



WHAT
CAN
UDO

HELP THINK OUR CITY **FORWARD**

Charlotte Place Types and Unified Development Ordinance



OVERVIEW OF UDO OUTLINE

**ADVISORY COMMITTEE
AUGUST 24, 2017**



Charlotte Place Types and
Unified Development Ordinance

Place Types

Planning Staff
Consultant

UDO

Planning Staff
Multi-departmental
Technical Committee
Consultant

Current Tasks:

- Develop “working” draft of Place Types

Current Tasks:

- Develop UDO Annotated Outline
- Ordinance Issue Documentation



Charlotte Place Types and
Unified Development Ordinance

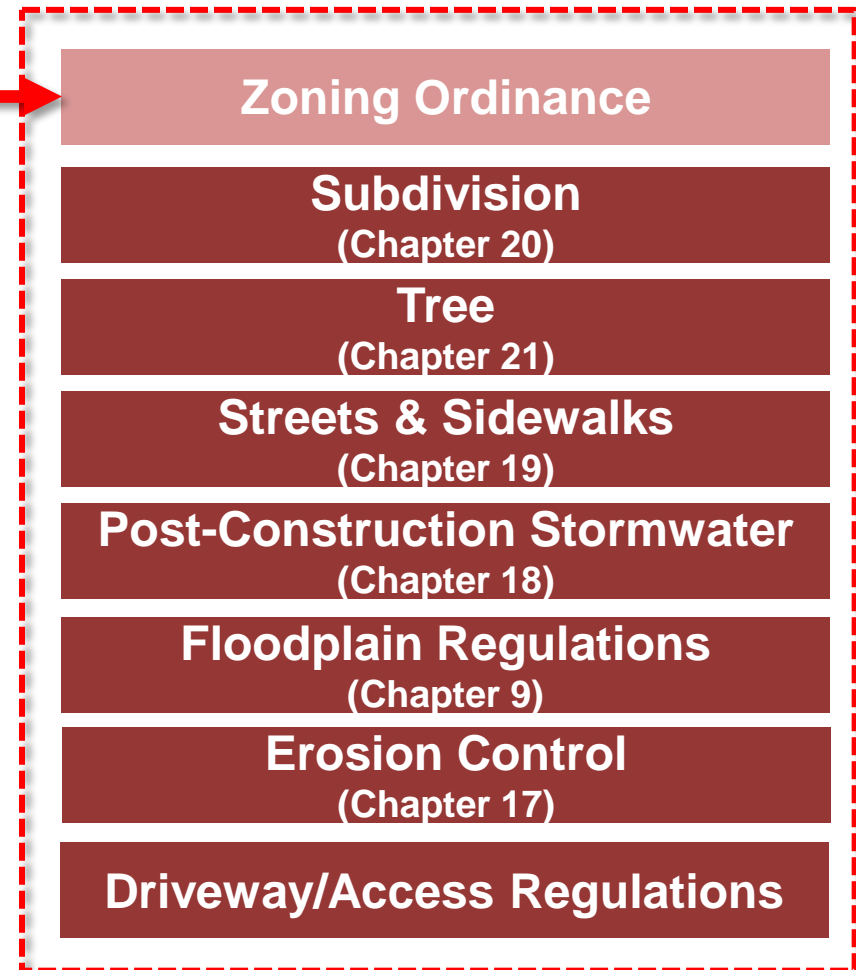
Vision Policies & Plans



Unified Vision for Charlotte

Place Types + UDO

Implementation Regulations & Ordinances



Unified Development Ordinance



Charlotte Place Types and
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Goals of UDO

Vision

Refine tools to support our community and economic development vision.

Alignment

Ordinance(s) that are aligned to work in concert to implement adopted plans and policies.

Predictability

Clear and predictable tools & process with standards that result in better development.

Clarity

Simplify terms and create common language; understandable for all users.



Charlotte Place Types and
Unified Development Ordinance

UDO Outline

- **Section I: Introduction**
- **Section II: Definitions and Measurements**
- **Section III: Zoning Districts and Zoning Map**
- **Sections IV – VIII: Individual Zoning Districts**
- **Section IX: Use Regulations**
- **Section X: General Development Regulations**
- **Section XI: Natural Resource Regulations**
- **Section XII: Subdivision and Infrastructure Regulations**
- **Section XIII: Administration**



Charlotte Place Types and
Unified Development Ordinance

Section I:
Introduction

Section II:
Definitions and Measurements

Section III:
Zoning Districts and Zoning Map

Sections IV – VIII:
Zoning Districts

Section IX:
Use Regulations

Section X:
General Development Regulations

Section XI:
Natural Resource Regulations

Section XII:
Subdivision and Infrastructure Regulations

Section XIII:
Administration

Section I: **Introduction**

Content:

The overall purpose and intent of the UDO, its application, and the transition rules.

Replaces:

Replaces introductory chapters of all ordinances.



Charlotte Place Types and
Unified Development Ordinance

Section II:

Definitions and Measurements

Section I:
Introduction

Section II:
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Section III:
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Section XIII:
Administration

Content:

Definitions for all generally used terms other than uses. Also, measurement methodologies.

Replaces:

Definitions and measurement methods found in individual ordinances.

Addresses:

Align definitions in all Ordinances to provide consistent administration, interpretation and enforcement.

Example:

Tree Ordinance and PCSO have different definitions for “transit station areas.”



