



CHARLOTTE<sup>SM</sup>



Incentive Based  
INCLUSIONARY HOUSING

# Citizen Advisory Group Meeting 7

February 23, 2012

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- Welcome / Introductions
- **Discuss Single Family Density Bonus Program Administration**
  - Administration of Regulatory Process and Affordable Units
  - Housing Plan Components
  - Initial Impact Analysis
- Finalize Duplex Recommendation
- **Finalize ADU Recommendation**
- Next Steps / Adjourn





# Single Family Density Bonus Program Administration

## **A. Development review process goals**

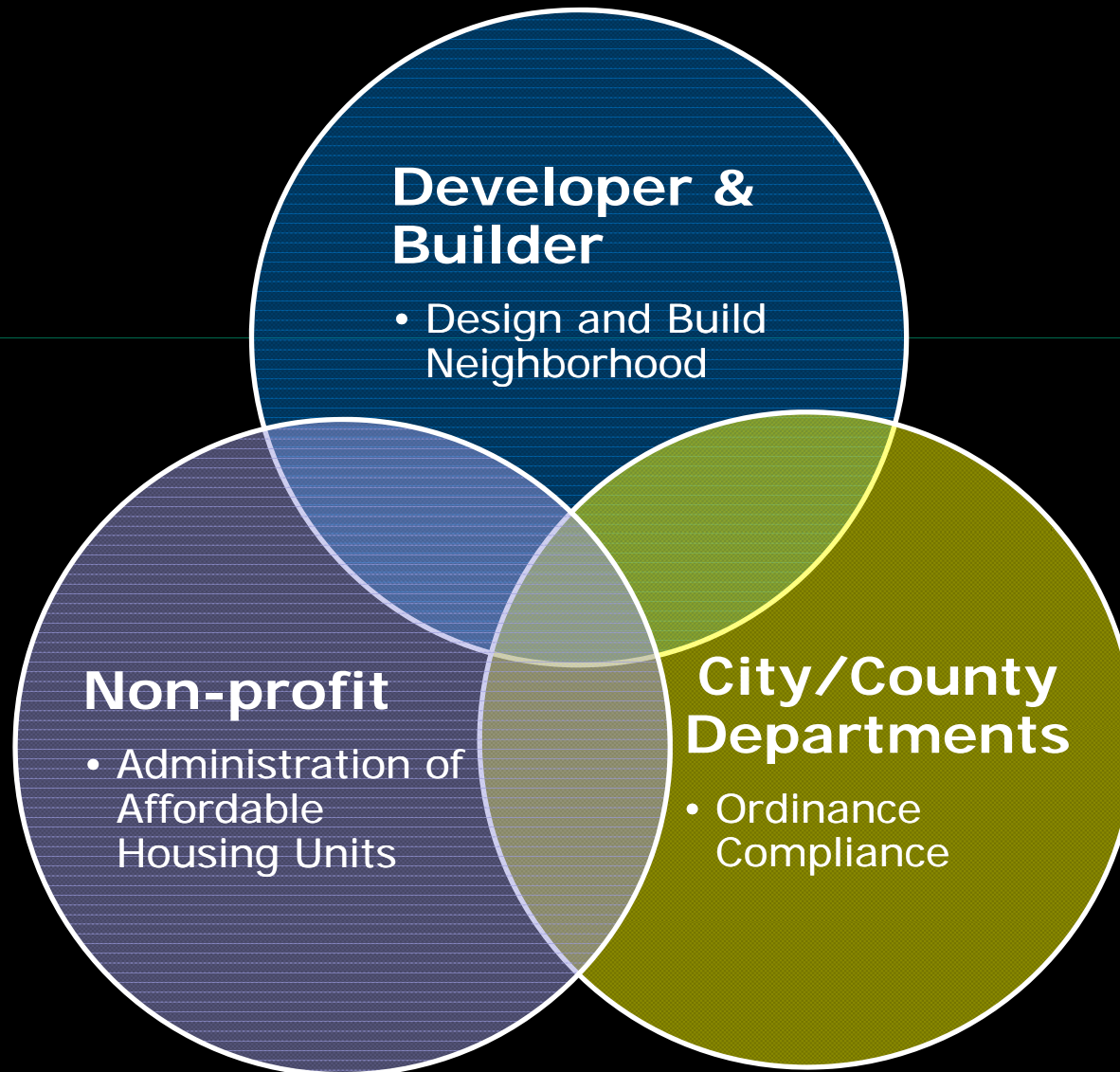
- Ordinance Compliance (Examples)
  - Architectural consistency
  - Dispersal of affordable housing units
  - Mitigation of traffic impacts

