



UNIFIED DEVELOPMENT ORDINANCE

---

# Residential Developments in the UDO

Transportation, Planning and Development  
Committee  
April 1, 2024

# Agenda

---

- ▶ Referral Review + Recommendations
- ▶ N1 Placetype and Zoning Review
- ▶ Peer City Review
- ▶ Proposed Changes
- ▶ Next Steps



# Referral

---

1. **QUANTITY:** Require mix of housing types in any development over 5 acres with Duplexes and Triplexes (June TPD Meeting)
2. **QUALITY:** Modify the development standards to increase open space, buffers between developments and other standards that impact walkability and livability (Feb TPD Meeting)
3. **LOCATION:** Add locational qualities to limit large developments of duplexes and/or triplexes in areas not targeted for growth (Feb TPD Meeting)

# Quantity

---

## ▶ **Feedback/Analysis:**

- Requiring a MIX of housing types vs. refining standards is MORE difficult for development and is arbitrary
- Quantity is an issue when QUALITY is lacking

## ▶ **Recommended Approach:**

- Focus on quality standards by improving Conservation Development standards
- Right size all N1 districts with appropriate housing types that meet the intent of the Charlotte Future 2040 Plan

# Quality

---

## ► Feedback/Analysis:

- Walkability should be prioritized in both new and existing neighborhoods (example: sidewalks, driveway cuts)
- Tree canopy preservation and open space is essential
- Acknowledge limitations of our ability to regulate design per state law

## ► Recommended Approach:

- Focus on quality standards by improving Conservation Development (*open space, buffers, public streets*)
- Add a new Compact Development standard for subdivisions over 2 acres that incorporates best practices in development standards

# Location

---

## ► Feedback/Analysis:

- Infrastructure investment and growth areas should be linked
- Sites with access to transportation, jobs, and daily needs are better prepared to receive new development

## ► Recommended Approach:

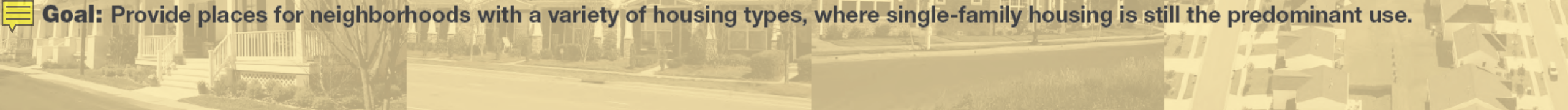
- Allow Compact Development proximate to centers and transportation corridors
- Incorporate more missing middle housing types throughout N1 zoning districts to match infrastructure investment and demand

# Charlotte's Vision

- **Charlotte Future 2040 Comprehensive Plan**
  - GOAL #2 Neighborhood Diversity and Inclusion: Charlotte will strive to have a diversity of housing options by increasing the presence of middle density housing
  - GOAL #3 Housing Access for All: Charlotte will ensure opportunities for residents of all incomes to access affordable housing







Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

## LAND USE

- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.

## CHARACTER

- Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each main residential building.
- Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained over time. Others have seen changes in these and other characteristics.



## MOBILITY

- A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations.
- Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations.
- Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.

## BUILDING FORM

- The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings, typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.



# Neighborhood 1 Placetype

---

- **Key policies of Neighborhood 1 from the Charlotte Future 2040 Plan:**
  - Single Family homes are the primary use
  - Duplexes, triplexes, quadraplexes and townhouses may also be found
  - Greater density to be located near a Neighborhood Center, Community Center and Regional Center and along an arterial with high frequency transit





