

WHAT
CAN
UDO



Charlotte Place Types and Unified Development Ordinance



Place Type Discussion

Planning Committee
January 16, 2018



Charlotte Place Types and
Unified Development Ordinance

Highlights from December Meeting

Are copies of the Camiros interviews of Planning Commissioners available on the webpage?

List the additional Summit-related dates.

The Place Types represent ideal conditions.

Neighborhoods may evolve – or not.

Generally positive reception of the Place Types Sheets.

Understood that the drafts will not be revised, but comments will be tracked.



Charlotte Place Types and
Unified Development Ordinance

Agenda/Purpose

Schedule review

Update on Public Engagement Activities/Summit Plans

Continue Discussion of Place Type Sheets

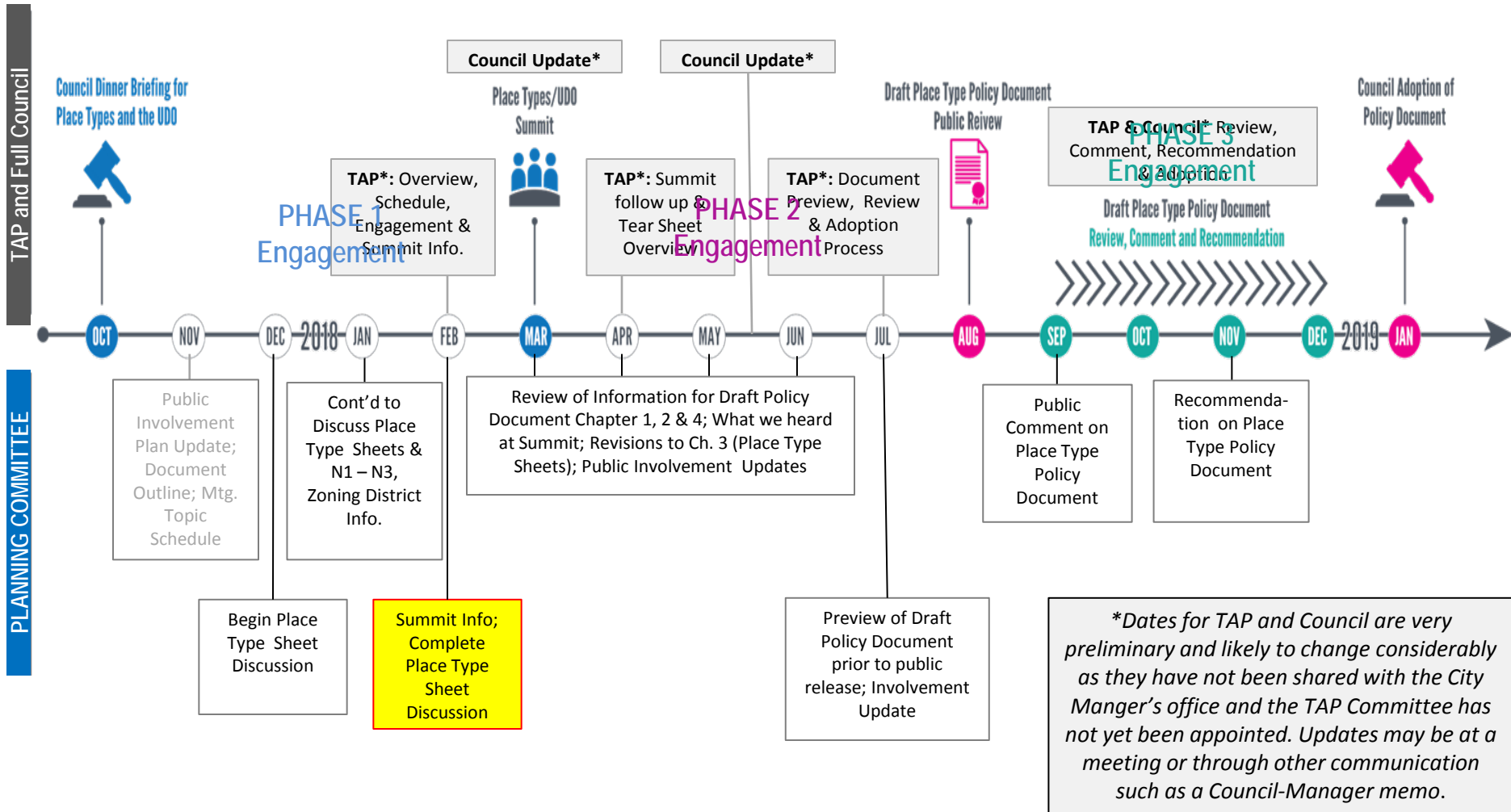
- Quick “refresher” on Neighborhood Place Types
- Revisit what Place Type sheets are/are not
- Review Neighborhood Place Type Sheets
- Provide sample of Regional Activity Center

Example Zoning District information



Charlotte Place Types and
Unified Development Ordinance

Milestone Schedule





Charlotte Place Types and
Unified Development Ordinance

Public Engagement Update

WEBSITE

Added Planning
Committee
presentation with
narration

Added summary of
'What We've Heard'

Launched blog

ONLINE ENGAGEMENT

Published social
media posts & survey,
shared articles

Distribute newsletter
(end of month)

SUMMIT

March 24th at UNC
Charlotte Uptown

Partnering with the
Building Community
speaker series to
promote event

Drafting workshop
presentations and
activity



Charlotte Place Types and
Unified Development Ordinance

What is this project

Place Types:

A way to classify land for planning purposes

Describe types and intensities of land use as well as important design characteristics such as building orientation, height and street connectivity

Similar to land use categories (i.e, residential, retail, office, etc.)

