



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

PEDESTRIAN OVERLAY DISTRICT

November 6, 2013

Charlotte-Mecklenburg Planning Department

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What is a PED Overlay district?

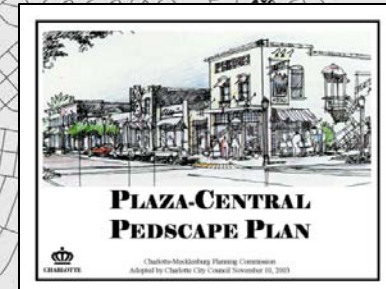
- PED Overlay zoning adopted in 1999.
- Development standards revised in 2011.
- Overlay district “sits on top” of existing zoning districts (e.g. B-1, B-2, O-1, O-2).
- Not applicable to MUDD, UMUD, TOD zoning.
- Intended for use on business corridors that abut established neighborhoods.
- Allows most permitted uses (except billboards, outdoor storage) of underlying zoning district while applying PED development and design standards.
- Allows all accessory uses (except drive-thru windows for restaurants and retail uses).



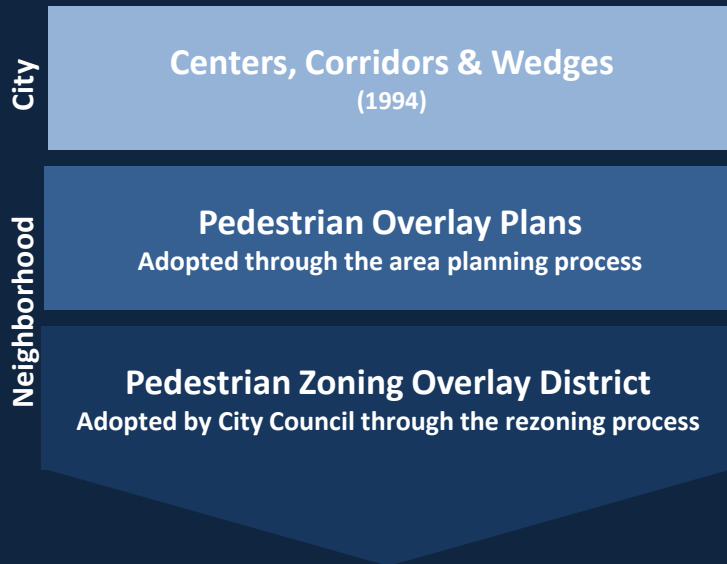


CITY OF CHARLOTTE

Existing PED Overlays



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Pedestrian Overlay District Vision

Knitting Policy & Implementation Together

Community Vision
Neighborhood
Protection
Future Land Use

Transportation
Infrastructure
Open Space
Building Type

Zoning Enforcement Tools



Parking
Floor Area Ratio (FAR)
Residential Density
(DUA)

Height Plane
Site Design
Building Massing &
Form

The following PED Overlay standards and requirements have precedence over the underlying zoning district standards and requirements:

Areas, yard and bulk regulations shall be as follows:

Table 10.812(1)

Minimum Lot Area	None
Maximum Floor Area Ratio (FAR)	None
Minimum Setback (feet) ^{1-6A}	Varies
Minimum Side Yard (feet)	
-Abutting residential use or zoning	5 feet
-All other conditions	None
Minimum Rear Yard (feet)	
-Abutting residential use or zoning	20 feet
-All other conditions	5 feet
Base Height	40 feet
Maximum Height (feet) ⁷⁻⁹	100 feet

Amend both the PED zoning and area plans to better achieve the goals of each overlay district.

Issues and concerns will be addressed through a series of actions that apply to all PED overlay districts, as well as plan specific standards.

**PED Zoning
Districts**

**Pedscape
Plan**

All PED districts

Neighborhood Specific

Common Pedestrian
Overlay development
standards applied in all
PED districts

Unique standards and
policies defined for each
Pedscape area

All PED Districts

- Clarify that there is no maximum density.
- Add text to reference regulations included in Pedscape Plans.

For each PED District

- Work with property owners, business owners, and area residents to identify unique standards that apply only to that district.
- Incorporate these unique standards either in the Zoning Ordinance or Pedscape Plans.
- First PED District to be considered is Midtown Morehead Cherry.



MIDTOWN · MOREHEAD · CHERRY



Goals of Midtown Morehead Cherry Plan (Adopted 2012)

- Preserve existing tree canopy and aesthetic with wide setbacks (22') along East Morehead Street
- Strengthen mix of uses with a mix of office and residential with retail at key locations
- Protect neighborhood edge and limit heights (40') adjacent to single-family
- Preserve historic character and scale related to the Dilworth neighborhood.



Stakeholder Interviews

- November 18th – 27th

Develop draft standards

Community Workshop - Covenant Presbyterian Church

- Tentative January 9th, 6:00 pm

Begin adoption process

- February