



# Heights in Residential Zoning Districts

Stakeholders Meeting

September 3, 2009

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# TONIGHT'S AGENDA

- Welcome
- Meeting Purpose
- Project Background
- Introductions
- Stakeholder and Staff Roles
- Process Timeline
- Overview of Current Regulations
- Issue Identification
  - Breakout Group Discussion
- Report Back
- Wrap-up/Next Steps



## Meeting Objectives:

1. Provide information on project background, process, schedule and current regulations
2. Identify issues and concerns with current regulations related to building heights in residential areas



## PROJECT BACKGROUND

There was a City Council directive for Planning staff to examine existing regulations that control height in residential areas after a recent rezoning petition #2008-32 was initiated by the Myers Park Neighborhood Association to rezone 40.9 acres from R-22MF to R-8MF.

Staff also has concerns with institutional uses that need to expand that may be located in residential areas.

Goal is to accommodate future growth and development in a manner that doesn't adversely impact character of residential areas.



# INTRODUCTIONS

- Name
- Organization or interest you represent





## Stakeholders:

- Help identify issues and concerns
- Help identify possible solutions
- Attend and participate in meetings





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# RESPONSIBILITIES

Staff:

- Educate and inform
- Help identify issues and concerns
- Help identify possible solutions
- Attend and facilitate meetings



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## Project Timeline:

Three month process:

- September 3 – Meet with Stakeholders
- September 17– Review Issues/Identify Solutions
- October 1 – Revise Options
- October 22– Draft Text Amendment
- November 5 – Second Draft

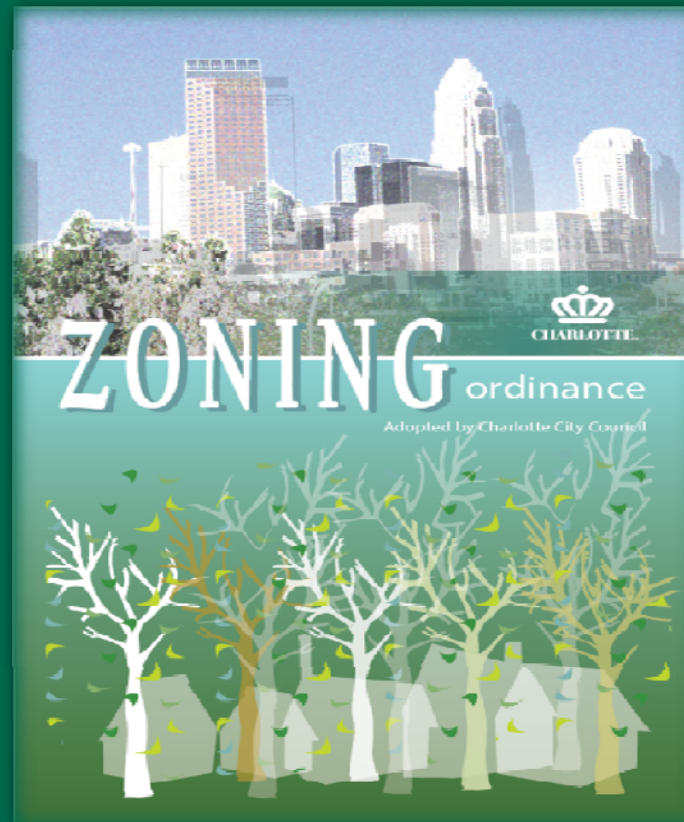




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## OUTCOME

Final product could be an amendment to the Zoning Ordinance addressing maximum building heights in residential zoning districts



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# CURRENT REGULATIONS

Why are there maximum building heights in zoning districts? (Interactive)



