



HEIGHTS IN RESIDENTIAL DISTRICTS

Planning Commission Work Session

April 7, 2011

- ❑ Create a system that encourages compatible structures
- ❑ Height requirements based on:
 - Zoning District
 - Use
 - If adjacent to Single Family Zoning
- ❑ Minimize creation of height non-conforming structures and extend time period for those non-conforming structures to be rebuilt
- ❑ Limit heights in residential districts

STAKEHOLDERS COMMENTS AND FEEDBACK

- The proposed text amendment was sent on December 7, 2010 with the accompanying graphics sent on March 16, 2011. A response date of March 22, 2011 was requested.
- As of today, there have been no comments received from stakeholders.

PLANNING COMMISSION ISSUES

- Air-rights
 - City of Charlotte Zoning Ordinance allows the use of air rights up to the maximum height allowed for a structure in the zoning district.
- In low density multi-family, height measured by number of floors versus feet
 - Regulating height requirements based on number of floors instead of feet could actually allow structures to be taller depending on the height of each floor.
- How would a structure on a sloped lot be addressed?
 - Measurement at the rear of the building will not be taken.

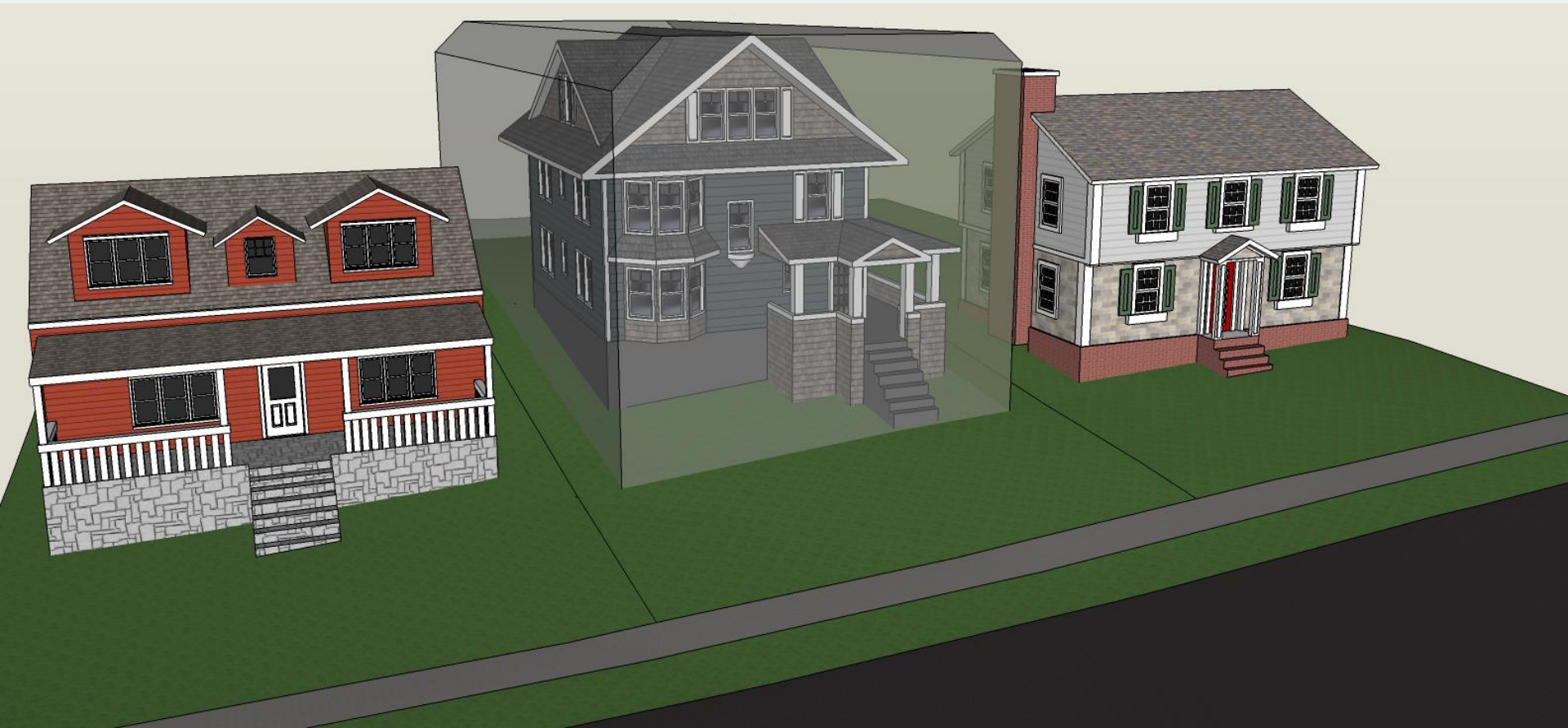


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Sloping Site with New Regulations (Envelope)



Sloping Site with New Regulations (Envelope)



PLANNING COMMISSION ISSUES

- Maximum heights decreases affordability
 - On average - developments rarely exceed the proposed height maximums, however if needed there are other zoning categories that would allow an increase in height.
 - ❑ There are a number of factors that impact affordability including:
 - Housing
 - Labor and land cost
 - Interest rate

PLANNING COMMISSION ISSUES

- Maximum heights limits density
 - **Maximum height does not necessarily limit density.** Density, gross residential - The number of residential dwelling units per acre of land determined by dividing the number of dwelling units by the total number of acres in the parcel to be developed.
- Lots should be allowed to exceed 48'
 - As a growing metropolitan city we are not seeing the need or demand for estate lots. However, if desired, a different zoning classification would allow a larger lot to exceed the 48 feet maximum.

