Place Type Discussion

Planning Committee
January 16, 2018
Highlights from December Meeting

Are copies of the Camiros interviews of Planning Commissioners available on the webpage?

List the additional Summit-related dates.

The Place Types represent ideal conditions.

Neighborhoods may evolve – or not.

Generally positive reception of the Place Types Sheets.

Understood that the drafts will not be revised, but comments will be tracked.
Schedule review

Update on Public Engagement Activities/Summit Plans

Continue Discussion of Place Type Sheets
- Quick “refresher” on Neighborhood Place Types
- Revisit what Place Type sheets are/are not
- Review Neighborhood Place Type Sheets
- Provide sample of Regional Activity Center

Example Zoning District information
Milestone Schedule

Development and Engagement

- **Council Update**: Overview, Schedule, Engagement & Summit Info.
- **TAP**: Overview, Schedule, Engagement & Summit Info.
- **Place Types/UDO Summit**: Begin Place Type Sheet Discussion
- **Cont’d to Discuss Place Type Sheets & N1 – N3, Zoning District Info.**
- **Review of Information for Draft Policy Document Chapter 1, 2 & 4; What we heard at Summit; Revisions to Ch. 3 (Place Type Sheets); Public Involvement Updates**

Review and Adoption

- **Draft Place Type Policy Document**: Public Review
- **Preview of Draft Policy Document prior to public release; Involvement Update**
- **Council Update**: Document Preview, Review & Adoption Process
- **TAP**: Document Preview, Review & Adoption Process
- **TAP & Council**: Review, Comment, Recommendation & Adoption
- **Recommendation on Place Type Policy Document**

*Dates for TAP and Council are very preliminary and likely to change considerably as they have not been shared with the City Manager's office and the TAP Committee has not yet been appointed. Updates may be at a meeting or through other communication such as a Council-Manager memo.
Public Engagement Update

WEBSITE
Added Planning Committee presentation with narration
Added summary of ‘What We’ve Heard’
Launched blog

ONLINE ENGAGEMENT
Published social media posts & survey, shared articles
Distribute newsletter (end of month)

SUMMIT
March 24th at UNC Charlotte Uptown
Partnering with the Building Community speaker series to promote event
Drafting workshop presentations and activity
**Place Types:**
A way to classify land for planning purposes

Describe types and intensities of land use as well as important design characteristics such as building orientation, height and street connectivity

Similar to land use categories (i.e., residential, retail, office, etc.)

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**Vision Policies & Plans**

**Charlotte Place Types**

Defines the places we want to create

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**Implementation Regulations & Ordinances**

Unified Development Ordinance

Establishes the rules to create them
Why Place Types?

Current Tools:
Future Land Use Map + Area Plans
Why Place Types?

Key Take-Aways:

- Lack of specific design guidance for large parts of Charlotte
- Not able to keep pace for policy update through area plans citywide
1. OUR CHARLOTTE | Past, Present + Future
   Charlotte’s Evolution
   Charlotte Today
   Charlotte’s Future

2. THE WAY WE GROW | Principles + Policies Shaping Our ‘Livable’ City
   Vision + Principles
   Growth Framework

3. THE PLACES WE CREATE
   Place Types Defined
   General Provisions
   The Place Types Palette (and Place Type Sheets)
   The Place Types Map (Completed and adopted in Phase 2, mapping)

4. MAKING IT HAPPEN | Our Vision Realized
   Using this Framework
   Relationship to the Unified Development Ordinance
   Future Planning Efforts
APPENDIX

Development of the Framework + Maps
  Overview of process to develop the Framework
  How CCW, GDPs, and Area/District Plans were incorporated
  Growth Concept and Place Type mapping methodology

Amendments to the Framework + Map
  How to amend + update this Framework, Place Type palette and map(s)

Adopted Area Plans (Identified in Phase 2, mapping)

Future Area Plans (Identified in Phase 2, mapping)

Background Information
  Socioeconomic data and analysis
  Example zoning case studies – how Place Types inform zoning decisions

Glossary of Terms
### Place Types Palette

**Open Space**
- Preserved
- Recreational

**Neighborhoods**
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Node

**Sectors**
- Business
- Employment
- Campus
- Light Industrial
- Heavy Industrial

**Centers**
- Community Center
- Regional Center
- Uptown

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*Charlotte Place Types and Unified Development Ordinance*
Neighborhood 1
Detached buildings, low-intensity residential area.

