

Article 34. Standards for Streets, Off-Street Public Paths, & Cross-Access

- 34.1 TECHNICAL STANDARDS
- 34.2 CHARLOTTE STREETS MAP
- 34.3 STREET DESIGN
- 34.4 OFF-STREET PUBLIC PATHS
- 34.5 CROSS-ACCESS

34.1 TECHNICAL STANDARDS

Construction and technical details for streets, including in-street drainage and water and sewer utilities, off-street public paths, and cross-access are available in one or more of the following:

- A. Charlotte Land Development Standards Manual (CLDSM)
- B. Charlotte-Mecklenburg Storm Water Design Manual
- C. Charlotte Water, Water and Sewer Design and Construction Standards
- D. Other city code or state regulations

34.2 CHARLOTTE STREETS MAP

The Charlotte Streets Map (CSM) shows the location of existing and planned future arterial and collector streets, and any shared-use paths located along local streets. Collector streets not indicated on the CSM shall be located per the standards of Section 33.6.E.

34.3 STREET DESIGN

- A. Table 34-1: Street Design provides a reference for the required location, dimensions, and standards for each street classification.

	Street Classification					
	Limited Access	Arterials			Collector	Local
		Parkway	Avenue/Blvd	Main Street		
New Street – Location and Classification	CSM	CSM	CSM	CSM or Sec. 33.6.D	CSM or Sec. 33.6.E	If not shown on CSM as Limited Access, Arterial, or Collector, or if not established as new Main Street or Collector, then classified as Local; Table 34-2 determines the required local street type
Existing Street – Classification	CSM	CSM	CSM	CSM	CSM	
Future Back of Curb Location	N/A	CSM: If existing or required	CSM	CSM	CLDSM	CLDSM
Curb and Gutter	N/A	CSM: Shoulder and Ditch OR Standard curb and gutter per CLDSM	Standard curb and gutter per CLDSM	Standard curb and gutter per CLDSM	Standard curb and gutter per CLDSM; In the N1-A, N1-B, or N1-C Zoning Districts, may be standard or valley gutter	Standard curb and gutter per CLDSM; In the Neighborhood 1 Zoning Districts, may be standard or valley gutter
Right-of-Way Width Measurement	CSM	CSM	CSM ¹	CSM ¹	CLDSM ¹	CLDSM ¹

¹ The minimum right-of-way is measured to the back of the required sidewalk/shared-use path. If building is two feet or more behind the required/shared-use path, the right-of-way shall be increased by two feet or shall be put in a sidewalk utility easement (SUE).

B. Table 34-2: Local Street Matrix describes the type of local street required within each Place Type.

Table 34-2: Local Street Matrix										
Local Street Types	Place Type									
	Neighborhood 1	Neighborhood 2	Neighborhood Center	Community Activity Center	Regional Activity Center	Commercial	Campus	Innovation Mixed-Use	Manufacturing and Logistics	Parks and Preserves
Residential Medium	Allowed for N1-A, N1-B, N1-C, and N1-D Zoning Districts	Allowed for Condition 1								
Residential Wide	Required unless zoned N1-A, N1-B, N1-C, or N1-D Zoning District	Required unless Condition 1								
Office/Commercial Narrow						Allowed for Condition 2	Allowed for Condition 2 for OFC Zoning District			Allowed for Condition 2
Office/Commercial Wide			Required	Required	Required	Required unless Condition 2	Required unless Condition 2 and zoned OFC Zoning District	Required		Required unless Condition 2
Industrial									Required	
CONDITIONS										
<p>Condition 1 – The developer can reasonably demonstrate to the Planning Department, in consultation with the Charlotte Department of Transportation (CDOT), that alternative provisions can be made to ensure adequate on-site parking.</p> <p>Condition 2 – The developer can reasonably demonstrate to the Planning Department, in consultation with CDOT, that the anticipated long-term development will not create parking demand on the street.</p> <p>NOTE: While a common design for parking and streetscape on both sides of a local street is preferred, there may be instances where opposite sides of a local street contain different Place Types. In such instances, the Planning Department, in consultation with CDOT, may approve the design of each side of the local street separately regarding the parking and streetscape so long as the resulting corridor operates in a functional and cohesive manner.</p>										

C. Table 34-3: Streetscape Reference provides a reference for the required sidewalk/shared-use path and amenity zone or planting strip for each street classification.

Table 34-3: Streetscape Reference						
	Street Classification					
	Limited Access	Arterials			Collector	Local
		Parkway	Avenue/Blvd	Main Street		
Sidewalk/ Shared-Use Path Dimension	N/A; Unless indicated on CSM ¹	CSM ¹	CSM	CSM	See Table 34-4, unless a Shared-Use Path shown on CSM	See Table 34-4, unless a Shared-Use Path shown on CSM
Required Amenity Zone or Required Planting Strip²	Planting Strip ³	Planting Strip ³	CSM ⁴	CSM	See Table 34-5	See Table 34-5
Required Amenity Zone or Required Planting Strip Dimension	8 feet ⁵					

¹ Any pedestrian facilities on Limited Access roads and Parkways will be in the form of a shared-use path located either at the back of the right-of-way or in a sidewalk utility easement outside the right-of-way (for controlled access facilities).

