



Heights in Residential Zoning Districts

Stakeholders Meeting

October 5, 2010

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TONIGHT'S AGENDA

- Introductions
- Meetings Recap
- Why We Are Here
- New Recommendation Highlights
- Feedback
- Next Steps



HIRD Meetings





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INITIAL CONCERN

How to protect single family residence from adjacent structures exceeding a height of 40'.





- Original Recommendations
 - Concerns Expressed By Community, Planning Commission And Staff That Original Proposed Text Amendment Was:
 - Confusing
 - Too Restrictive
 - Lacked Adequate Illustrations
 - Staff Tested Text Amendment Concepts and Discovered:
 - There Were Unintended Consequences
 - Creation Of Many Nonconforming Structures
 - A Need To Simplify The Approach

BENEFITS OF PROPOSED CHANGES

- Clarify Text And Simplify Approach
- Create Fewer Nonconforming Structures
- Protect Adjacent Residential Uses In Single Family Residential Districts
- Create Maximum Building Height



NEW RECOMMENDATION HIGHLIGHTS

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MEASURING HEIGHT



Height shall be measured using the average existing grade along each building line, calculated by adding the lowest point and highest point along this line, and dividing by two.

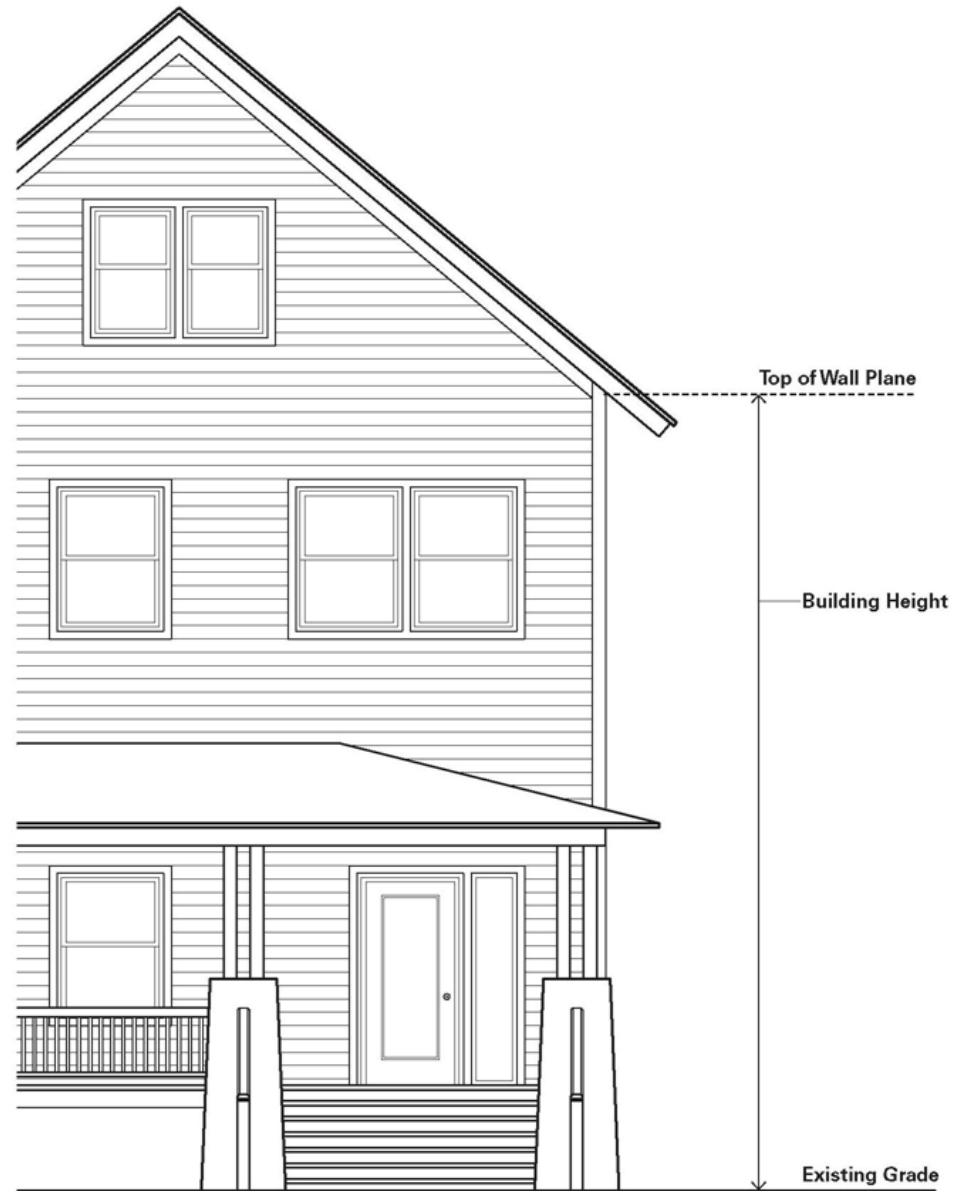
Graphic 1 Height shall be measured using the average existing grade along each building line, calculated by adding the lowest point and highest point along this line, and dividing by two.