## **B. Program administration goals**

- Qualifying potential buyers
- Homeowner Education & Counseling (if needed)
- Home Financing Assistance (if needed)
- Tracking of Units



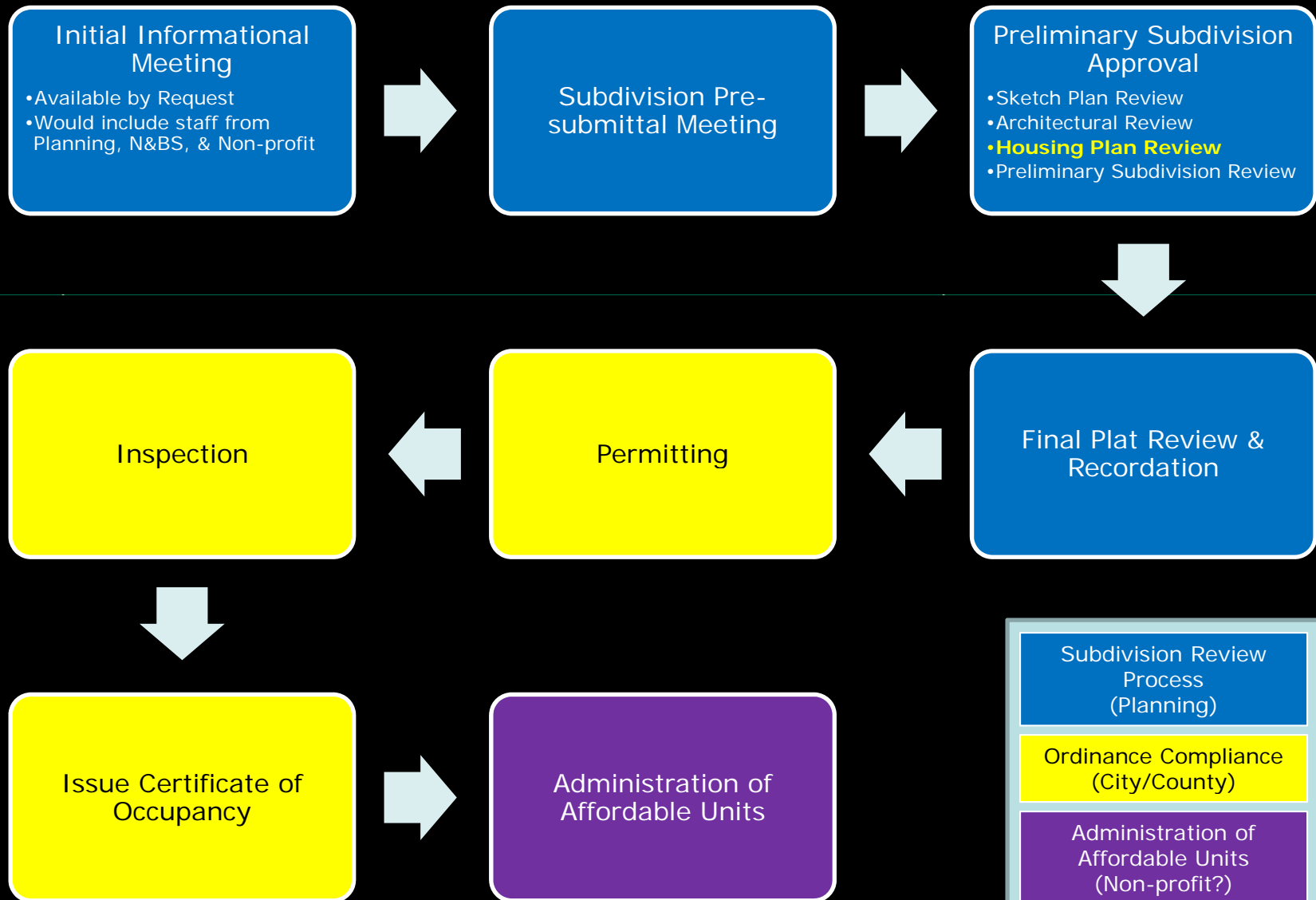
# Roles & Responsibilities





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# Review Process



## Development Review

- **General Description:** Description of the development proposal
- **Unit Totals:** Total number of market rate units and affordable units
- **Unit Locations:** Identify location of affordable units within the subdivision
- **Phasing:** Phasing and construction schedule for each market rate and affordable unit
- **Architectural Consistency:** Description of how the affordable housing will be designed to be complimentary to the neighborhood

## Program Administration

- **Pricing:** Pricing schedule for each affordable unit
- **Marketing:** Description of how the applicant proposes to promote the sale of the affordable units
- **Deed Restrictions:** Articulate control period to ensure availability and sustainability of the affordable units
- **Restrictive Covenants:** To ensure affordability



# Housing Plan Components

## Group Exercise

1. Do you generally agree with the components of the Housing Plan?
2. What should the control period and conditions be for the affordable units?

