



WHAT  
CAN  
UDO

HELP THINK OUR CITY **FORWARD**

Unified Development Ordinance



# UDO Update

**Charlotte City Council**

September 3, 2019

# What Is the UDO?

## Existing Regulations & Ordinances

**Zoning Ordinance**

**Floodplain Regulations**  
(Chapter 9)

**Erosion Control**  
(Chapter 17)

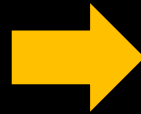
**Post-Construction Stormwater**  
(Chapter 18)

**Streets & Sidewalks**  
(Chapter 19)

**Subdivision**  
(Chapter 20)

**Tree**  
(Chapter 21)

**Driveway/Access Regulations**



## Future Regulations & Ordinances

**Unified  
Development  
Ordinance**

# 2019 Quick Wins for the UDO

- New Sign Ordinance
- Tree Ordinance Update for Urban Sites
- TOD Alignment Rezoning





# New Sign Ordinance – Why Now?



- Sign regulations largely unchanged since adopted in 1992
- Recent Supreme Court ruling impacting use of regulations referring to content
- Opportunity to incorporate new sign approach used in TOD and to move forward with UDO



# New Sign Regulations - Approach

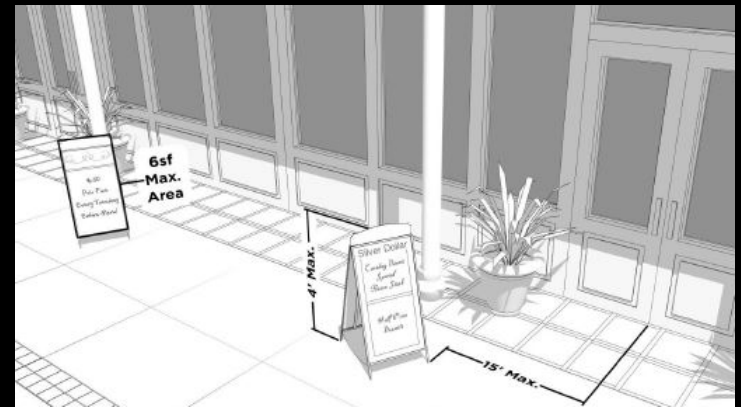


- New regulations will provide consistency in standards, be easier to understand, contain more graphics, and bring all sign regulations into one location
- New standards proposed for size, materials, location, lighting, portability and quantity of signs
- No significant changes proposed for Outdoor Advertising (billboards)

# Key New Concepts

- Introducing new sign types: A-frame, roof, skyline, wall sign – painted, wall sign – projected
- More flexibility and increased permissions
- Impactful changes:
  - Ground signs – monument type unless in B-2, I-1 or I-2 (excl. urban overlay districts)
  - Wall signs – 10% of wall area (max. increase from 200 sf to 300 sf, pot. 50% increase)
    - No limit for painted wall signs\*

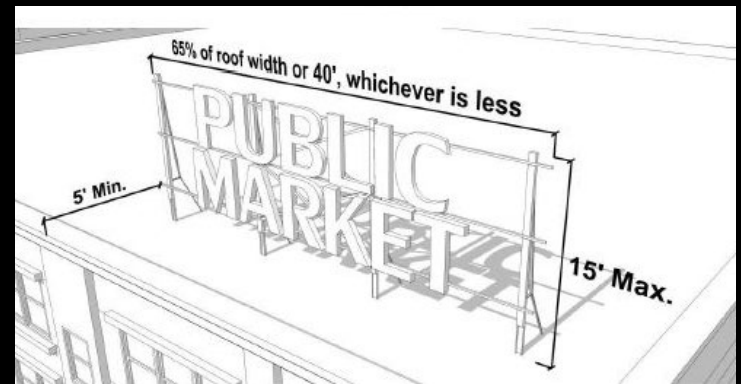
\*per definition



A-Frame Sign



Skyline Sign



Roof Sign

# New Sign Regulations – Key Dates



- ✓ July 9: Sign Contractors Drop-In
- ✓ July 11: Community Meeting on Sign Ordinance and Tree Ordinance Text Amendments
- ✓ July 22: File draft text amendment
- ✓ August 14: Community Meeting on Sign Ordinance and Tree Ordinance Text Amendments
- Sept. 16: Public Hearing
- Sept. 17: Planning Committee
- October 21: Council Decision

