



CHARLOTTE

HEIGHTS IN RESIDENTIAL DISTRICTS

Planning Commission Work Session

April 7, 2011

- ❑ Create a system that encourages compatible structures

- ❑ Height requirements based on:
 - Zoning District
 - Use
 - If adjacent to Single Family Zoning

- ❑ Minimize creation of height non-conforming structures and extend time period for those non-conforming structures to be rebuilt

- ❑ Limit heights in residential districts

STAKEHOLDERS COMMENTS AND FEEDBACK

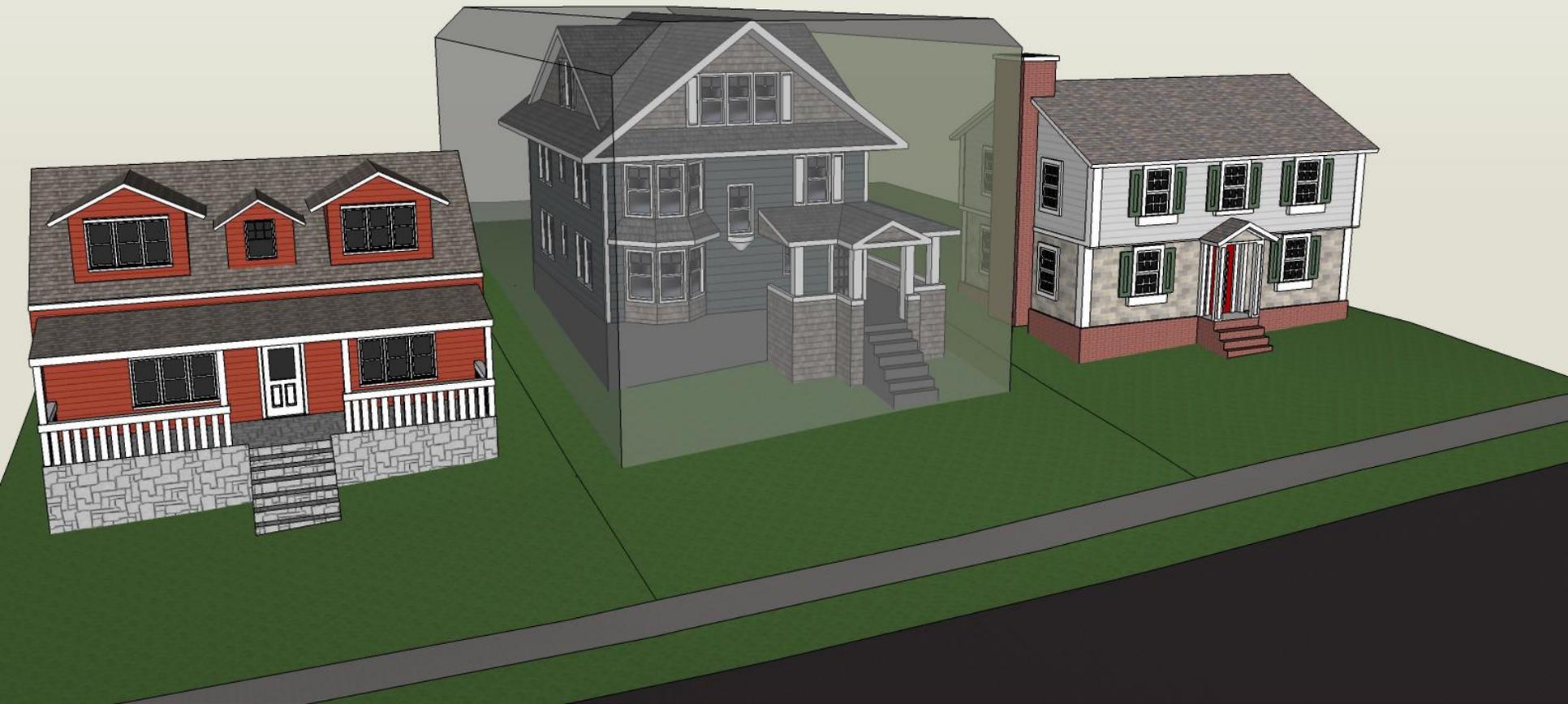
- The proposed text amendment was sent on December 7, 2010 with the accompanying graphics sent on March 16, 2011. A response date of March 22, 2011 was requested.
- As of today, there have been no comments received from stakeholders.

- Air-rights
 - City of Charlotte Zoning Ordinance allows the use of air rights up to the maximum height allowed for a structure in the zoning district.
- In low density multi-family, height measured by number of floors versus feet
 - Regulating height requirements based on number of floors instead of feet could actually allow structures to be taller depending on the height of each floor.
- How would a structure on a sloped lot be addressed?
 - Measurement at the rear of the building will not be taken.

Sloping Site with New Regulations (Envelope)



Sloping Site with New Regulations (Envelope)



- Maximum heights decreases affordability
 - On average - developments rarely exceed the proposed height maximums, however if needed there are other zoning categories that would allow an increase in height.
 - ☐ There are a number of factors that impact affordability including:
 - Housing
 - Labor and land cost
 - Interest rate

- Maximum heights limits density
 - Maximum height does not necessarily limit density. Density, gross residential - The number of residential dwelling units per acre of land determined by dividing the number of dwelling units by the total number of acres in the parcel to be developed.
- Lots should be allowed to exceed 48'
 - As a growing metropolitan city we are not seeing the need or demand for estate lots. However, if desired, a different zoning classification would allow a larger lot to exceed the 48 feet maximum.

Example Rezoning to MX -1 (Innovative Standards)

Allow residential structures to be built to a maximum height of 70'

- Non-residential: Height vs. Parking
 - In residential districts the only non-residential uses are institutional (schools and religious). Parking requirements are not based on height but on the number of students, classroom size and seats in sanctuary.
- What would a structure that utilizes 100% of the envelope look like?
 - Example of structure utilizing 100% of envelope under current interpretation would show the portion of the structure exceeding the height moving away from the property line.



CITY OF CHARLOTTE

STRUCTURE USING 100 PERCENT OF BUILDING ENVELOPE USING CURRENT CODE



R-3, R-4, R-8MF, AND R-12MF

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STRUCTURE USING 100 PERCENT OF BUILDING ENVELOPE USING CURRENT CODE



- Apply HIRD regulations to new construction
 - The proposed regulations would be applicable to new construction requiring a permit.
- Alternative interpretation of regulations – increase the side yards vs. wedding cake
 - Other options have been considered. Increasing side yards would encourage tall narrow buildings that would be inconsistent with existing neighborhood character.



CITY OF CHARLOTTE

NO MAXIMUM HEIGHT WITH INCREASED SIDE YARDS



50' Height with 10' Side Yards



CITY OF CHARLOTTE

NO MAXIMUM HEIGHT WITH INCREASED YARDS VERSUS WEDDING CAKE



60' Height with 15' Side Yards

RESIDENTIAL BUILDING PROPOSED WEDDING CAKE REGULATION



R-5, R-6, AND R-8

RESIDENTIAL BUILDING PROPOSED WEDDING CAKE REGULATION



R-5, R-6, AND R-8



STAFF REQUEST

Requesting permission to file the Heights In Residential Text Amendment in the name of the Planning Commission

Tentative Timeline for Text Amendment

- ❖ April 4, 2011 Full Commission
- ❖ June 20, 2011 City Council Public Hearing
- ❖ June 29, 2011 Zoning Committee
- ❖ July 18, 2011 City Council Decision

