



Heights in Residential Zoning Districts

Stakeholders Meeting

December 2, 2009

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TONIGHT'S AGENDA

- Recap of Issues Related to Height in Residential Zoning Districts
- Updated Recommendations
- Stakeholder Feedback
- Next Steps

1. Different Requirements for Different Uses

ISSUES

- ❑ There Are No Max. Heights
- ❑ No Max. Heights Needed
- ❑ Transition For Different Uses and Districts
- ❑ Different Regulations for Institutional Uses
- ❑ Different Heights For Multi Family & Single Family
- ❑ Revise Exceptions To Heights

2. Consider Adjacent Uses and Properties

ISSUES

- ❑ Scale Relative To Neighborhood
- ❑ Aware Of Nearby Zoning
- ❑ Consider Character Of A Neighborhood
- ❑ Consider Proximity To Other Residences Not Just Adjacent



ISSUES

- ❑ For Major Corridors There Should Be Different Height Regulations
- ❑ Street Widths Should Be Considered
- ❑ Development Near Transit Corridors Should Have Different Regulations



RECOMMENDATIONS

HEIGHTS IN RESIDENTIAL DISTRICTS

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MAXIMUM HEIGHT RECOMMENDATIONS

Maximum height within residential zoning districts
The maximum building height shall be determined as follows:

1. The base maximum height for all residential districts shall be 40 feet.
2. The maximum height for all residential districts shall be 100 feet.



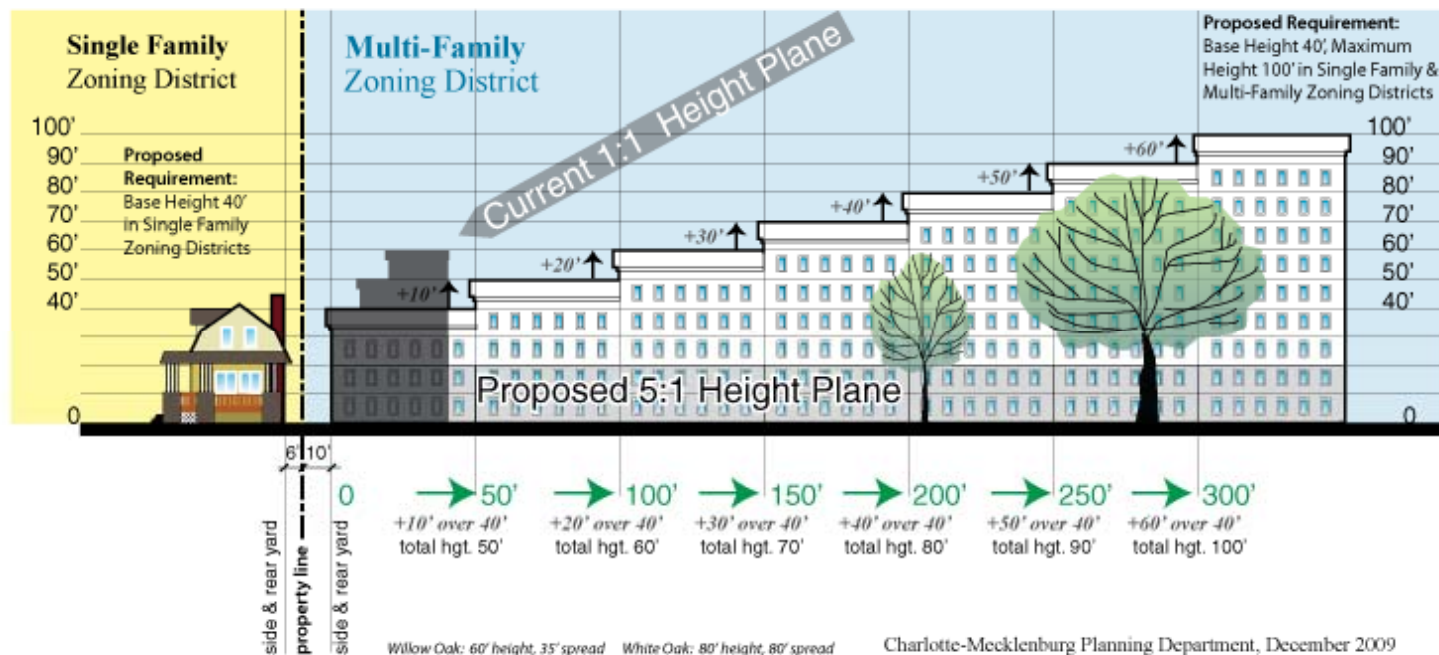
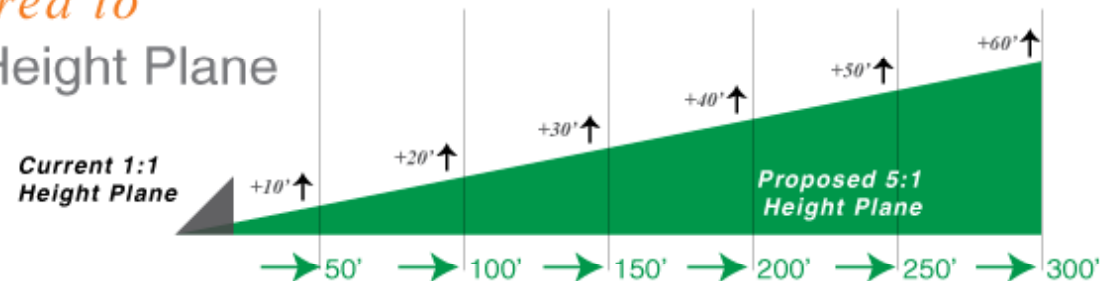
5 to 1 height ratio after 40' maximum base height for development based on distance to single family property:

3. The permitted maximum height for a new development shall be determined by the distance from the proposed structure to the property line(s) of the nearest single family use(s) or vacant lot(s) within a single family district (R-3, R-4, R-5, R-6, and R-8). The height may increase over 40 feet by one foot for every five feet in distance the portion of the proposed structure is from the property line(s) of the existing single family use(s) or vacant lot(s) within a single family district (R-3, R-4, R-5, R-6, and R-8).



CURRENT 1:1 Height Planes

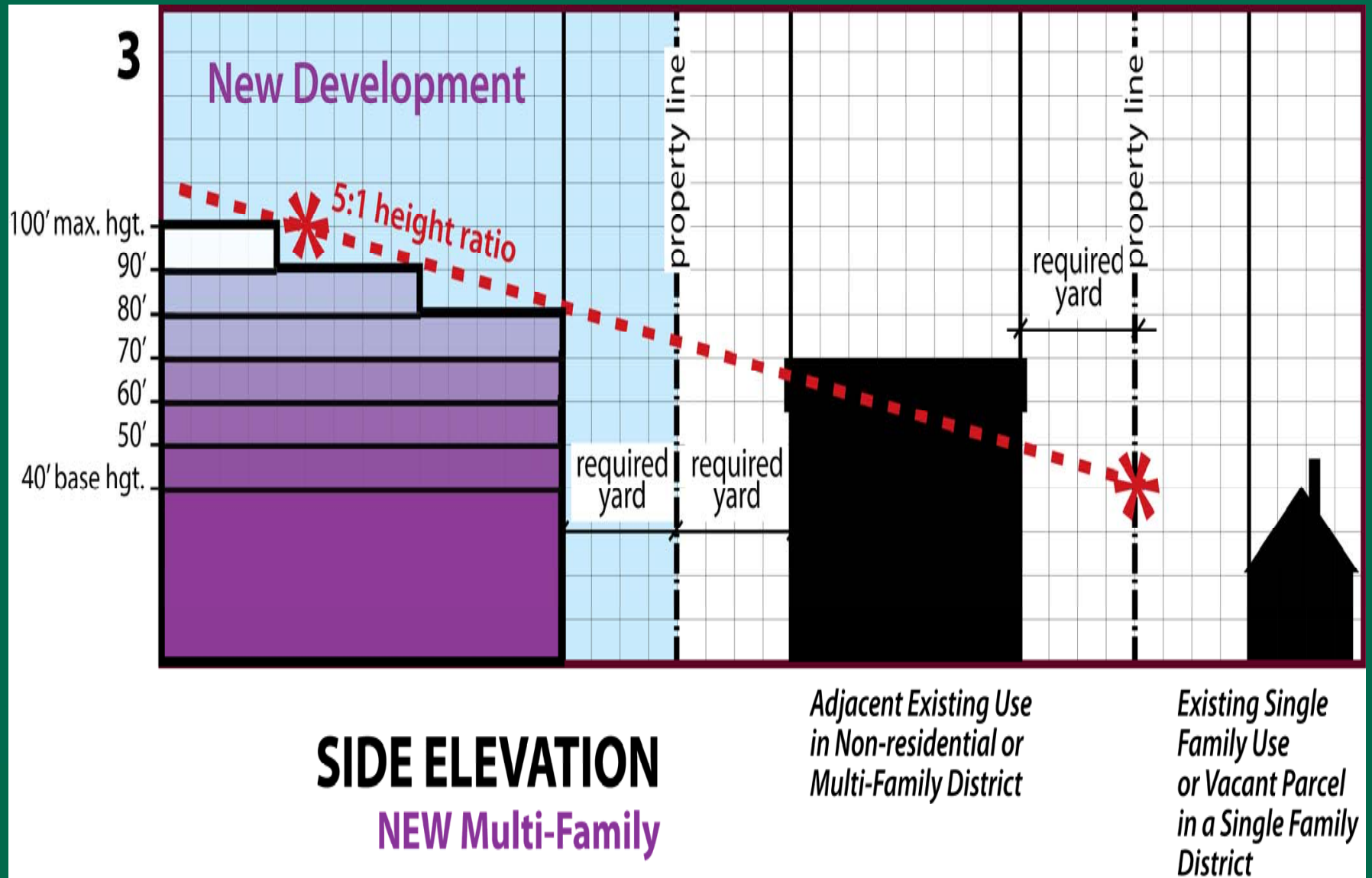
Proposed 5:1 Height Plane *compared to* Current 1:1 Height Plane