² Where the area between the sidewalk and the back of curb is three feet or more than the required minimum width of an amenity zone, grass or groundcover is permitted in the area that exceeds the required minimum width. If the area between the sidewalk and the back of curb is three feet or less than the required minimum width of an amenity zone, the amenity zone shall extend to the back of curb.

³ Location of trees may be required to be outside the clear zone for North Carolina Department of Transportation (NCDOT) facilities.

⁴ If the Charlotte Streets Map requires an amenity zone, a planting strip is permitted instead of an amenity zone for the TOD-TR Zoning District.

⁵ If the Chief Urban Forester determines that planting trees in the required planting strip or amenity zone is not feasible due to shallow depth of existing underground utilities, the required trees may be relocated behind the sidewalk. In that case, a minimum four foot planting strip, planted with grass or groundcover, shall be retained for collector and local streets. A minimum eight foot planting strip planted with grass or groundcover shall be retained for arterials.

D. Table 34-4: Sidewalk Dimensions – Collector and Local Streets contains the required dimensions for sidewalks on collector and local streets based on Place Type. For collector and local streets, a shared-use path shall be required instead of a sidewalk when shown on the Charlotte Streets Map.

Table 34-4: Sidewalk Dimensions – Collector and Local Streets		
Place Type	Sidewalk - 6 feet	Sidewalk - 8 feet
Neighborhood 1	Collector & Local	
Neighborhood 2		Collector & Local
Neighborhood Center		Collector & Local
Community Activity Center		Collector & Local
Regional Activity Center		Collector & Local
Commercial	Collector & Local	
Campus	Collector & Local, if zoned the OFC or IC-1 Zoning Districts	Collector & Local for all other zoning districts
Innovation Mixed-Use		Collector & Local
Manufacturing and Logistics	Collector & Local	
Parks and Preserves	Collector & Local, for all zoning districts not listed to the right	Collector & Local, if zoned a Neighborhood Commercial Zoning District, Community Activity Center Zoning District, Regional Activity Center Zoning District, Innovation Mixed-Use Zoning District, or IC-2 Zoning Districts

E. Table 34-5: Amenity Zone or Planting Strip – Collector and Local Streets indicates when amenity zones or planting strips are required and allowed based on Place Type.

Table 34-5: Amenity Zone or Planting Strip – Collector and Local Streets		
Place Type	Amenity Zone	Planting Strip
Neighborhood 1 ¹	Allowed instead of a planting strip	Required
Neighborhood 2 if zoned N2-A, N2-B ¹ Zoning Districts	Allowed instead of a planting strip	Required
Neighborhood 2 if zoned N2-C Zoning District	Required when abutting on-street parking	Allowed when not abutting on-street parking
Neighborhood Center	Required when abutting on-street parking	Allowed when not abutting on-street parking
Community Activity Center ²	Required when abutting on-street parking	Allowed when not abutting on-street parking
Regional Activity Center ²	Required when abutting on-street parking	Allowed when not abutting on-street parking
Commercial	Required when abutting on-street parking	Allowed when not abutting on-street parking
Campus if zoned IC-1, OFC ¹ Zoning Districts	Allowed instead of a planting strip	Required
Campus if zoned IC-2 Zoning District	Required when abutting on-street parking	Allowed when not abutting on-street parking
Innovation Mixed-Use	Required when abutting on-street parking	Allowed when not abutting on-street parking
Manufacturing and Logistics ¹	Allowed instead of a planting strip	Required
Parks and Preserves ¹	Allowed instead of a planting strip	Required

¹ Planting strips are the standard requirement for these Place Types. Amenity zones may be allowed if the Chief Urban Forester, in consultation with the CDOT Director and Planning Director, determines installation of an amenity zone supports the listed urban forest characteristics for the corresponding Place Type while also supporting other key interests (transportation, sidewalks, etc.)

² Planting strips are permitted instead of an amenity zone in the TOD-TR Zoning District.

34.4 OFF-STREET PUBLIC PATHS

A. Transit Trail

1. The minimum width of a transit trail, and any required planting strip or other elements, are based on the applicable Council-adopted transit trail plan.
2. No tree planting associated with the construction of a transit trail is required unless indicated by a Council-adopted transit trail plan.

