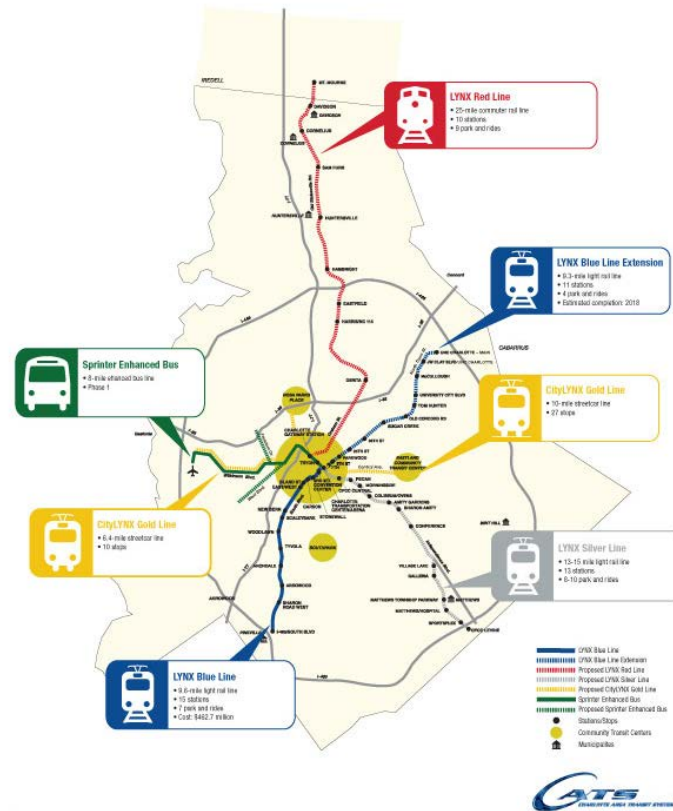
# What makes a “place”?



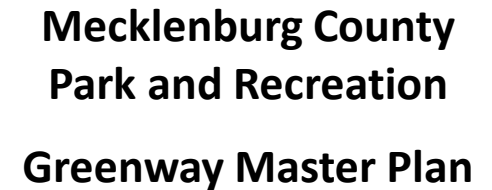




1. Transportation Action Plan
2. Charlotte WALKS
3. Charlotte BIKES



1. 2030 System Plan
2. Upcoming Studies





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# Charlotte's Places

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a vibrant **economy**, and residents will enjoy a range of **choices**.



