

UDO Text Amendment Update

RZ# 2025-047

Transportation, Planning and Development Committee

UDO Text Amendment Update

Council Priority Alignment

- ▶ **Transportation and Planning**

Purpose

- ▶ **Information only**

Key Takeaways

- ▶ **An overview of the first Maintenance Text Amendment filed April 15**

UDO Text Amendment Update

Previous Council Communication

- ▶ **February 3, 2025: Transportation, Planning and Design City Council Committee**

Future Council Action

- ▶ **May 19, 2025: Public hearing**
- ▶ **June 16, 2025: Council decision**

Agenda

- ▶ **Text Amendment 2025-047 Overview**
- ▶ **Highlights**
- ▶ **Schedule/Engagement**
- ▶ **Next Steps**
- ▶ **Questions and Discussion**

Text Amendment 2025-047 Overview

CITY OF CHARLOTTE



ADOPTED BY THE CHARLOTTE CITY COUNCIL ON AUGUST 22, 2022
EFFECTIVE DATE: JUNE 01, 2023

Amended February 17, 2025

- RZ# 2025-047 (maintenance text amendment)
- Text Amendment Filed: **4/15/2025**
- **First UDO “Maintenance”** Text Amendment
 - Maintenance amendments will be filed twice a year and could include both technical and policy items
- Addresses **multiple items** identified by community and staff
- Virtual **Community Engagement** Sessions: May 8 and May 13
- **Public Hearing:** May 19, 2025

What is a “Maintenance” Amendment?

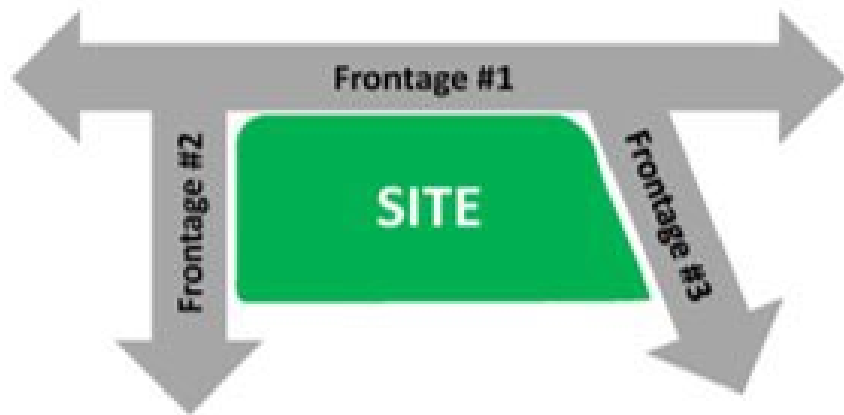
- UDO Text Amendments will occur on a bi-annual basis and are referred to as “Maintenance Amendments”
- Maintenance Amendments combine both technical and policy-based amendments
- Engagement for Maintenance Amendments also combine approaches used for the previous processes
 - Virtual information/engagement
 - Overview posted on UDO website
 - Information sharing to mailing list and UDO website subscribers
 - Extensive collaboration with internal and external stakeholders
 - Presentation to the UDO Advisory Committee for Policy-Based Items
 - Other engagement activities as needed such as:
 - In-person workshops
 - Surveys
 - Neighborhood meetings



Sites with Multiple Frontages

As previously presented, staff identified a need for additional adjustments for sites with multiple frontages.

The text amendment includes a new section for **alternative development standards for sites with three or more frontages that provide more flexibility for site design**



Research Campus

As previously presented, staff identified a need for additional adjustments to Research Campuses to facilitate opportunities for Life Science campuses.

- New use - "Research and Development (R&D) - With Light Industrial"
- Added the term "life sciences" to the existing use definition for Research and Development to be clear the City supports and encourages all forms of R&D development.



Office to Residential Use Conversions

This amendment proposes new Prescribed Conditions (PCs) to allow adaptive reuse of an existing office use to a residential use.

Alternatively, properties zoned IC-1, IC-2, OFC, or OG Zoning District that are located in an Activity Center Place Type may be converted and/or redeveloped as a multi-family attached or multi-family stacked dwelling development.



