

Unified Development Ordinance

Charlotte City Council

The Charlotte Observer



DEVELOPMENT

Charlotte offers first peek at new zoning, land development plan

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CITY OF CHARLOTTE



UNIFIED DEVELOPMENT ORDINANCE

OCTOBER 2021

FIRST DRAFT

 CITY of CHARLOTTE


UNIFIED DEVELOPMENT ORDINANCE
WHAT CAN UDO?










































THANK YOU



- **Planning, Design & Development Staff team**
- **City/County Interdepartmental Staff Team**
- **UDO Advisory Committee (OAC)**
- **Consultants**
- **Legal Review**

PROJECT SCHEDULE



		2021					2022							
		AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	
TECHNICAL				FIRST DRAFT RELEASE					SECOND DRAFT RELEASE <i>(Redlined)</i>		COUNCIL PUBLIC HEARING DRAFT <i>(Redlined)</i>		ADOPTION DRAFT <i>(Redlined)</i> Request Council Decision	
							Review First Draft Comments/ Prepare Second Draft			Review Second Draft Comments/ Prepare Council Public Hearing Draft	Review Council Public Hearing Draft Comments/ Prepare Adoption Draft	Comments to Council		
				Economic Impact Analysis							COUNCIL PUBLIC HEARING Planning Committee Recommendation to Council	UDO ADOPTION		
OUTREACH	COMMUNITY ENGAGEMENT	Social Media Campaign Begins		Public Comment Period					Public Comment Period			Council Public Hearing Comments Accepted in Advance		
		Public Engagement Period (Includes Community Meetings & Pop-Up Events)												
	CITY COUNCIL, PLANNING COMMISSION & COMMITTEES	  	   	 		 	   	   	   	   	   	   	  	 
		OAC Meetings and Workshops												
		CTAG, SWAC, HDC & ZBA Updates												

What is the Connection?

Vision

Policies & Plans



Policy Guidance for Growth & Development

Implementation

Regulations & Ordinances

Unified Development Ordinance

Zoning Ordinance

Subdivision
(Chapter 20)

Trees
(Chapter 21)

Streets & Sidewalks
(Chapter 19)

Post-Construction Stormwater
(Chapter 18)

Floodplain Regulations
(Chapter 9)

Erosion Control
(Chapter 17)

Driveway/Access Regulations

UDO Outline



- **Introductory Provisions**
- **Zoning**
 - *Districts*
 - *Uses*
 - *General Development Standards*
- **Subdivision, Streets, and Infrastructure**
- **Stormwater and Natural Resources**
- **UDO Administration and Approvals**

Mixed-Use/Non-Residential Place Types

MANUFACTURING & LOGISTICS

Higher intensity uses that are major **economic and employment drivers**, including manufacturing, waste processing, power generation, junk and scrap metal yards and other similar uses. Many uses require space for outdoor storage, parking and maneuvering for equipment, loading and warehousing, and should be **buffered from surrounding areas**.



INNOVATION MIXED-USE

Lower intensity **industrial and employment uses**, including office, research, light manufacturing, warehousing, distribution and can include **residential and more creative uses** such as art studios and breweries.



CAMPUS

Campuses provide places for **office, healthcare, education, religious or similar institutions/organizations** that require a significant amount of space for various activities. Campuses usually have a **specific use** and are **distinct from their surroundings**.



NEIGHBORHOOD CENTER

The smallest type of center, a **mixed use place** that offers higher intensity residential uses and **neighborhood services**, like a grocery store, offices and institutional uses that serve the immediate area.



COMMUNITY ACTIVITY CENTER

Smaller **commercial and civic areas** that provide services for the surrounding area in low to mid-rise buildings. Today these place are single use **shopping centers**, but over time it is expected that these places will develop or experience infill and support a greater **mix of uses** due to their high level of accessibility from multiple neighborhoods.



REGIONAL ACTIVITY CENTER

The largest centers of activity outside of Uptown, with a **walkable and diverse mix of uses** that serve the region. Buildings are mid to high-rise, **tapering down towards the neighborhoods**. They provide a mix of residential, office, retail, civic and open space uses.



COMMERCIAL

Mostly **auto-oriented** places that accommodate people traveling from one place to another, typically by car. Primarily **retail and office uses** with hotels and larger offices located at interstate interchanges.