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DEFINITIONS

Wall plane The exterior surface of a wall along the building lines.





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REVISED RECOMMENDATION HIGHLIGHTS SINGLE FAMILY RESIDENCE IN SINGLE FAMILY ZONING DISTRICT

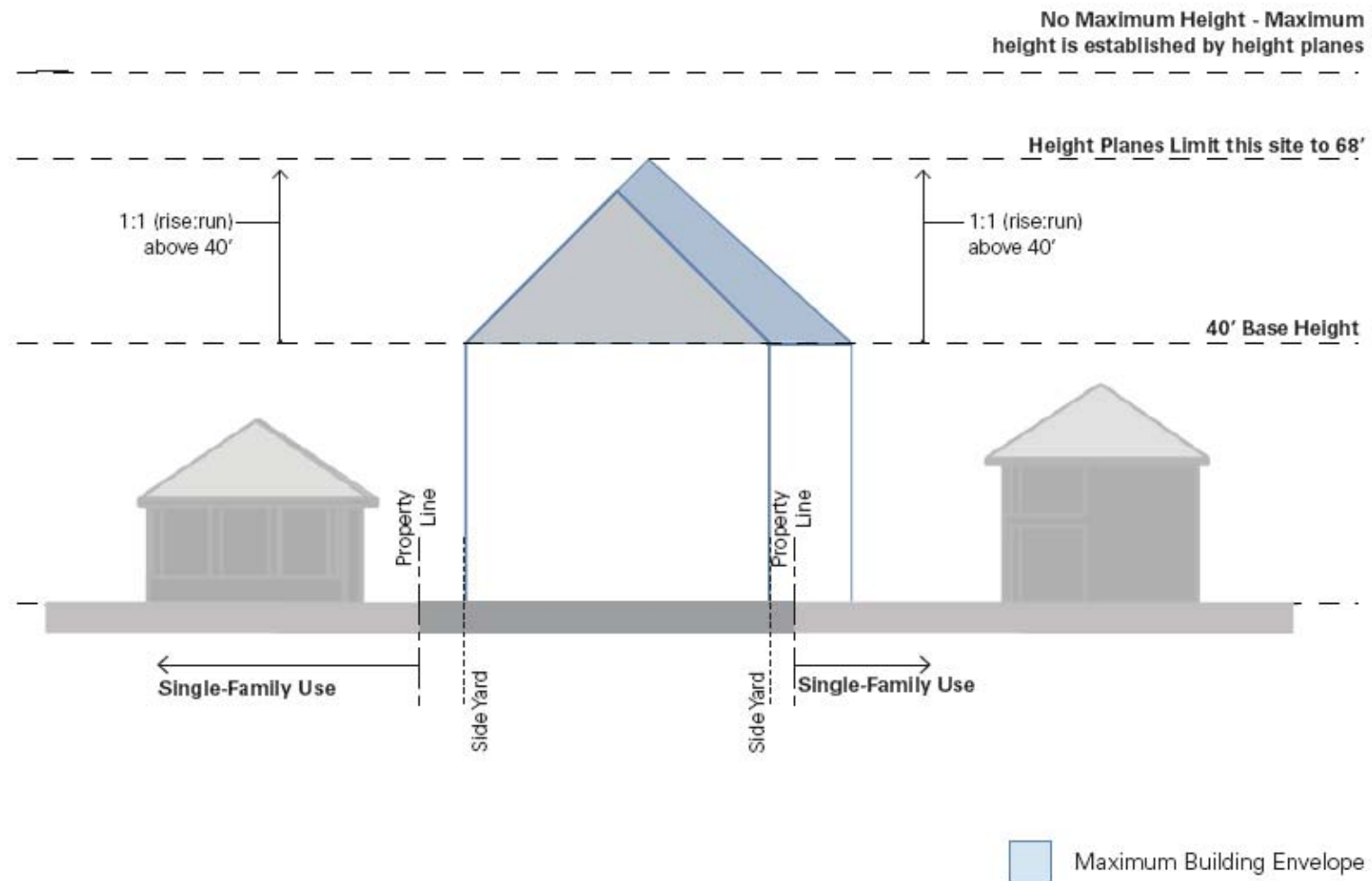
- Base Maximum Height of 30' At Wall Plane
 - 1:1 Rise to Run With No Increase In Side Yard, For Increase Over 30'
 - Maximum Height of 48'
- * These requirements are also applicable to R-8MF, R-12MF & residential portions of MX-1 zoning districts.