Open Space

Neighborhoods

Districts

Centers

*Charlotte's Place Types are organized into four general Places.*



# OPEN SPACE



**Protecting environmentally  
sensitive areas**





# OPEN SPACE

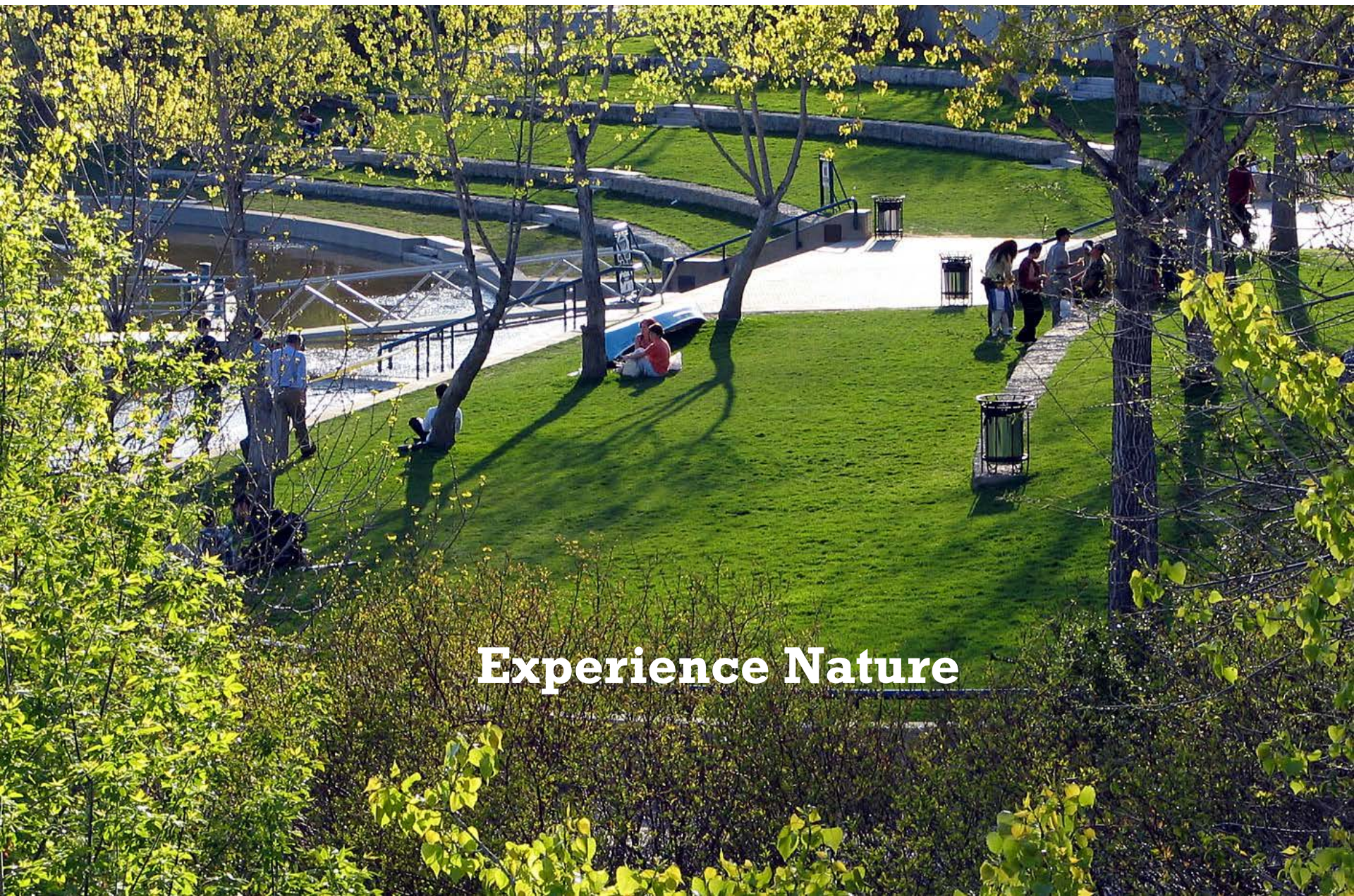


**Spaces for people to  
relax, play and socialize**





# OPEN SPACE



Experience Nature



# OPEN SPACE

Recreation...







# OPEN SPACE



**Recreation**



# OPEN SPACE







# OPEN SPACE



Open Space contributes to the community's environmental health as well as the physical and mental health of residents.



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## OPEN SPACE

### Preserved Open Space

Undisturbed land intended to be preserved as open space in perpetuity.

### Recreational Open Space

Land dedicated for active and passive recreational uses.

← Differentiators →

- Permitted Land Uses
- % of Impervious Surface Area
- No. & Size of Buildings/ Programmed Spaces





# Open Space: **Preserved**

- Undisturbed land intended to be preserved as open space in perpetuity.
- Land Use: State park, wildlife refuge, nature preserve, storm retention
- Building Types: Low-rise commercial, civic
- Avg. Height: 1 story
- Minimal impervious surfaces
- Surface parking



# Open Space: **Recreational**

- Land dedicated for active and passive recreational uses.
- Land Use: Athletic fields, recreational or aquatic centers, playgrounds
- Building Types: Low-rise commercial, civic
- Avg. Height: 1 story
- 50% of land typically used for buildings and impervious surface area
- On-street and surface parking







# NEIGHBORHOODS



**Sense of community**





# NEIGHBORHOODS



**Home,  
where we  
belong**





# NEIGHBORHOODS



Where we play



# NEIGHBORHOODS



**Range of Housing Options...**





# NEIGHBORHOODS



Range of Housing Options...





# NEIGHBORHOODS



**From Single-Family . . .**





# NEIGHBORHOODS

Variety of Styles and







# NEIGHBORHOODS



Densities





# NEIGHBORHOODS



**Access to nearby goods and services**





# NEIGHBORHOODS



**A Mix of Uses,  
Integrated**





# NEIGHBORHOODS



**Choices**





# NEIGHBORHOODS

## NEIGHBORHOODS:

- providing open space,
- creating a highly walkable environment,
- connecting these places internally as well as externally.





## NEIGHBORHOOD

### Neighborhood 1

Detached buildings,  
low-intensity  
residential area.

### Neighborhood 2

Attached buildings,  
moderate-intensity  
residential area.

### Neighborhood 3

Multi-family, moderate  
to high intensity  
residential area.

### Neighborhood Node

Neighborhood  
serving, mixed use  
area.