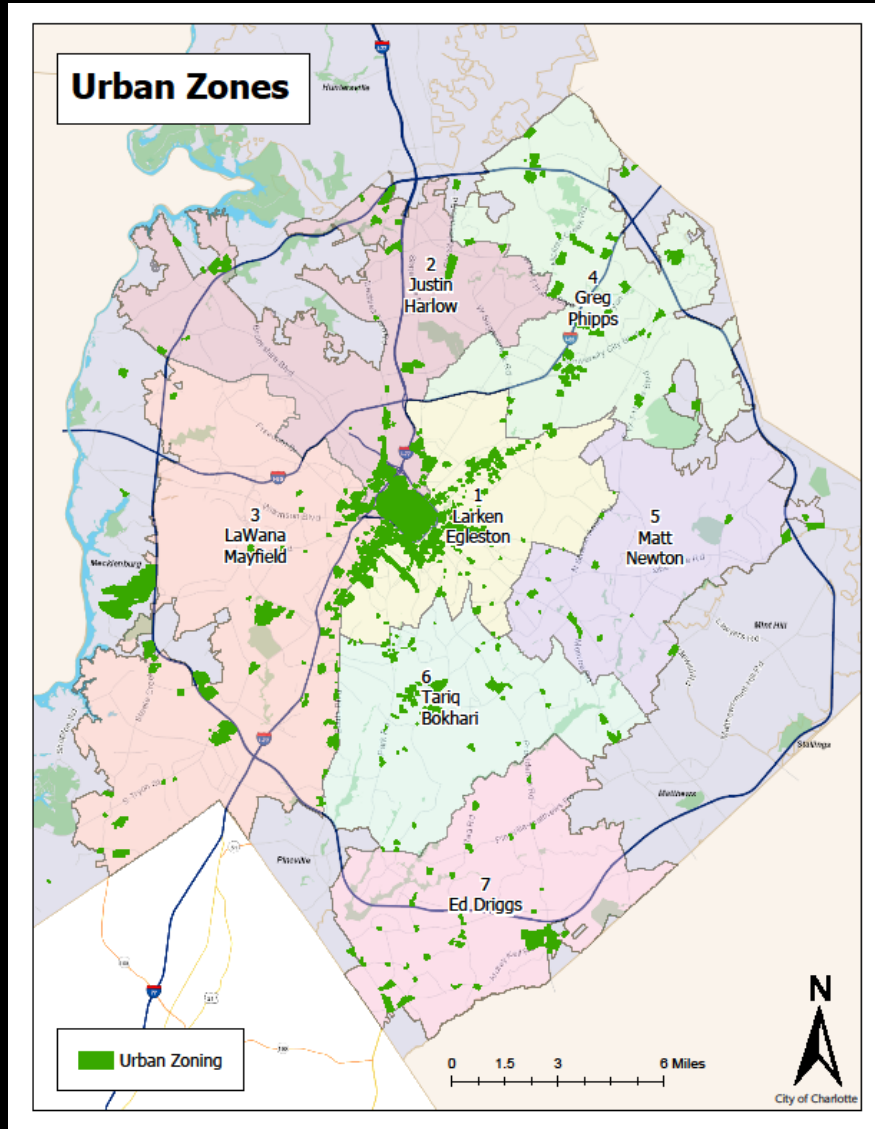


# Tree Ordinance Text Amendment – Why Now?



- Challenges with Tree Ordinance Standards on Urban Sites
- Opportunity to begin update of Tree Ordinance and test new ideas in advance of the full UDO
- Worked with Stakeholder Group to develop new concepts for Urban Sites

# Tree Ordinance Text Amendment



## Urban Zones

- **UMUD** (uptown mixed use district)
- **MUDD** (mixed use development district)
- **TOD** (transit oriented development)
- **UR** (urban residential)
- **NS** (neighborhood services)
- **PED** (pedestrian overlay)
- **TS** (transit supportive overlay)



# Tree Ordinance Text Amendment - Approach



- Increase flexibility in the Tree Ordinance for development in urban zoning districts
- Promote better integration of trees into urban sites
- No net loss of code required trees
- For urban sites, changes in perimeter tree planting, internal tree planting and tree save standards



