

UDO Virtual Conversation 5 – Neighborhood Zoning Districts
 December 16, 2021 – 6:00 p.m.

Question as Submitted in Zoom Chat	Staff Answer
ADUs will not be allowed on lots with a duplex or triplex?	An ADU is only permitted in conjunction with a single-family dwelling in any zoning district
So no U shaped driveways allowed anymore.	<i>Thank you for your comment</i>
Will there be time today to address any of these questions? <i>(in reference to previously submitted questions)</i>	I can certainly speak to them briefly but, unfortunately, with a month of accepting comments and feedback yet to go our team is not in a position to offer more concrete details of potential adjustments. Would love to hear your ideas, though
If your current house is used and permitted to be a duplex and you currently have a driveway, will you allow another driveway to the rear to accommodate the second duplex?	the driveway standards are along streets. Would the other driveway to the rear be accessed off of an alley?
Also concerned about the stipulation of posting owner contact info (as well as other info identifying the property as a STR) on exterior signs for STR units. I'm afraid that putting that info on an exterior sign may attract criminal activity if it's evident that the property is used for STR, as criminals would realize the unit is furnished and either uninhabited or inhabited by a traveler. Would it be an option to simply post the zoning permit info on an exterior sign versus the info that is currently required in the UDO? Also concerned about the 400 foot separation distance requirement for STRs. Also the minimum liability insurance requirements for STR is concerning. Shouldn't property owners decide about their own liability?	Those are all really great comments and it's certainly not the first time I've heard the concerns about personal details and info being posted and the 400' separation. I assure you the 400' is already under reconsideration and I really like the ideas you bring forward about the zoning permit being posted as a different way to help guide those who need the contact info to it without it being posted. To date, we've not heard much feedback on the insurance requirements but our team can look at that, too
I know I keep saying this but the height limit will absolutely kill development and growth in Charlotte while increasing housing cost. So much development right now is going on with smaller R-8 lots about a quarter or third acre. Developers will never invest in a neighborhood with 50-70' wide lots when they are paying 300-400k for a property and can only build a one story duplex or triplex. This has to	<i>Thank you for your comment</i>

<p>be reconsidered. It will be devastating to the Charlotte housing market. It will create scarcity of land and drive up prices even more. If we want any kind of affordable housing at all in Charlotte the only thing we can do is build vertical. Please reconsider converting R-8 to a N2 district. These R-8 neighborhoods are already transforming massively growing like crazy. This UDO will put a screaming halt to development.</p>	
<p>Will a neighborhood be able to request a neighborhood character overlay for a street?</p>	<p>can you clarify what you mean by “for a street”? Thank you. The minimum area for NCO one block face. Multiple block faces may be part of an NCO but they must be contiguous.</p>
<p>Also the parking requirement for 1 off-street parking spot per bedroom for STR is concerning.</p>	<p><i>Thank you for your comment</i></p>
<p>Is one of the goals of the new UDO to provide more diverse housing options through duplexes/triplexes?</p>	<p>The policy of providing more housing options is a policy adopted within the Comprehensive Plan. What you are seeing here in the proposed districts is implementing that policy.</p>