



F.A.R. in Residential Zoning Districts Single and Multi-Family

Stakeholders Meeting

January 12, 2010

- Welcome
- Introductions
- Housekeeping
- Why Are We Here?
- Institutional Uses
- Floor Area Ratio Discussions
- Feedback
- Next Steps

- Potential growth of institutional uses within residential districts
- Limited land for possible expansion of these uses
- Uses are vital to the community
- Address emerging needs before it becomes an issue
- Protect character of residential areas

- Examine existing regulations for F.A.R.
- Review and discuss staff proposed alternatives



CITY OF CHARLOTTE

Institutional Uses in Residential Districts

Adult Care Center

Child Care Center

Stadiums and Coliseums

Cultural Facility

Religious Institutions



Government Buildings
Recreation Centers

Civic, Social Service or Fraternal Facility

Nursing Home, Rest Homes, Homes for the Aged

Universities and Colleges

Orphanages and Children's Homes

In residential districts:

- ❑ Residential uses are calculated by density
- ❑ Nonresidential uses are calculated by F.A.R.



WHAT IS FLOOR AREA ?

- ❑ The gross square footage of the principal building, and any accessory buildings or structures.

- ❑ Does not include area used exclusively for:
 - The surface parking of motor vehicles or
 - Building or equipment access
(such as stairs, elevator shafts, and maintenance crawlspace)

Floor Area Ratio (FAR)

- ❑ The total floor area of the building or buildings on a lot or parcel divided by the gross square footage.
- ❑ The maximum floor area ratio for single family and multi-family is .50.

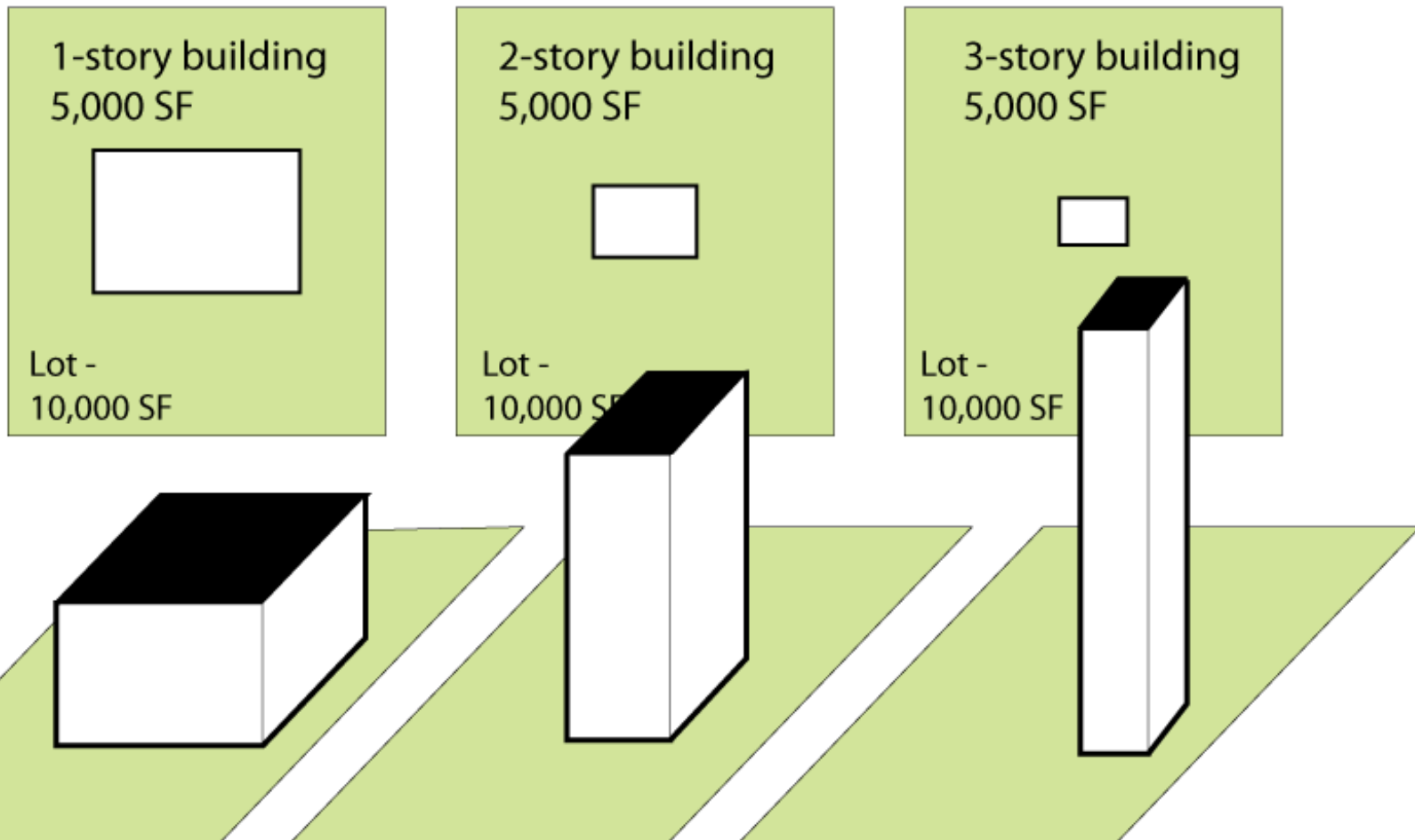
Total bldg sq. ft. / total land area sq. ft. = FAR
5,000 sq. ft. / 10,000 sq. ft. = .50 FAR



What is Floor Area Ratio?