# Key New Concepts

- Define urban zones and provide new standards
- Provide alternative approaches for street trees for constrained conditions
- Allow internal trees to be planted in alternative locations, such as on rooftops and raised plazas
- Allow new Amenitized Tree Areas as an alternative to traditional Tree Save requirement





# Tree Ordinance Text Amendment – Key Dates



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- Oct. 1: Zoning Committee
- October 21: Council Decision

# TOD Alignment Rezoning



CITY OF CHARLOTTE  
CHAPTER 15. TRANSIT ORIENTED DEVELOPMENT DISTRICTS

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ADOPTED BY CHARLOTTE CITY COUNCIL APRIL 15, 2019

The TOD Alignment Rezoning initiative is the **implementation tool** for the four new Transit Oriented Development (TOD) zoning districts.

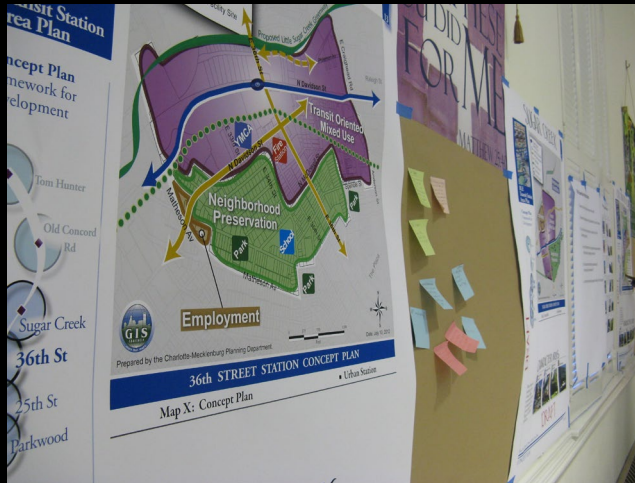
Parcels in station areas along the length of the Blue Line light rail corridor will have their **zoning aligned with the land use recommendations and policies** of City Council-adopted transit station area plans.



# Implementing the Community Vision



The TOD Alignment Rezoning will **implement the vision** for each station area, as developed by the community through a series of public meetings and workshops.



This vision was ultimately expressed through **adopted transit station area plans**.

**Blue Line Extension Area Plan meetings and workshops**



# What could this mean for transit areas?



Greater density near stations



Mix of residential and commercial



Better urban design standards



Improved sidewalks & streetscape



More usable open space



Variety of housing choices and  
affordable housing incentives



Reuse of existing buildings

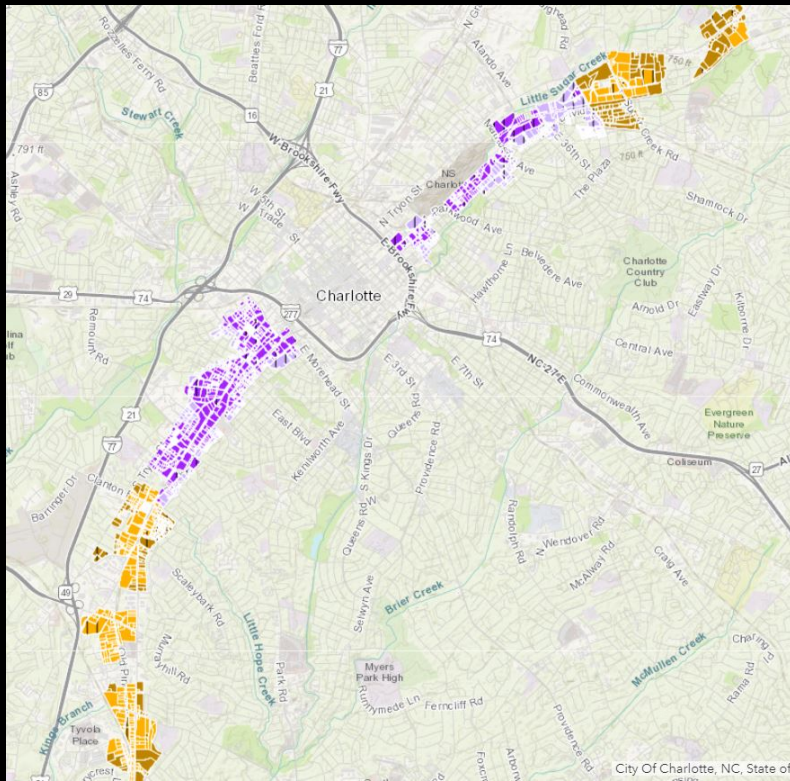


More within walking distance and  
less time spent driving



Creation of neighborhood identity  
and sense of place





# The Numbers

How many individual parcels will be rezoned?