Mixed-Use/Non-Residential Zoning Districts

ML-1

Manufacturing & Logistics 1

ML-2

Manufacturing & Logistics 2

IMU

Innovation Mixed-Use

IC-1

Institutional Campus 1

IC-2

Institutional Campus 2

OFC

Office Flex Campus

NC

Neighborhood Center

CAC-1

Community Activity Center 1

CAC-2

Community Activity Center 2

RAC

Regional Activity Center

UE

Uptown Edge

UC

Uptown Core

CG

General Commercial

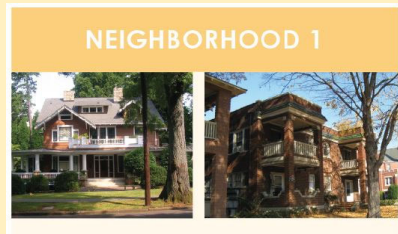
CR

Regional Commercial

TOD

Transit Oriented Development

Neighborhood Zoning Districts



PLACE TYPE



ZONING DISTRICTS

N1-A

Comparable to R-3

N1-B

Comparable to R-4

N1-C

Comparable to R-5

N1-D

Comparable to R-6/R-8

N1-E

Comparable to UR-1

N1-F

Small TH/MF on Arterials



PLACE TYPE



ZONING DISTRICTS

N2-A

Townhomes/ Attached
Multi-Family/ Other Low-
Intensity Residential

N2-B

Townhomes/Multi-
Family Dwellings

N2-C

Multi-Family/
Townhome Dwellings

N1 Policy + Place Types + Regulations

POLICY

Policy 2.1 (partial): “...Allow **single-family, duplex, and triplex** housing units, as well as small footprint homes and accessory dwelling units (ADUs), in neighborhood Place Types and corresponding zoning districts **where single-family housing is allowed**...”

...**Site development standards** will be specified within the Unified Development Ordinance (UDO) such as residential lot size, setbacks, scale, height, parking, and other dimensional standards.”

PLACE TYPES



Neighborhood 1

REGULATIONS

N1-A

Comparable to R-3

N1-B

Comparable to R-4

N1-C

Comparable to R-5

N1-D

Comparable to R-6/8

N1-E

Comparable to UR-1

N1-F

Small TH/MF

Unified Development Ordinance

N1 Districts Overview

N1-A

N1-B

N1-C

N1-D

N1-E

**Goal:
Increased
Housing
Opportunities**

- **Single-family, duplex, and triplex dwellings** allowed on any lot
- **ADUs** allowed on lots with single-family dwelling
- **Quadraplex** allowed on arterial streets **when an affordable housing units is provided**

**Goal: Respect
Established
Neighborhood
Character**

- **Minimum lot sizes** vary by district but are the **same for all dwelling types**
- Front, side and rear **setbacks** vary by district but are the **same for all dwelling types**
- Only **one driveway allowed per street frontage**
- **Parking** for duplexes, triplexes and quadraplexes **to the side or rear of a dwelling**
- **Maximum height** for duplexes and triplexes in established neighborhoods **based of height of nearby dwellings**

(Replaces current
R-3, R-4, R-5, R-6, R-8, and UR-1)

Overlay and Special Purpose Districts

HDO

**Historic District
Overlay**

CCO

**Cottage Court
Overlay**

NCO

**Neighborhood
Character Overlay**

RIO

**Residential Infill
Overlay**

MHO

**Manufactured Home
Overlay**

MHP

**Manufactured Home
Park District**

ANDO

**Airport Noise Disclosure
Overlay**

Alternative Development Options



Cottage Court Overlay



Neighborhood Character Overlay



Residential Infill Overlay



Conservation Development



Mixed-Income Bonus



Neighborhood Character Overlay District

Purpose: to **preserve the existing character of a neighborhood** and enhance its unique natural and architectural resources, while helping to **foster compatible development within neighborhoods**.

A **majority of properties** in an NCO District shall share **one or more of the following criteria**, thereby creating a cohesive and distinctive setting, character, or association:

- **Consistency in scale, proportion, and rhythm.**
- **Similarity on-site elements** (vehicle parking, landscape or tree save areas, and accessory structures).

In addition to item 1 above, an NCO District **shall meet the following standards:**

- A **minimum of one blockface**
- The general pattern of development was **established at least 25 years** prior
- A **minimum of 75% of the lots** within the proposed overlay district are developed.
- An NCO District **may not be applied** over any lots zoned the Historic Overlay District.