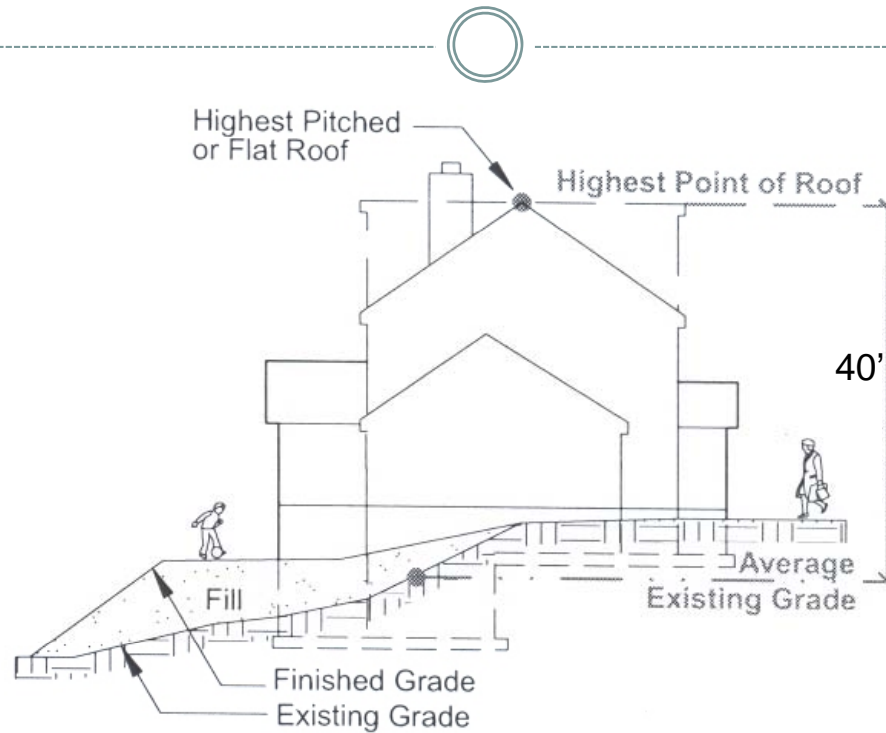
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Height is the vertical distance between the average grade at the base of a structure and the highest part of the structure, but not including sky lights, and roof structures for elevators, stairways, tanks, heating, ventilation and air-conditioning equipment, or similar equipment for the operation and maintenance of a building.



## Building Design-Height



### Measuring Building Height

(figure 1)



## CURRENT REGULATIONS

Current regulation allows a maximum building height of 40 feet in all residential districts with the exception of UR-3 District.

	All other residential districts	UR-3
Max. Height	40'	60'

## Residential Zoning Districts

- **Single Family** – R-3, R-4, R-5, R-6 and R-8
- **Multi-Family** – R-8MF, R-12MF, R-17MF, R-22MF and R-43 MF
- **Urban Residential** – UR-1, UR-2 and UR-3
- **Mixed Use** – MX-1, MX-2 and MX-3
- **Manufactured Housing** – R-MH
- **Transit Oriented** – TOD-R

Residential Zoning Districts also includes any of the above districts with CD after the designation.