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CURRENT REGULATION SINGLE FAMILY DISTRICT

No maximum height.

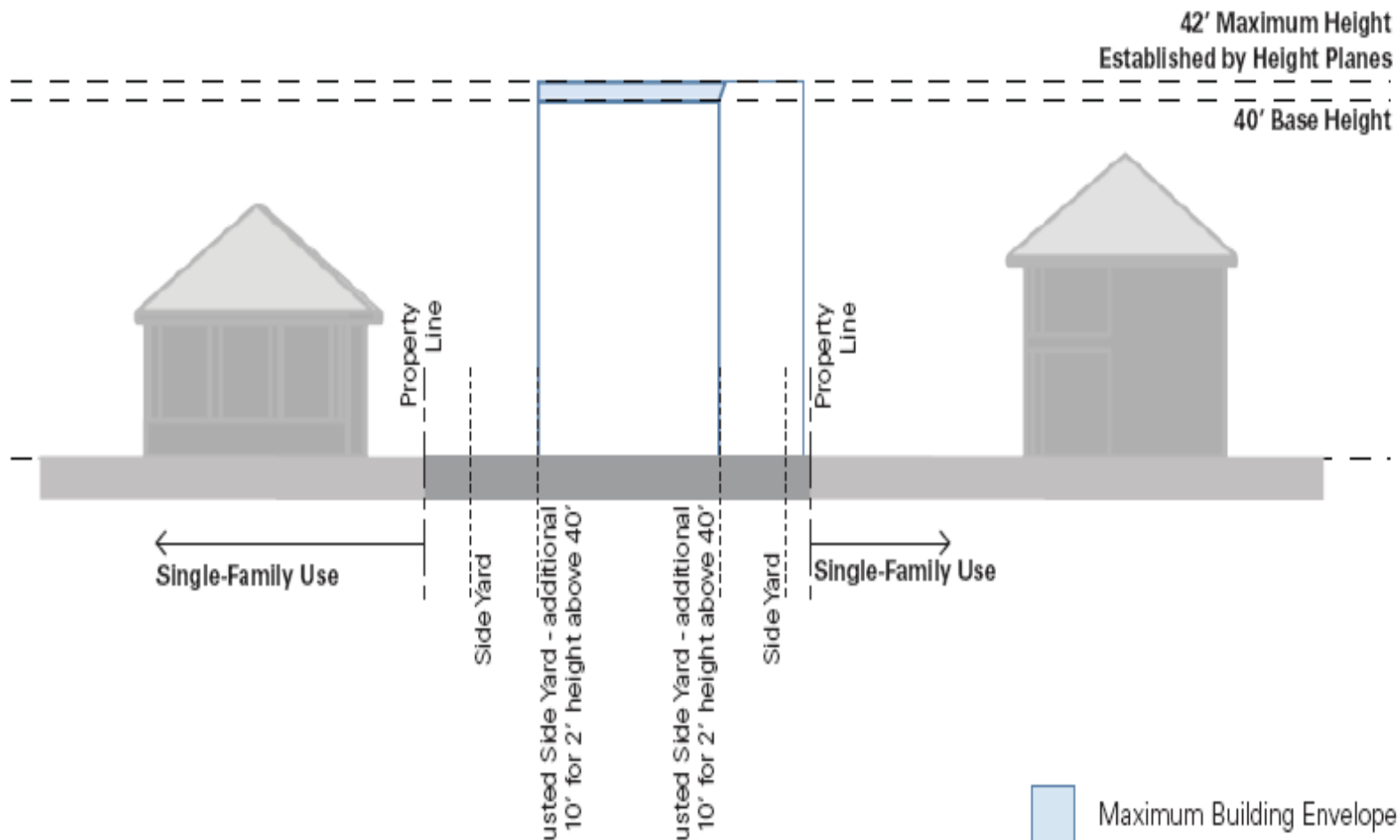




