



► March 7, 2022

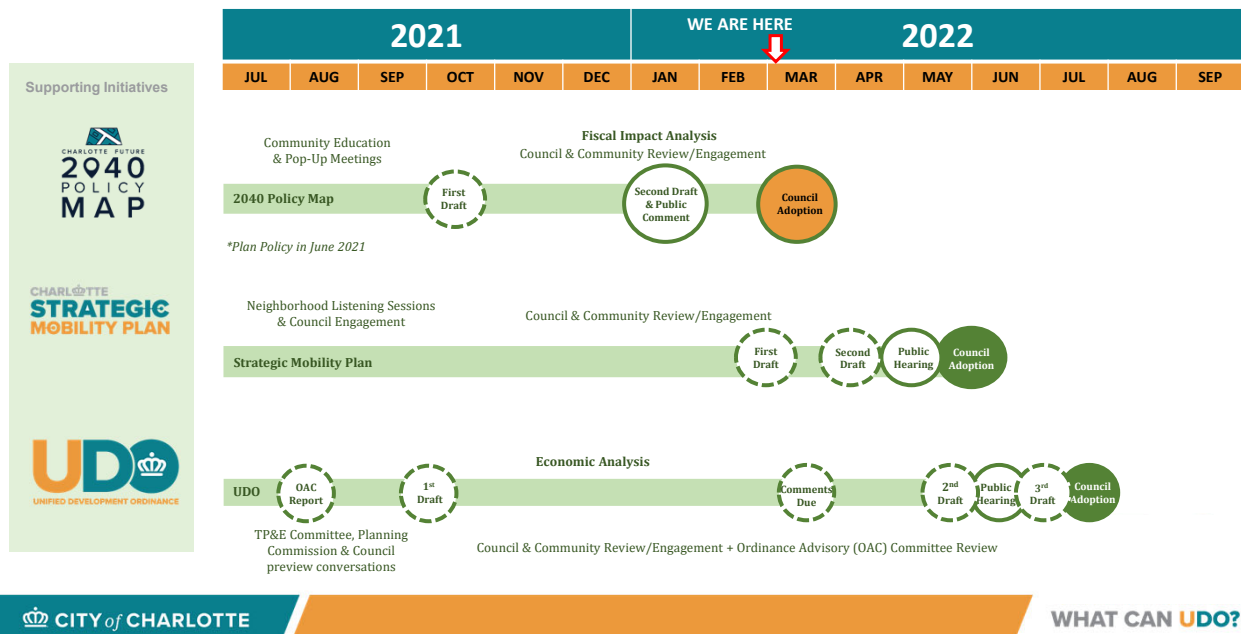
UDO Update

Charlotte City Council



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Schedule



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CITY of CHARLOTTE

WHAT CAN UDO?

UDO Public Comment Portal

- Over **750 comments** have been submitted on the first draft UDO thus far
- Staff **reviews and considers** each comment
- Comment responses are **posted** to the UDO website on a **rolling basis**
- View** comments and responses by topic on the UDO website



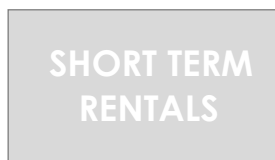
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WHAT CAN UDO?

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Recent/Upcoming UDO Engagement

- Thursdays with the UDO Virtual Listening Sessions**
 - February 17 – [Heritage Tree Protection](#)
 - February 24 – [Short Term Rentals](#)
 - March 3 – [Neighborhood 1 Zoning Districts](#)
 - March 10 – [Parking](#)
- Each session topic offered 12p.m. - 1p.m. and 6p.m - 7p.m. via Zoom**
- Participants **registered online** to participate in these sessions at www.charlotteudo.org
- Meeting recordings, slides, and chat transcripts will be **posted on the UDO website**



PARKING	
TIER 1	ML-1 ML-2 IC-1 OFC MHP N1-1 N2-A N2-B
TIER 2	IMU IC-2 NC N2-C CG CR CAC-1
TIER 3	100/50 UD CAC-2 BAC BE

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WHAT CAN UDO?

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Comment Highlights Short-Term Rentals

- **New use** established in the UDO allowed in **N1** and **N2** zoning districts
- Standards for short-term rentals include **separation distance, required zoning use permit, no events,** and **availability of local manager**
- Comments from current operators have expressed concern about **ability to operate under new standards**
- Comments also received from neighbors of existing short-term rentals concerning the **adverse impact of some of these uses**



Community listening sessions
held on February 24th

Council Feedback Short-Term Rentals

- Should short-term rentals be allowed in N1 and N2 districts? With or without restrictions?
- Should there be different standards for rentals when the owner/tenant is on site with short-term renters?
- Should separation distances between short-term rentals be included in standards?



