



CHARLOTTESM

Heights in Residential Zoning Districts

Stakeholders Meeting

December 1, 2010

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TONIGHT'S AGENDA

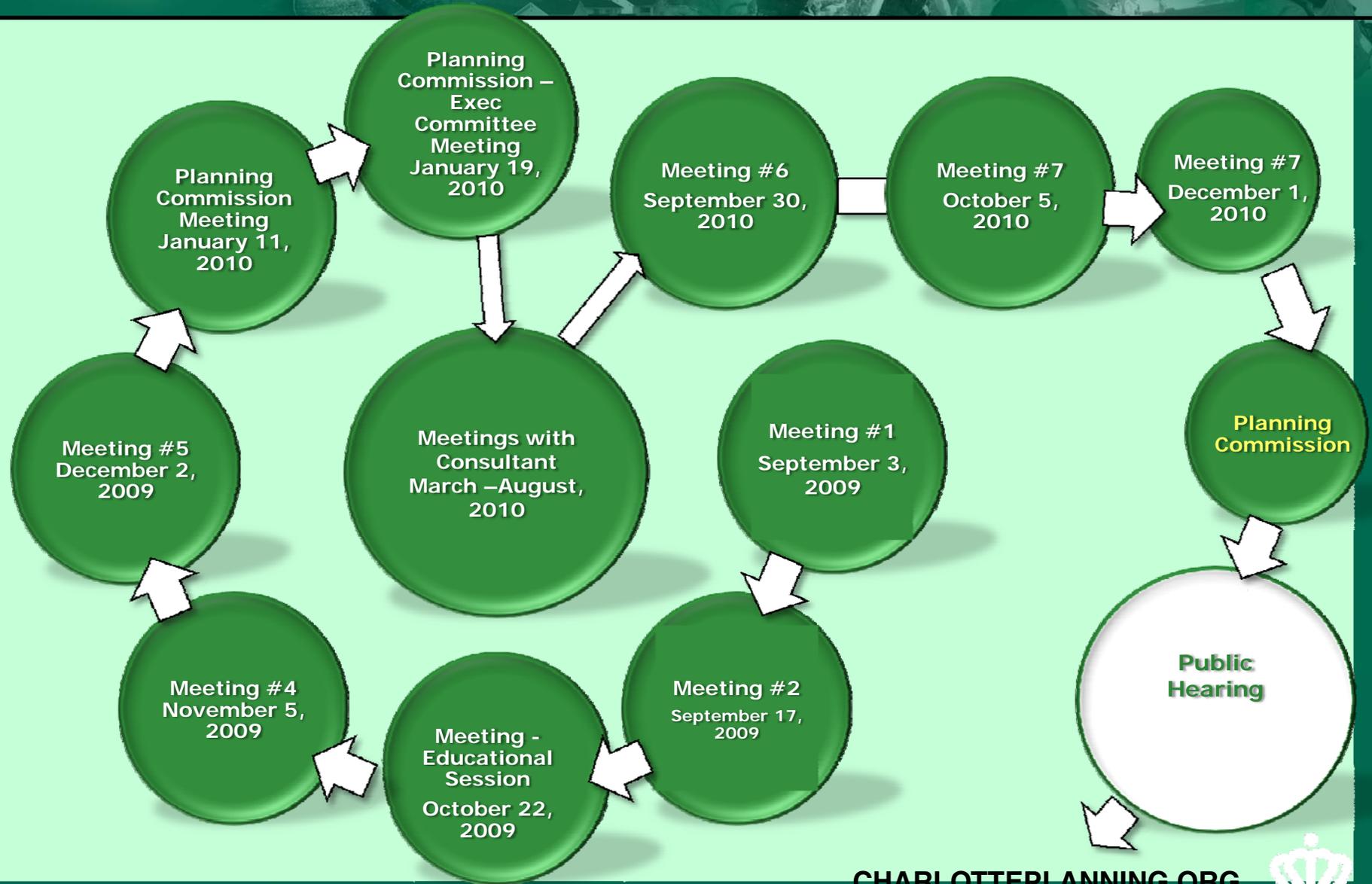
- Introductions
- Stakeholder Comments and Staff Response
- Revised Recommendation
- Feedback
- Next Steps



OUR GOAL

To provide a regulation that will address the concerns of adjacent neighborhoods while still being fair and equitable to developing property