Neighborhood 2
Attached buildings, moderate-intensity residential area.

Neighborhood 3
Multi-family, moderate to high intensity residential area.

Neighborhood Node
Neighborhood serving, mixed use area.

Differentiators
Residential vs. Non-Residential Uses
Building Types
Height
Place Type: Neighborhood 1

- Residential Neighborhood

- Detached buildings, low-intensity residential area.
  - One principal building per lot
  - Setback and building spacing consistent along a block

- Land Use: Low-intensity residential, institutional, open space

- Building Types: Detached house, accessory dwelling unit (ADU), plex house, civic

- Average Height: 1 – 3 stories

- Private open space

- On-street, private drive parking
Neighborhood Place Types

Sample Dimensional Standards That Can Be Regulated in a Unified Development Ordinance

- Maximum building height
- Minimum front yard (setback)
- Minimum lot width
- Minimum lot depth
- Minimum rear yard
- Minimum lot depth
**Place Type Policies:**

**C. BUILDING TYPES**

- Primary building types are detached houses and duplexes.
- Triplexes and quadraplexes may be located on corner lots.
- Non-residential buildings for civic and institutional uses are typically located on Arterial Streets, on corners, and at the edges of neighborhoods.

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**Existing Charlotte Zoning Ordinance...**

...regulates *permitted uses* in single family zoning districts.

...does not reference *Building Types*.

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**Charlotte Zoning Ordinance Section 9.202**


The following uses are permitted by right in the R-3, R-4, R-5, R-6 and R-8 districts, provided that they meet all requirements of this part and all other requirements established in these regulations:

1. Dwellings, attached (duplex, triplex or quadraplex only) (R-8 only).
2. Dwellings, detached.
3. Dwellings, duplex, triplex or quadraplex (R-8 only).
4. Farms, including retail sale of produce grown on the premises.
6. Parks, greenways and arboretums.
Place Type Policies:

C. BUILDING TYPES

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- Triplexes and quadraplexes may be located on corner lots.
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New UDO Regulatory Standard... could regulate the types of buildings allowed in each zoning district.

For example, zoning districts in a Neighborhood 1 Place Type could limit the permitted building types to those supported by the Building Types policies.
Place Type Policies:

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For example, zoning districts in a Neighborhood 1 Place Type could limit the permitted building types to those supported by the Building Types policies.
Neighborhood 1

* PLACE TYPES *

Place Type Policies:

F. BUILDING HEIGHT

- Buildings in Neighborhood 1 are typically low rise which helps create a human scale in this place.
- Typical height is under 3 stories in Neighborhood 1.

Existing Charlotte Zoning Ordinance...

...establishes maximum building heights for each residential zoning district in a table format.

* ZONING *

Charlotte Zoning Ordinance Section 9.205

Table 9.205(1)(j)(A)

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Base Maximum Average Height (feet)</th>
<th>Maximum Average Height at the Front Building Line (feet)</th>
<th>Height Ratio</th>
</tr>
</thead>
</table>
| All Residential Uses | R-3 and R-4: 40' - Measured at the required side yard line.  
                      | R-5, R-6, and R-8: 35' - Measured at the required side yard line. | R-3 and R-4: 48'  
                      | R-5, R-6, and R-8: 40'                                                  | One additional foot of height is allowed for each additional one foot in distance the portion of the building is from the required side yard line. |
**Neighborhood 1**

**Place Type Policies:**

**F. BUILDING HEIGHT**

- Buildings in Neighborhood 1 are **typically low rise** which helps create a human scale in this place.
- Typical height is **under 3 stories** in Neighborhood 1.

