

DIMENSIONAL STANDARDS

(1) Table 2: TOD Districts Dimensional Standards establishes the dimensional standards for the TOD Districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

Table 2: TOD Districts Dimensional Standards	TOD-A District	Notes
Minimum Building Height	24' or two stories	
Maximum Base Building Height	65'	<i>Increase from 40'</i>
Maximum Building Height With Bonus	250'	<i>Increase from 120'</i>
Required Height Stepback	<p>Right-of-way width of 100' or more: Height above 75' or six stories, whichever is reached first, requires a minimum stepback of 15' from the building façade line on upper-story building façades. This does not apply to interior side façades.</p> <p>Right-of-way width less than 100': Height above 40' or three stories, whichever is reached first, requires a minimum stepback of 15' from the building façade line on upper-story building façades. This does not apply to interior side façades.</p>	<i>This would reduce building mass which could work better than the sliding scale yards against residential.</i>
Maximum Building Footprint	<p>When abutting residential district: 40,000 sf for individual structures over 50' in height</p> <p>Where multiple structures are built on a lot, there must be a 30' minimum separation between structures</p>	<i>Maximum building footprints discourage the creation of monolithic structures that can hinder connectivity, and promote site design that prioritizes the pedestrian experience through adequate building separation and the provision of light and air able to reach the ground.</i>
Maximum Building Length	250'	<i>250' block length referenced relates to the South End Vision Plan parameters.</i>
Primary Street Build-To Zone	TBD	<i>A build-to zone will be included in the TOD-A district, however the dimensions of this build-to zone are still being studied.</i>
Primary Street Build-To Percentage	80%	<i>Build-to percentage requires a certain amount of the length of structures to be located within the required build-to zone. On primary streets this can be an effective tool to enhance walkability and pedestrian comfort. This is measured per façade.</i>
Secondary Street Build-To Zone	TBD	<i>A build-to zone will be included for secondary streets in the TOD -A District, however the dimensions of this build-to zone are still being studied.</i>
Secondary Street Build-To Percentage	60%	<i>Build-to percentage requires a certain amount of the length of structures to be located within the required build-to zone. On primary streets this can be an effective tool to enhance walkability and pedestrian comfort.</i>
Interior Side Setback	TBD	<i>Appropriate dimensions for interior side and rear setbacks within the TOD-A District are still being studied.</i>
Rear Setback	TBD	

(2) Building Height Bonus

In order to exceed the base height of 65 feet, a development must provide a height bonus as described below.

Note for discussion: For the purposes of review, we have included a series of proposed bonus actions here. These items are in progress, and still being evaluated by staff and the consultant to determine their final applicability as well as the appropriate level of bonuses granted for each action. As such, they are listed here to encourage discussion and solicit feedback. As development of the district progresses, the bonus actions, as well as any applicable standards will be further refined into more detailed regulatory language.

(a) Bonus Menu

Additional building height is allowed through a bonus point development system. In order to obtain such development bonuses, the actions of Table 3 are required.