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ORIGINAL RECOMMENDATION SINGLE FAMILY DISTRICT

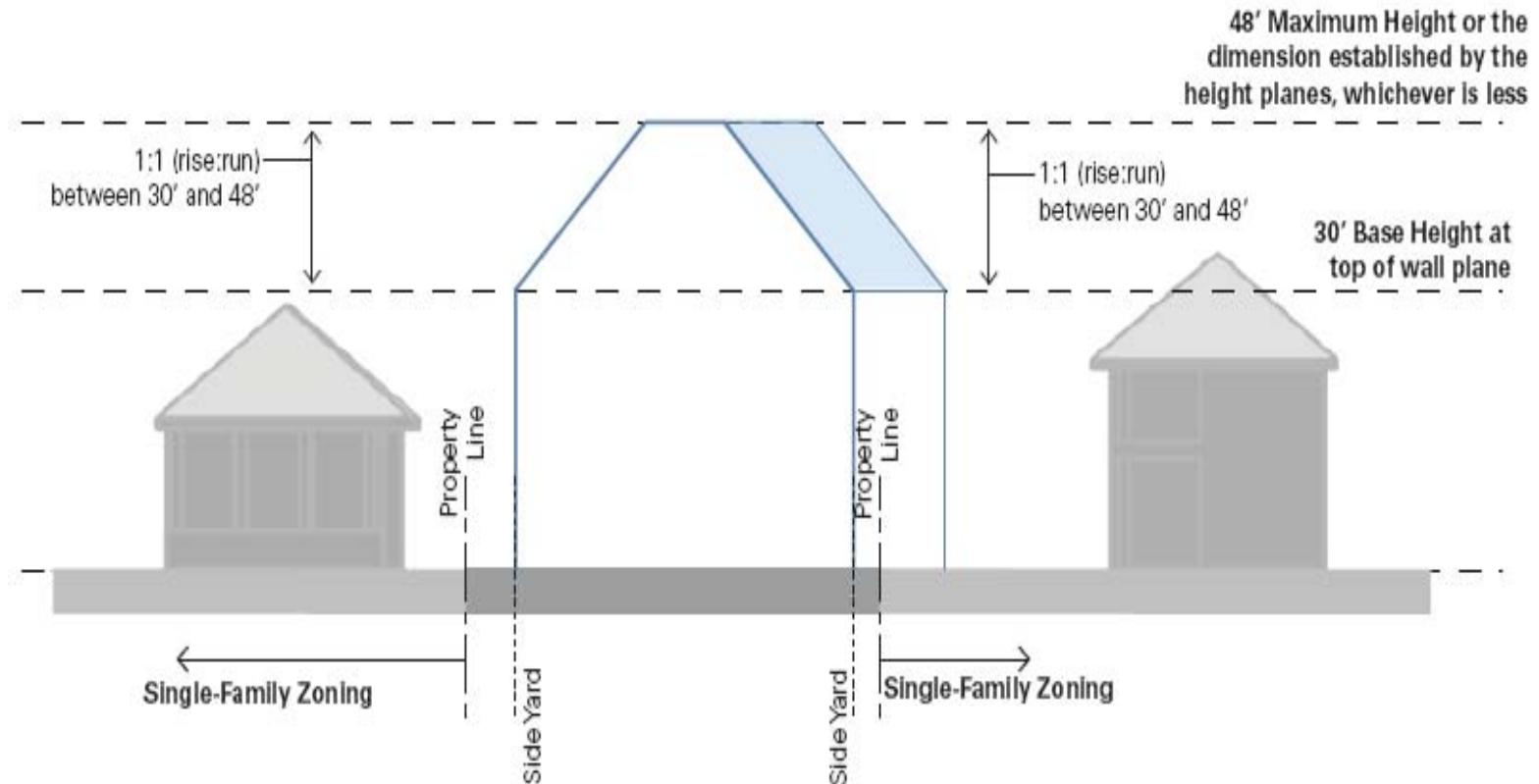
5:1 Rise To Run Over 40'
Increased Side Yard Over 40'





