

Council Referral for the UDO

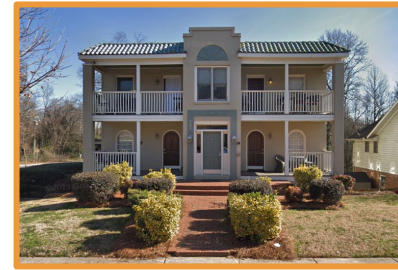
Transportation, Planning and Development Committee

Presentation Agenda

Council referred agenda item from May 22nd business meeting

- During the May 22, 2023 City Council meeting, there was a Council action referral for staff to recommend alternative options, including a schedule, for potential changes to the UDO for allowing duplexes and triplexes in larger projects developing by-right in residential zoning.
- **Residential N1 Zoning Districts: What is currently allowed in UDO?**
- **How are duplexes and triplexes treated in other comparable cities?**
- **Options for consideration**

N1 Zoning Districts: What is allowed?



	Single Family	Duplex	Triplex	Quadraplex*	Multi-Family
# Units	1	2	3	4	5+
N1-A	✓	✓	✓	PC	
N1-B	✓	✓	✓	PC	
N1-C	✓	✓	✓	PC	
N1-D	✓	✓	✓	PC	
N1-E *	✓	✓	✓	PC	
N1-F **	✓	✓	✓	PC	PC

* Very few sites translate to N1-E

** No sites translate to N1-F; requires a rezoning

*Quadraplexes only allowed on arterial road when at least one unit is affordable

PC = prescribed condition

Comparing Charlotte to Other Cities

CHARLOTTE

- ▶ **Duplexes & triplexes allowed in all residential zoning districts**
 - **Height and driveway restrictions**
 - **Material restrictions for triplexes**

MINNEAPOLIS

- ▶ Duplexes & triplexes allowed in all residential zoning districts
 - Requires same standards as single-family

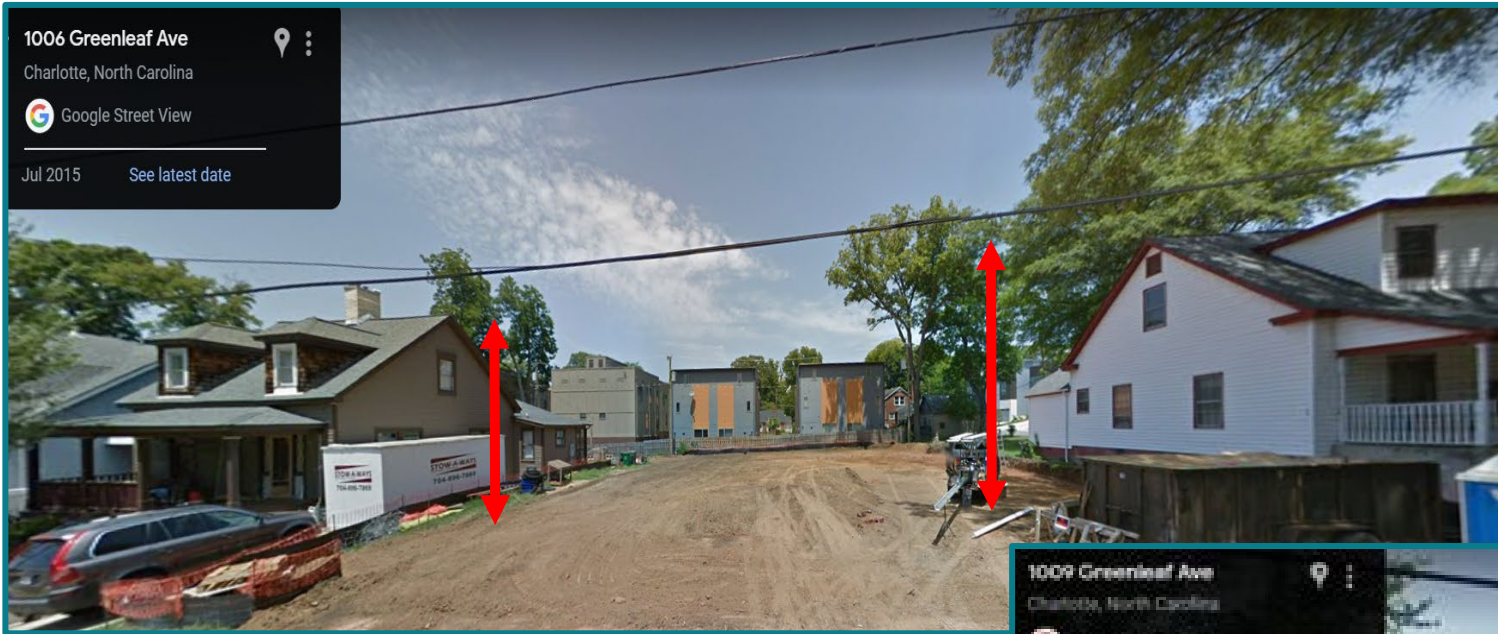
AUSTIN

- ▶ Duplexes allowed in most residential zoning districts
 - Requires same standards for single family for infill and/or when affordable; otherwise larger lot sizes required