HIRD Meetings





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SUMMARY OF STAKEHOLDER ISSUES SEPTEMBER 2009

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





Updated Staff Recommendations

STAFF RECOMMENDED CHANGES

DIFFERENT REQUIREMENTS FOR DIFFERENT USES

Stakeholder Concerns

- ❑ No Max Heights
- ❑ Institutional Uses
Should Have Different
Regulations
- ❑ Should Be Different
Heights For
Multi-Family &
Single Family

Recommendations

- ❑ Max Heights By District
- ❑ Nonresidential Uses
Different Regulations
- ❑ Different Heights For
Multi-Family &
Single Family



ADJACENT USES AND PROPERTIES

Stakeholder Concerns

- ❑ Scale Relative To Neighborhood & Aware Of Nearby Zoning
- ❑ Consider Character Of A Neighborhood
- ❑ Consider Adjacent/Abutting Properties & Proximity To Other Residences

Recommendation

- ❑ Height Determined by Zoning District



Stakeholders Concerns

- ❑ Major Corridors Should Allow Different Height
- ❑ Consider Street Widths
- ❑ Development Near Transit Corridors Should Have Different Regulations

Recommendation

- ❑ No Base Height Required If Use Separated By Major Arterial

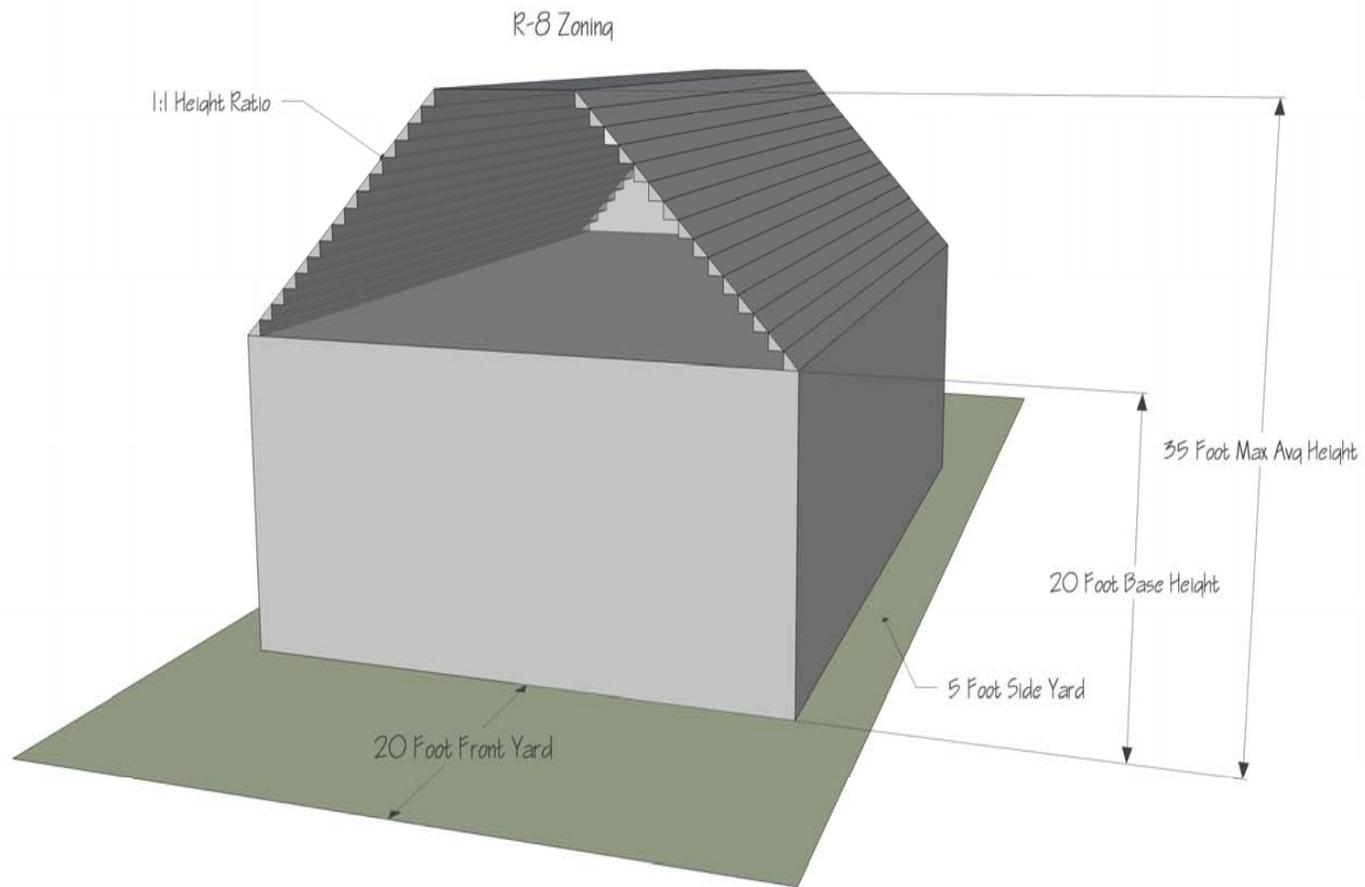


SINGLE FAMILY DISTRICTS: Residential Structures

- ❑ Base maximum height is measured at side yard; height may be increased 1 foot for every 1 foot increase from side yard
- ❑ Maximum height is measured at front building line
- ❑ There is no maximum height at rear building line
- ❑ Height standards vary by zoning district
- ❑ Maximum height for accessory structures is 24 feet, measured along front building line