B. Connections to Off-Street Public Paths or Parks

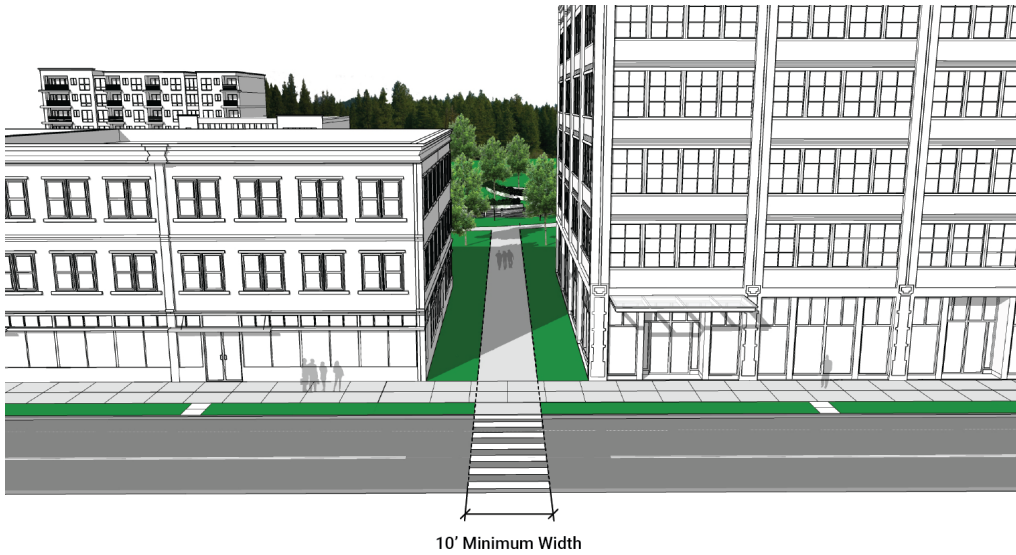
The minimum width of a connection to an off-street public path or park is ten feet. If combined with other required access such as fire, loading, or service access, then the connection shall meet the greater of the required dimensions. The developer shall consult with the staff of the entity having jurisdiction over the facility being connected to determine if any design and/or width modifications are necessary in order to ensure that any intended purposes can be provided adequately and safely.

C. Pedestrian and Bicycle Connection

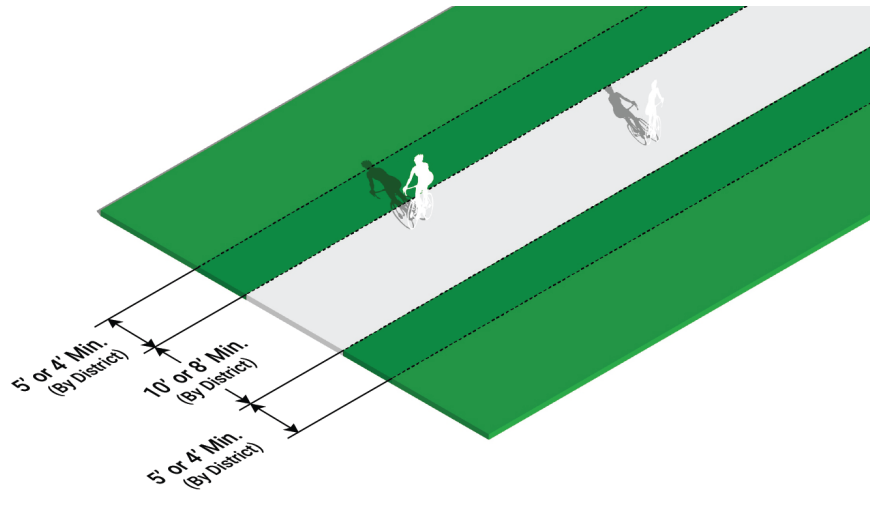
1. For parcels located in the Neighborhood 2 Place Type, Neighborhood Center Place Type, Community Activity Center Place Type, Regional Activity Center Place Type, or Innovation Mixed-Use Place Type, or zoned the IC-2 Zoning District, the minimum width of a pedestrian and bicycle connection shall be ten feet, with five feet abutting each side of the path.
 - a. No buildings, structures, or other obstacles to pedestrian or bicycle traffic shall be in the five-foot area abutting each side of the path.
2. For parcels located in the Neighborhood 1 Place Type, Commercial Place Type, or Manufacturing and Logistics Place Type, or zoned the IC-1 or OFC Zoning District, the minimum width of a pedestrian and bicycle connection shall be eight feet, with four feet abutting each side of the path.

- a. No buildings, structures, or other obstacles to pedestrian or bicycle traffic shall be in the four-foot area abutting each side of the path.

CONNECTIONS TO OFF-STREET PUBLIC PATHS OR PARKS



PEDESTRIAN AND BICYCLE CONNECTION



34.5 CROSS-ACCESS

A cross-access connection shall have a minimum 20 foot wide two-way paved connection. A sidewalk of a minimum five feet in width abutting the paved connection shall be provided when the cross-access connection provides the primary pedestrian access point between two abutting sites.