# Duplexes/Triplexes In Development



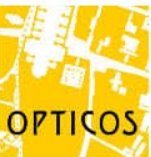




# Triplex: Building Type

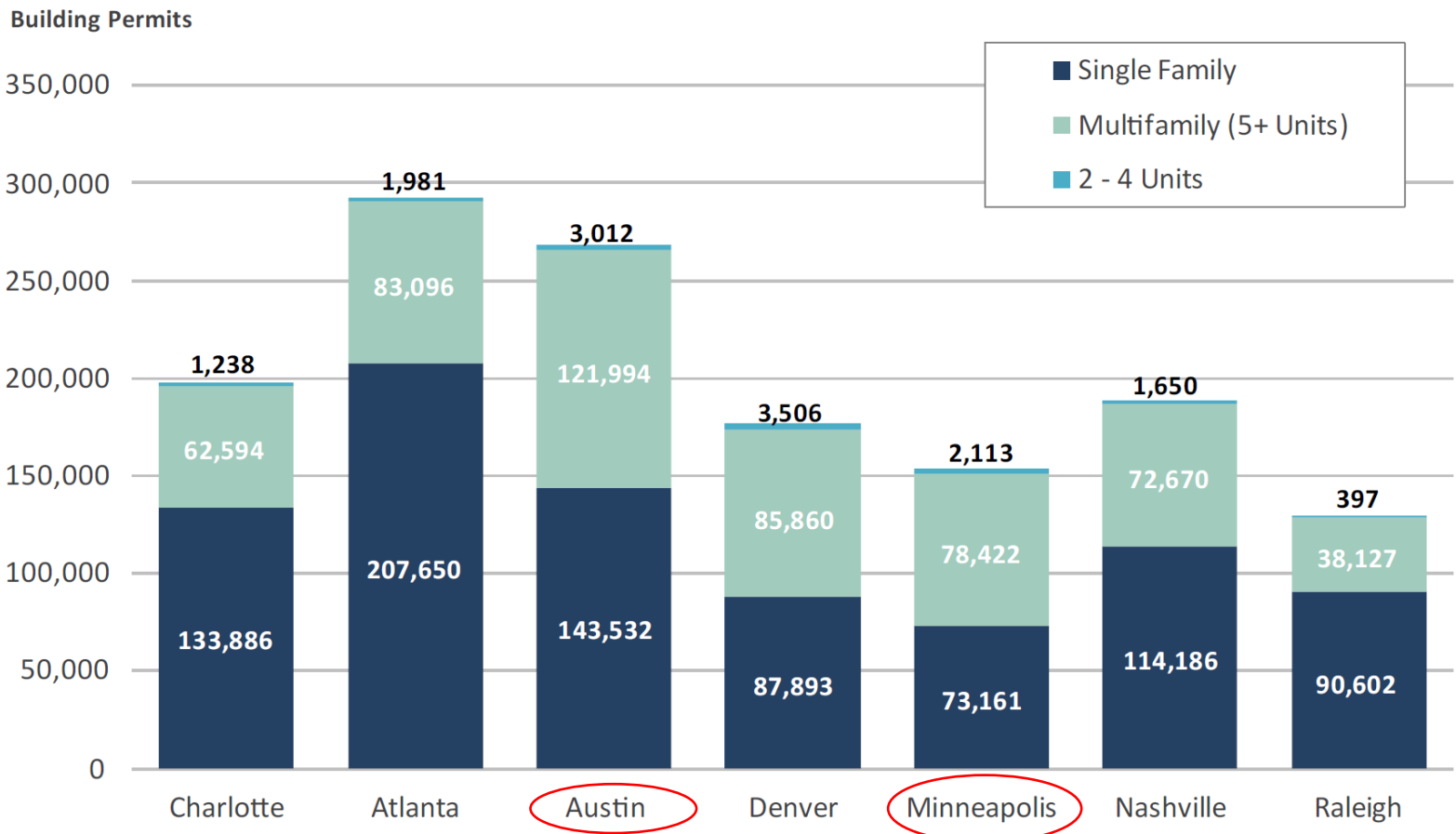


Copyright © 2020  
Opticos Design, Inc.



# How Do We Compare To Our Peers?

Figure 12. Building Permits by Type, Peer City MSAs, 2015-2022



Source: Census BPS; Economic & Planning Systems



# Austin, TX

---

- 305 square miles (983,126 population)
- Adopted Phase 1 Standards in December 2023
  - Allows Single Family Detached, Duplex, and Triplexes in all residential zoning districts
- **2,600 acres** total of Neighborhood 1 undeveloped and buildable
- Existing Inner Ring Neighborhoods = a sub area with higher design standards
  - Floor Area Ratio (Size) Maximum
  - Garage placement
  - Porch standards
  - Driveway requirements