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**New UDO Regulatory Standard**

...could illustrate maximum building height using graphics for greater clarity and understanding of how height is calculated and measured.
Place Type Policies:

G. YARDS

- Yards help define the uniform rhythm and pattern along a street.
- The size of front and side yards vary across neighborhoods but is consistent within a neighborhood.

Existing Charlotte Zoning Ordinance...

...establishes minimum setbacks for each zoning district which vary according to street type.

...does not establish a “build-to” line or maximum setback.

**Charlotte Zoning Ordinance Section 9.205**

<table>
<thead>
<tr>
<th>Single Family Zoning District</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
<th>R-6</th>
<th>R-8</th>
</tr>
</thead>
<tbody>
<tr>
<td>(e1) Minimum setback from the right-of-way along a designated thoroughfare (feet) $^{1,3,10,11}$ (Petition No. 2010-073, § 9.205(e1)(e2), 12/20/10) (Petition No. 2014-088, § 9.205 (1)(e1), 10/20/2014)</td>
<td>30</td>
<td>30</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>(e2) Minimum setback from the right-of-way along local and collector streets (feet) $^{1,3,8,9,10,11}$ (Petition No. 2011-039, § 9.205(e2), 10/17/11) (Petition No. 2014-088, § 9.205 (1)(e2), 10/20/2014)</td>
<td>27</td>
<td>27</td>
<td>17</td>
<td>17</td>
<td>17</td>
</tr>
</tbody>
</table>
G. YARDS

- Yards help define the uniform rhythm and pattern along a street.
- The size of front and side yards vary across neighborhoods but is consistent within a neighborhood.
Place Type Policies:

G. YARDS

- Yards help define the uniform rhythm and pattern along a street.
- The size of front and side yards vary across neighborhoods but is consistent within a neighborhood.

New UDO Regulatory Standard

- The average of the front setbacks of lots along the block could establish a “build-to” zone. New and infill development would have to be placed so that the front of the building is within this zone.
- If there are no buildings already in place to help establish the neighborhood context for setbacks, the “build-to” zone could be established as a percentage of the lot depth, say between 5% and 15% of the depth of the lot.
Place Type: Neighborhood 2

- “Missing Middle” Housing Types
- Attached buildings, moderate-intensity residential area.
  - Provide transition between Neighborhood 1 and 3
- Land Use: Moderate and low-intensity residential, institutional
- Building Types: House court, townhouse, detached house, ADU, plex house, civic
- Average Height: 1 – 3 stories
- Private open space, common open space
- On-street, rear or side surface parking
Place Type Policies:

I. BUILDING RELATIONSHIP TO LOCAL STREETS AND AVENUES WITH ON-STREET PARKING

- Principal buildings are oriented to the street and individual units should each have entrances from the sidewalk along the street. Those entrances are typically raised from the sidewalk level to provide additional privacy to residents.

Existing Charlotte Zoning Ordinance...

...does not require Neighborhood 2 building types (such as townhomes) to orient to the street. Also, no requirement for raised entrances for privacy.

Townhome entrances at grade, not raised above the sidewalk for added privacy.
Place Type Policies: Townhomes with raised entrance doors.

I. BUILDING RELATIONSHIP TO LOCAL STREETS AND AVENUES WITH ON-STREET PARKING

- Principal buildings are oriented to the street and individual units should each have entrances from the sidewalk along the street. Those entrances are typically raised from the sidewalk level to provide additional privacy to residents.

New UDO Regulatory Standard…

…would require principal buildings to orient to, and connect with, the street. A minimum ground floor height above grade requirement could be another zoning tool used to achieve the goals of this policy.
Place Type: **Neighborhood 3**

- Multi-family Housing Types
- Moderate intensity residential area.
  - Provide transition between Neighborhood 2 and Node
- Land Use: Moderate intensity residential, institutional, small-scale integrated non-residential
- Building Types: Low-rise and Mid-rise multi-family and mixed use, house court, townhouse, detached house, ADU, plex house, civic
- Average Height: 3 – 4 stories
- Common open space
- On-street, rear or side surface, deck parking
Place Type Policies:

E. BUILDING LENGTH ALONG THE STREET FRONTAGE

- Shorter building lengths are more compatible with any nearby Neighborhood 1 and 2 development patterns and create a more interesting and comfortable pedestrian environment and allow for better block structure.