Vision

Policies & Plans

Charlotte Place Types



**Defines the places
we want to create**

Implementation

Regulations & Ordinances

Unified Development Ordinance



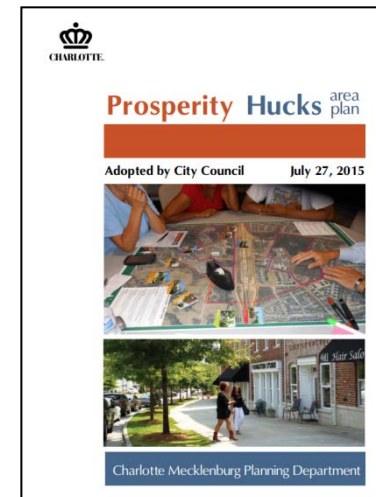
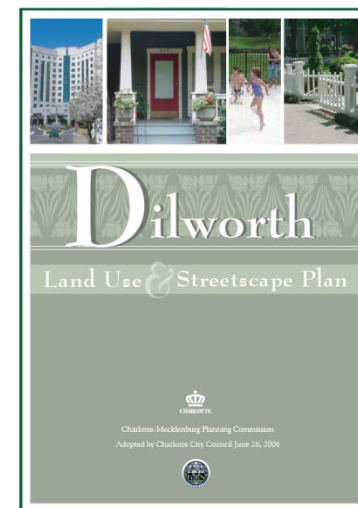
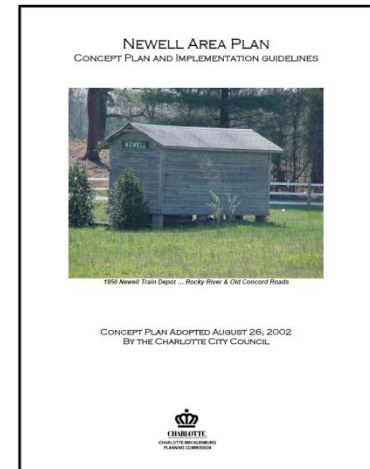
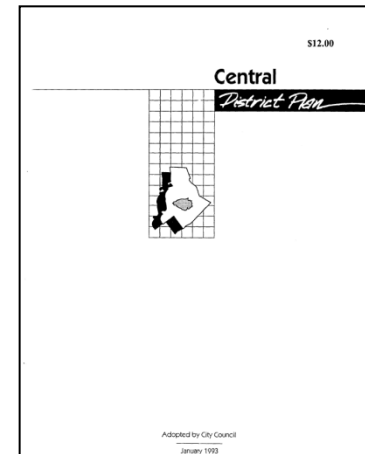
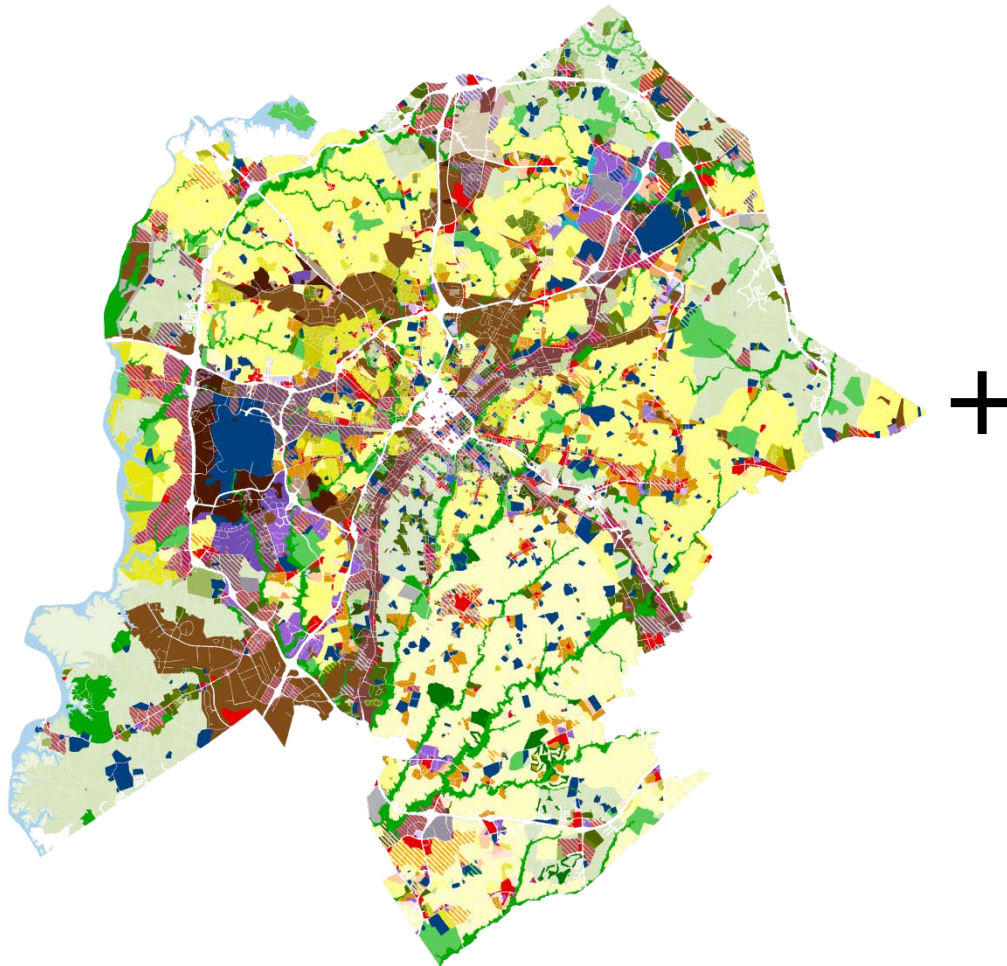
**Establishes the
rules to create them**