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MEASURE DISTANCE FROM EXISTING SINGLE FAMILY





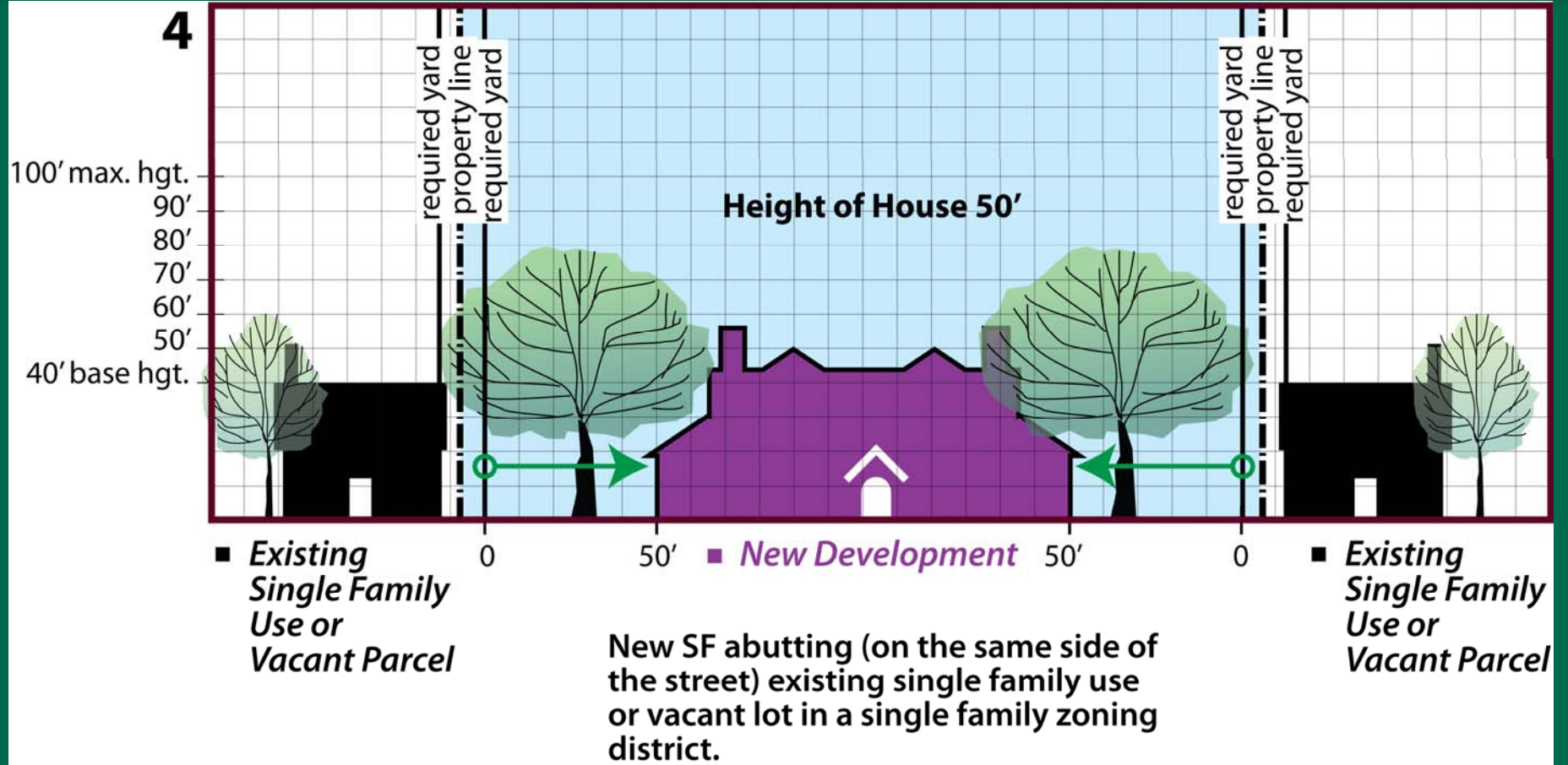
RECOMMENDATIONS

When abutting single family use or vacant lot in single family district, increase side yard by 5 feet for every foot increase in height:

4. For new development abutting, on the same side of the street, an existing single family use or vacant lot in a single family zoning district (R-3, R-4, R-5, R-6, and R-8), the 40-foot base height shall be measured at the required side yard. The building height may increase over 40 feet provided that the side yard is increased by five feet for every one foot of increase in height in excess of 40 feet.



