

# Charlotte Code

## **PART 2: SINGLE FAMILY DISTRICTS**

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### **Section 9.205. Development standards for single family districts.**

All uses and structures permitted in the R-3, R-4, R-5, R-6 and R-8 districts shall meet the applicable development standards established in this Section and all other requirements of these regulations: (*Petition No. 2007-70, § 9.205, 06/18/07*)

- (1) Density, area, yard and bulk regulations shall be as follows:

	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-8</u>
(a) Maximum Residential Density (Dwelling units per acre) <sup>1</sup>	3.0	4.0	5.0	6.0	8.0

- (i) Density is the first standard. Density controls the total number of dwelling units allowed. Once density is determined, lots must meet the requirements of subsection (1)(b) through (1)(i), except as provided in subsection (iii), below.
- (ii) Density is calculated by multiplying the gross land area, minus any existing dedicated rights-of-way or established public street(s), incorporated within the property, times the maximum density number established for the zoning district. For lots located on an existing publicly maintained street that does not have any record of right-of-way dedication, the density is calculated by multiplying the gross land area, minus the area within the maintained street (typically ditch to ditch) incorporated within the property, times the maximum density number for the zoning district.
- (iii) Existing lots of record as of the effective date of these regulations do not have to meet the density requirements if they are 1) a corner lot in the R-3, R-4, R-5, or R-6 zoning districts and are to be used for a duplex dwelling; or 2) an existing lot in the R-8 zoning district to be used for duplex, triplex, or quadraplex dwellings
- (iv) Legal, previously recorded single family lot(s) may be reestablished or reconfigured if the total number of lots or units is not increased and if the lots can meet all the development standards of the district in which they are located, with the exception of density. If the lots were legally combined, they may not be subdivided unless the density requirements are met.

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	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-8</u>
(b) Maximum floor area ratio for nonresidential buildings <sup>7</sup>	.50	.50	.50	.50	.50
(c) Minimum lot area (square feet) <sup>2</sup>					
- Detached dwellings	10,000*	8,000*	6,000	4,500	3,500
- Duplex dwellings	16,000**	13,000**	10,000**	8,000**	6,500**
- Triplex dwellings					9,500**
- Quadraplex dwellings					11,500**
- Nonresidential buildings	12,000	12,000	12,000	12,000	12,000
(d) Minimum lot width (feet)					
- Residential dwellings	70	60	50	40	40
- Nonresidential buildings	70	70	70	70	70
(e) Minimum setback (feet) <sup>3</sup>	30	30	20	20	20
(e1) Minimum setback from the right-of-way along a designated thoroughfare (feet) <sup>3</sup> (Petition No. 2010-073, § 9.205(e1)(e2), 12/20/10)	30	30	20	20	20
(e2) Minimum setback from existing or future back of curb along local and collector streets (feet) <sup>3, 8, 9</sup>	42	42	32	32	32
(f) Minimum side yard (feet) <sup>4</sup>	6	5	5	5	5
(g) Minimum rear yard (feet)	45	40	35	30	20
(h) Minimum open space (%) (excluding detached dwellings) (Petition No. 2007-70, § 9.205(1)(h), 06/18/07)	65	65	65	60	50
(i) Maximum building coverage-----See Table 9.205(1)(i)----- for detached dwellings only (Petition No. 2007-70, § 9.205(1)(i), 06/18/07)					
(j) Maximum height (feet) <sup>6</sup> (Petition No. 2007-70, § 9.205(1)(j), 06/18/07)	40	40	40	40	40

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**Table 9.205(1)(i)**  
**Maximum Building Coverage for Detached Dwellings**

<b>Single Family Lot Size (Sq. Ft.)</b>	<b>Maximum Building Coverage (%)</b>
<b>Up to 4,000</b>	50
<b>4,001-6,500</b>	45
<b>6,501-8,500</b>	40
<b>8,501-15,000</b>	35
<b>15,001 or greater</b>	30

*(Petition No. 2007-70, § 9.205(1)(i), 06/18/07)*

\* Also, see Section 9.205(2)

\*\*If land is sold with an attached dwelling, the minimum sub lot size must be sufficient to accommodate the dwelling unit and 400 square feet of private open space.

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#### **FOOTNOTES TO CHART 9.205(1):**

1. Reserved.  
*(Petition No. 2005-047, §9.205(1), 01/17/06)*
2. For residential subdivisions of 10 or more lots, the minimum lot size may be varied subject to the regulations of subsection (4) of this Section. For subdivisions of 5 acres or less, the requirements in subsection (2) of this Section shall apply.
3. For residential subdivisions of 10 or more lots, the minimum setback may be varied subject to the regulations of subsection (4) of this Section.
4. For subdivisions of 10 or more lots, minimum building separations or zero lot lines may be used in lieu of side yards specified, subject to the regulations of subsection (4) of this Section.
5. Religious institutions may have a minimum open space of 25%.

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6. A building in any of the designated districts may be erected to a height in excess of 40 feet, provided the minimum side yard is increased 1 foot for every 2 feet of building height in excess of 40 feet. However, a building which abuts a residential use or zoning district may not be erected to a height in excess of 40 feet unless the side and/or rear yard abutting the residential use or zoning district is increased 1 foot for every foot of building height in excess of 40 feet. Height requirements for other permitted structures are set forth in Section 12.108.
7. A parking deck constructed as an accessory use to an institutional use shall not be subject to the F.A.R. requirements, provided that the parking deck meets the requirements of Section 12.212(2).  
*(Petition No. 2010-033, § 9.205(1)(b), 06/21/10)*
8. Along a local street where no curb exists, the default street type shall be a Local Residential-Medium. The future back of curb for a Local Residential-Narrow shall be measured 10' from the existing centerline, Local Residential-Medium shall be measured 13.5' from the existing centerline, and Local Residential-Wide shall be measured 17.5' from the existing centerline. The future back of curb for a collector street shall be measured 18' from the existing centerline  
*(Petition No. 2010-073, § 9.205(e1)(e2), 12/20/10)*

### **#1-Alternative Setback**

9. Alternative Setback: The following setback standards may be used for an established block face that is at least 25 percent developed, or has at least four existing dwellings.
- (a) A single-family detached dwelling in an established block face may be located no closer to the street than the two closest structures on the same block face.
- (b) In no case shall the minimum setback be less than 10 feet, or intrude into a required clear sight triangle at an intersection.
- (c) The location of parking shall meet the minimum standards in Section 12.206(3).