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# Heights in Residential Zoning Districts

Stakeholders Meeting

September 17, 2009

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- Recap Ground Rules and Process
  - Final Product
  - Minority Opinion
- Background Information - Case That Brought Us Here
- Summary of Stakeholders Issues
- Height Regulations In Other Jurisdictions
- Standards For Group Discussion
- Break
- Group Discussion
- Next Steps



## Ground Rules

- Treat each other with respect
- Be concise, not repetitive
- Express disagreement, without being disagreeable
- Offer solutions
- Follow through on commitments
- Share information with those you represent
- Speak one at a time
- Participate, but do not dominate
- Do your homework



## 2001 Queens Road

- **October 31, 2007** – The first development proposal for 2100 Queens is submitted for permit review. These development plans indicated a 19 unit, 11-story residential building.
- **November 13, 2007** – The Myers Park Homeowners Association files rezoning petition #2008-032 to rezone the 2100 Queens site along with approximately 40 other acres within Myers Park from R-22MF to R-8MF. The height regulations are the same but hoped to reduce the height by reducing the maximum number of units allowed.



- **January 17, 2008** - The Boulevard Company sent a letter requesting the City to withhold the approval of the first development proposal for 2100 Queens.
- **July 25, 2008** – The Boulevard Company files rezoning petition #2008-134 to rezone the 2100 Queens site from R-22MF to UR-3(CD). The rezoning would increase the number of units allowed from 19 to 42 and commit to a height limit of 90 feet.



- **November 17, 2008** – City Council denied the Boulevard Companies rezoning petition #2008-134.
- **March 26, 2009** – The second development proposal for 2100 Queens is submitted for permit review. These plans were approved on June 11, 2009 for a 19 unit, 63 foot tall residential building.



- **July 20, 2009** – At the public hearing for the Myers Park rezoning petition #2008-032, City Council directed staff to provide alternate ways to address the height issue other than through rezoning. Staff has developed a process and formed a stakeholders group to study height in residential districts.

## SUMMARY OF STAKEHOLDER ISSUES

- *Different Requirements for Different Uses*
- *Adjacent Uses and Properties*
- *Road Classification*
- *Other*





## *Different Requirements for Different Uses*

- There Are No Maximum Heights
- There Are No Maximum Heights Needed
- Institutional Uses Should Have Different Reg.
- Exceptions To Heights Reg. Should Be Revised
- Should Be Different Heights For MF & SF
- Should Be Some Transition For Different Uses and Districts





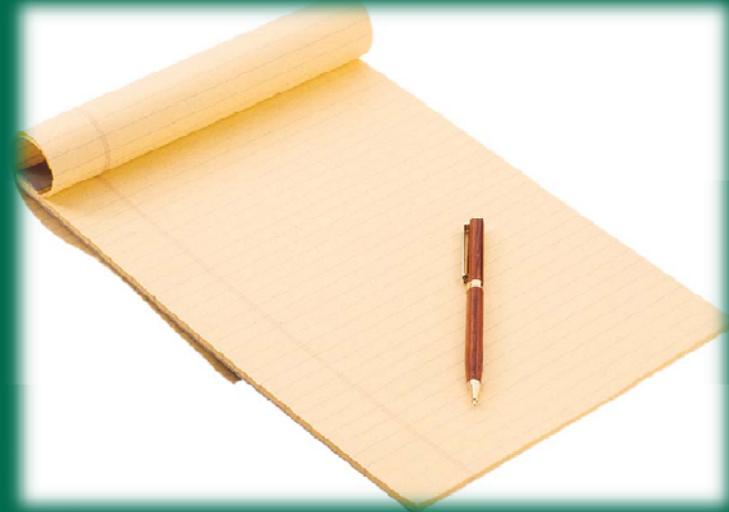
## *Consider Adjacent Uses and Properties*

- Scale Should Be Relative To Neighborhood
- Be Aware Of Nearby Zoning
- Character Of A Neighborhood Should Be Considered
- Should Not Just Consider Adjacent/Abutting Properties But Also Proximity To Other Residences



## *Consider Road Classification*

- For Major Corridors There Should Be Different Height Regulations
- Street Widths Should Be Considered
- Development Near Transit Corridors Should Have Different Regulations