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REVISED RECOMMENDATION SINGLE FAMILY DISTRICT



*** Also applicable to R-8MF, R-12MF & residential portions of MX-1 zoning districts.**

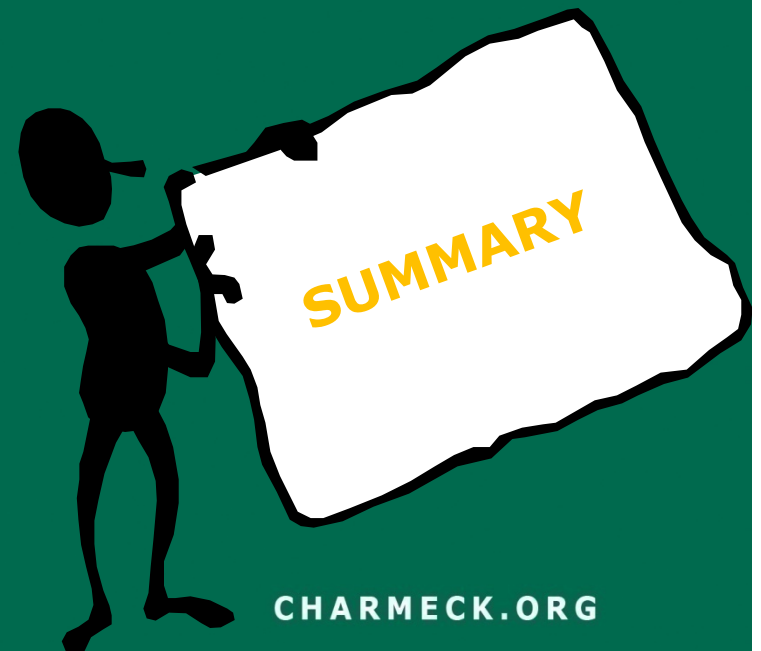


Maximum Building Envelope



SUMMARY OF BENEFITS

- Includes A Maximum Height
- Maximum Wall Plane At Side Yard
- Does Not Require House To Move To Increase Height





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MULTI-FAMILY RESIDENCE IN MULTI-FAMILY ZONING DISTRICT

- Base Maximum Height Of 40' At Wall Plane
- 1:2 Rise To Run Adjacent To Single Family District For Increase Over 40'
- Maximum Height Of 100'

