

WHAT CAN UDO



Charlotte Place Types and Unified Development Ordinance



UDO Priorities



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How were these determined?

- Feedback from Ordinance Advisory Committee
- Input from Planning Commission
- Community and Council Concerns



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UDO Priorities

Priorities between ordinances

- Clarify decision-making process for resolving questions/conflicts between ordinances

Affordable Housing

- Voluntary Mixed Income Housing – review percentage of affordable housing units to be required in order to receive the density bonus
- Consider expedited process for development review



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Centers Corridors & Wedges Designation

- Address projects that are not entirely within a center, corridor, or wedge
- Address the process for re-designation of a property's land use designation as a center, corridor, or wedge



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Redevelopment & Small Urban Sites

- **Tree Ordinance - Reconsider how right-of-way is treated when calculating tree save – single family vs. multi-family approach**
- **Tree Ordinance – Add standards for perimeter tree spacing requirements that take into account driveways, inset on-street parking, and bus stops**
- **Tree Ordinance – Consider minor adjustments that would provide greater flexibility on how tree save requirements are met on “urban” sites**
- **Tree Ordinance and Post Construction Stormwater Ordinance - Definitions – Align the Transit Station Area definitions in the Tree Ordinance and Post Construction Stormwater Ordinances**
- **Zoning (urban districts) - For reuse of existing buildings - Allow sidewalks that meet base standards (but not ideal standards) to remain in place instead of requiring replacement**



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Duplicative/Overlapping Requirements

- Zoning and Post Construction Stormwater Ordinance - BMPs and Buffers – Allow BMPs in zoning buffers and provide alternative screening
- Consider overlap with required Natural Area and Tree Save requirement – they are calculated differently but accomplish the same goal. Required Natural Area per PCSO (10%) vs. Required Tree Save per Tree Ordinance (15%)



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Neighborhood Protection

- Consider the development of a Neighborhood Conservation Overlay District

Transit Oriented Development

- Implement updates to the TOD Zoning District



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How can we address these?

- Explore Minor Ordinance Amendments
- Refer Process Enhancements to DSTAC
- Develop New Zoning Districts



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Pending Ordinance Changes by November 2017

- Chapter 19 – Back of Curb Sidewalks
- Chapter 19 – The 50% Rule



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Administrative Changes / Minor Ordinance Changes to Explore by January 2018

- Voluntary mixed income housing density bonus adjustments
- Tree save calculations for right-of-way
- Tree ordinance standards for perimeter tree spacing
- Tree save approach on urban sites
- Tree Ordinance and Post Construction Stormwater Ordinance - overlapping natural area and tree save requirements
- Zoning sidewalk standards for building reuse in urban zoning districts
- Requirements for projects that are not entirely within a Center, Corridor, or Wedge
- BMPs in zoning buffers



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Process Changes to be Forwarded to DSTAC (Development Services Technical Advisory Committee) by February 2018

- Clarify decision-making process for resolving questions/conflicts between ordinances
- Consider expedited process for development review for affordable housing
- Re-designation of a property's land use designation as a center, corridor, or wedge



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Next Steps For Advisory Committee by November 3

- Identify items that you think should be added to or deleted from the list and forward to us
- Let us know if you are interested in serving on a subcommittee to explore administrative changes/minor text amendments