← Differentiators →

- Residential v. Non-Residential Uses
- Building Types
- Height





# Neighborhoods: **Neighborhood 1**

- Detached buildings, low-intensity residential area.
  - One principal building per lot
  - Setback and building spacing consistent along a block
- Land Use: Low-density residential, institutional
- Building Types: Detached house, accessory dwelling unit (ADU), plex house, civic
- Avg. Height: 1 – 2.5 stories
- Private open space
- On-street, private drive parking





# Neighborhoods: **Neighborhood 2**

- Attached buildings, moderate-intensity residential area.
  - Provide transition between Neighborhood 1 and 3
- Land Use: Moderate and low-density residential, institutional
- Building Types: House court, townhouse, detached house, ADU, plex house, civic
- Avg. Height: 1 – 2.5 stories
- Private open space, common open space
- On-street, rear or side surface parking







# Neighborhoods: **Neighborhood 3**

- Multi-family, moderate to high intensity residential area.
  - Provide transition between Neighborhood 2 and Node
- Land Use: High and moderate-density residential, institutional
- Building Types: Low-rise and Mid-rise multi-family, house court, townhouse, detached house, ADU, plex house, civic
- Avg. Height: 3 – 4 stories
- Common open space
- On-street, rear or side surface, deck parking

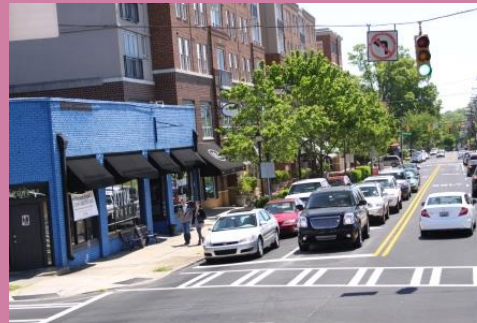






# Neighborhoods: **Neighborhood Node**

- Neighborhood serving, mixed use area.
  - Horizontal and/or vertical integration
- Land Use: Low to high-density residential, retail, office, eating/entertainment/dining, professional services
- Building Types: Low-rise commercial, low-rise mixed use, low to mid-rise multi-family, live/work, house court, townhouse, detached house, ADU, plex house, civic
- Avg. Height: 3 – 4 stories
- Open/gathering public space
- On-street, rear or side surface, deck parking





# DISTRICTS



**Employment**

# DISTRICTS



**Campuses for  
Academic, Office  
and Research**





# DISTRICTS



**Businesses at  
Interchanges or Along  
Corridors**

# **DISTRICTS**

**Economic  
Opportunities**





# DISTRICTS



**Industrial for Warehouse, Distribution and Manufacturing**

# DISTRICTS

## Districts:

- Amenities to support employees and visitors
- Open space
- Transit/highway access
- Internal street network for people to get around on foot, a bike or in an automobile.







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## DISTRICTS

### Business

Concentration of  
commercial  
services along  
limited access  
roads

### Employment

Concentration of  
jobs with  
connectivity to  
surrounding  
places

### Campus

Large institution  
with supporting  
services for  
campus users.

### Light Industrial

Warehousing &  
distributive uses  
with moderate  
impacts.

### Heavy Industrial

Manufacturing  
and production  
uses with high  
impacts.

← Differentiators →

- Land uses
- Scale
- Orientation
- Accessibility

# Districts: **Business**

- Concentration of commercial services along limited access roads
- Land Use: Retail, office
- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, civic
- Avg. Height: 1 – 5 stories
- Avg. Non-Res. Bldg. Size: 10K – 20K sq. ft.
- Orientation: Boulevard







# Districts: **Employment**

- Concentration of jobs with connectivity to surrounding places
- Land Use: Office, research, light manufacturing
- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, flex, mid-rise multi-family, civic
- Avg. Height: Per surrounding context, Max. 15 stories
- Avg. Non-Res. Bldg. Size: 10K – 150K sq. ft.
- Orientation: Local/collector, avenue, boulevard



# Districts: **Campus**

- Large institution with supporting services for campus users.
- Land Use: Academic, office, research
- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, flex, mid-rise multi-family, civic
- Avg. Height: 1 - 15 stories
- Avg. Non-Res. Bldg. Size: 10K – 1M sq. ft.
- Orientation: Local/collector, avenue, boulevard