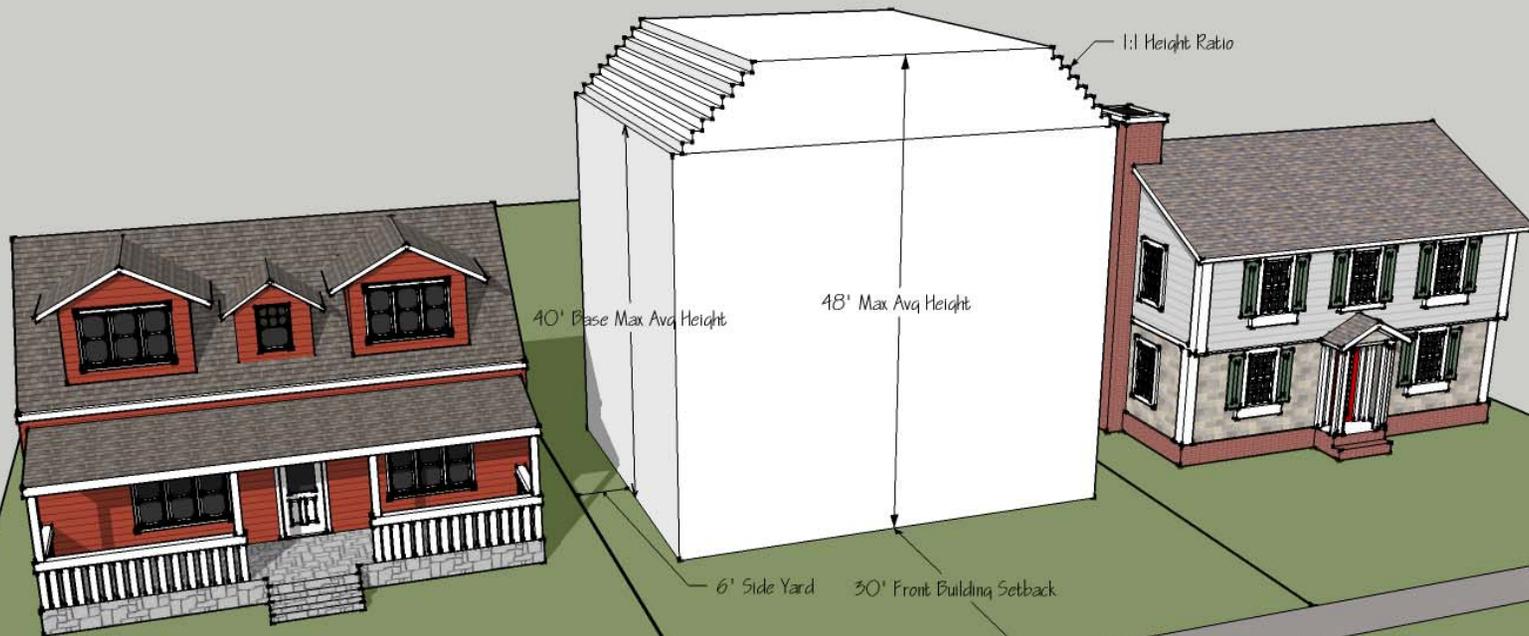
MEASURED FROM PORTION OF THE BUILDING





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RESIDENTIAL BUILDING



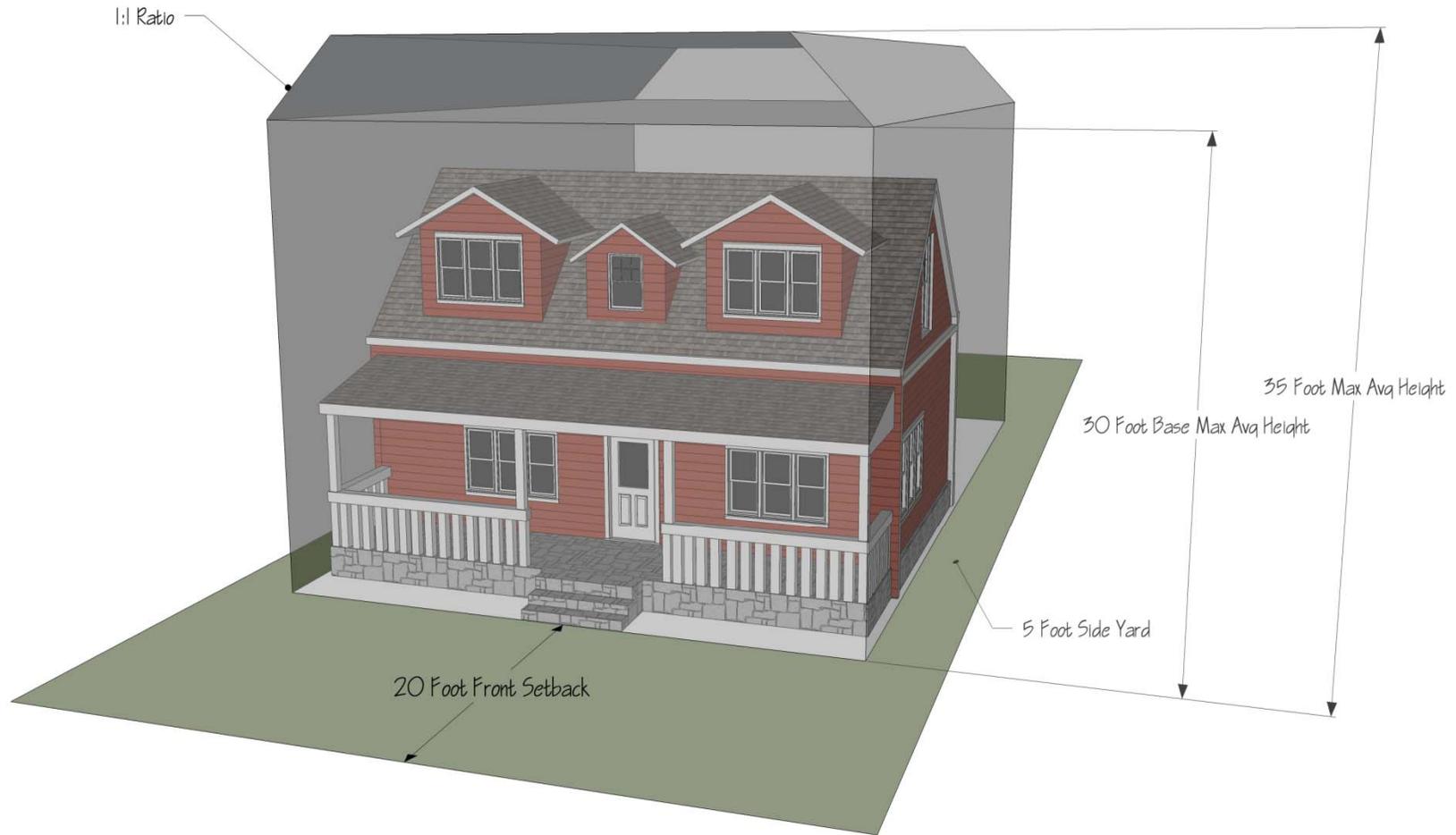


SINGLE FAMILY DISTRICTS: Residential Structures

Single Family Zoning Districts	Base Maximum Average Height at Side Yard Line	Maximum Average Height at Front Building Line
Residential dwellings within R-3, R-4, UR-1 & single family residential portions of MX-1, MX-2, & MX-3	40'	48'
Residential dwellings within R-5, R-6, R-8, & R-MH	35'	40'