# Minneapolis, MN

---

- 57 square miles (430,000 population) with little undeveloped land
- Ordinance was adopted in 2020
  - Allows Single Family Detached, Duplex, and Triplexes in all residential zoning districts
- Standards for Duplexes and Triplexes
  - Maximum height 2.5 stories and .5 Floor Area Ratio for ALL Building Types
  - Duplexes/Triplexes have same limitations as a single family detached unit
- Require a checklist for infill development that includes:
  - Design Standards: materials, orientation, etc.
  - Driveway standards and garage standards
  - Stormwater and Tree Controls

# Charlotte, NC


---

- 312 square miles (940,872 population)
- UDO went into effect June 1, 2023
  - Allows Single Family Detached, Duplex, and Triplexes in all residential zoning districts
- **12,000 acres** total of Neighborhood 1 undeveloped and buildable
- Standards for Duplexes and Triplexes
  - Sidewall limitations
  - Driveway limitations

<b>ZONING ORDINANCE PRE-UDO</b>						
	<b>Single Family Detached</b>	<b>Duplex</b>	<b>Triplex</b>	<b>Quadraplex (stacked)</b>	<b>Townhouse</b>	<b>Small Multifamily Building</b>
<b>R-3</b>	<b>Allowed</b>	<b>With Restrictions</b>	<b>Not Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>
<b>R-4</b>	<b>Allowed</b>	<b>With Restrictions</b>	<b>Not Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>
<b>R-5</b>	<b>Allowed</b>	<b>With Restrictions</b>	<b>Not Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>
<b>R-6</b>	<b>Allowed</b>	<b>With Restrictions</b>	<b>Not Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>
<b>R-8</b>	<b>Allowed</b>	<b>Allowed</b>	<b>Allowed</b>	<b>Allowed</b>	<b>Not Allowed</b>	<b>Not Allowed</b>
<b>N/A</b>						

CURRENT UDO						
	Single Family Detached	Duplex	Triplex	Quadraplex (stacked)	Townhouse	Small Multifamily Building
Neighborhood 1 A	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 B	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 C	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 D	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 E	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 F	Allowed	Allowed	Allowed	Allowed	Up to 15 units in 2 buildings	Up to 15 units in 1 building



PROPOSED CHANGES						
	Single Family Detached	Duplex	Triplex	Quadraplex (stacked)	Townhouse	Small Multifamily Building
Neighborhood 1 A	Allowed	Allowed	Corners Only	Corners + Arterials	Not Allowed	Not Allowed
Neighborhood 1 B	Allowed	Allowed	Corners Only	Corners + Arterials	Not Allowed	Not Allowed
Neighborhood 1 C	Allowed	Allowed	Corners Only	Corners + Arterials	Not Allowed	Not Allowed
Neighborhood 1 D	Allowed	Allowed	Corners Only	Corners + Arterials	Not Allowed	Not Allowed
Neighborhood 1 E	Allowed	Allowed	Allowed	Allowed	Increase Allowances	Increase Allowances
Neighborhood 1 F	Allowed	Allowed	Allowed	Allowed	Increase Allowances	Increase Allowances