- *TOD –R revision completed*



## OUR GOAL

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

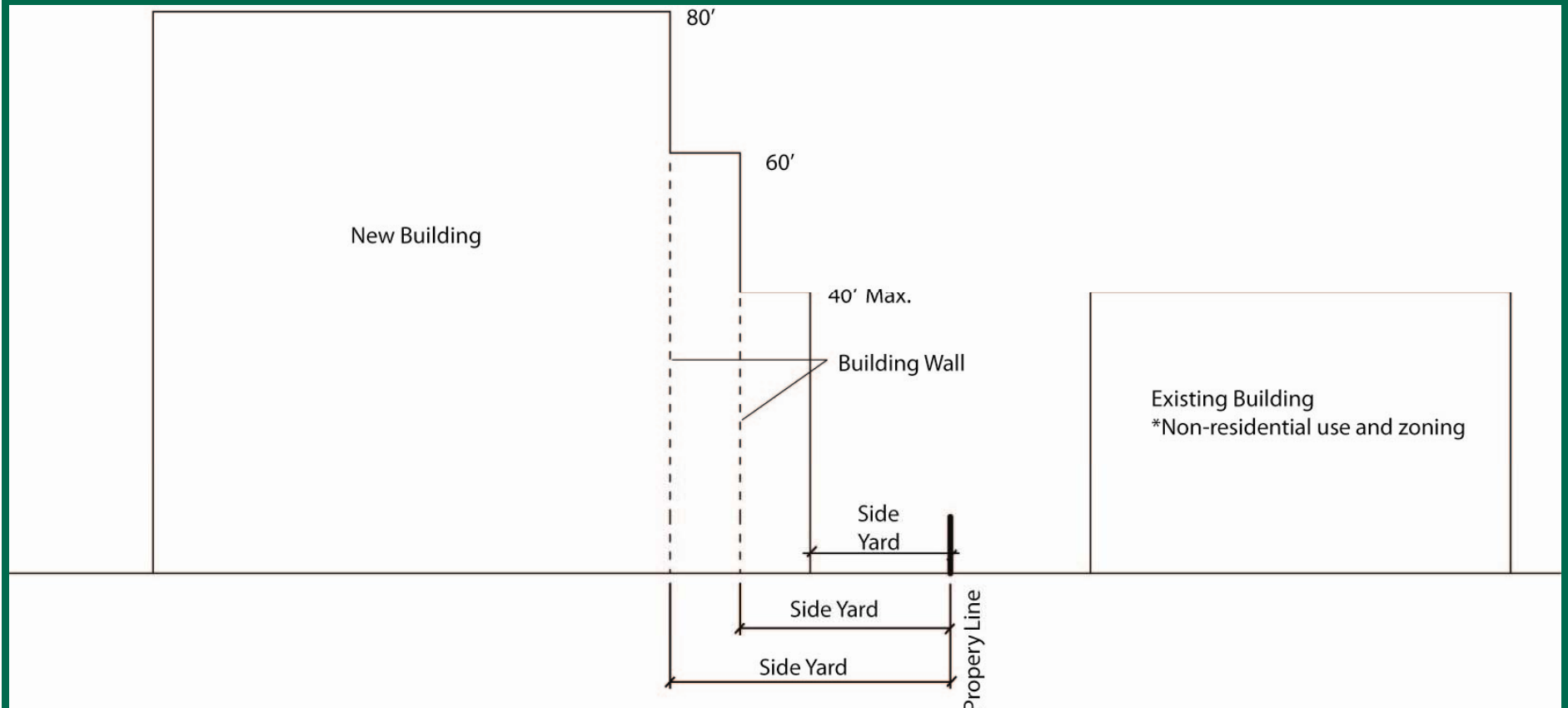


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## EXCEEDING THE MAXIMUM HEIGHT

A building in any of the designated districts may be erected to a height in excess of 40 feet, provided the minimum side yard is increased 1 foot for every 2 feet of building height in excess of 40 feet unless it is located in a residential district.