- Factor In All Ordinances
- Buildings Shadow Regulations Should Be Strengthen
- Density Needs To Be Balanced With Height
- Ratios Need Revising
- Setback-Proportional To Height
- Value/Affordability Of A Property Should Not Be Considered
- Light And Air Health Effects Should Be Considered
- Consider Sustainability And Carbon Footprint



# REQUIREMENTS IN OTHER DISTRICTS

Municipality	Single Family Max. Height	Multi-Family Max. Height	Exceptions
Austin, TX	35 Feet	MF-1 thru 3: 40 Feet MF-4 & 5: 60 Feet MF-6: 90 Feet	SF-Increase distance from front setback by 10 feet for each foot increase in height. May exceed a max of 20% for HVAC, towers, etc.
Baltimore, MD	35 Feet	40 Feet	MF- increase height only by specific cases authorized by the Mayor and/or City Council.
Dallas, TX	36 Feet	90 Feet	MF- Additional side and rear yard setback of 1 foot for each two feet in height is required for portion of structure above 45 feet.



## REQUIREMENTS IN OTHER DISTRICTS

Municipality	Single Family Max. Height	Multi-Family Max. Height	Exceptions
Jacksonville, FL	35 Feet	High Density A: 45 Feet High Density B: 60 Feet	MF- 1 to 1 ratio for all yards to increase height with no limit.
Nashville, TN	3 Stories	RM2-15: 20 Feet RM20: 30 Feet RM40: 45 Feet RM60: 60 Feet	MF-2 to 1 ratio using height plane (Vertical to Horizontal) form building setback.
Phoenix, AZ	30 Feet or 2 story Max.	40 Feet or 3 stories 48 Feet or 4 stories	1 to 5 ratio from the building setback to increase height.

## REQUIREMENTS IN OTHER DISTRICTS

Municipality	Single Family Max. Height	Multi-Family Max. Height	Exceptions
Raleigh, NC	40 Feet	40 Feet	One foot of additional height for every one foot of additional setback.
Richmond, VA	35 Feet	35 Feet 60 Feet: if on a min of 2 acres.	MF- Higher Densities must meet extra conditions.



## WHAT IS THE ISSUE WITH HEIGHT?

What is the issue with a building exceeding the maximum building height?

“The Building Is Too Tall No Matter  
Where It Is Located?”

or

“ The Building Is Too Close To Single Family  
To Be So Tall”?



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# Single Family Adjacent to Single Family