# Districts: **Light Industrial**

- Warehousing and distributive uses with moderate impacts due to:
  - Noise
  - Truck traffic
- Land Use: Warehouse, distribution, light manufacturing, research, office
- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, flex, civic
- Avg. Height: 1- 3 stories
- Avg. Non-Res. Bldg. Size: 10K – 150K sq. ft.
- Orientation: Avenue, boulevard





# Districts: **Heavy Industrial**

- Manufacturing and production uses with high impacts due to:
  - Scale
  - Noise
  - Odor
  - Truck traffic
- Land Use: Outdoor storage, heavy and light manufacturing, warehouse, distribution, research, office
- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, flex, civic
- Avg. Height: 1- 2 stories
- Avg. Non-Res. Bldg. Size: 20K – 300K sq. ft.
- Orientation: Avenue, boulevard







# ACTIVITY CENTERS







# ACTIVITY CENTERS

**Economic  
Centers**







# ACTIVITY CENTERS



**Cultural, Civic, Recreational**





# ACTIVITY CENTERS



**Places that draw people**





# ACTIVITY CENTERS



**Shopping and  
Entertainment**





# ACTIVITY CENTERS

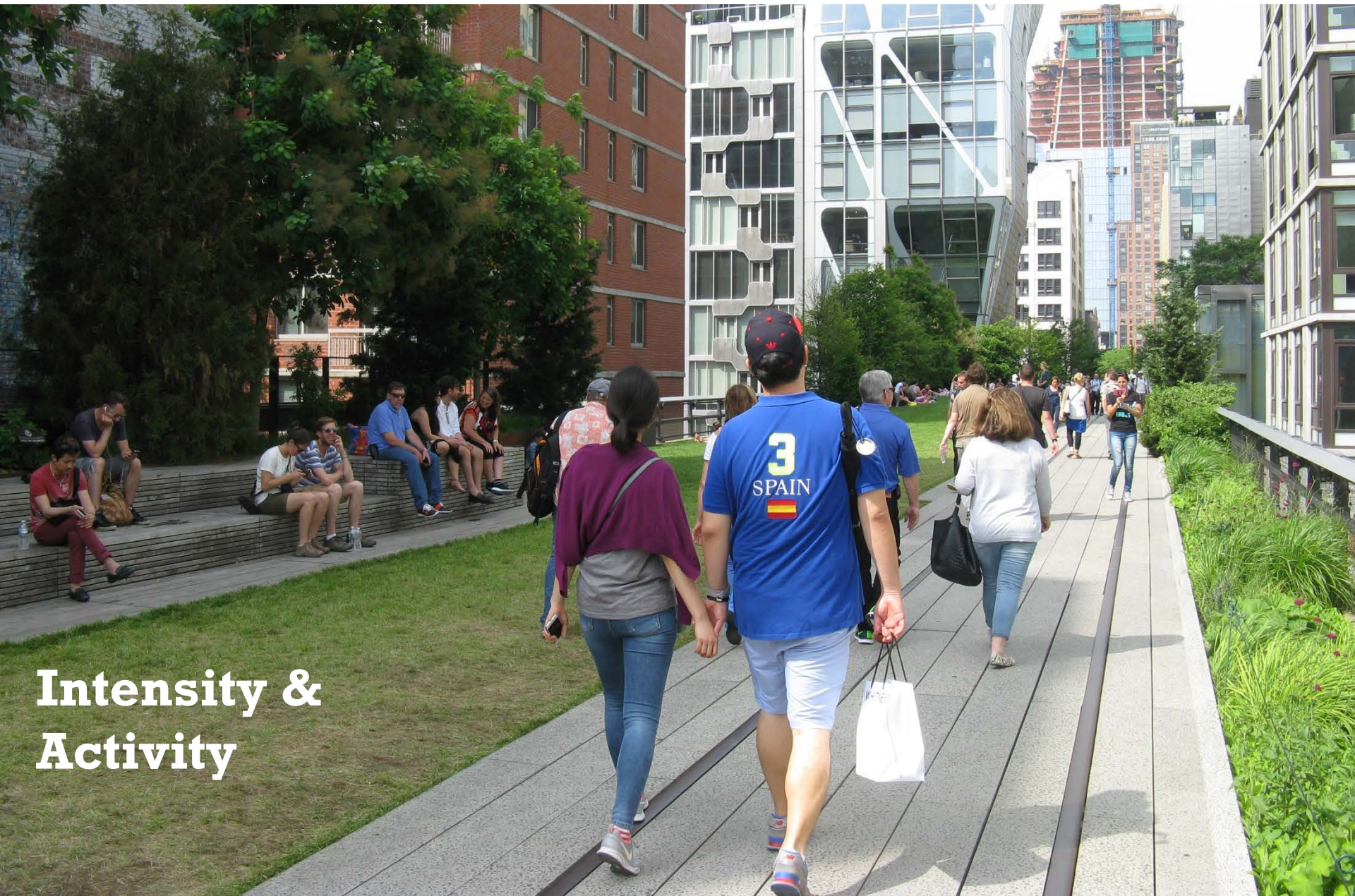


**Intensity &  
Mix of Use**





# ACTIVITY CENTERS



**Intensity &  
Activity**





# ACTIVITY CENTERS



**Transit Supportive & Connected**





# ACTIVITY CENTERS

Activity Centers include vibrant community gathering places, are designed to be compact and pedestrian-oriented, and are connected to public transit and active transportation networks.







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## ACTIVITY CENTERS

### Community Center

Community serving,  
mixed use area.

### Regional

Regionally serving,  
mixed use area.