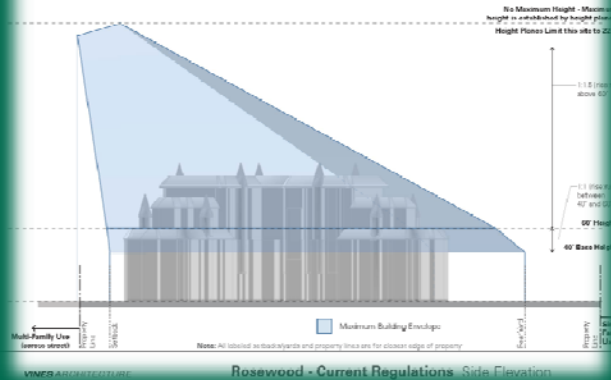
*Does Not Apply To R-8MF and R-12MF



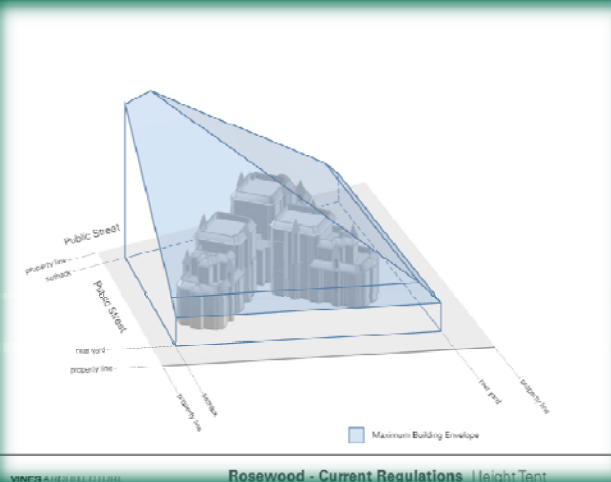


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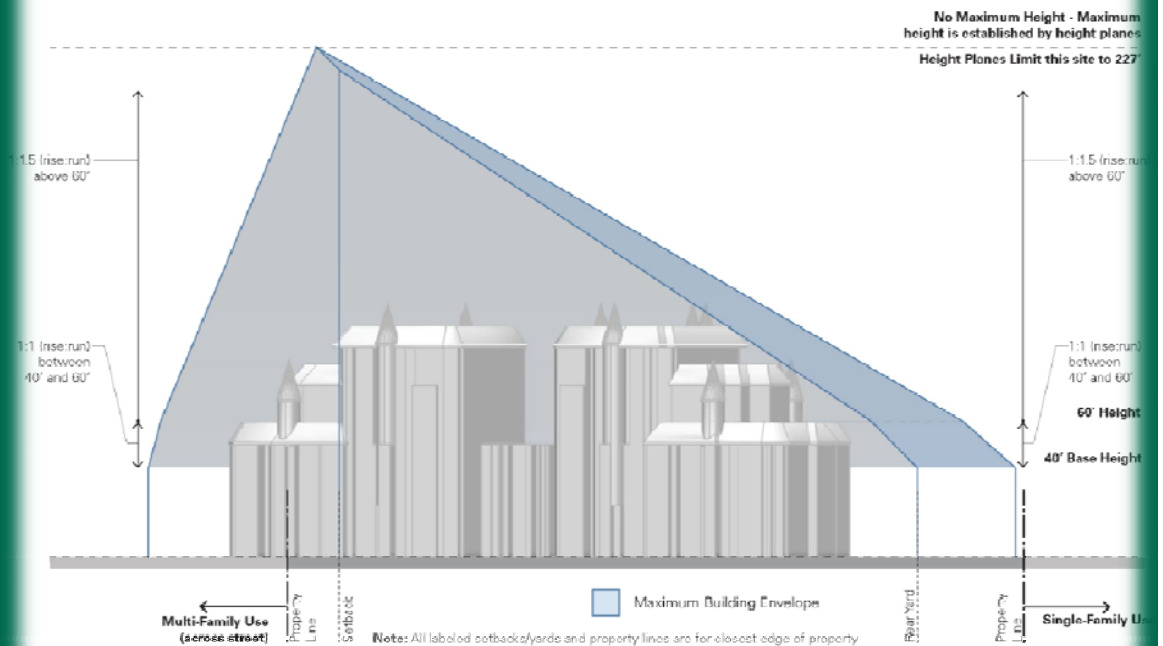
CURRENT REGULATIONS