Example Rezoning to MX -1 (Innovative Standards)

Allow residential structures to be built to a maximum height of 70'

PLANNING COMMISSION ISSUES

- Non-residential: Height vs. Parking
 - In residential districts the only non-residential uses are institutional (schools and religious). Parking requirements are not based on height but on the number of students, classroom size and seats in sanctuary.
- What would a structure that utilizes 100% of the envelope look like?
 - Example of structure utilizing 100% of envelope under current interpretation would show the portion of the structure exceeding the height moving away from the property line.



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STRUCTURE USING 100 PERCENT OF BUILDING ENVELOPE USING CURRENT CODE



R-3, R-4, R-8MF, AND R-12MF

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STRUCTURE USING 100 PERCENT OF BUILDING ENVELOPE USING CURRENT CODE



PLANNING COMMISSION ISSUES

- Apply HIRD regulations to new construction
 - The proposed regulations would be applicable to new construction requiring a permit.
- Alternative interpretation of regulations – increase the side yards vs. wedding cake
 - Other options have been considered. Increasing side yards would encourage tall narrow buildings that would be inconsistent with existing neighborhood character.



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NO MAXIMUM HEIGHT WITH INCREASED SIDE YARDS



50' Height with 10' Side Yards



NO MAXIMUM HEIGHT WITH INCREASED YARDS VERSUS WEDDING CAKE

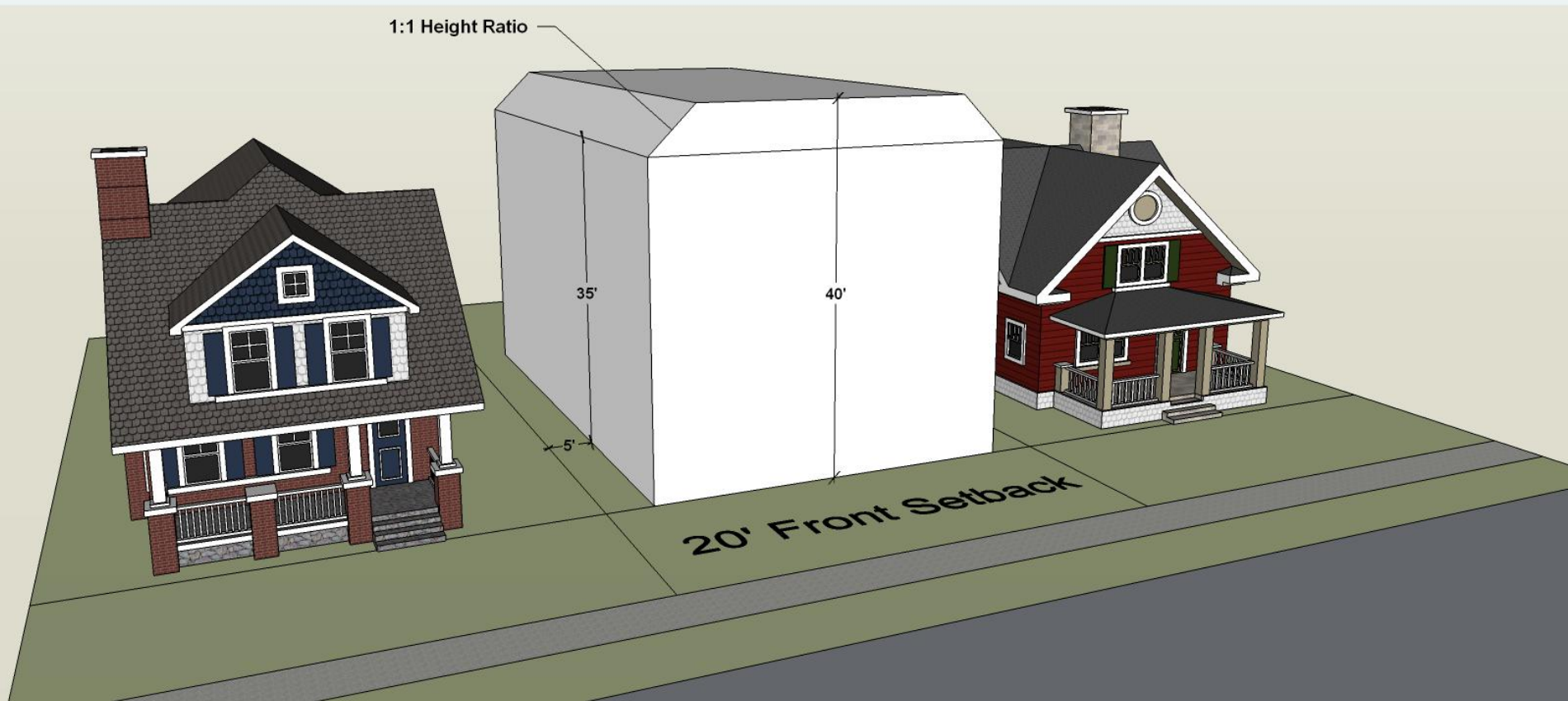


60' Height with 15' Side Yards



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RESIDENTIAL BUILDING PROPOSED WEDDING CAKE REGULATION



R-5, R-6, AND R-8

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RESIDENTIAL BUILDING PROPOSED WEDDING CAKE REGULATION



R-5, R-6, AND R-8

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STAFF REQUEST

Requesting permission to file the Heights In Residential Text Amendment in the name of the Planning Commission

Tentative Timeline for Text Amendment

- | | |
|-----------------|-----------------------------|
| ❖ April 4, 2011 | Full Commission |
| ❖ June 20, 2011 | City Council Public Hearing |
| ❖ June 29, 2011 | Zoning Committee |
| ❖ July 18, 2011 | City Council Decision |