Charlotte Place Types and
Unified Development Ordinance

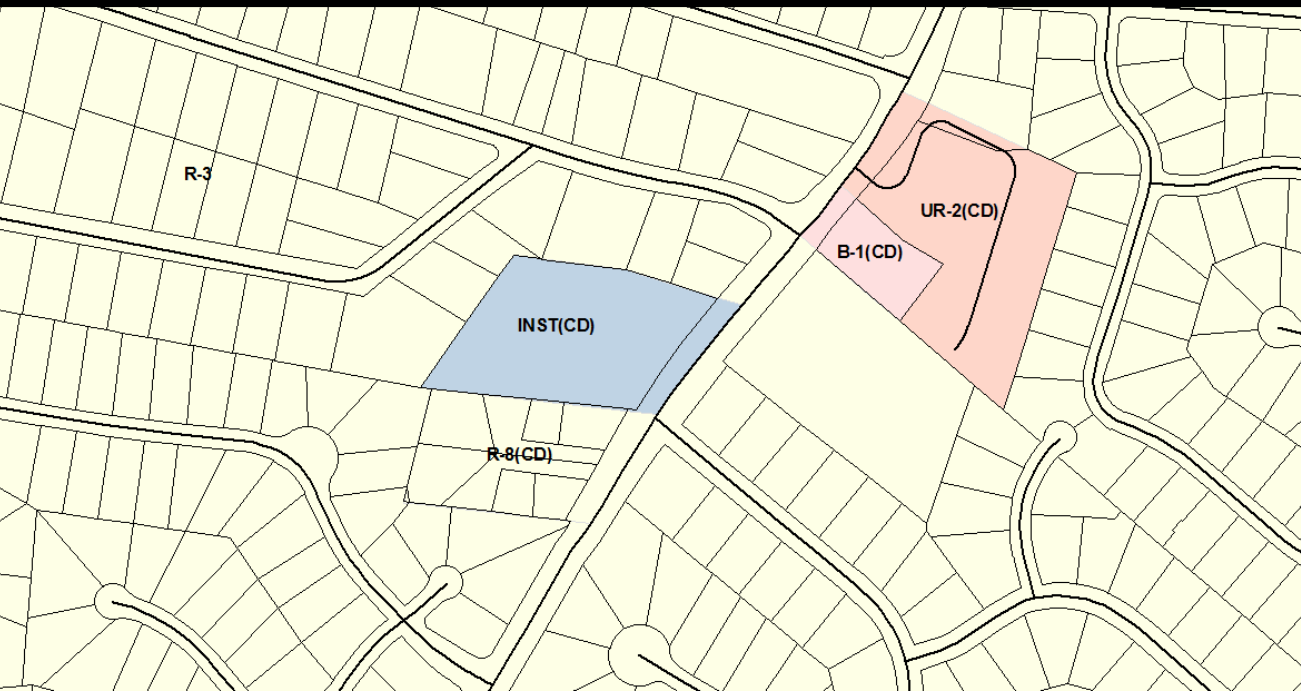
Why Place Types?

Current Tools:
Future Land Use Map + Area Plans





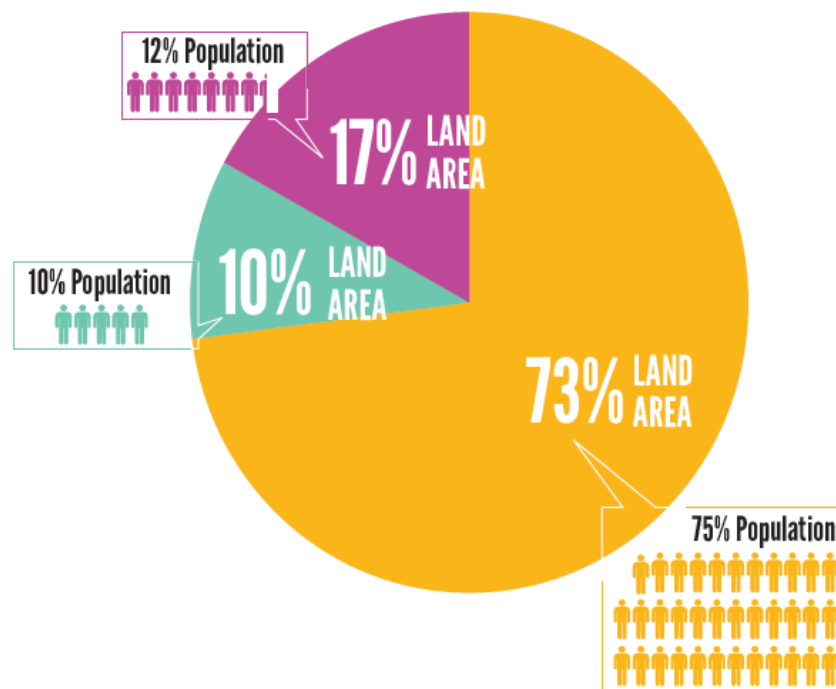
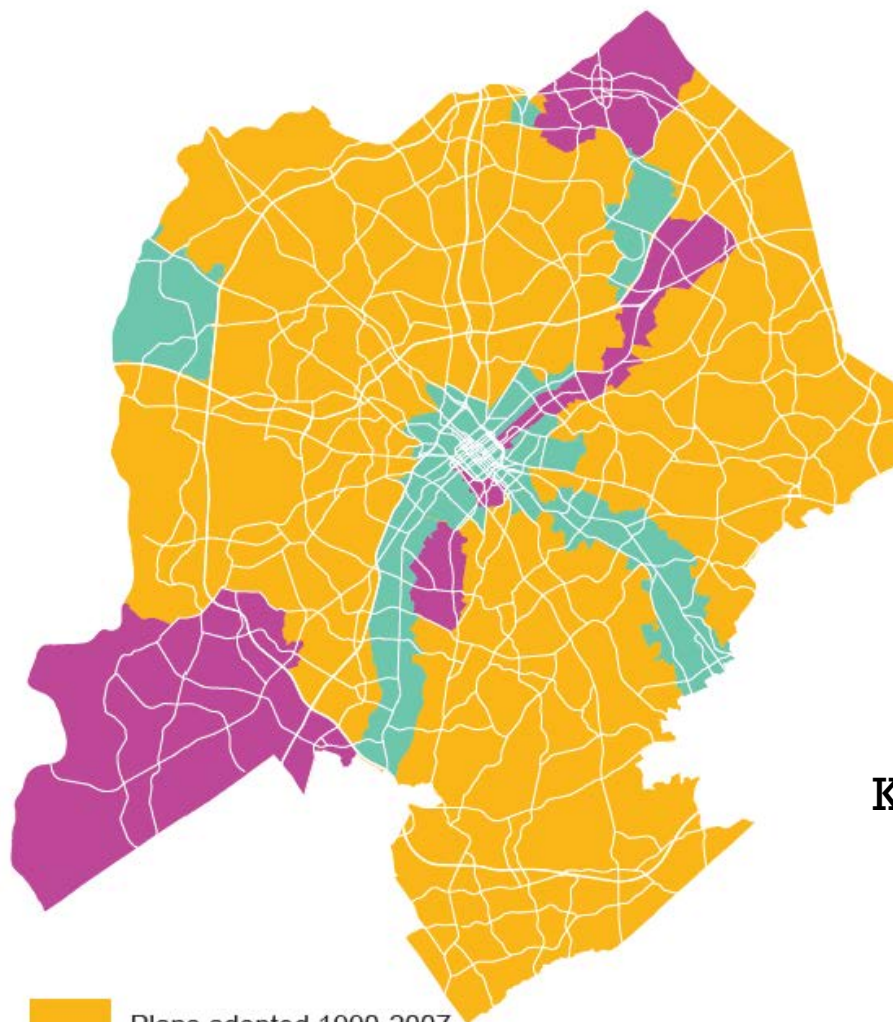
**Adopted Future
Land Use Map**



**Official
Zoning
Map**



Why Place Types?