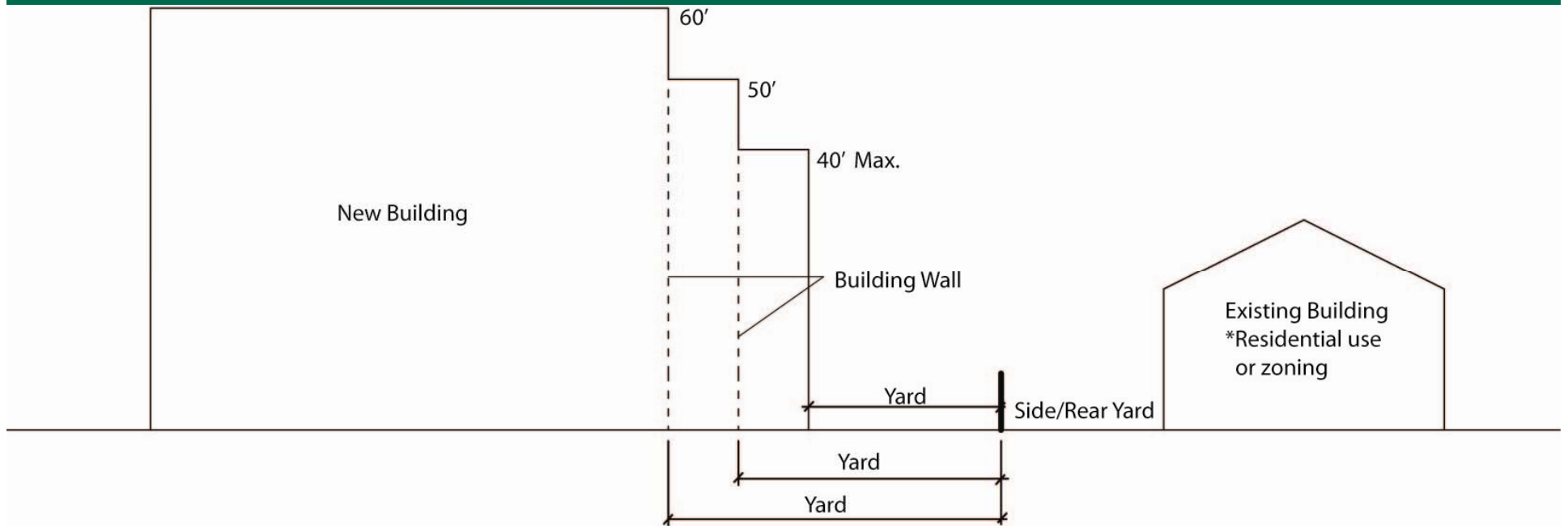
## EXCEEDING THE MAXIMUM HEIGHT

A building in any of the designated districts may be erected to a height in excess of 40 feet, provided the minimum side yard is increased 1 foot for every 2 feet of building height in excess of 40 feet unless it is abutting a residential use or zoning (for single family and manufactured housing zoning districts) or unless it is abutting a single family use or zoning (for multi-family zoning districts).



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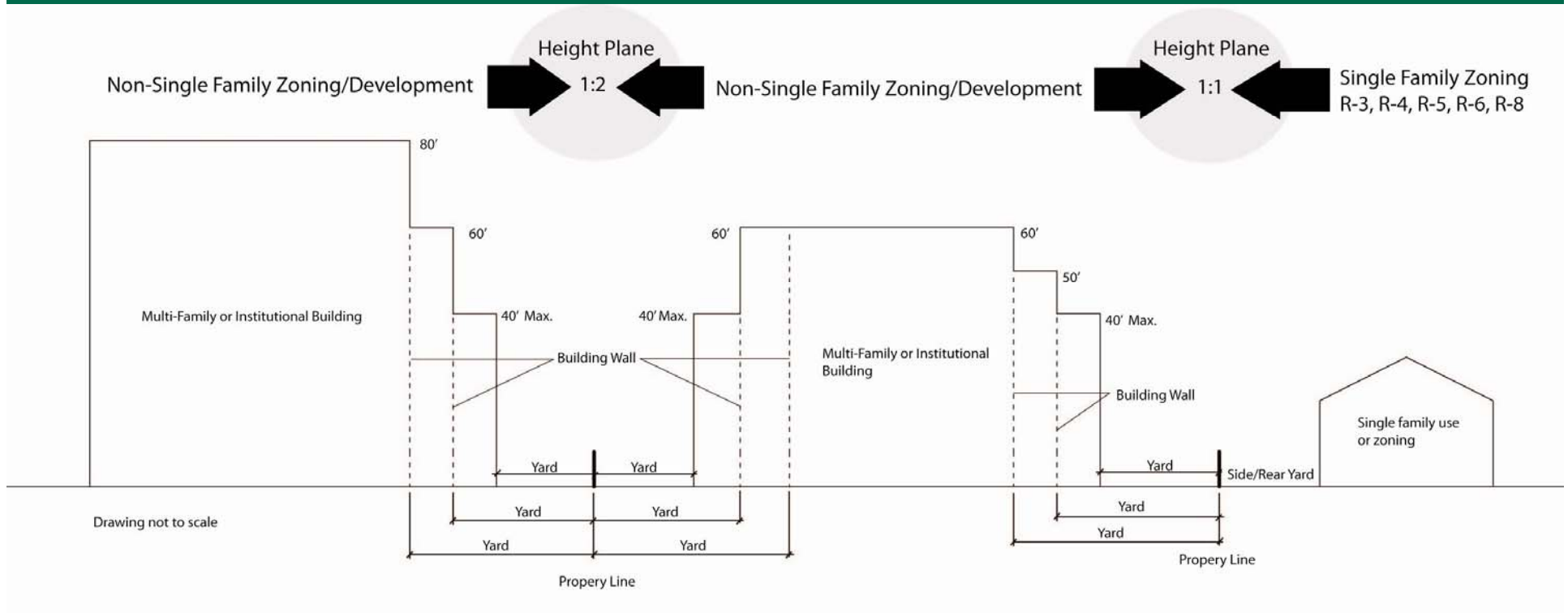
1 to 1 SCALE





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# 1 to 1 SCALE AND 1 to 2 SCALE