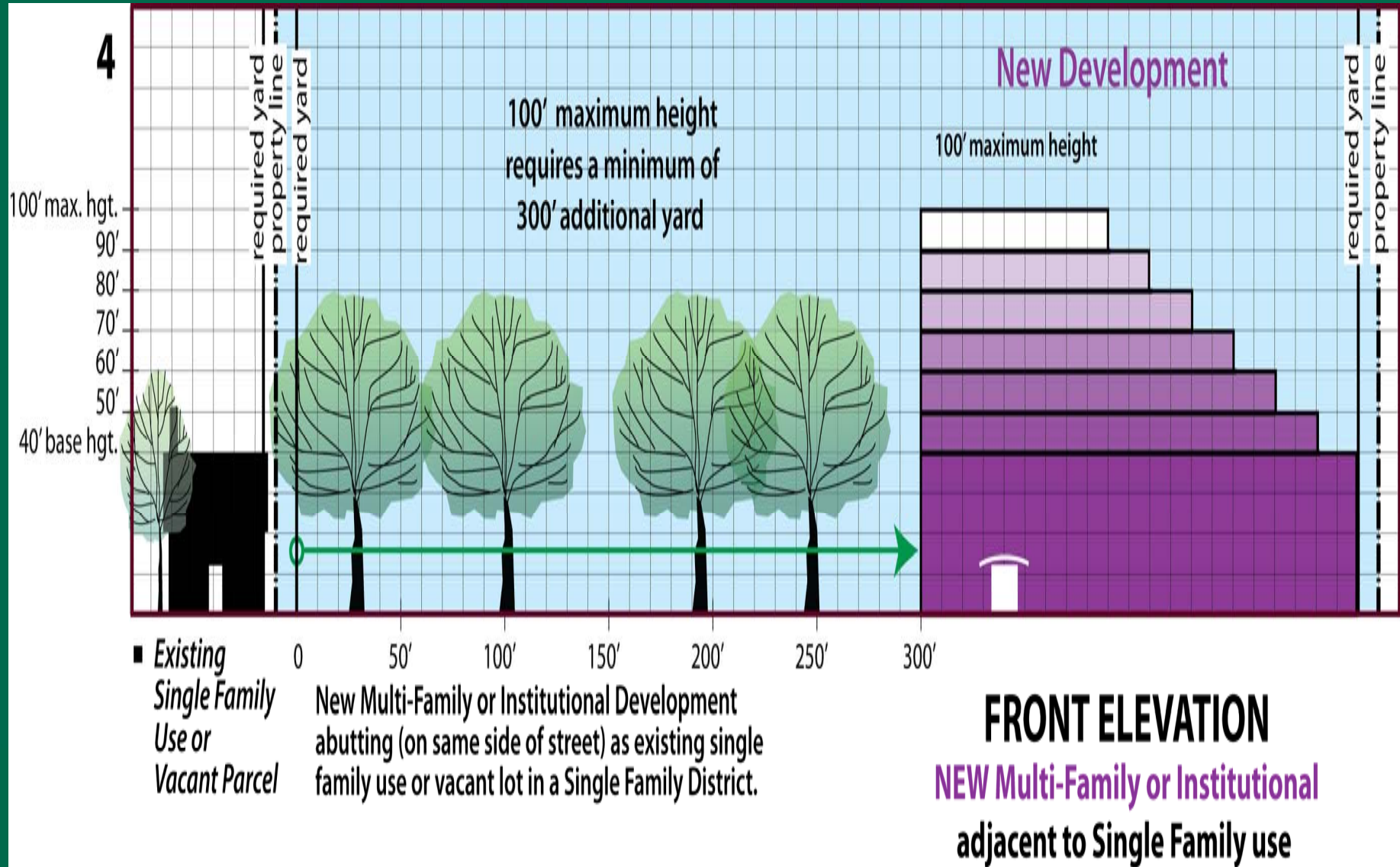
RECOMMENDATIONS



FRONT ELEVATION NEW Single Family



RECOMMENDATIONS





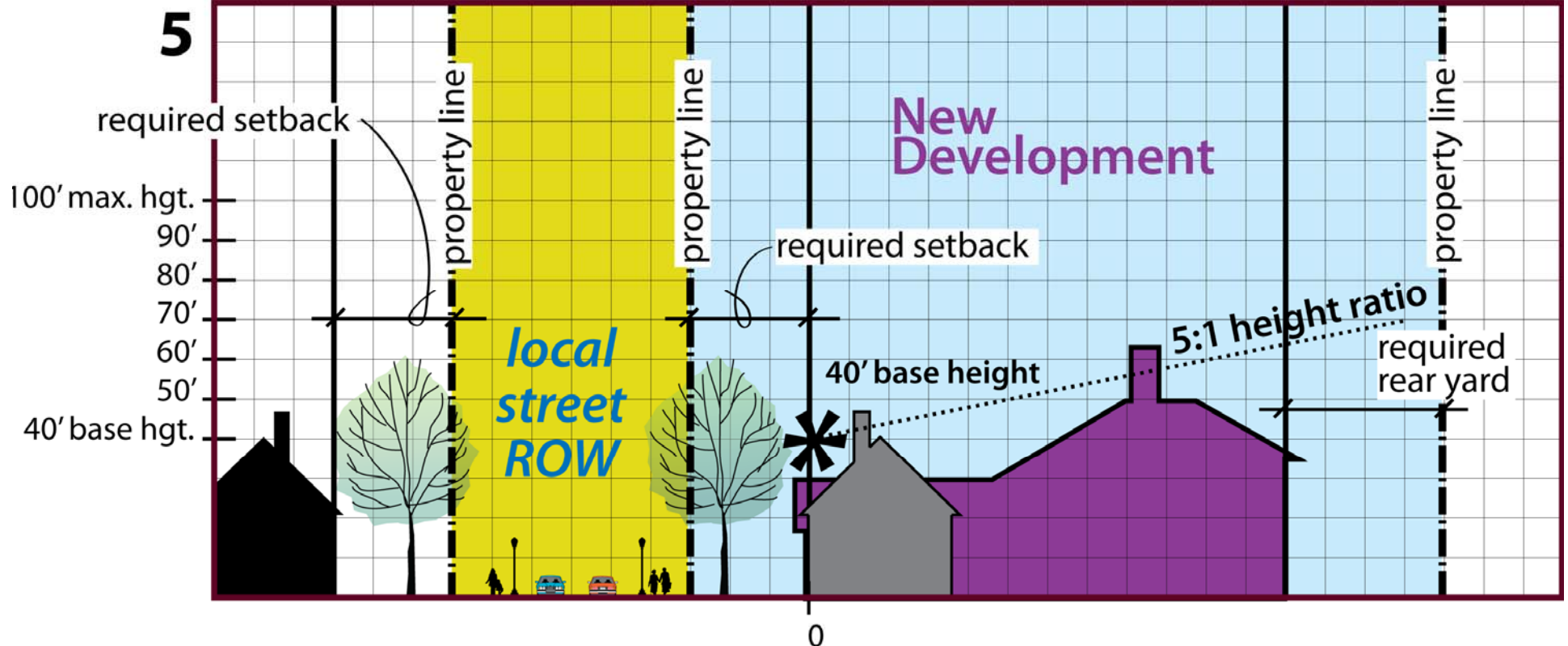
RECOMMENDATIONS

When across a local street from single family use or vacant lot in single family district, measure 5 to 1 height ratio from required setback:

5. For new development across a local street (public or private) from an existing single family use or vacant lot in a single family district (R-3, R-4, R-5, R-6, and R-8), the 40' base height shall be measured at the minimum setback line. The height may increase over 40 feet by one foot for every five feet in distance the portion of the building is from the required setback along that street.



RECOMMENDATIONS



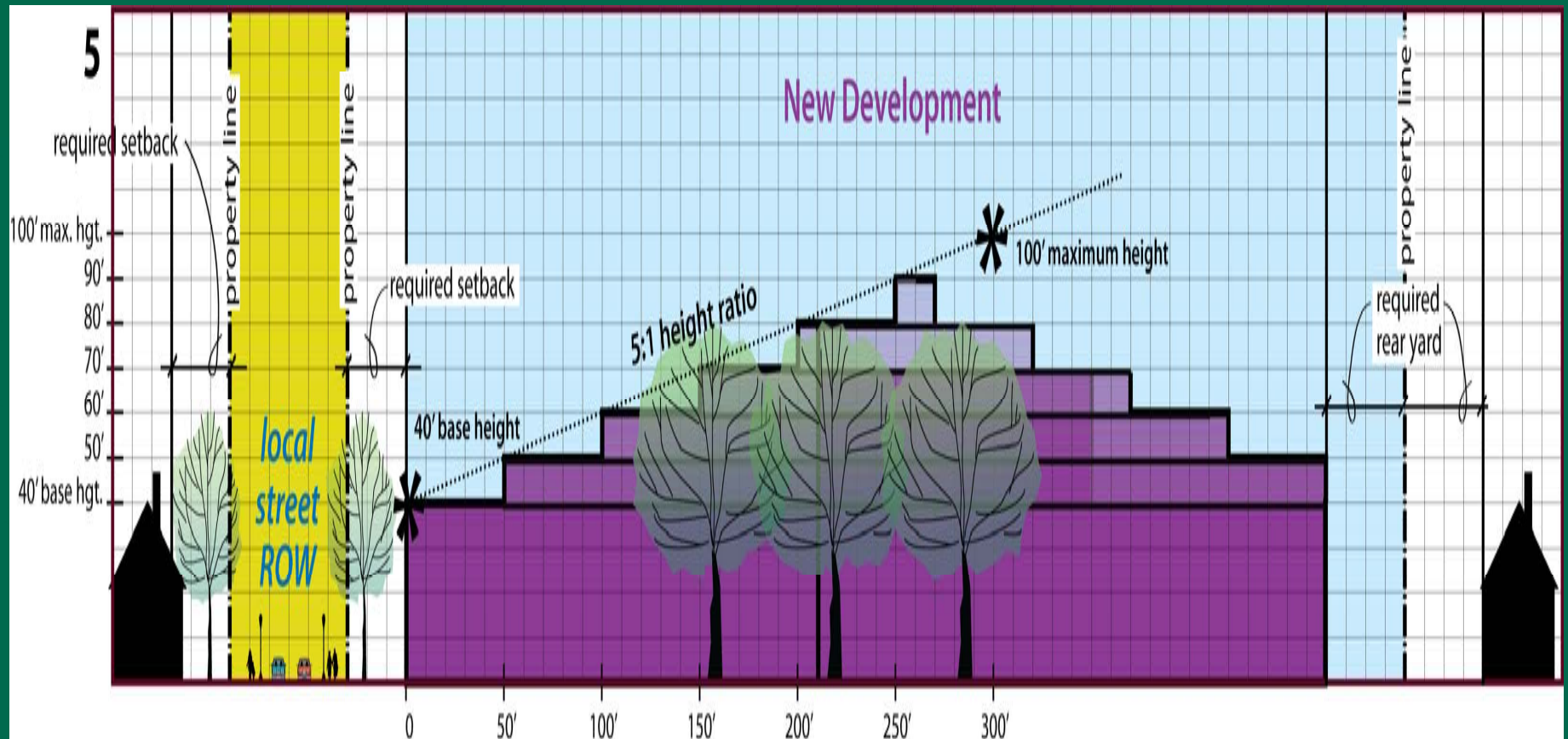
New Development across a local street from existing single family or a vacant parcel use in a Single Family District (R-3, R-4, R-5, R-6, and R-8)