Key Take-Aways:

- Lack of specific design guidance for large parts of Charlotte
- Not able to keep pace for policy update through area plans citywide



Charlotte Place Types and
Unified Development Ordinance

Place Types: A Framework For Growth Document Outline

1. OUR CHARLOTTE | Past, Present + Future

Charlotte's Evolution

Charlotte Today

Charlotte's Future

2. THE WAY WE GROW | Principles + Policies Shaping Our 'Livable' City

Vision + Principles

Growth Framework

3. THE PLACES WE CREATE

Place Types Defined

General Provisions

The Place Types Palette (and Place Type Sheets)

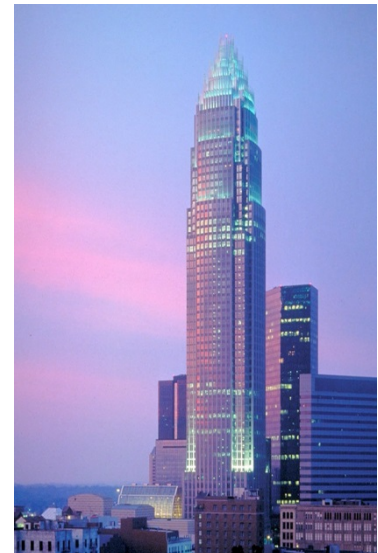
The Place Types Map (Completed and adopted in Phase 2, mapping)

4. MAKING IT HAPPEN | Our Vision Realized

Using this Framework

Relationship to the Unified Development Ordinance

Future Planning Efforts





Charlotte Place Types and
Unified Development Ordinance

Place Types: Growth Framework Document Outline

APPENDIX

Development of the Framework + Maps

Overview of process to develop the Framework

How CCW, GDPs, and Area/District Plans were incorporated

Growth Concept and Place Type mapping methodology

Amendments to the Framework + Map

How to amend + update this Framework, Place Type palette and map(s)

Adopted Area Plans(Identified in Phase 2, mapping)

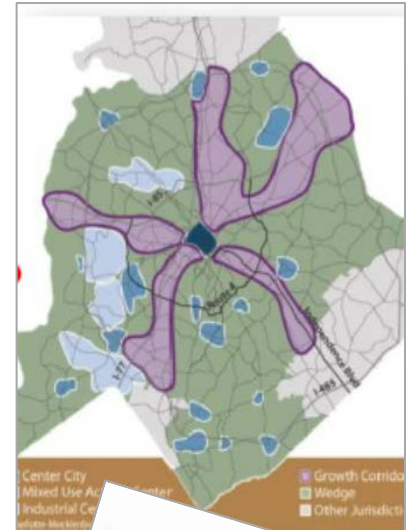
Future Area Plans (Identified in Phase 2, mapping)

Background Information

Socioeconomic data and analysis

Example zoning case studies – how Place Types inform zoning decisions

Glossary of Terms





Charlotte Place Types and
Unified Development Ordinance

Place Types Palette



Open Space

Neighborhoods

Sectors

Centers

Open Space -
Preserved

Neighborhood 1

Business

Community
Center

Neighborhood 2

Employment

Regional
Center

Neighborhood 3

Campus

Open Space -
Recreational

Neighborhood
Node

Light Industrial

Uptown

Heavy Industrial



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 vs. Non-Residential Uses
Building Types
Height