## EXCEEDING THE MAXIMUM HEIGHT

### UR-1 and UR-2

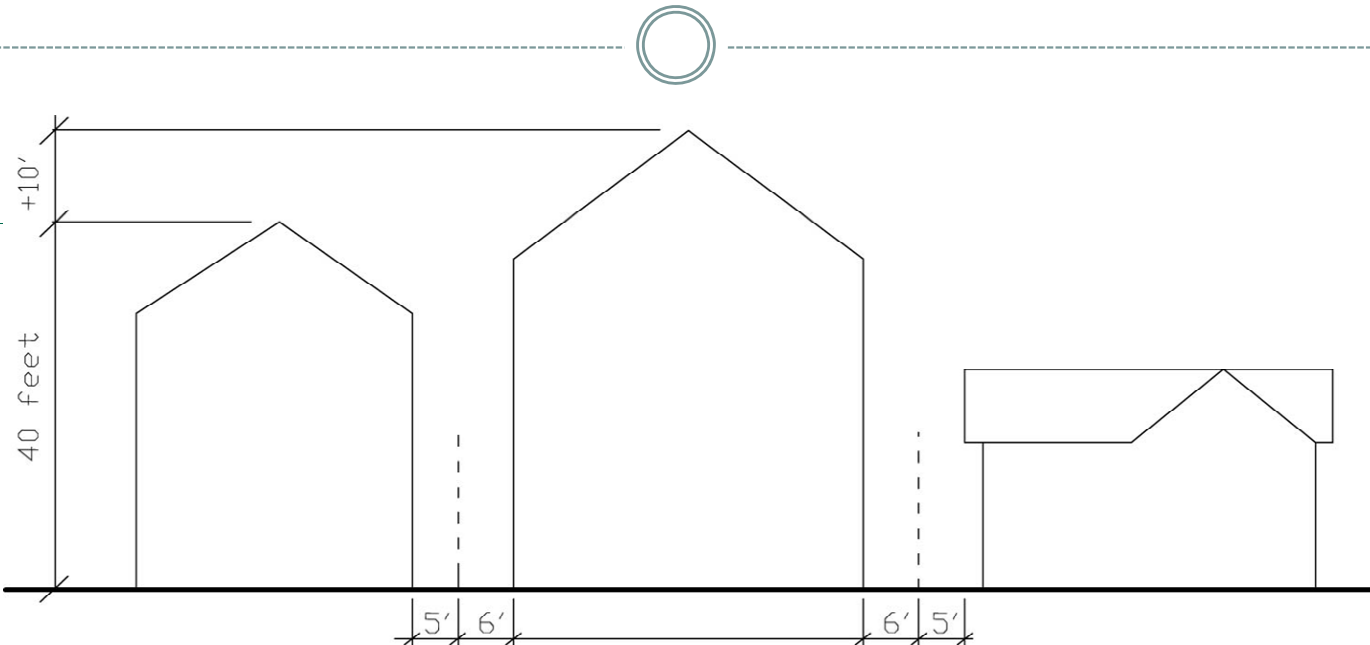
- Maximum height may be increased above 40 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.

### UR-3

- Maximum height may be increased above 60 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 60 feet.



## Building Design-Height



### Example of Increasing the Height-Urban Residential District

- The minimum side yard is 5'. Maximum height is 40'.
- The builder wants to add 10' to the height
- To achieve this the side yard increased from 5' to 6' with the 1:10 ratio.
  - 10 additional feet needed. Increase 5' side yard by 1' = 6' side yard



## Exceptions – Code Section 12.108

- High rise buildings in multi-family districts cannot exceed a height of 60 feet, unless any side and/or rear yard abutting a single family residential use or zoning district upon which a building shadow will be cast is increased 1½ feet for every foot of building height in excess of 60 feet.



## HEIGHT LIMITATIONS

When towers, steeples, flagpoles, chimneys, water tanks or similar structures are located on a lot that abuts a residential district, then the part of the structure above the height limit must be separated from any such abutting lot line by a distance equal to its height measured from the ground.





## HEIGHT LIMITATIONS

- Radio and television towers and wireless communications transmission facilities are permitted above (or below) the height limit in any district with conditions.





Neighborhood  
Transition

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



Charlotte TOD/TS Review

In most cases height is increased 1 foot for every 10 feet in distance the portion of the building is from the required yard.

# ISSUES AND CONCERNS

- Issues and Concerns
  - Breakout Group Exercise
- Report Back
- Wrap-up and Next Steps
  - September 17, 2009
  - Identify potential solutions





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## MORE INFORMATION

Please visit our website at  
**[charlotteplanning.org](http://charlotteplanning.org)**

- Agendas
- Updates
- PowerPoint Presentations