## Transportation Impacts and Mitigation

### CDOT - Initial Feedback

- Follow the mitigation measures of the existing subdivision review process
- Subdivision ordinances ensures connectivity and mobility
- Other improvements (typically turn lanes) are generally required based on road frontage conditions and projected trip generations

Trip Generation Formula:  $\text{Total Units} \times 10$  (average trips per SF unit)

### CDOT - Initial Concerns

- Accessibility to shopping, employment, and public transit services
- Tying into adequate existing street network
- Parking strategies to account for the mixed housing types (on street parking, alley fed driveways)
- Potential density yields





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# Questions?



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# Draft Recommendation to allow Duplexes on any lot

## Applicability

Allow duplex dwellings on all lots within the R-3, R-4, R-5, and R-6 single family zoning districts per prescribed conditions under design guidelines.

## The Set-Aside

None

## Income Targeting

None

## Design Guidelines & Prescribed Conditions

- Lots must meet the minimum lot size requirement for duplex lots of the underlying zoning district.

Zoning District	Minimum Lot Area for Duplex Dwellings
R-3	16,000 SF
R-4	13,000 SF
R-5	10,000 SF
R-6	8,000 SF



# Draft Recommendation to allow Duplexes on any lot

## Design Guidelines & Prescribed Conditions (continued)

- Duplex dwellings must not exceed the maximum building coverage required for detached dwellings.

Duplex Dwelling Lot Size	Maximum Building Coverage
6,501 SF to 8,500 SF	40%
8,501 SF to 15,000 SF	35%
15,001 SF or greater	30%

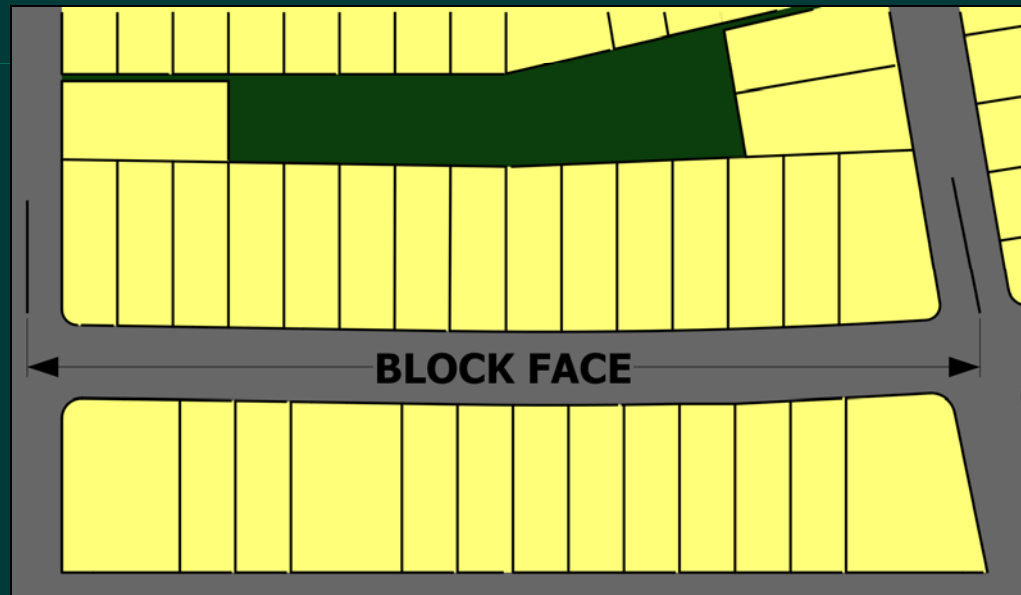
- A duplex corner lot must provide the minimum setback requirement to each of the two different streets.