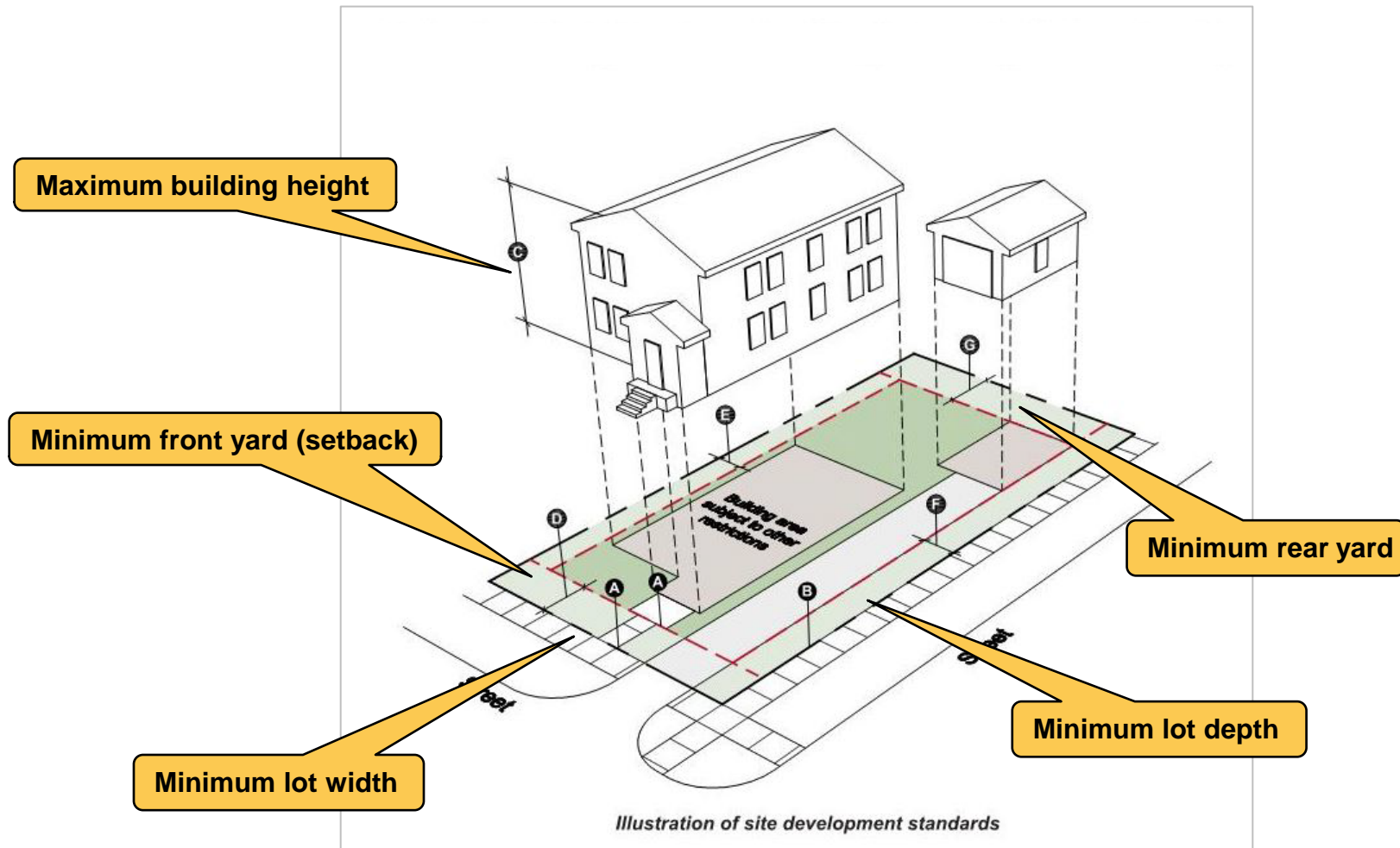
Place Type: **Neighborhood 1**

- Residential Neighborhood
- Detached buildings, low-intensity residential area.
 - One principal building per lot
 - Setback and building spacing consistent along a block
- Land Use: Low-intensity residential, institutional, open space
- Building Types: Detached house, accessory dwelling unit (ADU), plex house, civic
- Average Height: 1 – 3 stories
- Private open space
- On-street, private drive parking



Neighborhood Place Types

Sample Dimensional Standards That Can Be Regulated in a Unified Development Ordinance



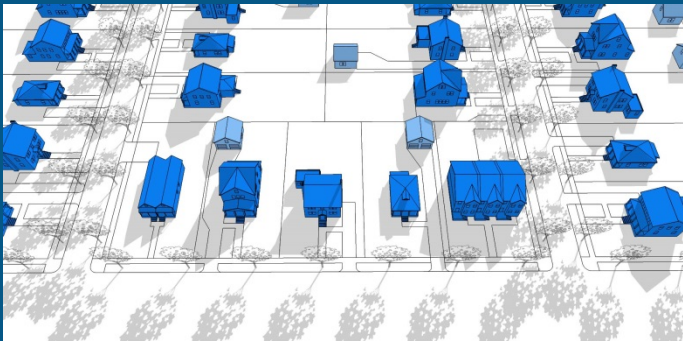
Neighborhood 1

* PLACE TYPES *

Place Type Policies:

C. BUILDING TYPES

- Primary building types are detached houses and duplexes.
- Triplexes and quadraplexes may be located on corner lots.
- Non-residential buildings for civic and institutional uses are typically located on Arterial Streets, on corners, and at the edges of neighborhoods.



Neighborhood 1 Place Types Graphic

* ZONING *

Existing Charlotte Zoning Ordinance...

...regulates *permitted uses* in single family zoning districts.

...does not reference *Building Types*.

Charlotte Zoning Ordinance Section 9.202

Section 9.202. Uses permitted by right.

The following uses are permitted by right in the R-3, R-4, R-5, R-6 and R-8 districts, provided that they meet all requirements of this part and all other requirements established in these regulations:

- (1) Dwellings, attached (duplex, triplex or quadraplex only) (R-8 only).
- (2) Dwellings, detached.
- (3) Dwellings, duplex, triplex or quadraplex (R-8 only).
- (4) Farms, including retail sale of produce grown on the premises.
- (5) Highway and railroad rights-of-ways.
- (6) Parks, greenways and arboretums.

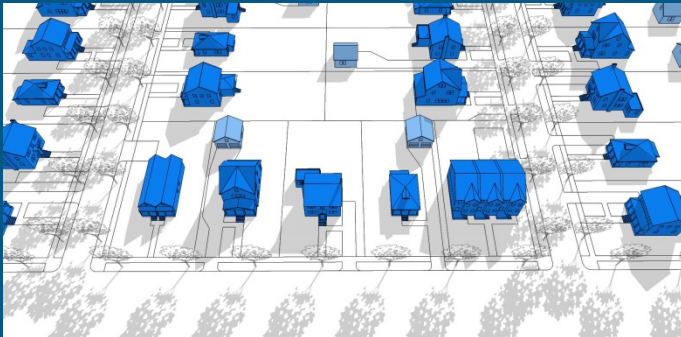
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Neighborhood 1 Place Types Graphic

* ZONING *

New UDO Regulatory Standard...

...could regulate the types of buildings allowed in each zoning district.

For example, zoning districts in a Neighborhood 1 Place Type could limit the permitted building types to those supported by the Building Types policies.

Sec. 1.4.2. Building Types Allowed by District

Building types are allowed by district as set forth below.

	Detached House	Attached House	Townhouse	Apartment	General Building	Mixed Use Building	Civic Building	Open Lot
Residential Districts								
Residential-1 (R-1)	■	---	---	---	---	---	■	■
Residential-2 (R-2)	■	■	---	---	---	---	■	■
Residential-4 (R-4)	■	■	■	---	---	---	■	■
Residential-6 (R-6)	■	■	■ (1)	■	---	---	■	■
Residential-10 (R-10)	■	■	■	---	---	---	■	■
Mixed Use Districts								
Residential Mixed Use (RX-)	■	■	■	■	---	---	■	■
Office Park (OP-)	---	---	---	---	■	■	■	■
Office Mixed Use (OX-)	■	■	■	■	■	■	■	■
Neighborhood Mixed Use (NX-)	■	■	■	■	■	■	■	■
Commercial Mixed Use (CX-)	■	■	■	■	■	■	■	■
Downtown Mixed Use (DX-)	■	■	■	■	■	■	■	■
Industrial Mixed Use (IX-)	---	---	---	---	■	■	■	■
Special Districts								
Conservation Management (CM)	---	---	---	---	---	---	---	■
Agricultural Productive (AP)	■	---	---	---	■	---	---	■
Heavy Industrial (IH)	---	---	---	---	■	---	---	■
Manufactured Housing (MH)	---	---	---	---	---	---	---	---
Campus (CMP)	---	---	---	---	---	---	---	---
Planned Development (PD)	---	---	---	---	---	---	---	---

See Article 4.5. Manufactured Housing (MH)

Allowed building types determined on master plan (see Article 4.6. Campus (CMP))

Allowed building types determined on master plan (see Article 4.7. Planned Development (PD))

KEY: ■ = Building Type Allowed □ = Building Type Allowed as Part of an Approved Conservation Development --- = Building Type Not allowed

(1) In R-6, townhouses approved prior to September 1, 2013 are not considered nonconforming structures or uses.