RALEIGH

- ▶ Duplexes allowed in all residential zoning districts except N-1
 - Requires same standards as single-family

Plex Compatibility: Sidewalls



Duplex/Triplex height =
20 feet
OR
Average height of
these structures
(whichever is greater)



Plex Compatibility: Materials & Driveways

Triplexes & Quadraplexes not on sublots

These building materials are limited to 25% of each façade along a frontage:

- ▶ Corrugated metal siding, plain concrete masonry units (CMU), Plastic, T-111 composite plywood siding and Vinyl

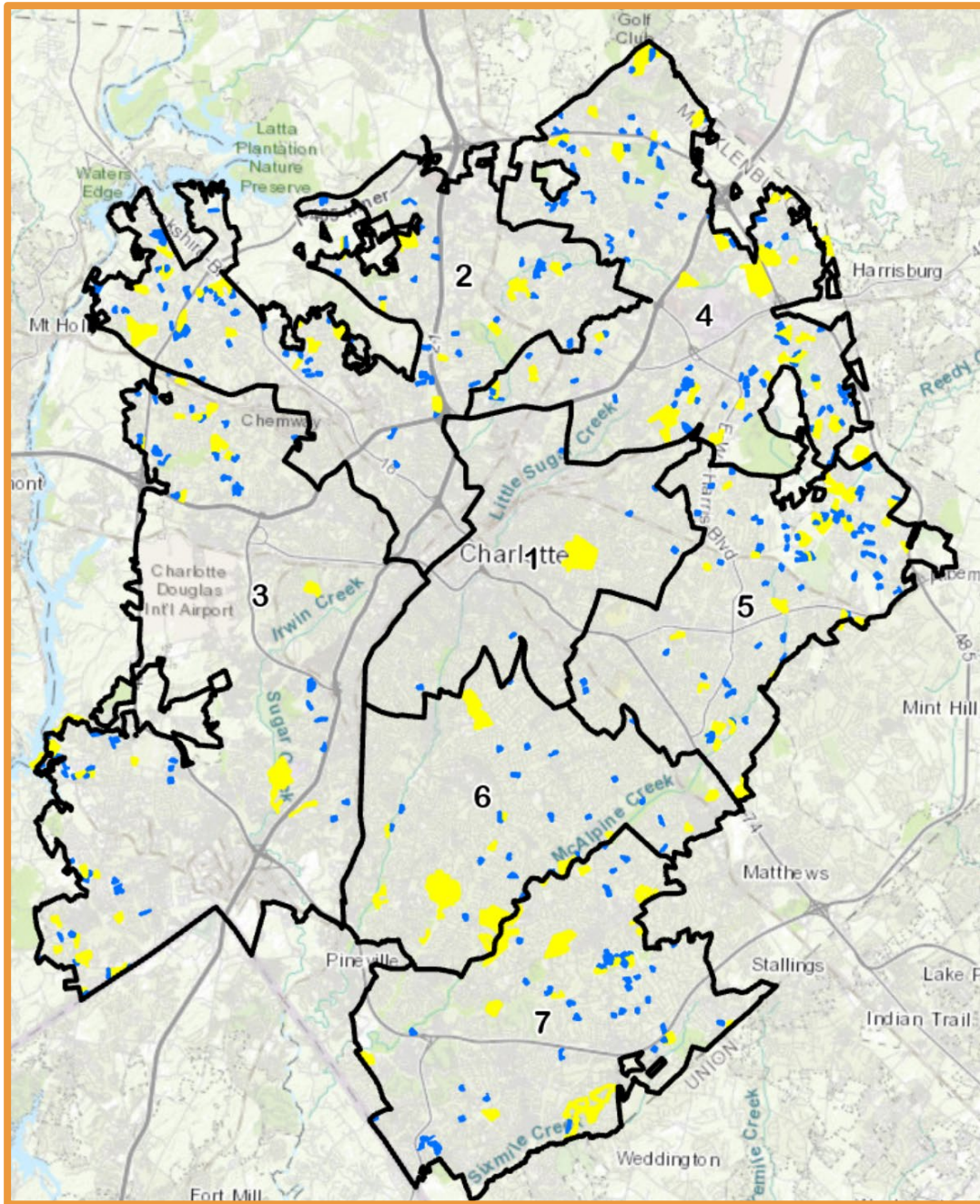


**Driveway max
40% of lot or 24'
Duplex, Triplex, Quad**

Referral

Council referred agenda item from May 22nd business meeting

During the May 22, 2023 City Council meeting, there was a Council action referral for staff to recommend alternative options, including a schedule, for potential changes to the UDO for allowing duplexes and triplexes in larger projects developing by-right in residential zoning.



PARCELS WITH N1-A, N1-B & N1-C ZONING DISTRICTS



5 to 10 acres



10+ acres



Charlotte City
Council Districts

Options for Consideration

- 1. Monitor development patterns with regular reports to Council providing data and examples over the next 6 months**
- 2. Consider an approach requiring a mix of units when duplexes and triplexes are proposed in large residential subdivisions**
 - ▶ Increases housing options
 - ▶ Reduces total units allowed

Questions & Discussion