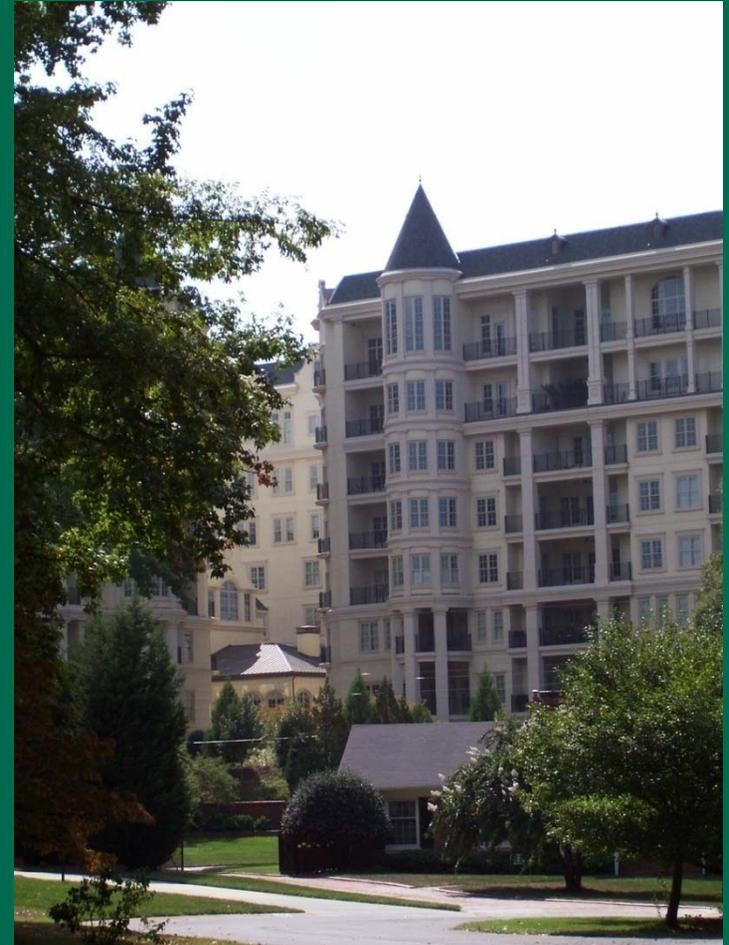


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# Multi Family Adjacent to Single Family



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## Multi Family Adjacent to Single Family



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## Scale and Mass



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## STANDARDS FOR GROUP DISCUSSION

- Decrease Single Family Max Height to 35'
- TOD Height Regulation



- The base height for all TOD districts shall be 40 feet.
- The maximum height for all TOD districts shall be 120 feet.



- For new development across a local (public or private) street from existing single family zoning (R-3, R-4, R-5, R-6, and R-8), the 40' base height shall be measured at the minimum setback line.
  - *The height may increase one foot in height, over 40 feet, for every 10 feet in distance the portion of the building is from the required setback along that street.*



# MAXIMUM BUILDING HEIGHT

Neighborhood  
Transition

## Building Height: Recommendation Adjust 'Measure From' Line

10:1 Height plane measured from setback

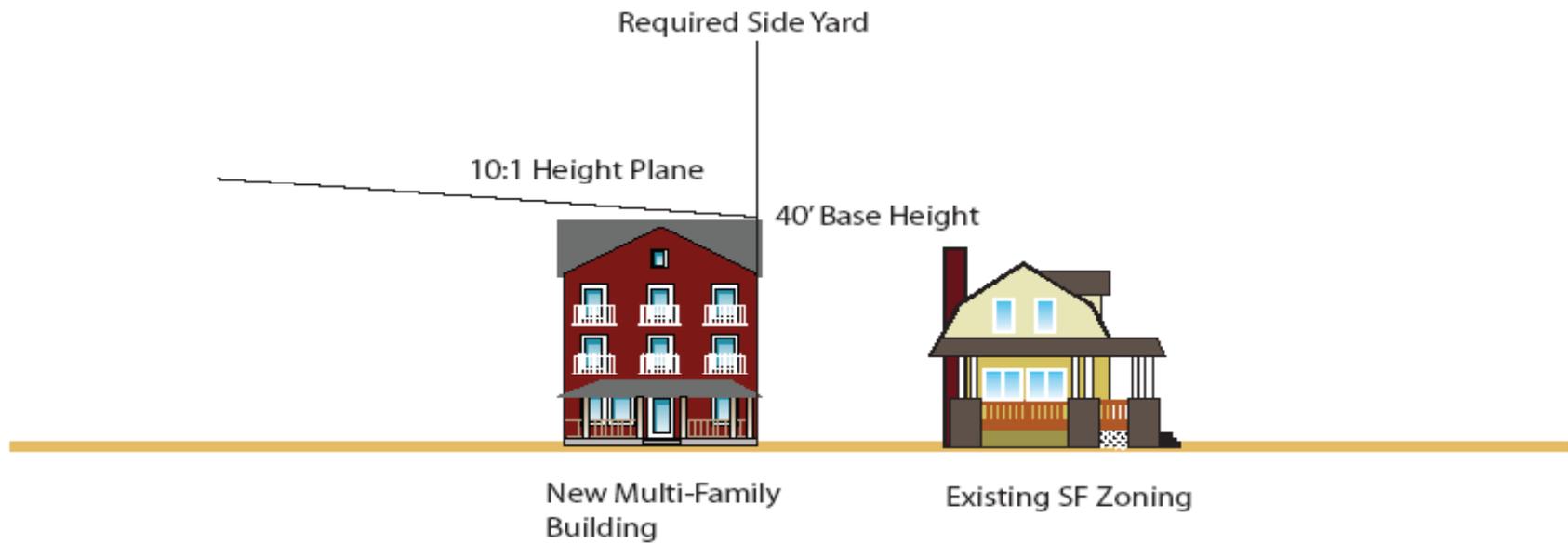




- For new development abutting on the same side of a local (public or private) street as existing single family zoning (R-3, R-4, R-5, R-6, and R-8), the 40' base height shall be measured at the required yard.
  - *The height may increase one foot in height, over 40 feet, for every 10 feet in distance the portion of the building is from the required yard.*