FAR - .50

$$\text{total building sq. ft.} \div \text{total land area sq. ft.} = \text{FAR}$$
$$5,000 \text{ sq. ft.} \div 10,000 \text{ sq. ft.} = .50 \text{ FAR}$$





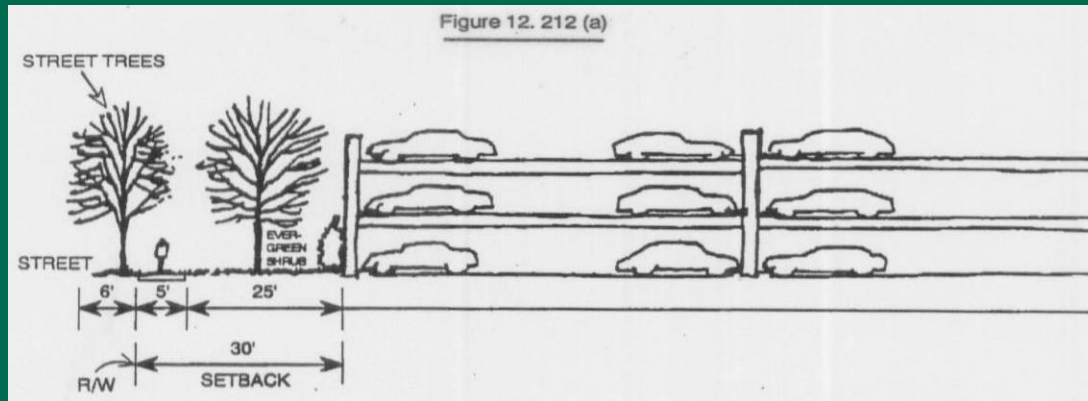
PROPOSED ALTERNATIVE

If a parking deck is constructed as part of a building *or as an accessory structure* for institutional use, the parking structure is not included in the FAR square footage calculation.



PARKING DECKS

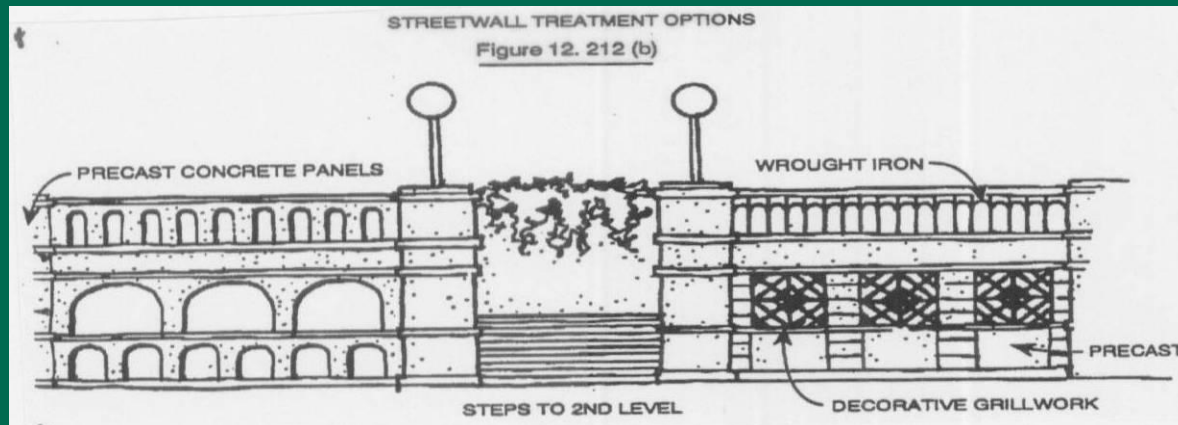
- Parking deck standards designed to lessen the impact of parking decks upon the public realm
- Options for decks treatment
 - Option A: 30-foot setback; 25-foot planted strip; no deck treatment required





PARKING DECKS

- Option B: 20-foot setback; screening to provide visual interest for pedestrian; recess 3rd floor and above by 20 feet; 12-foot planted strip



Benefits of alternative:

- ❑ Does not punish owner for using decked parking by counting toward FAR
- ❑ Preserves open spaces
- ❑ Environmentally friendly – reduces impervious area

- What are the pros?
- What are the cons?

TENTATIVE PROJECT SCHEDULE

Group	Date	Location	Meeting Purpose
Stakeholders Meeting	January 12, 2010	CMGC	Information
Second Meeting	January 21, 2010	CMGC	Meeting Review
Planning Commission	February 8, 2010	CMGC	Permission to File
City Council Public Hearing	April 19, 2010	CMGC	Public Hearing
Zoning	April 28, 2010	CMGC	Recommendation
City Council Decision	City Council Decision	CMGC	Approval