N1-A, N1-B, N1-C, N1-D, and N1-E Districts only



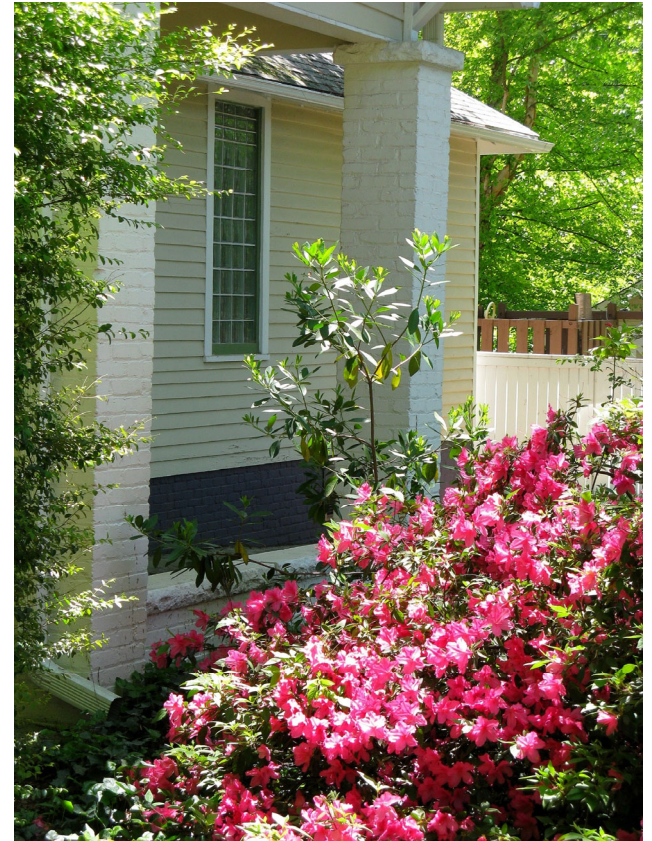
Neighborhood Character Overlay District

Residential Standards for NCO Districts

The following standards may be modified within a specific NCO District's Neighborhood Character Plan.

- Minimum and/or maximum **lot area, lot width, frontage, setbacks**
- **Maximum height** for principal and accessory buildings
- Maximum **building coverage**
- Surface **parking** (total square footage and location)
- Enhanced **tree planting/protection** standards

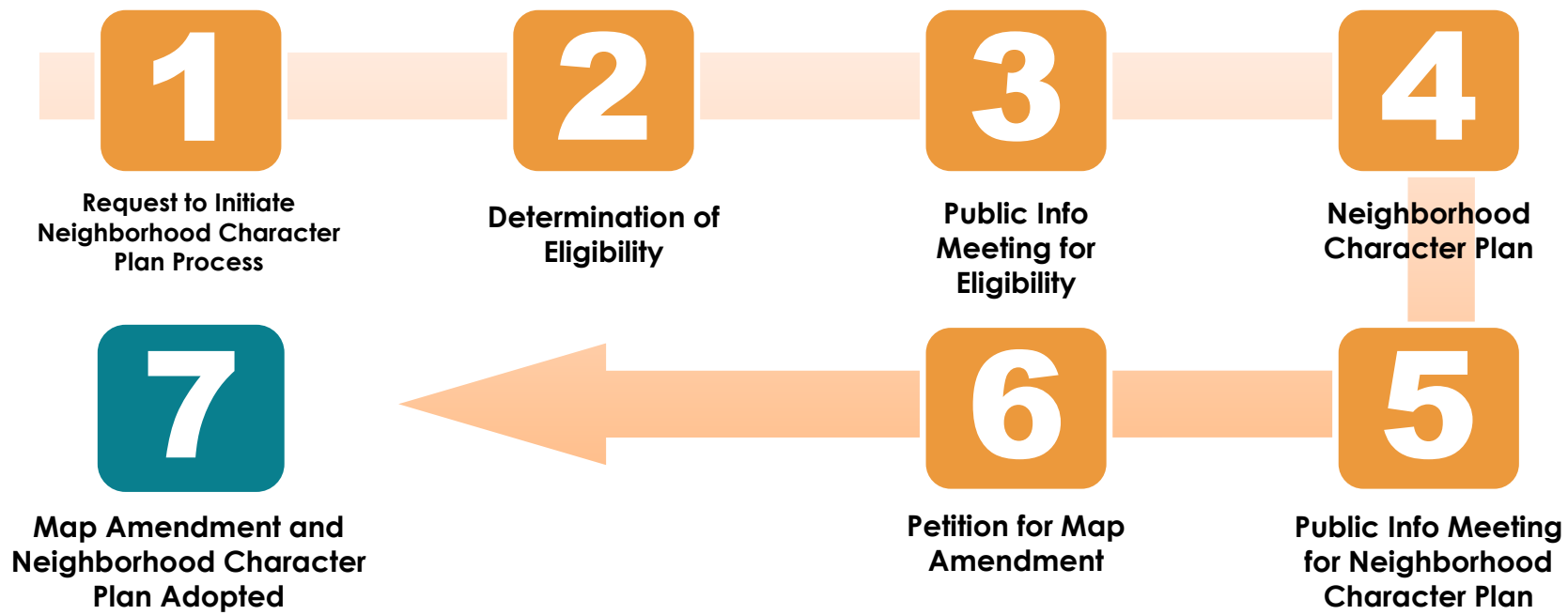
Where no alternative standards are specified in the Neighborhood Character Plan, **those of the underlying district apply.**