Rosewood - Current Regulations - Side Elevation



Rosewood - Current Regulations - Height/Tent



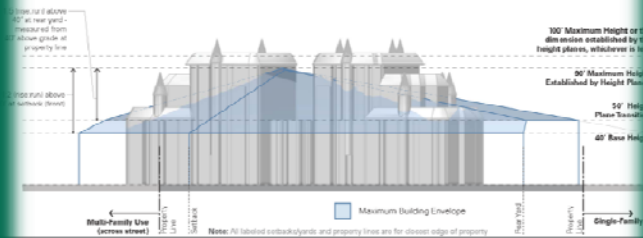
VINES ARCHITECTURE

Rosewood - Current Regulations - Front Elevation

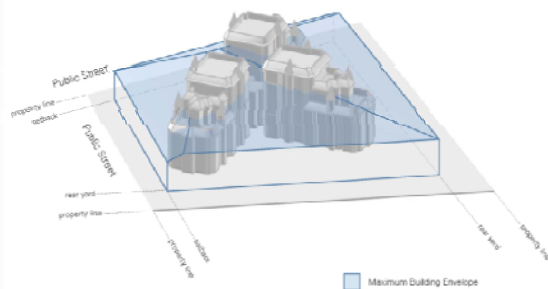


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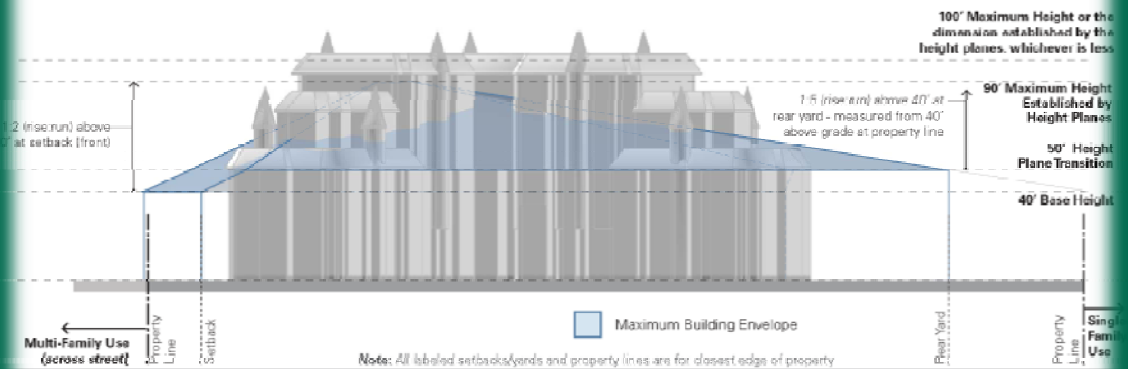
ORIGINAL RECOMMENDATION



VINES ARCHITECTURE Rosewood - Original Stakeholder Regulations Front Elevation



VINES ARCHITECTURE Rosewood - Original Stakeholder Regulations Height Test



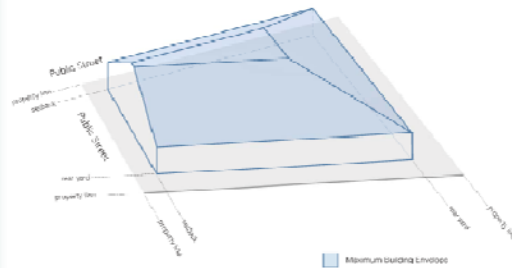
VINES ARCHITECTURE Rosewood - Original Stakeholder Regulations Side Elevation

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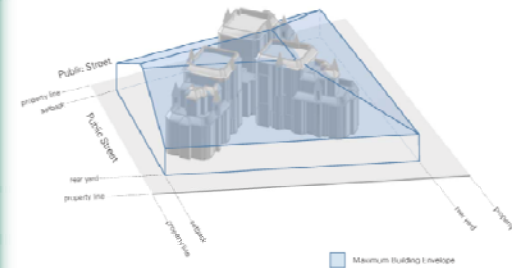