SIDE ELEVATION
NEW Single Family



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RECOMMENDATIONS



Existing Single Family Use or Vacant Parcel in a Single Family District

New Multi-Family or Institutional Use across a street from the nearest existing single family use in a Single Family District (R-3, R-4, R-5, R-6, and R-8)

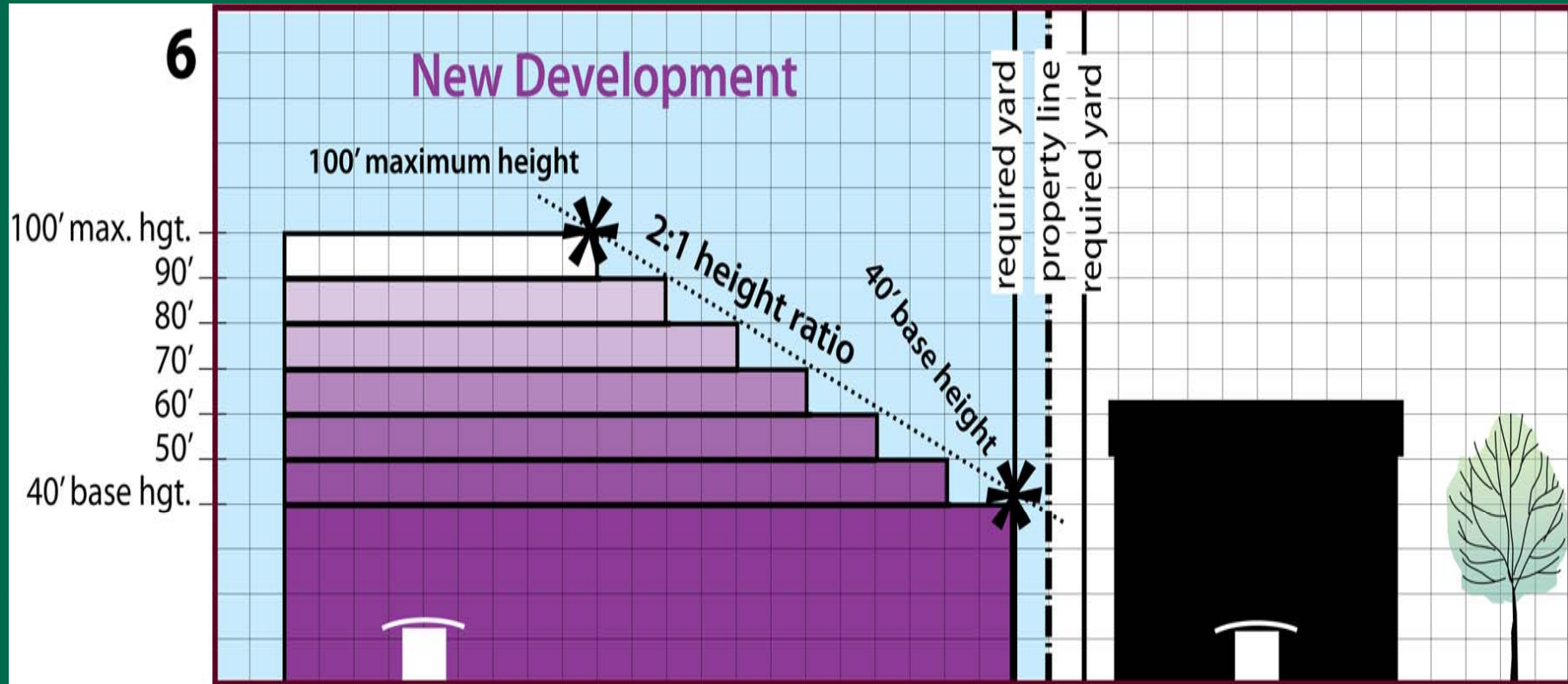
SIDE ELEVATION
NEW Multi-Family or Institutional