Applicability

Clarifies when and where UDO standards are applicable...

- Strikes "accompanying appendices" language related to NC Fire Code.
- Modifies applicability of frontages and introduces alternative standards for lots with multiple frontages .
- Updates applicability of landscape yard requirements in N1, N2-A, and N2-B zoning districts.
- Clarification on green area, tree preservation, and Heritage Tree standards.
- Adjusts the applicability of stormwater regulations.

Landscape Yards

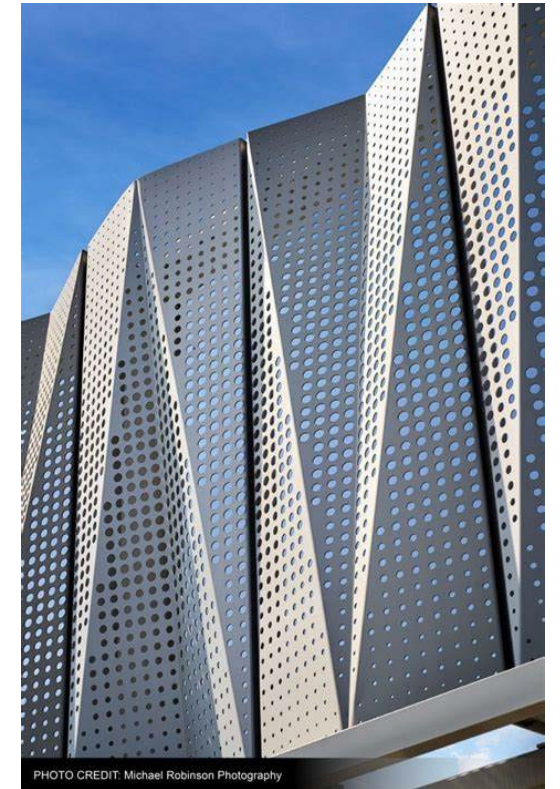
- Adds a landscape yard requirement for residential development in N1, N2-A, and N2-B zoning districts.
- Generally adjusts the approach to landscape yard requirements from a Place Type perspective to a zoning district perspective in N1 and N2 Zoning Districts

Table 20-3: Required Landscape Yards by Zoning District			
Zoning District of Property Under Development	Development Type Required to Install Landscape Yard Per Section 20.9.B	Landscape Yard Required for Development When ¹ :	Landscape Yard Class Required
N1-A, N1-B, N1-C, N1-D, N1-E, N1-F	Nonresidential or mixed-use development	Abutting residential use, <u>or abutting vacant parcel zoned: a Neighborhood 1 or a Neighborhood 2 Zoning District, or R-3(CD), R-4(CD), R-5(CD), R-6(CD), R-8(CD), R-8MF(CD), R-12MF(CD), R-17MF(CD), R-22MF(CD), R-43MF(CD), UR-1(CD), UR-2(CD), UR-3(CD), MX-1, MX-2, or MX-3</u>	B
	<u>Residential development</u>	<u>Abutting an existing industrial or transportation use with no landscape yard</u>	
	Multi-family, or multi-dwelling development	Abutting single-family, duplex, triplex, or quadraplex dwelling, <u>or abutting vacant parcel zoned: a Neighborhood 1 Zoning District, or R-3(CD), R-4(CD), R-5(CD), R-6(CD), or R-8(CD)</u>	C

Zoning District Standards

Clarifies standards within individual Zoning Districts including...

- Allows corrugated metal as a building material under certain restrictions.
- Pedestrian entry locations for multi-family stacked and attached.
- "Back of curb" clarification if Subdivision, Streets, and Infrastructure standards required installation of a curb.



General Development Standards

General development standards include...