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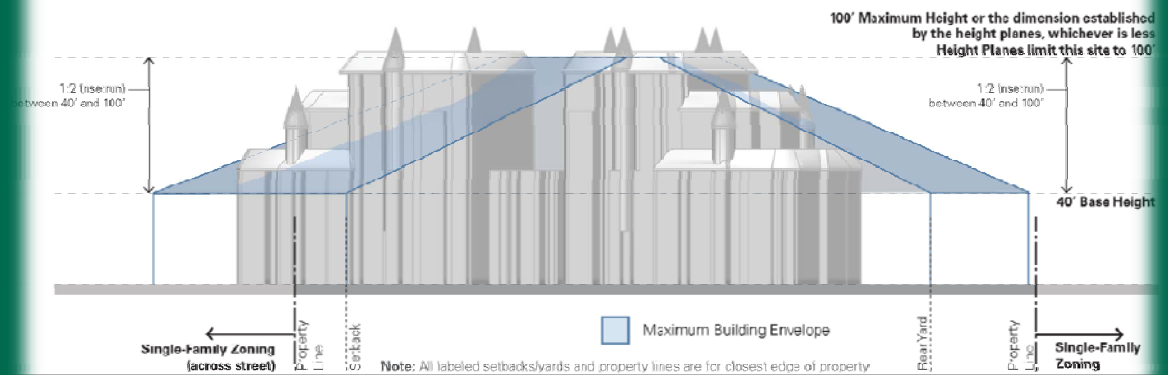
REVISED RECOMMENDATIONS



VINES ARCHITECTURE Rosewood - Revised Recommendation Height/Tent



VINES ARCHITECTURE Rosewood - Revised Recommendation Height/Tent



VINES ARCHITECTURE

Rosewood - Revised Recommendation Front Elevation



SUMMARY OF BENEFITS

- Includes A Maximum Height
- Maximum Wall Plane At Side Yard
- Does Not Require Structure To Move To Increase Height



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ADDITIONAL RECOMMENDATIONS

- Exclude chimneys from measurement
- Increase in side yard for institutional use
- Dormers and Gable may extend above ridge line





STANDARDS COMPARISON

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HEIGHT

DEVELOPMENT STANDARD	EXISTING	ORIGINAL PROPOSED	NEW PROPOSED
Base Height	40 feet	40 feet	30 feet Single Family 40' feet Nonresidential
Maximum Height	None	100 feet	SF,R-8MF & R-12 MF Districts 48 feet
			Other MF Districts & Institutional Uses 100 feet
In any district a building may be erected to a height in excess of the base height based on conditions.	Portion of building increase based on distance from property line	Zoning district and use determines height	Zoning district and structure type (residential, nonresidential) determines height



- Increase side yard 5 feet for every foot in height in excess of 40 feet
- One foot for every five feet in distance the portion of the building is from the required setback along the street
- One foot for every two feet in distance the portion of the building is from the required setback and side yards



- One (1) additional foot for of height for every additional foot of distance measured at side yard
. 48 feet max
- 48 feet maximum at setback.
- One (1) additional foot for of height for every additional foot of distance measured at side yard
. 48 feet max

ADDITIONAL RECOMMENDATIONS

Modify the current definition of “height” to:

- Exclude chimneys from the measurement
- Clarify how the average grade is calculated

New Definition of Height

The vertical distance between the average grade at the base of a structure along each building line and the highest part of the structure, but not including chimneys, 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. Average grade is calculated by adding the lowest point and highest point along the base of each building elevation and dividing the total by two.

ADDITIONAL RECOMMENDATIONS

Revised Institutional Use yard requirements in Single Family Residential Districts

Currently

side yard = 5 or 6 feet
rear yard = 20 to 45

Proposed

side yard = 20 feet
rear yard = 35 feet

- Accessory structures maximum height of 24 feet

Tentative Timeline for Text Amendment

- | | |
|---------------------|-----------------------------|
| ❖ October 14, 2010 | Next Stakeholders Meeting |
| ❖ October 18, 2010 | PC Executive Committee |
| ❖ November 8, 2010 | Full Commission |
| ❖ January 18, 2011 | City Council Public Hearing |
| ❖ January 26, 2011 | Zoning Committee |
| ❖ February 21, 2011 | City Council Decision |





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MORE INFORMATION

Please visit our website at
charlotteplanning.org

**Thank you for your
patience and time!**



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