Existing Single Family Use or Vacant Parcel in a Single Family District



2 to 1 height ratio after 40' maximum base height for development adjacent to non-residential zoning or multi-family district or adjacent to non-single family use in single family district:

6. For new development that is in a single family or multi-family district and is also adjacent to either a non-residential district, a multi-family districts, or a non-single family use in a single family district, the height may increase over 40 feet by one foot for every two feet in distance the portion of the building is from the required setback and yards.



FRONT ELEVATION

NEW Multi-Family or Institutional
adjacent to Multi-Family District

- *Adjacent Non-residential District, Multi-Family District, or a non-single family use in a Single Family District*



7. For new development that may qualify for height increases in more than one of the above situations, the height for the building shall meet the most restrictive requirement.



8. The maximum height regulations within this section apply to all residential zoning districts except TOD-R.

1. Maintain 40' base maximum height
2. Establish maximum height of 100 feet
3. 5 to 1 height ratio after 40' maximum base height for development based on distance to single family property
4. When abutting single family use or vacant lot in single family district, increase side yard by 5 feet for every foot increase in height

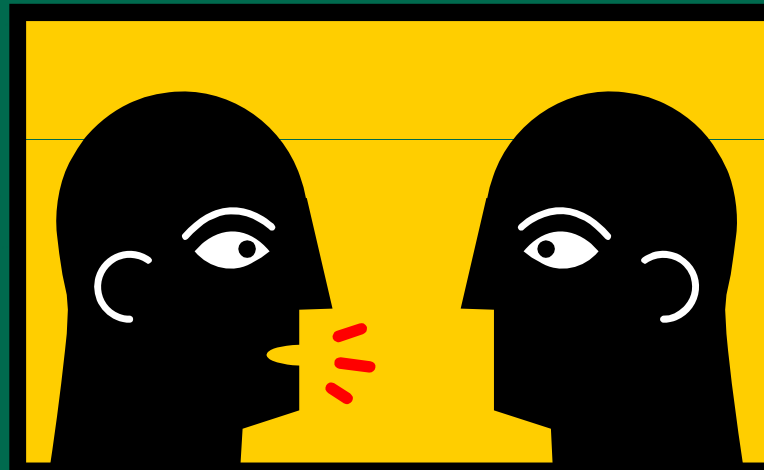


5. When across a local street from single family use or vacant lot in single family district, measure 5 to 1 height ratio from required setback
6. 2 to 1 height ratio after 40' maximum base height for development adjacent to non-residential zoning or multi-family district or adjacent to non-single family use in single family district
7. If above standards conflict, the most restrictive applies
8. Standards do not apply to TOD-R



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FEEDBACK



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Timeline for Text Amendment

- ❑ December 3, 2009 Finalize text amendment
- ❑ January 11, 2010 Request permission to file (Planning Commission)
- ❑ April 19, 2010 City Council Public Hearing
- ❑ April 28, 2010 Zoning Committee
- ❑ May 17, 2010 City Council Decision





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