Charlotte Place Types and
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Section III:

Zoning Districts and Zoning Maps

Section I:
Introduction

Section II:
Definitions and Measurements

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Zoning Districts and Zoning Map

Sections IV – VIII:
Zoning Districts

Section IX:
Use Regulations

Section X:
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Section XI:
Natural Resource Regulations

Section XII:
Subdivision and Infrastructure Regulations

Section XIII:
Administration

Content:

Introduces the zoning districts and zoning map, including how map boundaries are set and interpreted.

Replaces:

Existing text in the Zoning Ordinance, including Sections 1.104 (Zoning Maps) and 2.102 Interpretation of Zoning Maps.



Charlotte Place Types and
Unified Development Ordinance

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Section IX:
Use Regulations

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General Development Regulations

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Natural Resource Regulations

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Subdivision and Infrastructure Regulations

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Administration

Sections IV - VIII: **Zoning Districts**

Content:

Includes zoning districts for four groupings of Place Types and special purpose zoning districts. For each district provides purpose statement, dimensional standards and design standards.

Replaces:

Portions of Chapters 9 (General Districts), Chapter 10 (Overlay Districts) and Chapter 11 (Conditional Districts) of the Zoning Ordinance.



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Unified Development Ordinance

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Introduction

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Sections IV – VIII:
Zoning Districts

Section IX:
Use Regulations

Section X:
General Development Regulations

Section XI:
Natural Resource Regulations

Section XII:
Subdivision and Infrastructure Regulations

Section XIII:
Administration

Section IX: Use Regulations

Content:

All Zoning Use Definitions and Standards; also includes a Global Use Matrix.

Replaces:

Use Definitions in Zoning Ordinance (in Chapter 2), Use Standards in Specific Zoning Districts (Chapters 9-11) and in Chapter 12 (Development Standards of General Applicability) of the Zoning Ordinance.

Addresses:

Increase clarity by placing all definitions and standards related to uses in one place.

Examples:

- Currently, some prescribed conditions related to outdoor recreation and related to group homes are located in the definitions section of the Zoning Ordinance.
- Allowed uses and prescribed conditions are in individual zoning districts, but there are also special requirements for certain uses located in Chapter 12.



Charlotte Place Types and
Unified Development Ordinance

Section X:

General Development Regulations

Section I:
Introduction

Section II:
Definitions and Measurements

Section III:
Zoning Districts and Zoning Map

Sections IV – VIII:
Zoning Districts

Section IX:
Use Regulations

Section X:
General Development Regulations

Section XI:
Natural Resource Regulations

Section XII:
Subdivision and Infrastructure Regulations

Section XIII:
Administration

Content:

Regulations related to parking, loading, signs, and accessory structures .

Replaces:

Regulations found in Specific Zoning Districts (Chapters 9-11), Chapter 12 (Development Standards of General Applicability) and Chapter 13 of the Zoning Ordinance.

Addresses:

General Development Standards are not located in a central location and can be difficult to locate.

Example:

Parking regulations for urban districts such as UMUD, MUDD, and TOD are located within the individual districts in Chapter 9; however, parking regulations for many other districts are located within Chapter 12.



Charlotte Place Types and
Unified Development Ordinance

Section XI:

Natural Resource Regulations

Section I:
Introduction

Section II:
Definitions and Measurements

Section III:
Zoning Districts and Zoning Map

Sections IV – VIII:
Zoning Districts

Section IX:
Use Regulations

Section X:
General Development Regulations

Section XI:
Natural Resource Regulations

Section XII:
Subdivision and Infrastructure Regulations

Section XIII:
Administration

Content:

This section will consolidate regulations related to landscaping, trees, floodplain, stormwater (quality and quantity), and erosion control.

Replaces:

Tree Ordinance, Post Construction Stormwater Ordinance, Floodplain Regulations, Watershed Overlay Zoning Districts, SWIM Buffers in Zoning Ordinance, and Erosion Control Regulations.

Addresses:

Misalignment and overlap of ordinances.

Example:

In some cases there are “layered” regulations – a single creek may have to provide buffers related to Post Construction and SWIM Buffer standards for buffering along the creek.



Charlotte Place Types and
Unified Development Ordinance

Section XII: Subdivision and Infrastructure Regulations

Section I:
Introduction

Section II:
Definitions and Measurements

Section III:
Zoning Districts and Zoning Map

Sections IV – VIII:
Zoning Districts

Section IX:
Use Regulations

Section X:
General Development Regulations

Section XI:
Natural Resource Regulations

Section XII:
Subdivision and Infrastructure Regulations

Section XIII:
Administration

Content:

This section will include requirements for subdivision of land. Will also include street requirements, including sidewalks and streetscape.

Replaces:

Subdivision Ordinance and parts of Chapter 19 (Streets, Sidewalks, Other Public Places) of the City Code.

Addresses:

Consolidates and aligns regulations related to street design.

Example:

Currently there are standards related to sidewalks in the Subdivision Ordinance, Chapter 19, and the Zoning Ordinance, and standards are not always the same.



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Section XIII: **Administration**

Content:

This section will define the bodies, officials and departments that are responsible for administering the UDO. Also will define approval processes, nonconformities and enforcement.

Replaces:

Administrative sections of the existing ordinances.

Addresses:

Inconsistencies between approaches and processes for administration of different ordinances.

Example:

The Zoning Ordinance and Tree Ordinance both include a “variance” process but the processes are not consistent.



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Next Steps

- Developing more detailed outline
- Defining zoning districts
- Finalizing issues matrix