BUILDING TENT





SINGLE FAMILY DISTRICTS: Residential Structures

Current Zoning Standard:

- No maximum height
- Increase of 1 foot in height for 1 foot increase in side yard

Revisions Since Last Meeting:

- Aligned heights with Zoning Districts
- Eliminated height maximum at rear of building
- Measurement taken at building line
- Base maximum height at side yard



SINGLE FAMILY DISTRICTS: Nonresidential Structures

- ❑ Base maximum height is 40 feet at side yard/setback line along boundary adjacent to single family zoning; height may be increased 1 foot for every 2 foot increase from side yard
- ❑ Base maximum height does not apply if single family zoning is across a major arterial or greater
- ❑ Base maximum does not apply if adjacent to another nonresidential structure
- ❑ Maximum height, from lowest to highest point, is 100'



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SINGLE FAMILY DISTRICTS: Nonresidential Structures

Single Family Zoning Districts	Base Maximum Average Height at Side Yard Line	Maximum Average Height at Setback
Nonresidential structure	40'	100'



SCHOOL



RELIGIOUS INSTITUTION

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SINGLE FAMILY DISTRICTS: Nonresidential Structures

Current Zoning Standard:

- No maximum height
- 5-6' side yards
- Increase of 1 foot in height for 2 foot increase in side yard

Revisions Since Last Meeting:

- Maximum height of 100' from lowest to highest point
- Measurement taken at setback
- Increase side yard to 20'



MULTI-FAMILY DISTRICTS: Residential Structures

R-8MF, R-12MF and multifamily portion of MX-1

RESIDENTIAL PRINCIPAL STRUCTURES

The base maximum average at the required side yard line is 40". One additional foot of height is allowed for every additional one foot in distance the portion of the structure is from the required side yard line. Maximum height 48'.

Multi-Family Zoning Districts	Base Maximum Average Height at Side Yard Line	Maximum Average Height at Front Building Line
Residential Structures within R-8MF, R-12MF, and multi-family portions of MX-1	40'	48'



MULTI-FAMILY DISTRICTS: Residential Structures

R-17MF, R-22MF, R-43, UR-2, UR-3 and multifamily portion of MX-1

RESIDENTIAL PRINCIPAL STRUCTURES

The base maximum average at the required side yard line is 40". One additional foot of height is allowed for every additional one foot in distance the portion of the structure is from the required side yard line. Maximum height 48'.

Multi-Family Zoning Districts	Base Maximum Average Height at Side Yard Line	Maximum Average Height at Front Building Line
Residential Structures within R-17MF, R-22MF, R-43MF, UR-2, UR-3, and multi-family portions of MX-2 & MX-3	40'	100'



MULTI-FAMILY DISTRICTS

Nonresidential Structures

R-17MF, R-22MF, R-43, UR-2, UR-3 and multifamily portion of MX-1

NONRESIDENTIAL STRUCTURES

The base maximum average at the required side yard line is 40". One additional foot of height is allowed for every additional one foot in distance the portion of the structure is from the required side yard line. Maximum height 48'.

Multi-Family Zoning Districts	Base Maximum Average Height at Side Yard Line	Maximum Average Height at Front Building Line
Nonresidential Structures within all multi-family districts	40'	100'

New Definition of Height

The vertical distance between the average grade at the base of a structure along each building line and the highest part of the structure, but not including chimneys, sky lights, and roof structures for elevators, stairways, tanks, heating, ventilation and air –conditioning equipment, or similar equipment for the operation and maintenance of a building. Average grade is calculated by adding the lowest point and highest point along the base of each building elevation and dividing the total by two.