Comment Highlights

Heritage Trees

- **New tree standard** in the UDO requires a permit for removal of healthy, native (North Carolina) tree greater than 30 inches dbh
- Mitigation is allowed with a permit. **If dead, diseased, or hazardous, tree can be removed without permit.**
- Comments received have focused on **impact on new development and cost of mitigation when removing a heritage tree**
- Commenters are also **encouraged by a proactive approach** to preserving our tree canopy



Community listening sessions held on February 17th

Council Feedback

Heritage Trees

- Should heritage trees on private property be regulated?
- If so, should regulations be different for new development and expansion of existing buildings?
- If a heritage tree is removed, what type of mitigation is recommended? Fees? Replanting? Other?
- Are there alternatives to regulating heritage trees?



Comment Highlights

Parking

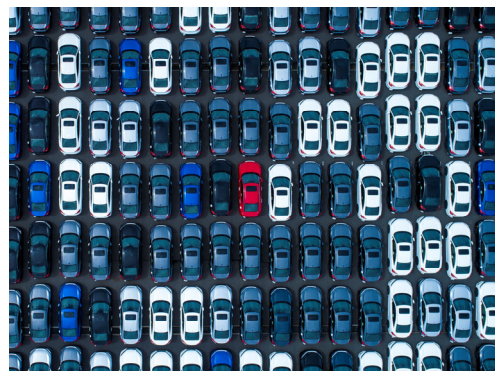
- **UDO establishes a 3-tier approach to parking requirements**, with tiers tied to zoning districts
 - Tier 1: Minimums but no maximums
 - Tier 2: Both parking minimums and maximums
 - Tier 3: Maximums for most uses
- **Range of comments**
 - **Too much parking** required
 - **Not enough** parking required in certain circumstances
- **Additional community listening sessions scheduled for March 10th**



Council Feedback

Parking

- Does the tiered parking requirement approach work? Should parking requirements be tied to the anticipated demand and desired development context?
- What uses (if any) should have minimum and maximum parking requirements?
- Is there an alternative to the tiered parking approach?



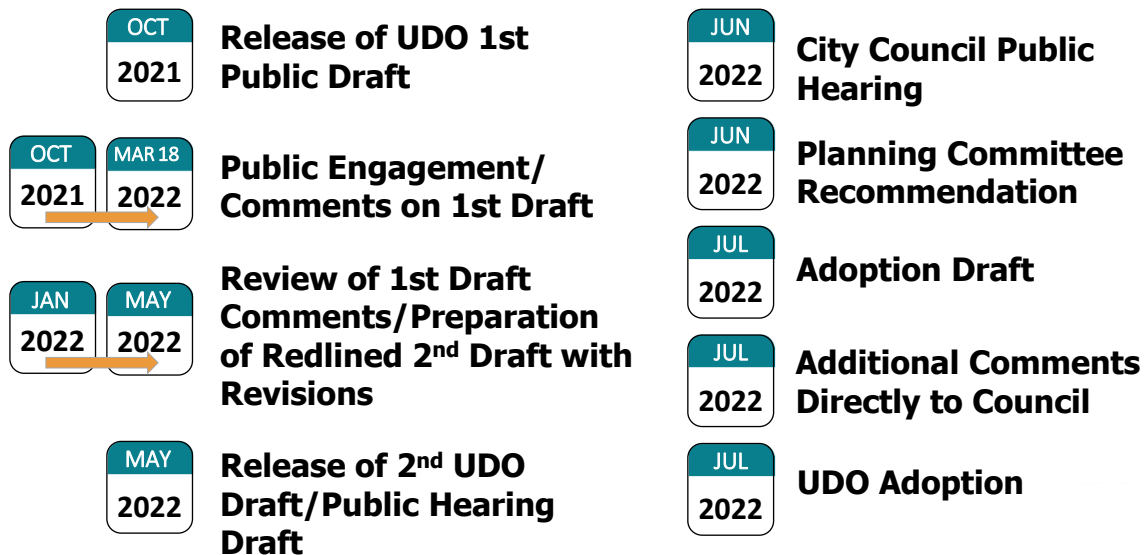
Comment Highlights

Other Frequent Comments

- N1 District Standards
- Building Height Transitions
- Development Bonus/Community Benefits
- Affordable Housing
- Opportunities to Overlap Open Area Requirements (Trees Save, Open Space, Buffers, Landscape Yards, etc.)
- Comprehensive Transportation Review
- Process for transitioning from current regulations to UDO
- Community Benefits
- Industrial Block Lengths



Key UDO Schedule Dates



Thank You