

COMPARISON OF UMUD AND BREVARD STREET AREA PRELIMINARY STANDARDS

Revised 7-29-09

	Uptown Mixed Use District (UMUD)	Preliminary Brevard Street Area Standards to Implement the Vision and Recommendations in the Plan
Minimum Setback	12'	22' on Brevard; 16' along Caldwell.
Building Height	Unlimited height, except when abutting a residential district with a residential structure of 40' or less, then can't cast more than a 20' shadow across property line.	Maximum of 60' along Brevard and Caldwell. Can exceed 60' if upper portion of building is stepped back 20' from the minimum setback.
First Floor Uses	New buildings over 100,000 sq. ft must devote 50% of the net first floor (not including stairways, elevator shafts, elevator lobbies, rest rooms, mechanical areas, security areas, or service areas) to retail activities that promote a visual relationship to the street and encourage movement and activity at the street level. Building expansions which result in more than 100,000 sq. ft. of new floor area must also comply with this requirement unless the new floor area is all in a vertical expansion which results in no new street level floor area. The 50% is computed on the new street level floor area only. "Retail activity" is any use that encourages street level activity in the building beyond the normal business day and is in addition to the daily work activities of the building tenants. "Retail activity" includes personal/business services, restaurants, galleries, etc, but not financial institutions, except 25% of the total sq. footage of the required retail space may be utilized by retail banking, stock brokerage offices, etc. Fifty percent (50%) of a hotel lobby may be counted toward the required retail space.	New buildings: Minimum of 50% of net first floor shall accommodate retail activities.
Street Level Facades	Transparent windows and doors along 50% of first floor street frontage.	New buildings: 80% of first floor linear façade along Brevard shall be designed to accommodate retail activities; minimum of 75% along all other streets. Clear vision glass and no reflective or spandrel glass shall be used on the street level façade.
Variation in Building Façade		Every 60'

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Parking Required for Residential	1 space per residential unit.	Maximum of 1.6 parking spaces per residential unit.
Structured Parking Facilities	New facilities along Tryon Street can not have structured parking facility access. Along Trade Street, "right in" and "right out" is permitted.	New facilities can not have access to or from Brevard; access can be provided along other streets. Must have a transition area for vehicle stacking between the entrance and/or exit gates or pay station and the back of the sidewalk. Sloped express ramps are prohibited.
Side and Rear Yards	None	Same
Streetscape Plan and Design Standards	As per adopted plans	Same
*Paving	As per adopted plans	Same
*Street Walls	Encourage and complement pedestrian-scale interest and activity. No blank walls over 20' in length.	Same
*Screening	Structures/facilities for trash, storage, loading and outdoor equipment must be screened so as not to be visible from the street and pedestrian circulation areas. Screening standards include wall and fence materials as well as new and existing grade level parking lots.	Same
*Signs, banners, etc.	Chapter 13; Off-premise Major Event Banner regulations	Same
*Street Trees	As per Tree Ordinance and adopted Streetscape Plan	Same
*Street Right-of-Way	Protected	Same
*Building Entrances	Doorways recessed into face of the building. Structures less than 100,000 sq. ft: 1 sq. ft recess for each 1,000 sq. ft. floor area, with a minimum of 15 sq. ft. Structures over this size: minimum 100 sq. ft. recess.	Same
*Base of High Rise	Base (3 stories) distinguished from top floors with design elements.	Same
Existing Buildings and Places	Preservation and rehabilitation of existing buildings to preserve heritage of Charlotte.	Same

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Urban Open Spaces	New office buildings with a gross floor area (GFA) greater than 20,000 sq. ft. must provide public urban open space at a ratio that varies per building square footage. This ranges from 1 sq. ft per 200 sq. ft. of GFA to 1 sq. ft per 100 sq. ft. of GFA. A maximum of 30% may be provided on an enclosed ground floor. If the property line is within 200' of the property line of a publically owned/useable open space, then up to 50% of the required urban open space may be provided on the enclosed ground floor. Other standards include requirements for seating, trees, provisions for the disabled, and accessibility to the street. The provision of food facilities and amenities are encouraged and permitted, with conditions.	Same
Canopies	Can extend up to 1/2 the width of the sidewalk area in front of the building, or 9', whichever is less. 9' overhead clearance.	
Utility Lines	Underground.	Same
Rail Transit Corridors	Minimum setback: 35' or width of the right-of-way, whichever is greater.	Same
Valet Parking	Located at the face of the existing curb if the public right-of-way is being used. Located to the side or rear of the building if located on private property, but not between the building and the street.	Same
Loading Standards	Multi-family dwellings with more than 25 units: 1 space; Non-residential uses with more than 50,000 sq. ft: 1 space plus 1 additional for each 100,000 sq. ft. above 150,000 sq. ft.	Same