### Center City

Regional economic,  
civic, and cultural  
mixed use center.



### Differentiators

- Areas of Service
- Scale
- Height
- Accessibility



# Activity Center: **Community Center**

- Community serving, mixed use area.
  - Horizontal and/or vertical integration
- Land Use: Low to high-density residential, retail, office, eating/entertainment/dining, professional services, hotel
- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic
- Avg. Height: 1 – 4 stories, Max. 8
- Avg. Non-Res. Bldg. Size: 45 – 60K sq. ft.
- Overall node size: 300,000 sq. ft.
- On-street, rear or side surface, deck parking





# Activity Center: **Regional Center**

- Regional serving, mixed use area.
  - Horizontal and/or vertical integration
- Land Use: Moderate to high-density residential, retail, office, eating/entertainment/dining, professional services, hotel
- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic, high-rise, stepped high-rise
- Avg. Height: Up to 12 stories
- Avg. Non-Res. Bldg. Size: 150K sq. ft.
- On-street, rear or side surface, deck parking







# Activity Center: **Center City**

- Regional economic, civic, cultural mixed use center
  - Vertical integration
- Land Use: Moderate to high-density residential, retail, office, eating/entertainment/dining, professional services, hotel
- Building Types: High-rise, stepped high-rise, low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic
- Avg. Height: Unlimited
- Avg. Non-Res. Bldg. Size: 400K – 1M sq. ft.
- On-street, structured parking





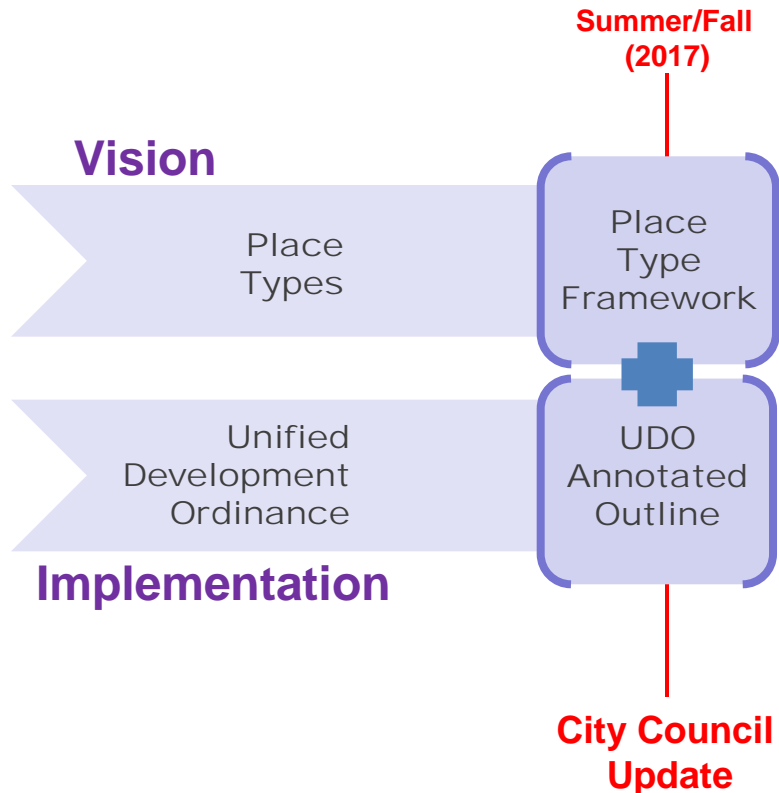
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# Next Step with Place Type Palette