Neighborhood Character Overlay District

E. Approval Process



Residential Infill Overlay District

Purpose: To facilitate **compatible residential infill development** in N1 districts.



- Specific to **height, dwelling unit size, and setbacks.**
- Building **sidewall height** limited to the greater of the following: **12'** or **average sidewall height** of adjacent building sidewalls
- **Maximum building size** allowed to be **the greater of:**
 - Average square footage for single family structures on block face
 - 800 square feet per unit in proposed building
- Must have at least **50 contiguous lots.**
- May be initiated by **majority vote of City Council** or **51% of property owners** within the designated geographical area.
- Single-family dwellings allowed to exceed maximum building size by **additional 25%**

N1-A, N1-B, N1-C, N1-D, N1-E Districts

Mixed-Income Residential Development

- Allows for an **increase in intensity** in exchange for the provision of a **mixture of affordable and market-rate housing units**
- May be used in **N1-A, N1-B, N1-C, and N1-D** districts
- Minimum development site of one acre.
- Allows development under the standards of the next district of greater intensity:
 - N1-A to N-1B
 - N-1B to N-1C
 - N-1C to N-1D
 - N-1D to N-1E
- **50% of additional units** allowed by bonus to be set aside for households earning **80% of Area Median Income (AMI)**



Approach to Vehicle Parking Standards



- Charlotte developed in the 20th century as an **auto-oriented city**.
- Recent policies (including the Comp Plan) call for a greater emphasis on **multi-modal transportation options**.
- UDO parking requirements have been designed to place **less emphasis on accommodating personal vehicles**.
- The UDO proposes to use a using a **3-tier approach based on zoning districts** .
- The proposed zoning districts are sorted into one of the three tiers based on **transportation and development goals**.

3-Tier Approach to Parking Requirements

TIER 1

Minimum off-street parking requirements. No maximum parking limits.

ML-1

Manufacturing & Logistics 1

ML-2

Manufacturing & Logistics 2

IC-1

Institutional Campus 1

OFC

Office Flex Campus

MHP

Manufactured Home Park

N1 (all)

Neighborhood 1

N2-A

Neighborhood 2A

N2-B

Neighborhood 2B

TIER 2

Both minimum and maximum off-street parking requirements apply.

IMU

Innovation Mixed-Use

IC-2

Institutional Campus 2

NC

Neighborhood Center

CAC-1

Community Activity Center 1

CG

General Commercial

CR

Regional Commercial

N2-C

Neighborhood 2C

TIER 3

No parking minimums, except for a limited number of uses in certain locations. Maximum parking limits apply.

CAC-2

Community Activity Center 2

RAC

Regional Activity Center

TOD (all)

Transit Oriented Development

UE

Uptown Edge

UC

Uptown Core

3-Tier Approach to Parking Requirements

TIER 1

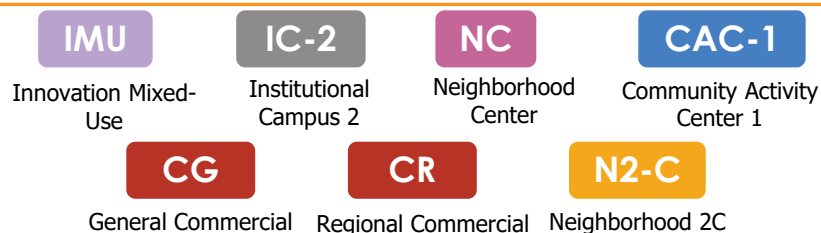


ML-1 Manufacturing & Logistics 1	ML-2 Manufacturing & Logistics 2	IC-1 Institutional Campus 1	OFC Office Flex Campus
MHP Manufactured Home Park	N1 (all) Neighborhood 1	N2-A Neighborhood 2A	N2-B Neighborhood 2B