**2,290(±)**

How much land area is that?

**1,915 acres** (about 3 square miles)

## What's the Breakdown by District?

**TD-UC**

355 acres  
18.5%

**TD-NC**

130 acres  
6.8%

**TD-CC**

711 acres  
37.1%

**TD-TR**

719 acres  
37.5%

# Moderate-Intensity Station Areas


 TOD-CC (Community Center)

 TOD-TR (Transitional)

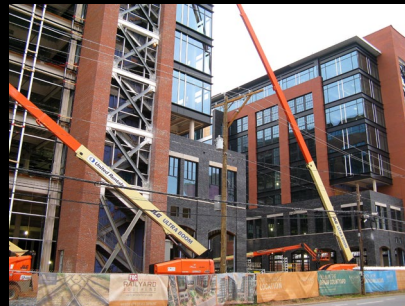


- J.W. Clay-UNCC
- McCullough
- University City Boulevard
- Tom Hunter
- Old Concord
- Sugar Creek
- Scaleybark
- Woodlawn
- Tyvola
- Archdale
- Arrowood
- Sharon Road West
- I-485

# High-Intensity Station Areas

 TOD-UC (Urban Center)

 TOD-NC (Neighborhood Center)



- 36<sup>th</sup> Street
- 25<sup>th</sup> Street
- Parkwood
- Carson
- Bland
- East-West
- New Bern



# How the New TOD Zoning Will Affect Existing Buildings



Existing principal structures, signs, parking lots, and parking structures will be considered **legally nonconforming** ("grandfathered") after the new zoning is approved.



Previously legally established **nonconforming uses will also be grandfathered** after the rezoning. Normal repair and maintenance, renovations, and additions will be allowed on nonconforming buildings.

# TOD Alignment Rezoning Schedule

## Property Owner Open House #1

May 23 - Room 267, CMGC

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## Property Owner Open House #2

June 11 - Belmont Regional Center

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## Property Owner Open House #3

June 13 - Queens U Sports Complex

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## Property Owner Open House #4

June 18 - Camino Community Center

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## Public Open House #1

July 18 – Pritchard Memorial Baptist Church

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## File Rezoning Application – July 22

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## Public Open House #2 – September 10 at Camino Center

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## Public Hearing – October 21

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## Zoning Comm. Recommendation – November 5

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## City Council Decision – November 18