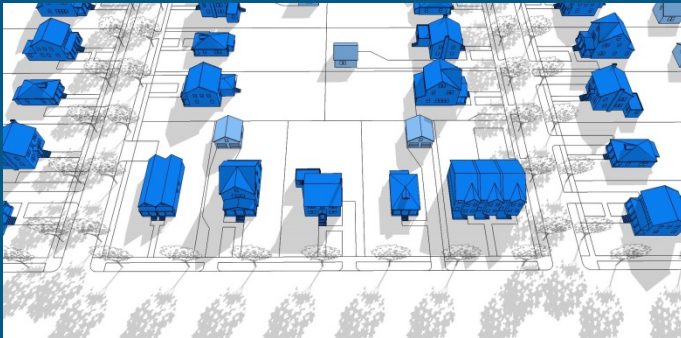
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Neighborhood 1 Place Types Graphic

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Residential-2 (R-2)	■	■	---	---	---	---	■	■
Residential-4 (R-4)	■	■	■	---	---	---	■	■
Residential-6 (R-6)	■	■	■ (1)	■	---	---	■	■
Residential-10 (R-10)	■	■	■	---	---	---	■	■
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Residential Mixed Use (RX-)	■	■	■	■	---	---	■	■
Office Park (OP-)	---	---	---	---	■	■	■	■
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Downtown Mixed Use (DX-)	■	■	■	■	■	■	■	■
Industrial Mixed Use (IX-)	---	---	---	---	■	■	■	■
Special Districts								
Conservation Management (CM)	---	---	---	---	---	---	---	■
Agricultural Productive (AP)	■	---	---	---	■	---	---	■
Heavy Industrial (IH)	---	---	---	---	■	---	---	■
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Neighborhood 1

* PLACE TYPES *

Place Type Policies:

F. BUILDING HEIGHT

- Buildings in Neighborhood 1 are typically low rise which helps create a human scale in this place.
- Typical height is under 3 stories in Neighborhood 1.



Neighborhood 1 Place Types Graphic

* ZONING *

Existing Charlotte Zoning Ordinance...

...establishes maximum building heights for each residential zoning district in a table format.

Charlotte Zoning Ordinance Section 9.205

(j) Maximum height (feet) ⁶-----See Table Below-----
(Petition No. 2007-70, § 9.205(1)(j), 06/18/07)

Table 9.205(1)(j)(A)

MAXIMUM HEIGHT FOR RESIDENTIAL USES ⁶			
Type of Use	Base Maximum Average Height (feet)	Maximum Average Height at the Front Building Line (feet)	Height Ratio
All Residential Uses	<ul style="list-style-type: none">• R-3 and R-4: 40' - Measured at the required side yard line.• R-5, R-6, and R-8: 35' - Measured at the required side yard line.	<ul style="list-style-type: none">• R-3 and R-4: 48'• R-5, R-6, and R-8: 40'	One additional foot of height is allowed for each additional one foot in distance the portion of the building is from the required side yard line.

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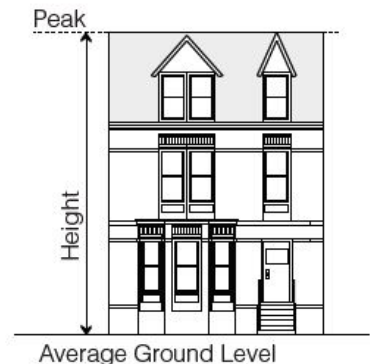
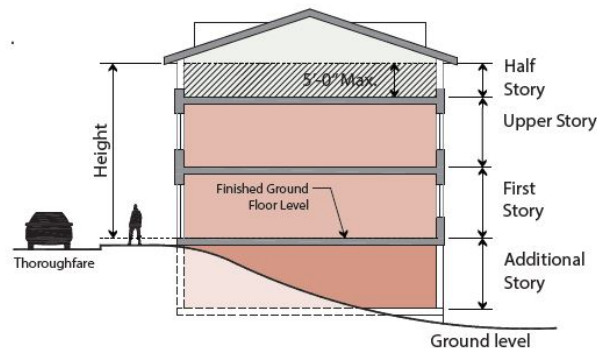


Neighborhood 1 Place Types Graphic

* ZONING *

New UDO Regulatory Standard

...could illustrate maximum building height using graphics for greater clarity and understanding of how height is calculated and measured.



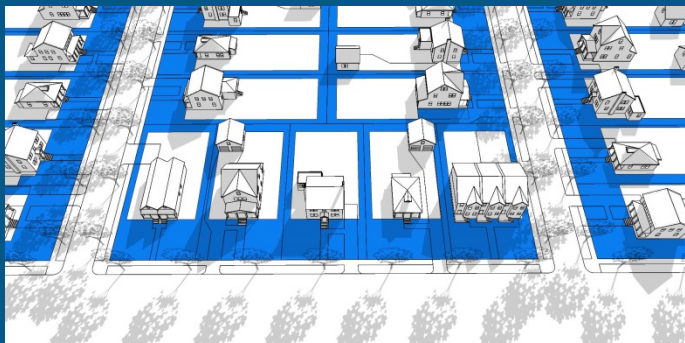
Neighborhood 1

* PLACE TYPES *

Place Type Policies:

G. YARDS

- Yards help define the uniform rhythm and pattern along a street.
- The size of front and side yards vary across neighborhoods but is consistent within a neighborhood.



Neighborhood 1 Place Types Graphic

* ZONING *

Existing Charlotte Zoning Ordinance...

...establishes minimum setbacks for each zoning district which vary according to street type.

...does not establish a “build-to” line or maximum setback.