ADDITIONAL RECOMMENDATIONS

- ❑ Modify the current definition of “height” to:
 - Exclude chimneys from the measurement
 - Clarify how average grade is calculated

- ❑ Limit maximum height for residential accessory structures to 24'

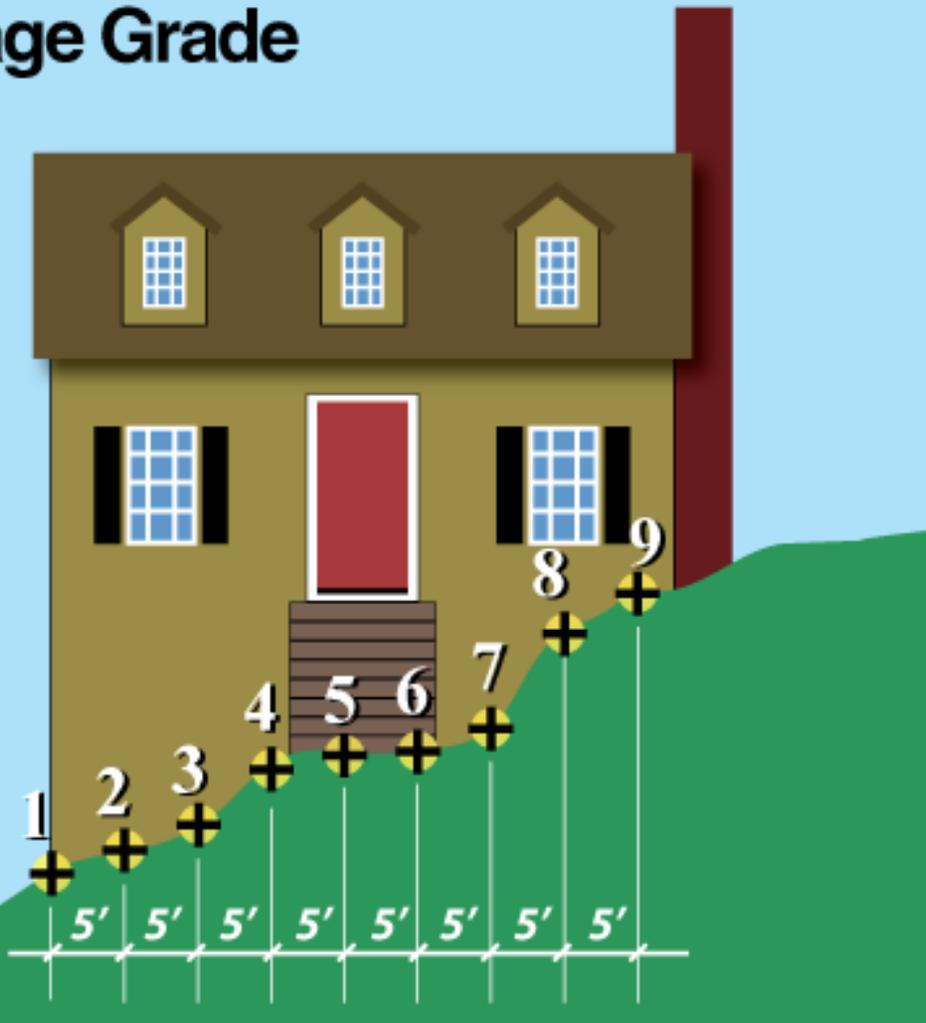
- ❑ Update Section 11.205 (2) & (3) to clarify that residential and nonresidential developments within the Mixed Use Districts will comply with the height requirements of the corresponding districts as referenced in these two sections.





AVERAGE GRADE

Average Grade



Calculated by adding the lowest point and highest point along the base of the structure and dividing the total by two.

May also be calculated by adding all points, at five foot intervals, starting at the corner along the base of the building and dividing the total by the total number of points.

Each building elevation will have an average grade.

ADDITIONAL RECOMMENDATIONS

- ❑ Modify Section 11.208 (Mixed Use Districts) to add building height as a standard that can be modified through the innovative development process.
- ❑ Increase the yard requirements for nonresidential uses within single family and multi-family residential zoning districts.
- ❑ Modify section 7.103(7) regarding the time period for when a building permit is required to repair or restore a nonconforming residential structure, based on height, after it is destroyed or damaged from 12 months to **24** months.



Tentative Timeline for Text Amendment

- ❖ January 24, 2011 Final Text Amendment
- ❖ February 21, 2011 PC Executive Committee
- ❖ March 7, 2011 Full Commission
- ❖ April 25, 2011 City Council Public Hearing
- ❖ April 27, 2011 Zoning Committee
- ❖ May 16, 2011 City Council Decision





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MORE INFORMATION

Please visit our website at
charlotteplanning.org

Thank you !