- Preferred building length is no greater than 200 feet per building; a maximum length of 100 feet is preferred.

At 350 feet in length, this building would not comply with the Neighborhood 3 building length policy.

Existing Charlotte Zoning Ordinance...

...does not set a maximum building length.
Place Type Policies:

E. BUILDING LENGTH ALONG THE STREET FRONTAGE

- Shorter building lengths are more compatible with any nearby Neighborhood 1 and 2 development patterns and create a more interesting and comfortable pedestrian environment and allow for better block structure.

- Preferred building length is no greater than 200 feet per building; a maximum length of 100 feet is preferred.

New UDO Regulatory Standard...

...could set a maximum building length, which could differ according to the building type.
<table>
<thead>
<tr>
<th>NEIGHBORHOOD 1</th>
<th>NEIGHBORHOOD 2</th>
<th>NEIGHBORHOOD 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Types:</strong></td>
<td><strong>Building Types:</strong></td>
<td><strong>Building Types:</strong></td>
</tr>
<tr>
<td>• Primarily detached single family, ADUs, and duplexes</td>
<td>• Primarily attached residences (townhomes, house courts)</td>
<td>• Multi-family buildings</td>
</tr>
<tr>
<td>• Quads and Triplex on corner lots</td>
<td>• Allows N1 building types</td>
<td>• Mixed-use buildings</td>
</tr>
<tr>
<td><strong>Building Height:</strong></td>
<td><strong>Building Height:</strong></td>
<td><strong>Building Height:</strong></td>
</tr>
<tr>
<td>• Maximum 3 stories</td>
<td>• Maximum 3 stories</td>
<td>• Maximum 4 stories</td>
</tr>
<tr>
<td>• Typically 1-2 stories</td>
<td>• Typically 1-3 stories</td>
<td>• Typically 2-4 stories</td>
</tr>
<tr>
<td><strong>Open Space:</strong></td>
<td><strong>Open Space:</strong></td>
<td><strong>Open Space:</strong></td>
</tr>
<tr>
<td>• Private Yards</td>
<td>• Semi-Private Yards</td>
<td>• Common Open Spaces</td>
</tr>
</tbody>
</table>
KEY POLICY PROPOSALS

**ALL PLACE TYPES**
- Replace density with site design elements
- Specific zoning districts per Place Type
- Types of Open Spaces
- Typical Streetscape Elements

**NEIGHBORHOOD 1**
- Allow duplexes mid-block with relaxed lot size standards
- Allow triplexes and quadruplexes on corners with relaxed lot size standards

**NEIGHBORHOOD 2**
- Design guidelines for this type of development
  - Units should orient to streets (not driveways, alleys)
- Be considered in locations near Neighborhood 1 that don’t interrupt form and pattern

**NEIGHBORHOOD 3**
- Design guidelines for this type of development
- Allow non-residential uses at a small scale, integrated
- Limit height to 4 stories
## Place Types Palette

### Open Space
- Open Space - Preserved
- Open Space - Recreational

### Neighborhoods
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Neighborhood Node

### Sectors
- Business
- Employment
- Campus
- Light Industrial
- Heavy Industrial

### Centers
- Community Center
- Regional Center
- Uptown

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Charlotte Place Types and Unified Development Ordinance
Place Type: **Regional Activity Center**

- Accommodates significant growth
- Regional serving, mixed use area.
  - Horizontal and/or vertical integration
- Land Use: Moderate to high-intensity residential, retail, office, eating/entertainment/dining, professional services, hotel
- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic, high-rise, stepped high-rise
- Average Height: Up to 15 stories
- Average Non-Residential Building Size: 125K sq. ft.
- On-street, rear or side surface, structured parking
Upcoming Planning Committee Meeting Topics

February
Discussion of Neighborhood Node and Centers Place Types
Summit Update

March
Discussion of Sectors and Open Space Place Types
Summit Information/Update

April
Re-cap of Summit – what we heard
Schedule Update