Charlotte Zoning Ordinance Section 9.205

Single Family Zoning District	R-3	R-4	R-5	R-6	R-8
(e1) Minimum setback from the right-of-way along a designated thoroughfare (feet) ^{1, 3, 10, 11} (Petition No. 2010-073, § 9.205(e1)(e2), 12/20/10) (Petition No. 2014-088, § 9.205 (1)(e1), 10/20/2014)	30	30	20	20	20
(e2) Minimum setback from the right-of-way along local and collector streets (feet) ^{1, 3, 8, 9, 10, 11} (Petition No. 2011-059, § 9.205(e2), 10/17/11) (Petition No. 2014-088, § 9.205 (1)(e2), 10/20/2014)	27	27	17	17	17

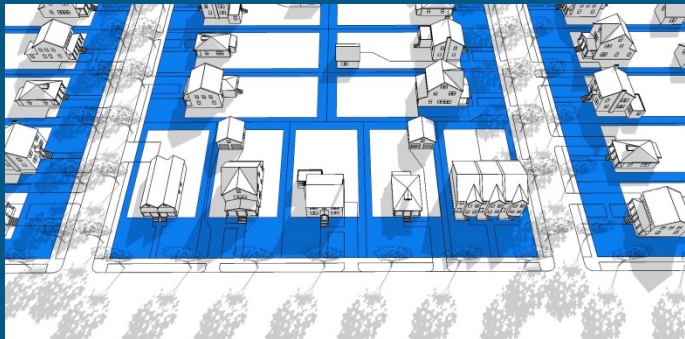
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Neighborhood 1 Place Types Graphic

* ZONING *

New UDO Regulatory Standard...

...could establish a context-based “build-to zone”, which will inform where new buildings must be placed.



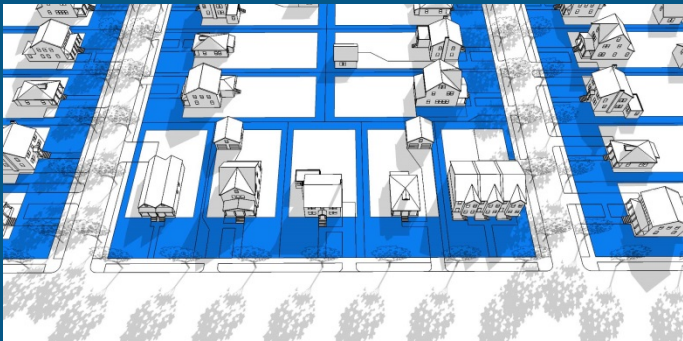
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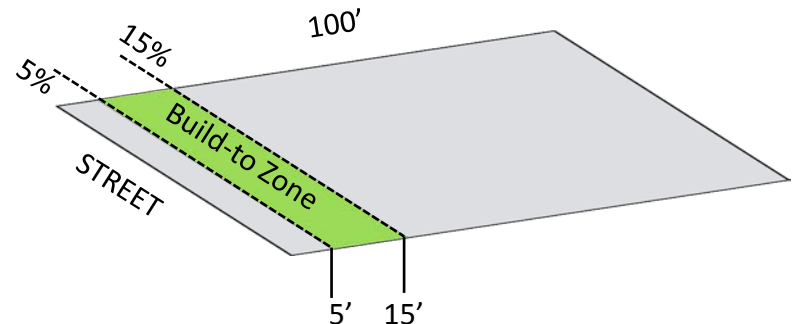


Neighborhood 1 Place Types Graphic

* ZONING *

New UDO Regulatory Standard

- The average of the front setbacks of lots along the block could establish a “build-to” zone. New and infill development would have to be placed so that the front of the building is within this zone.
- If there are no buildings already in place to help establish the neighborhood context for setbacks, the “build-to” zone could be established as a percentage of the lot depth, say between 5% and 15% of the depth of the lot.



Place Type: **Neighborhood 2**

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



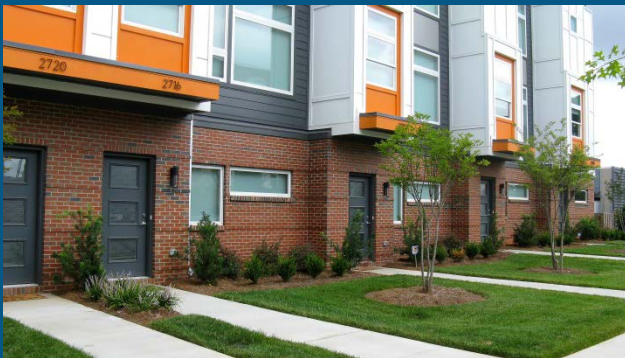
Neighborhood 2

* PLACE TYPES *

Place Type Policies:

I. BUILDING RELATIONSHIP TO LOCAL STREETS AND AVENUES WITH ON-STREET PARKING

- Principal buildings are oriented to the street and individual units should each have entrances from the sidewalk along the street. Those entrances are typically raised from the sidewalk level to provide additional privacy to residents.



Townhome entrances at grade, not raised above the sidewalk for added privacy.

* ZONING *

Existing Charlotte Zoning Ordinance...

...does not require Neighborhood 2 building types (such as townhomes) to orient to the street. Also, no requirement for raised entrances for privacy.



Townhome entrances are oriented toward a rear yard, not to a street.

Neighborhood 2

* PLACE TYPES *

Place Type Policies:

I. BUILDING RELATIONSHIP TO LOCAL STREETS AND AVENUES WITH ON-STREET PARKING

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Townhomes with raised entrance doors.

* ZONING *

New UDO Regulatory Standard...

...would require principal buildings to orient to, and connect with, the street. A minimum ground floor height above grade requirement could be another zoning tool used to achieve the goals of this policy.



Place Type: **Neighborhood 3**

- Multi-family Housing Types
- Moderate intensity residential area.
 - Provide transition between Neighborhood 2 and Node
- Land Use: Moderate intensity residential, institutional, small-scale integrated non-residential
- Building Types: Low-rise and Mid-rise multi-family and mixed use, house court, townhouse, detached house, ADU, plex house, civic
- Average Height: 3 – 4 stories
- Common open space
- On-street, rear or side surface, deck parking



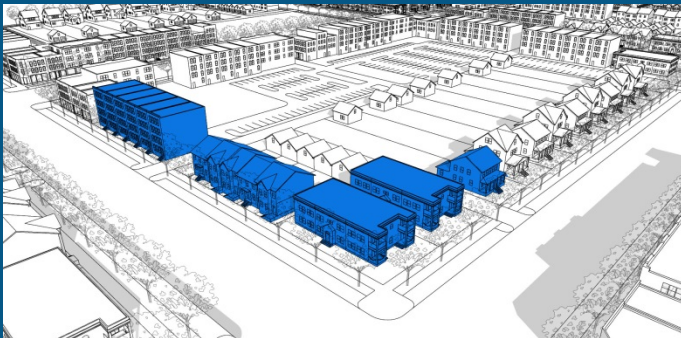
Neighborhood 3

* PLACE TYPES *

Place Type Policies:

E. BUILDING LENGTH ALONG THE STREET FRONTAGE

- Shorter building lengths are more compatible with any nearby Neighborhood 1 and 2 development patterns and create a more interesting and comfortable pedestrian environment and allow for better block structure.
- Preferred building length is no greater than 200 feet per building; a maximum length of 100 feet is preferred.