- **Minimum off-street parking requirements**
 - Single-family: 2 spaces per unit
 - Other residential: 1.5 spaces per unit
 - Non-residential: 1 space per 500 square feet (gross)
- **No maximum parking**
- **Some uses have different parking standards based on their unique characteristics. Car wash and correctional facilities are examples.**

3-Tier Approach to Parking Requirements

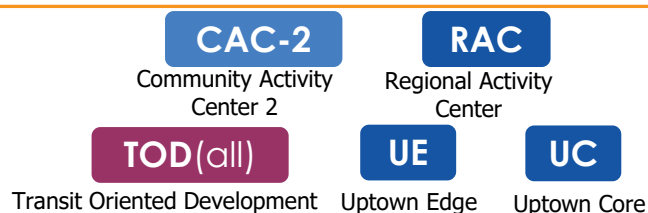
TIER 2



- **Includes both minimum and maximum off-street parking requirements**
- **Maximum does not apply to parking structures**
- **Residential**
 - Minimum: 1 space per unit
 - Maximum: 1 space per bedroom
- **Non-residential**
 - Typical minimum: 1 space per 750 square feet (gross)
 - Typical maximum: 1 space per 250 square feet (gross)

3-Tier Approach to Parking Requirements

TIER 3



- **Maximum off-street parking requirements**
- **Minimum:**
 - Only applies to live performance venues, micro-production of alcohol (excluding brewing facilities), nightclubs, and restaurants/bars within 200' of N1 zoning
 - Multi-family residential minimum of **1 space per dwelling unit within 200' of N1 place type**
 - Tier 3 required parking minimums for residential dwellings **may be reduced or eliminated** with a local City parking permit program or parking study/strategy to reduce parking demand approved by the Planning Director
- **Maximum**
 - Residential: Typically 1 space per bedroom
 - Non-residential: Typically ranges from 1 space per 200 square feet (gross) to one space per 300 square feet (gross)

Subdivision, Streets, and Infrastructure (SSI)

New Concepts

Goal: Increase Connectivity

- Apply street connectivity standards/thresholds **for all development** (not just new subdivisions)
- Apply standards/thresholds for **cross-access drives** between development

Goal: Walkable & Transit Infrastructure

- Apply **6-foot minimum sidewalk** width city-wide (currently 5 feet)
- Allow **flexibility in streetscape standards** in constrained conditions
- Apply **Rapid Transit Corridor reservation** standards to all zoning districts (not just TOD) to **protect ROW needs**
- Apply standards/thresholds for **bus shelter** and transit amenity investment



Subdivision, Streets, and Infrastructure (SSI)

New Concepts

Goal: Plan for Our Future Street Needs

- Apply Streets Map standards **city-wide** to protect ROW/width for **future multi-modal street investment**
- Apply standards/thresholds for **new curb construction** at the future street width in select situations (“move the curb”)

Goal: Ensure Growth Accounts for Impact

- Apply Transportation Impact Study (TIS) guidelines **consistently for all development** (by-right & rezoning)
- Apply updated TIS standards/thresholds that **incentivize multi-modal and transportation demand management (TDM) mitigation**



Storm Water & Natural Resources

New Concepts

Goal: Consolidate and Align Stormwater Requirements

- Alignment to comply with **2018 session law changes**

Goal: Reduce Flood Risk and Protect Surface Water Quality

- Facilitate review of **infill and smaller developments** for adequate drainage infrastructure
- **Align applicability** for residential and commercial developments
- Align ordinance requirements **across all land use types**



Storm Water & Natural Resources

New Concepts

Goal: Protect and mitigate loss of large, healthy, mature trees

- Protect native trees 30" or greater (**Heritage trees**)
- New regulations that address trend of **significant tree canopy loss on smaller infill development**

Goal: Increased flexibility

- Revised **tree save** approach
 - Additional options
 - Credit for higher quality trees
 - Revised applicability and exemptions