# Key Changes Proposed: Housing Types

## **TRIPLEX** (all lots)

- Limit to corners only in N1A, N1B, N1C, N1D

## **TOWNHOUSES** (5+ Units) (individual lots)

- Allow in N1E, N1F

## **SMALL MULTI-FAMILY**

- Allow in N1F
  - Increase number of units beyond 15

## **QUADRAPLEX** (stacked) (all lots)

- Allow on all corners, arterials and on ALL lots in N1D, N1E, N1F



# Key Changes Proposed: Development Options

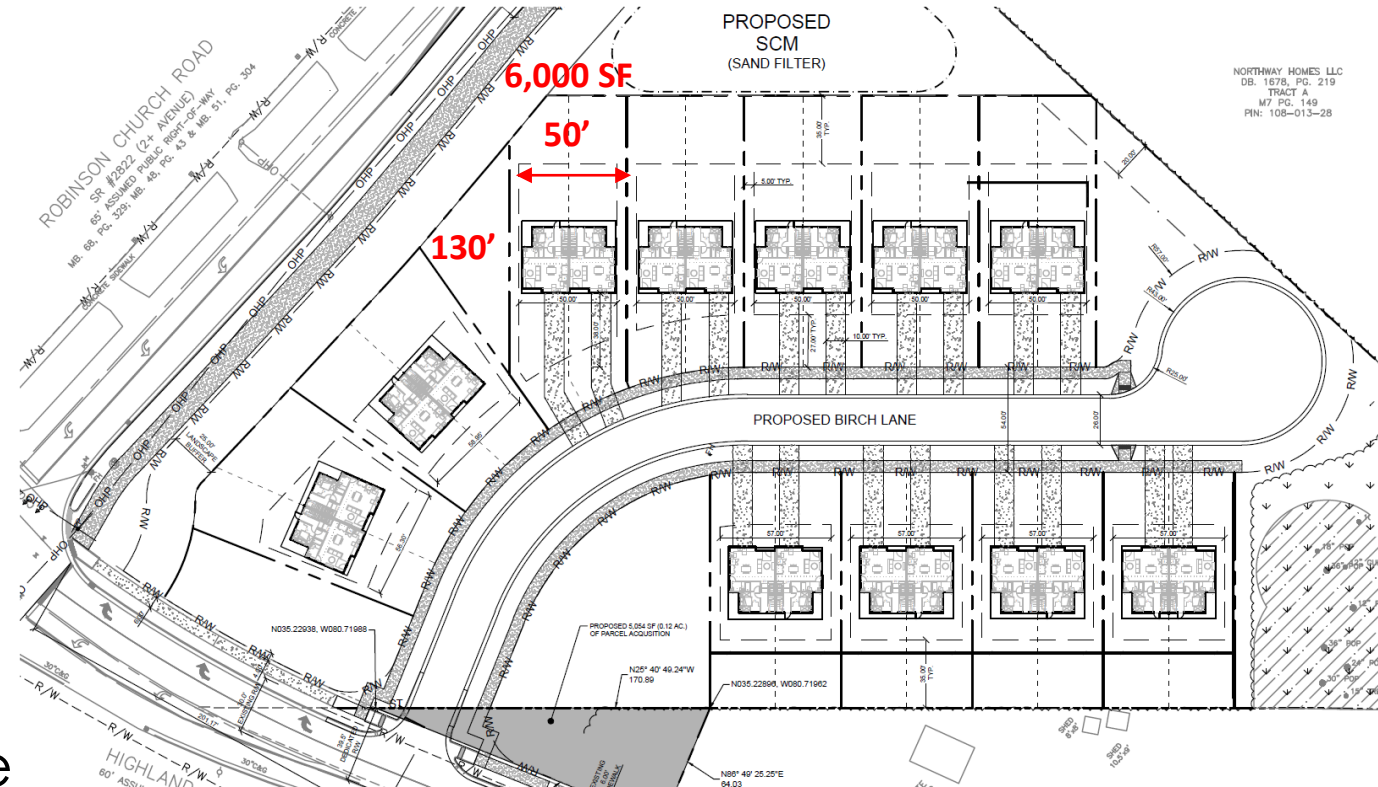
## COMPACT DEVELOPMENT

For NEW subdivisions 2+ acres allow  
a **+2 zoning N1 District bonus**

N1A → N1C lot standards  
N1B → N1D lot standards  
N1C → N1E lot standards

### Must be **EITHER**:

- Affordable Housing Project
- OR**
- Within 1 mile of a center place type and/or transportation corridor and include additional 5% of open space



# What Next?

---

## ► Text amendments to address issues:

- **Conservation Development:** Quality + Quantity
- **Right Size Intensity:** Quantity + Location
- **Compact Development:** Quantity + Location

# Proposed Schedule

---

## ► Conservation Development:

- Public Engagement: [CharlotteUDO.org](https://CharlotteUDO.org), email blasts, social media
  - Tuesday, April 2, noon
  - Tuesday, April 9, 6 PM
- Public Hearing: April 15<sup>th</sup>
- Decision: May 20<sup>th</sup>

## ► Right Sizing Intensity + Compact Development:

- Public Engagement: April - July
- Filing: May
- Public Hearing: June
- Decision: July

# Proposed Schedule

---

## ► **Clean-Up Text Amendment #3:**

- Public Engagement: TBD
- Filing: April 22<sup>nd</sup>
- Public Hearing: May 20<sup>th</sup>
- Decision: June 17<sup>th</sup>



# Discussion