Neighborhood 3 Place Types Graphic

* ZONING *

Existing Charlotte Zoning Ordinance...

...does not set a maximum building length.



At 350 feet in length, this building would not comply with the Neighborhood 3 building length policy.

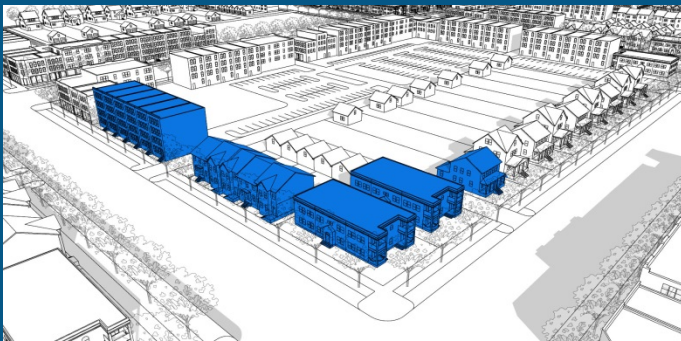
Neighborhood 3

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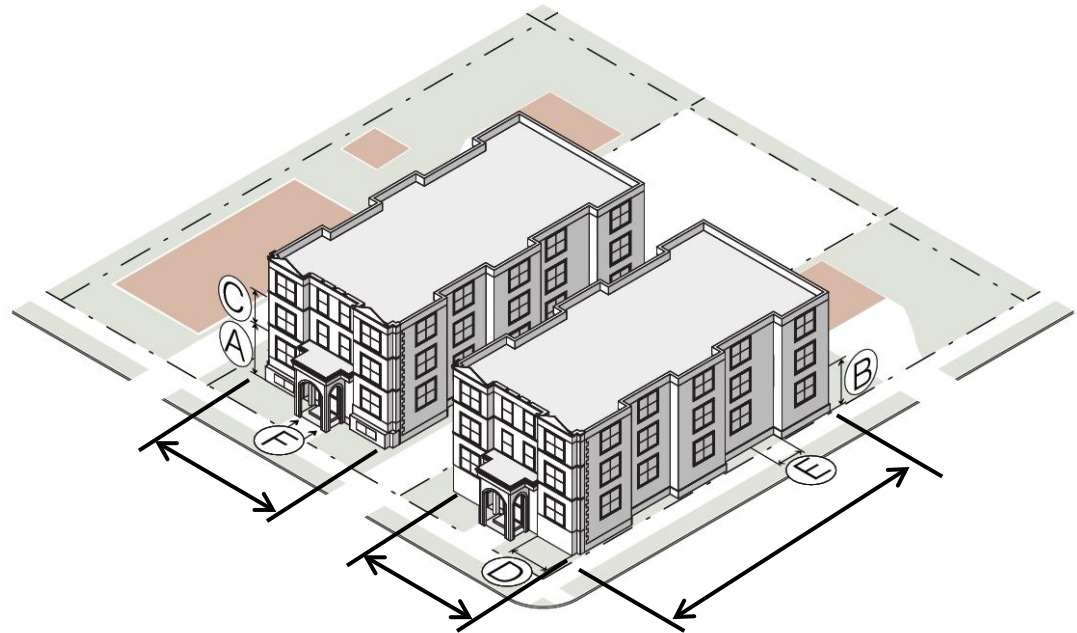


Neighborhood 3 Place Types Graphic

* ZONING *

New UDO Regulatory Standard...

...could set a maximum building length, which could differ according to the building type.



DIFFERENTIATORS: What is unique about each Place Type?

NEIGHBORHOOD 1

Building Types:

- Primarily detached single family, ADUs, and duplexes
- Quads and Triplex on corner lots

Building Height:

- Maximum 3 stories
- Typically 1-2 stories

Open Space:

- Private Yards

NEIGHBORHOOD 2

Building Types:

- Primarily attached residences (townhomes, house courts)
- Allows N1 building types

Building Height:

- Maximum 3 stories
- Typically 1-3 stories

Open Space:

- Semi-Private Yards
- Common Open Spaces

NEIGHBORHOOD 3

Building Types:

- Multi-family buildings
- Mixed-use buildings
- Allows N1 and N2 building types

Building Height:

- Maximum 4 stories
- Typically 2-4 stories

Open Space:

- Common Open Spaces

KEY POLICY PROPOSALS

ALL PLACE TYPES

- Replace density with site design elements
- Specific zoning districts per Place Type
- Types of Open Spaces
- Typical Streetscape Elements

NEIGHBORHOOD 1

- Allow duplexes mid-block with relaxed lot size standards
- Allow triplexes and quadraplexes on corners with relaxed lot size standards

NEIGHBORHOOD 2

- Design guidelines for this type of development
 - Units should orient to streets (not driveways, alleys)
- Be considered in locations near Neighborhood 1 that don't interrupt form and pattern

NEIGHBORHOOD 3

- Design guidelines for this type of development
- Allow non-residential uses at a small scale, integrated
- Limit height to 4 stories



Charlotte Place Types and
Unified Development Ordinance

Place Types Palette



Open Space

Neighborhoods

Sectors

Centers

Open Space -
Preserved

Neighborhood 1

Business

Community
Center

Neighborhood 2

Employment

Regional
Center

Neighborhood 3

Campus

Open Space -
Recreational

Neighborhood
Node

Light Industrial

Uptown

Heavy Industrial

Place Type: **Regional Activity Center**

- Accommodates significant growth
- Regional serving, mixed use area.
 - Horizontal and/or vertical integration
- Land Use: Moderate to high-intensity 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
- Average Height: Up to 15 stories
- Average Non-Residential Building Size: 125K sq. ft.
- On-street, rear or side surface, structured parking





Charlotte Place Types and
Unified Development Ordinance

Upcoming Planning Committee Meeting Topics

February

Discussion of Neighborhood Node and Centers Place Types
Summit Update

March

Discussion of Sectors and Open Space Place Types
Summit Information/Update

April

Re-cap of Summit – what we heard
Schedule Update