

# UDO Text Amendment Update

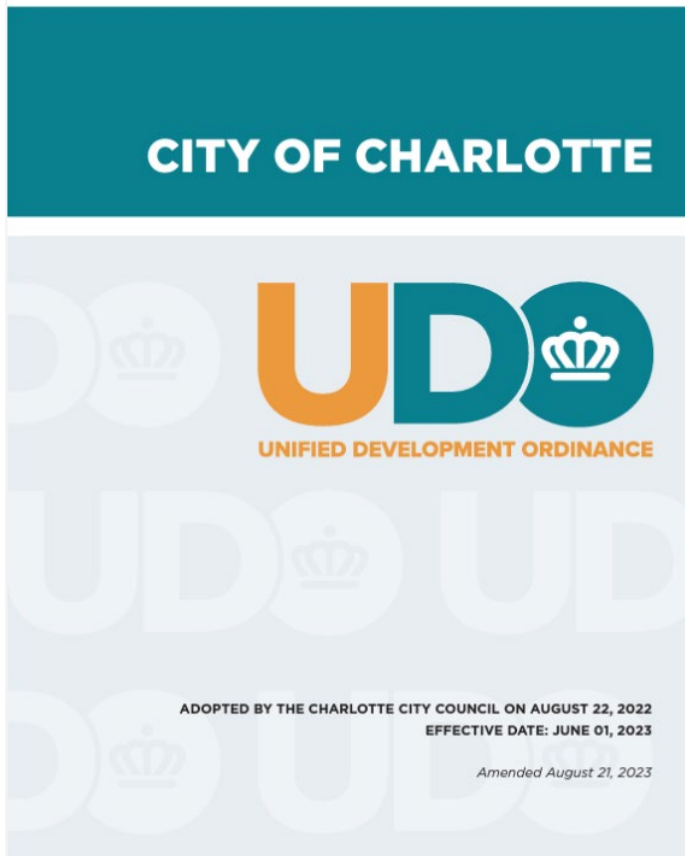
## RZ# 2023-130

Transportation, Planning and Development Committee

# UDO Text Amendments to Date

Number	Description	City Council Decision
RZ# 2023-056	Land Clearing and Inert Debris (LCID) Landfills	Approved
RZ# 2023-057	Use Adjustments for CG and CR Zoning in Centers Place Types	Denied
RZ# 2023-058	UDO "Clean-Up" for minor changes that will result in better functionality of the UDO prior to the effective date of June 1, 2023.	Approved
RZ# 2023-093	Existing Residential (Single-Family and Duplex) in CG and OFC Zoning	Approved
RZ# 2023-106	Multi-Family Use Adjustments for CG and CR Zoning in Centers Place Types	Pending

# Text Amendment 2023-130 Overview



- RZ# 2023-130 (**technical text amendment**)
- Text Amendment Filed: **9/25/2023**
- **Second UDO "Cleanup"** Text Amendment
  - First UDO "Cleanup" Text Amendment (RZ# 2023-056) approved by City Council 5/15/2023
- Addresses **multiple items** identified by community and staff
- Virtual **Community Engagement** Sessions: October 18, 2023
- **Public Hearing:** November 20, 2023

# What Will This Text Amendment Do? (Part 1)

## Clarify and make minor adjustments, including the following:

- States that, in all zoning district articles, **prescribed conditions apply** and identifies their location in UDO
- Adds **time period for temporary uses** not listed in the Use Matrix
- Specifies **affordability periods** for affordable housing bonuses
- Explains **placement of accessory structures**
- Creates a new use: **commercial fitness center**
- Relocates current **N1-F multi-family site layout conditions** from Neighborhood 1 Zoning District (Article 4) to Use Regulations (Article 15)