Table 3: Bonus Menu	Standards	Points Awarded
Bonus Actions		
Urban Fabric. Urban fabric bonuses are designed to reward development that enhances the walkability, livability, accessibility and design character of the City of Charlotte.		
Creation of publicly accessible open space amenities, such as plazas, paseos and parks above Ordinance requirements. <i>Fees-in-lieu may be an option.</i>		2
Creation and implementation of a public art strategy for the site. <i>Fees-in-lieu may be an option.</i>		2
Creation of active ground-floor space a minimum of 25' in depth from any street frontage, for a minimum of 100% of building length (excluding driveways, emergency access, and open space).		2
Non-residential, finished floor elevations of interior spaces meet grade at all entrances along the sidewalk/building exterior along sloped frontages. <i>This is an attempt to get ensure entrances and interior spaces relate to the street along sloped frontages.</i>		2
Creation of publicly accessible parking spaces totaling a minimum of 20% of spaces provided.		2
Provision of cross-access easements to allow interior circulation between adjacent sites and limit the number of curb cuts from primary and secondary frontages.		2
Energy and Environment. Energy and environment bonuses are designed to reward development that incorporates sustainable techniques and technologies including renewable energy generation, rainwater management above ordinance requirements, and accommodation of alternative modes of transportation.		
Integration of renewable energy production for the development (solar, wind). <i>For consideration including bonus provisions for energy generation and consumption at various thresholds related to LEED or similar standards. For instance: "site energy use is a minimum of 70% below the national median as established by ____." Similarly, we can incorporate bonuses for on-site energy generation such as "a minimum of 25% of energy use is met by on-site renewable sources."</i>		2
Provision of stormwater management techniques as part of site development and/or landscape above the Ordinance requirements. <i>This may include creation of green or grey systems capable of handling amounts in excess of the PCSO requirements, or could be used to incentivize systems that divert or treat water to a higher level before it enters the storm sewer system. Could also be used to incentivize the creation of district systems that may handle water not just from the development site, but from additional sites nearby. Rain gardens and cisterns are good examples of tools that may be used.</i>		2
Provision of shower and locker facilities for cyclists. <i>May only be available to developments that would require 20 bicycle parking spaces or more.</i>		1
A minimum of 50% of the paved area of ground-level surface parking is shaded by solar paneling. <i>May only be available to developments that have over a certain percentage/amount of surface parking?</i>		2
A minimum of 50% of the total area of the top-level of a parking structure is shaded by		2

solar paneling.		
Building Reuse. Building reuse bonuses are designed to incentivize both context-sensitive reuse of existing structures within the City, and the construction of new structures that are designed to facilitate easy conversion to alternate uses.		
Design of new structures is compatible with nearby historic structures (50 years old or greater). Compatibility is established through the use of similar architectural or design features, such as cornices, bays, cladding, window sizes and designs, entry designs, or other distinctive structural elements.		1
Redevelopment maintains or restores existing building façades of historic structures (50 years old or greater).		2
Structured parking is designed to facilitate conversion and reuse through incorporation of level floor-plates, and floor-to-floor heights appropriate for a range of alternative uses including office and residential.		4
Transportation Improvements + Right-of-Way Dedication. Need to clarify what should be eligible for bonus points. Bonuses should relate to improvements above and beyond what is typically required. One idea is scaling bonus points (to a reasonable maximum) to the dollar value of improvements.		
Affordable Housing. Affordable housing bonuses are designed to incentivize the creation of additional housing units accessible to Charlotte residents at or below 80% AMI to own, or at or below 60% AMI to rent. Affordable housing bonus points are only available to development projects that devote 50% or more GFA to residential units, and that provide a minimum of 20 housing units. Do we need to make this rent/own distinction? Can the development community provide feedback on any of these proposed thresholds?		
A minimum of 10% of housing units for sale are affordable for persons at or below 80% AMI, or a minimum of 10% of housing units for rent are affordable for persons at or below 60% AMI.		4
A minimum of 15% of housing units for sale are affordable for persons at or below 80% AMI, or a minimum of 15% of housing units for rent are affordable for persons at or below 60% AMI.		6
20% or more of housing units for sale are affordable for persons at or below 80% AMI, or a minimum of 20% of housing units for rent are affordable for persons at or below 60% AMI.		8

(b) Bonus Actions

Bonuses for additional building height correlate to the number of points acquired per Table 3: Bonus Menu. Points may be taken from one or more categories.

- i. A total of **x points** are required for additional height to a maximum of 120 feet.
- i. A total of **x points** are required for additional height to a maximum of 200 feet.
- ii. A total of **x points** are required for additional height to a maximum of 250 feet.

(c) Bonus Standards

The bonuses described in Table 3 must meet the following standards.

For Discussion: If this system and these bonuses are acceptable, standards will be crafted for each. Please feel free to suggest additional bonus options.