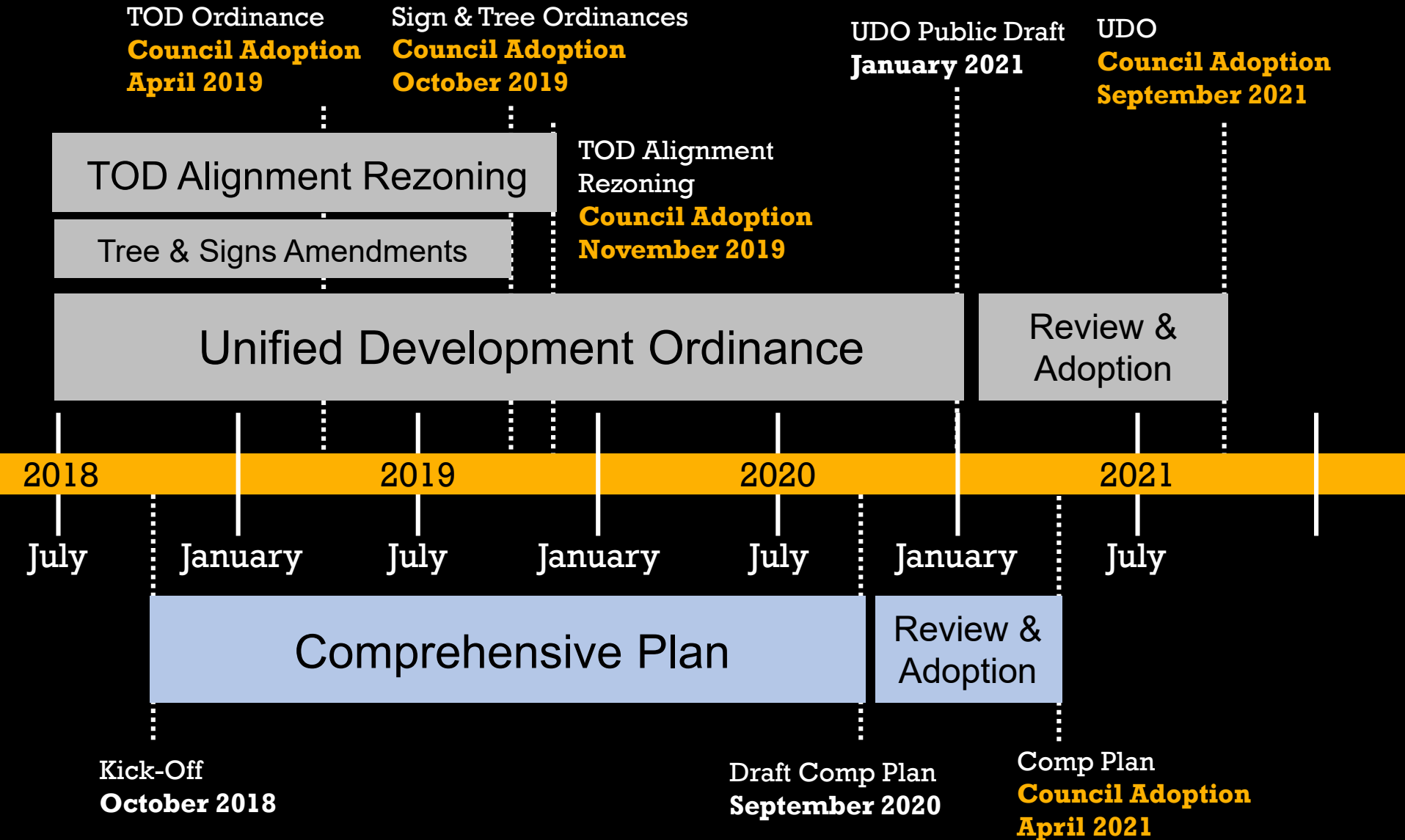
# What comes next for the UDO?

- Refine outline for full UDO
- Begin work on new Zoning Districts based on initial feedback from Comprehensive Plan
- Start work on new Streets and Environmental Chapters
- Adoption of full UDO in September 2021



# Schedule

## Comprehensive Plan/Unified Development Ordinance





# Information & Questions

**WHAT CAN UDO**  
Unified Development Ordinance

HOME ABOUT THE PROJECT TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICTS TREE ORDINANCE SIGN ORDINANCE

## Help Think Our City Forward

The Unified Development Ordinance (UDO) is a citywide effort aimed at updating the policies and regulations that guide growth and development in Charlotte. The Charlotte UDO Project will help us better preserve, strengthen, and protect the patterns of development that define the character of the City of Charlotte, direct investment to targeted growth areas, and create new opportunities for economic development, helping to make the City a more sustainable, livable and business-friendly community.

[Click here for UDO and TOD documents, maps and questions / comments.](#)

**UDO**  
**TRANSIT ORIENTED DEVELOPMENT (TOD)**  
**TOD MAP** **TOD ZONING ORDINANCE**

The UDO will be the primary tool to implement Charlotte's plans and policies through development regulation and will combine multiple development ordinances, including the Zoning Ordinance, into one set of regulations.

Some advanced work on parts of the UDO will be completed in 2019, and the first public draft of the complete ordinance will be available by early 2021. There will be multiple online and in-person opportunities to be involved in the UDO. The first phase of UDO changes are in the Transit Oriented Development (TOD) zoning ordinance.

### Transit Oriented Development (TOD) Zoning Ordinance

**Why do this?**

- Encourages and enables the development of mixed-use, vibrant neighborhoods where people can live, work, shop and dine with diverse transportation options.
- Ensures that zoning for properties along the Blue Line is consistent with the type and form of development called for in City Council adopted station area plans.
- Enhances design and development standards to support pedestrian-friendly development.
- Provides flexibility in uses for property owners by creating broader categories.

**WHAT CAN UDO**  
questions & comments

FOR MORE INFORMATION

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**Charlotte Planning, Design & Development Department**  
Don't forget to come out to tomorrow's Transit Oriented Development Alignment Reasoning Informational Meeting! #CLTUDO

**CharlotteUDO.org**  
for more information

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