# MAXIMUM BUILDING HEIGHT



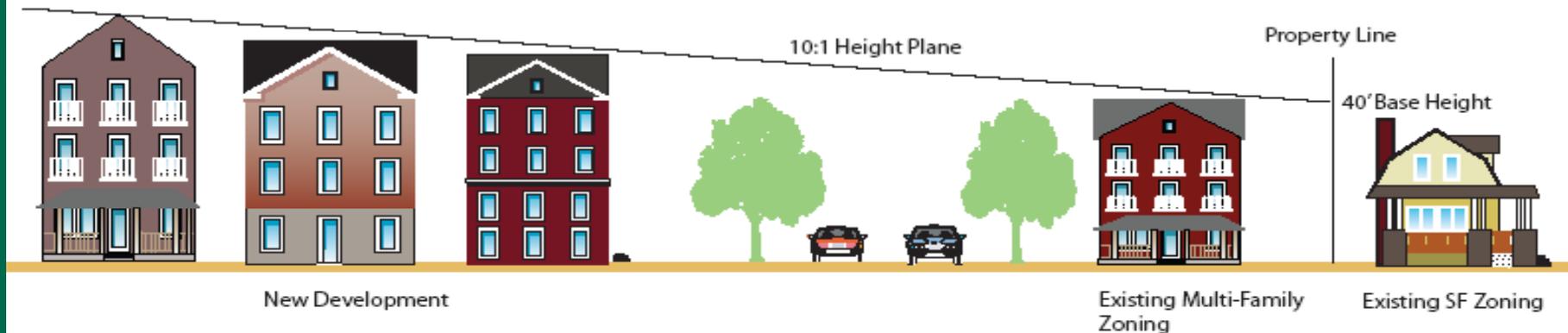


- For all other parcels, the permitted maximum height shall be determined by the distance from the structure to the boundary line of the nearest single-family residential district (R-3, R-4, R-5, R-6, and R-8).
  - *This distance shall be the shortest measurable distance between the building footprint edges and nearby single family residential district boundaries. Height increases for portions of the building that are a further distance from single-family residential zoning districts, are allowed at a rate of one additional foot of height for every 10 feet of additional distance the portion of the building is from the edges of nearby single-family zoning districts.*



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# Multi-Family Adjacent to Single Family 10:1

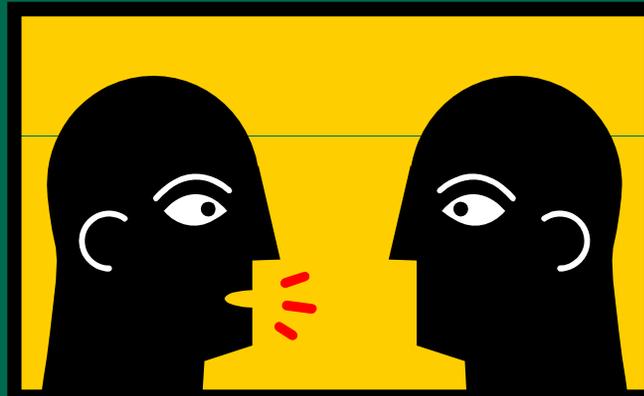




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## GROUP BREAK OUT SESSION

Discussion Topic:



**Discuss Presented Standards**



- Feedback from Groups



## NEXT STEPS

- Next meeting is October 1<sup>st</sup> at 6 pm
- Summary minutes from meeting and other information will be posted on website

### TONIGHT'S HOMEWORK:

Submit any additional alternatives to  
[kjyoung@charlottenc.gov](mailto:kjyoung@charlottenc.gov)  
prior to next meeting.





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## MORE INFORMATION

Please visit our website at

**[charlotteplanning.org](http://charlotteplanning.org)**

- Agendas
- Updates
- Summary Minutes
- PowerPoint Presentations