- Consultant is working on alignment of current districts and changes/new districts
  - Place Type work is informing consultant work on zoning districts and consultant work is informing staff work on Place Types
- Continuing refinement of elements of Place Types with our partners
- Refinement of Growth Framework
- Preparation for Council Workshop
- Public Engagement Strategy
- Project Schedule



# Place Types + UDO



## 1. Place Types

- Livable City Principles
- Place Type Palette (Draft)
- Relationship to Growth Framework (CCW) & Development Policies (GDPs)

## 2. UDO Annotated Outline

- What is in and where
- Administration
- Zoning district structure (based on Place Types)

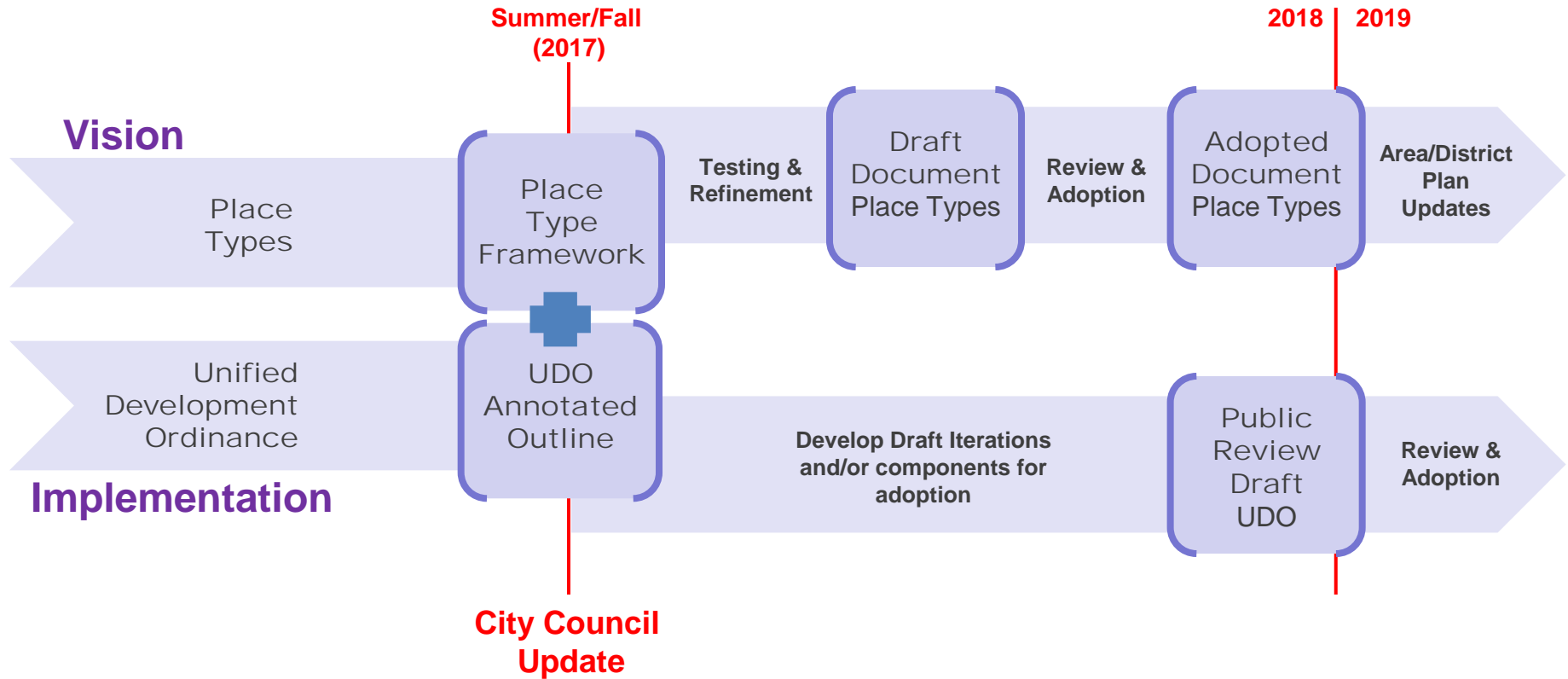
## 3. Ordinance Issue Matrix

- Issues & direction
- Priorities (e.g. TOD, PED)



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# Place Types + UDO







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# Next Steps

## **Agenda Topics:** **(July Committee Meeting)**

### **Southend Vision Plan**

- Overview of recommendations
- Outline review & Adoption Process

### **Place Types**

- Follow-Up Discussion
- Committee Input