- Simplifies setbacks for accessory structures
 - Including accessory structures that contain ADUs
- Updates to off-street parking standards
 - Clarifies parking area location for nonresidential uses with no principal building
 - Adjusts ratios for Financial Institution and Retail Goods Establishments
 - Clarifies max driveway width between curb and sidewalk when no sidewalk is present



2. Accessory structures in an established side or rear setback shall be located a minimum of three feet from a lot line except as follows:

- a. Accessory structures with a height of 24 feet or more, ~~or under 24 feet but with a height taller than the principal structure,~~ shall be setback from any rear lot line a minimum of 15 feet and from any side lot line by the dimension of the required side setback for the zoning district.

Schedule and Engagement

Schedule

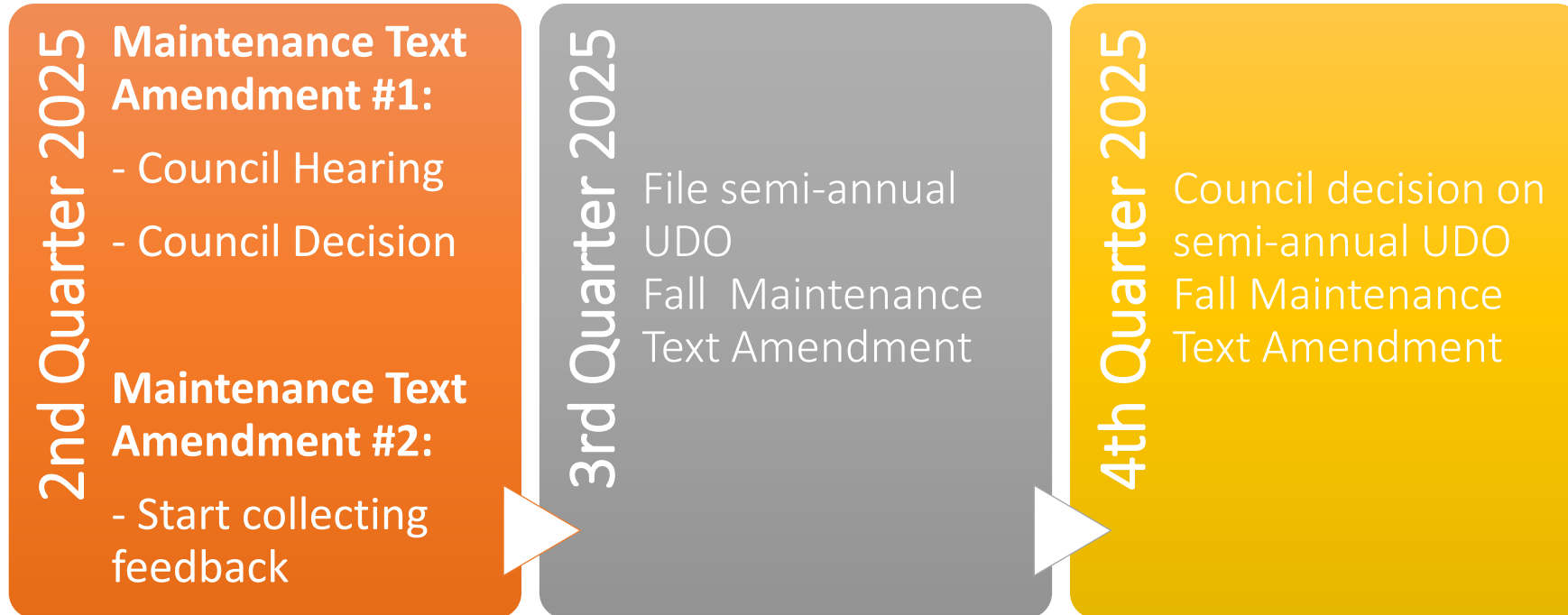
Text amendment filed	April 15 th
TPD Update	May 5 th
Virtual Information Sessions	May 8 th & May 13 th
Public Hearing	May 19 th
Zoning Committee	June 3 rd
City Council Decision	June 16 th

Engagement

Workshops* <ul style="list-style-type: none">• Research Campus• Multiple Frontages	2023 & 2024
UAC	February 27, 2025 – Research Campus
	December 5, 2024 – Office conversions
Virtual Information Sessions	May 8 th & May 13 th

*With design and development community stakeholders

What's Next for Text Amendments



Questions and Discussion