# Draft Recommendation to allow Duplexes on any lot

## Design Guidelines & Prescribed Conditions (continued)

- Limit of two (2) abutting duplex lots within a block face. **Block face is defined as the distance along a block between two adjacent intersections, measured from centerline to centerline.**

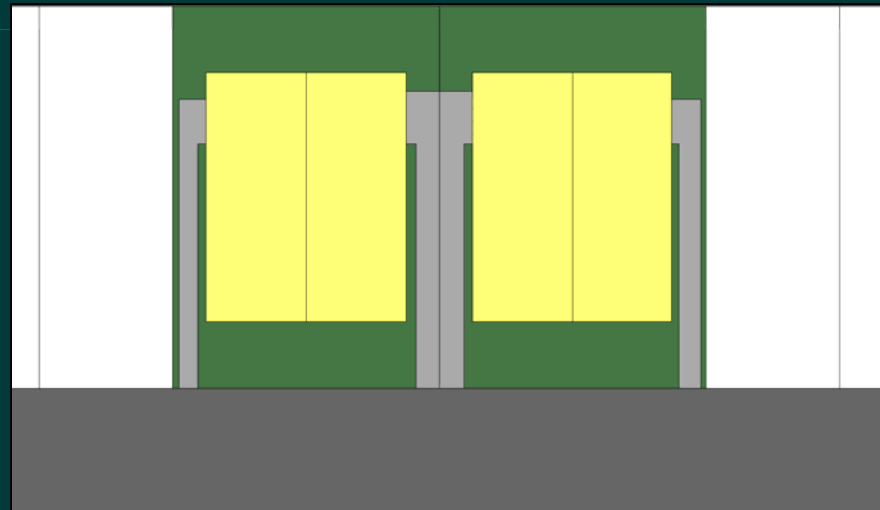




# Draft Recommendation to allow Duplexes on any lot

## Design Guidelines & Prescribed Conditions (continued)

- Duplex units must be served by a shared driveway. However, where two duplex lots abut, a total of three driveways may be allowed. The ~~two end units which~~ **that** share a common lot line shall have a shared driveway and the opposite end units may have individual driveways.



## Program Administration

Obtain a building permit from LUESA.



# Draft Recommendation to allow ADUs

## **Applicability**

Allow accessory dwelling units (ADUs) as a permitted accessory use to any single family detached dwelling unit per the following prescribed conditions under design guidelines.

Define Accessory Dwelling Unit (ADU) as a smaller second dwelling unit created on a lot with a single family detached dwelling unit and may either be located within the principal detached dwelling or within a separate accessory structure.

## **The Set-Aside**

None

## **Income Targeting**

None





# Draft Recommendation to allow ADUs

## Design Guidelines & Prescribed Conditions

### ***Standard ADU Requirements within a Principle or Accessory Structure:***

- The ADU shall be clearly subordinate to the principle single family detached structure.
- No more than one ADU shall be located on a lot.
- The ADU and the principle dwelling shall be owned by the same person.
- The ADU shall not be served by a driveway separate from that serving the principle dwelling.

### ***ADU Within a Principle Structure:***

- An ADU located within the principle single family detached structure shall be limited to 35% of the total floor area of the principle structure. However in no case shall the ADU exceed 800 **heated** square feet.
- **The ADU shall not be internally accessible from the principle dwelling.**
- **The pedestrian entrance to the ADU shall be located to the side or rear of the structure.**



# Draft Recommendation to allow ADUs

## Design Guidelines & Prescribed Conditions (continued)

### ***ADU within an accessory structure:***

- The ADU shall have a floor area no greater than 50% of the principle structure and under no circumstances cover more than 30% of the rear yard. However, in no case shall the ADU exceed 800 **heated** square feet.
- The structure shall be no taller than the principle dwelling.
- The ADU shall be located in the rear yard and not be any closer than 15 feet to a rear property line or along any side property line within the required side yard dimension.  
**If the ADU is located within a garage structure and the parcel abuts an alley, the structure may be located up to 5 feet from the rear property line if the garage is accessed from the alley.**
- The minimum lot size for a lot on which an ADU is **located within the R-3 and R-4 zoning districts** shall be 2 times the minimum for the district.
- Roof and exterior wall materials and finishes of the ADU must be comparable in composition and appearance to that of the principle dwelling on the lot.

### **Program Administration**

Obtain a building permit from LUESA



## Next Steps

- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
  - March 15, 2012 (6pm, CMGC Room 280)
  - March 29, 2012 (6pm, CMGC Room 280)
  - **April 26, 2012 (6pm, CMGC Room 280) TBD**
  - **May 10, 2012 (6pm, CMGC Room 280) TBD**
- **Process Benchmarks**
  - Citizen Input process March/April 2012
  - Committee Action April 2012
  - Council Action June 2012 (follows the text amendment process)
- **Questions or concerns should be directed to:**  
**Bryman Suttle**, *Charlotte-Mecklenburg Planning Department*  
**704-336-8325** [bsuttle@charlottenc.gov](mailto:bsuttle@charlottenc.gov)
- **Tonight's presentation, including summary minutes, will be posted at:**  
[www.charlotteplanning.org](http://www.charlotteplanning.org)