UDO Administration

New Concepts

Goal: Consolidated and Coordinated Administration Approach

- Designate a **UDO Administrator** to coordinate administration of the UDO
- Assign **subject specific administrators** to manage individual sections of the UDO (for example, Zoning Administrator)
- Establish a **UDO Board of Adjustment** to hear all UDO variances and appeals

Goal: Manage UDO Conflicts related to site specific conditions

- Standards designed to **anticipate potential conflicts**
- UDO Administrator to work with subject specific administrators to quickly and efficiently **address unanticipated conflicts**



UDO Economic Analysis

- **Purpose:** Understand the financial impacts (both cost savings and additional costs) of regulatory changes proposed by the UDO
- **Project team** will include Planning, Economic Development, and EPS (Consultant)
- Consultant will create financial models for **different development prototypes**
- Process will include **development community stakeholder groups** to identify inputs to models and to identify regulatory changes that may create tangible financial impacts
- If analysis shows substantial feasibility challenges for a development prototype, **model can help to tailor regulatory approaches**
- Work to be performed **October 2021 – January 2022**

How are we Engaging People?

- October Launch of **Introductory Videos** and **UDO User Guide**
- Videos and information on CharlotteUDO.org and PD&D **websites**
- Extensive **public comment opportunities**
- A range of **virtual and in-person** meetings and events
- Regular **social media** posts
- **Review of comments** and redline revisions for subsequent UDO drafts
- The UDO Advisory Committee (OAC) **continues to serve** in its advisory capacity through public hearing













Community Engagement

DATE	EVENT TYPE	EVENT	LOCATION
SEPTEMBER 2021			
09-25-21	Pop-Up	Movie Night	Green at Prosperity Village
OCTOBER 2021			
10-05-2021	Pop-Up	Pre-release Informational	LYNX JW Clay Boulevard Station
10-06-2021	Pop-Up	Pre-release Informational	LYNX 3rd Street/Convention Center Station
10-07-2021	Pop-Up	Pre-release Informational	LYNX Sharon Road West Station
10-14-2021	Pop-Up	Promotional Pop-Up	Harris YMCA
10-19-2021	Pop-Up	Promotional Pop-Up	Dowd YMCA
10-20-2021	Pop-Up	Promotional Pop-Up	Simmons YMCA
10-21-2021	Pop-Up	Promotional Pop-Up	Stratford Richardson YMCA
10-24-2021	Pop-Up	Biktoberfest	Biktoberfest
10-26-2021	Pop-Up	Promotional Pop-Up	Keith Family YMCA
10-28-2021	In-Person Meeting	In-Person Open House	West Charlotte Recreation Center
10-30-2021	Pop-Up	Movie Night	Green at Prosperity Village
NOVEMBER 2021			
11-06-2021	In-Person Meeting	In-Person Outdoor Open House	Marion Diehl Recreation Center
11-10-2021	In-Person Meeting	In-Person Outdoor Open House	Keith Family YMCA
11-18-2021	In-Person Meeting	In-Person Open House	Simmons YMCA
11-30-2021	Virtual Meeting	General Presentation + Q&A Session	
DECEMBER 2021			
12-01-2021	In-Person Meeting	In-Person Open House	Straford Richardson YMCA
12-02-2021	Virtual Meeting	General Presentation + Q&A Session	
12-08-2021	Virtual Meeting	Content-Specific Session	
12-11-2021	Virtual Meeting	Content-Specific Session	
12-14-2021	Virtual Meeting	Content-Specific Session	



Key UDO Dates

OCT 2021	JAN 2022	MAR 2022	APR 2022	MAY 2022	JUNE 2022	JULY 2022
 <p>Oct 7 First Draft Release</p>	 <p>Jan 14 First Draft Comment Period Ends</p>	 <p>Early March Second Draft Release</p>	 <p>Mid-April Second Draft Comment Period Ends</p>	 <p>Mid-May Third Draft Release for Public Hearing</p>	 <p>Public Hearing with City Council and Planning Committee*</p>	 <p>Fourth Draft Release</p>
 <p>Late Oct Economic Impact Analysis**</p>					 <p>Planning Committee Recommendation</p>	 <p>City Council Decision</p>

*Planning Committee members are also members of the Planning Commission

**Economic Impact Analysis will be performed with the UDO first draft and revisited as needed