**Commercial Fitness Center**

# What Will This Text Amendment Do? (Part 2)

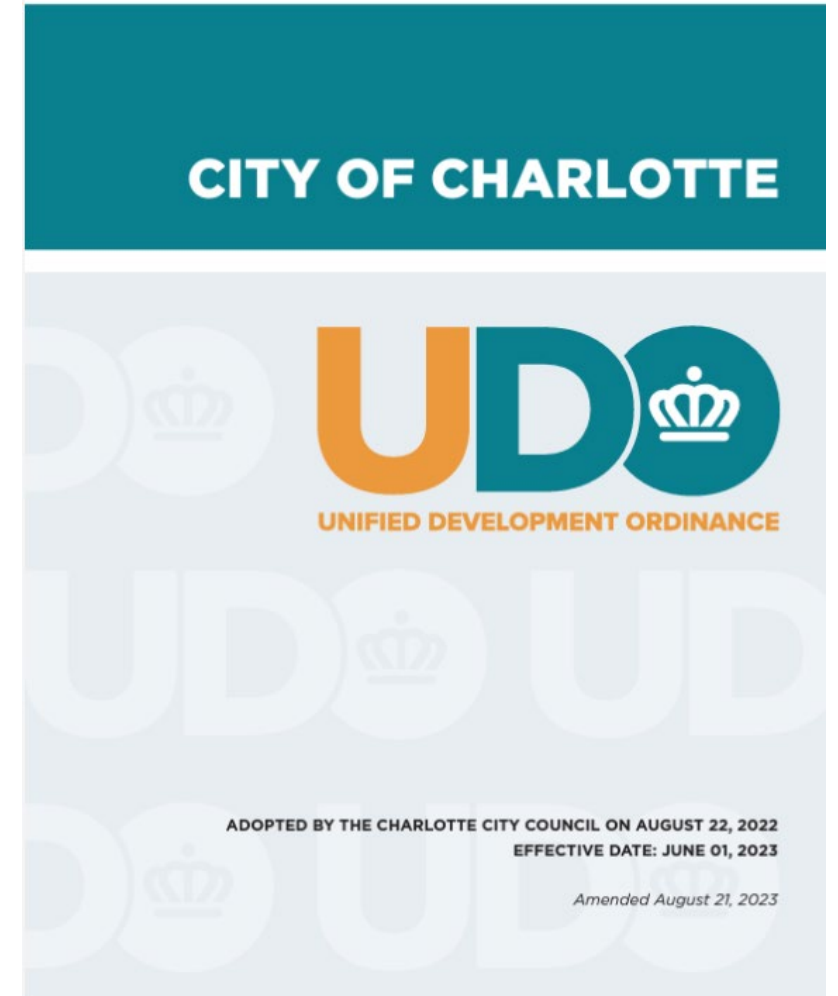
## Clarifies and makes minor adjustments, including the following:

- Addresses code enforcement concerns regarding **vehicle parking and storage**
- Refines standards for **driveways and parking areas** for duplex, triplex, and quadraplex buildings
- Adjusts **prescribed conditions** for neighborhood commercial establishments prohibiting outdoor entertainment
- Provides greater flexibility in **parking structure design** options
- Clarifies **sidewall and building height plane** regulations for duplex and triplex buildings in Neighborhood 1 zoning
- Renames drive-through facility as **accessory drive-through** and clarifies it is only allowed if it was located **and in operation** on the site on June 1, 2023
- Refines the standard for a **restaurant/bar principal use with an accessory drive-through** must have **a minimum of 24 seats**

# Potential Text Amendment Topics

- Council **Referral on Duplex/Triplex Dwellings** in Larger Projects
- Compliance with **NC House Bill 488** (Residential Building Code)\*
- Additional Use and Development **Standards Adjustments/Cleanup**\*
- Additional **Code Enforcement Issues** and Clarifications\*
- **Campus Districts** Uses/New Office District

\*Technical amendments



# Community Engagement for Text Amendments

UDO text amendments are classified as either **technical** or **policy-based**

## Engagement for technical text amendments:

- Virtual information/engagement sessions
- Overview posted on the **UDO website**
- Publicized through **social media**
- Information disbursed to **mailing lists and UDO website subscribers**
- Council **public hearings** (televised on the City's YouTube channel and the Government Channel)
- **Public engagement** sessions for RZ# 2023-130  
October 18, 2023



**TEXT AMENDMENT  
INFORMATION SESSIONS**

Get the latest updates  
from **UDO Staff**

**RZ#2023-130**

**Date: Oct 18**

Sign up today!  
[CHARLOTTEUDO.ORG](https://CHARLOTTEUDO.ORG)

 CITY OF CHARLOTTE

 **UDO**  
UNIFIED DEVELOPMENT ORDINANCE

The poster features a teal background with white and orange text. It includes an icon of a computer monitor with three person icons above it, representing a virtual session. The City of Charlotte and UDO logos are at the bottom.

# Text Amendment Community Engagement

**Policy-based** text amendments are more complex and have wider impacts.

**Engagement for policy-based text amendments is more extensive**

- Each policy text amendment has a **unique engagement approach**, depending on the nature of the amendment
- Will be presented to the **UDO Advisory Committee** for their feedback
- In addition to the engagement activities identified for technical text amendments **could also include the following activities:**
  - In-person workshops
  - Community member surveys
  - Staff attendance at neighborhood meetings
  - Pop-up meetings





# Questions and Discussion