

*UDO Virtual Conversation 5 – Neighborhood Zoning Districts
December 16, 2021 – 12:00 p.m.*

Question as Submitted in Zoom Chat	Staff Answer
Please refer to feet height instead of stories. In conversation lets be consistent.	The UDO only uses feet when regulating height. The comprehensive plan place types use stories in their descriptions, which is what [he] was referring to. When we are talking about the UDO we will only refer to feet. We will be mindful to make sure we clarify the stories are only in reference to the Comp Plan.
Please explain how existing zoning districts under the current Zoning g Code have been translated into Place Types. Where is Planning in the process? Can the public comment? Specifically, I have seen Place Types for the Arboretum that are different from the existing Zoning Districts.	Great questions. To make sure you have the most accurate response, we will ask to have the Comprehensive Plan/Place Types Team provide you with that information. While the Comp Plan/Place Types and UDO initiatives are related, they are not the same.
Has the affordable unit requirement for quadplexes been tested for legality under State law?	Yes, we have had legal review.
R-8 is getting a HUGE DOWNGRADE.	Can you provide a bit more detail to your comment? Thanks!
What is the time frame for affordable housing in a quadraplex?	Good question. Currently we have not added timeframe to the quadraplexes and that is something we will look at as other similar regulations in the UDO do have a timeframe attached.
What if an adjacent lot is vacant?	Currently the draft regulations do not take that into account and that is a good observation in case one side of the lot is vacant. We will look into this further.
Can you provide a clearer example of how residential density is currently authorized, and then what the process will look like once the UDO is adopted. For example: you could squeeze 10 units under new guidelines on a lot when before, the density would only allow for 4?	you're correct in that the math looks like that. However, there are additional controls in the UDO including setbacks, coverage, parking, etc. that will work to both mitigate issues of density and establish adequate buffers and transitions.
If a developer complies with the development standards for a Place Type, am I correct that approval is within the discretion of the planning department, and that development on a parcel “as of right.” This makes the designation of a particular Place Type critical.	Answered verbally at [50:29]
Current R-8 provides you the ability to have a 3 story quadruplex. The new N1-D will max out at a 1 story triplex in	Answered verbally at [54:14]

neighborhoods. This will negatively impact R-8 zonings ability to grow the way the current zoning code does.	
Who provides on-going monitoring per 4.5.B.5? And why quote the Affordable Housing Administration Manual which only applies to TOD?	Answered verbally at [51:23]
A few questions:What is the definition of an “arterial street”? Is there a listing that shows the public which streets are considered “arterial”?	Arterial Streets are defined in Article 2 and they will be shown on the Charlotte Streets Map.
The NCO Overlay District appears to sidestep a rezoning hearing before City Council. Please comment about how this process works.	As Alan’s slide shows, an NCO is implemented by rezoning.
Where are the lot size requirements documented?	minimum lot area requirements for the N-1 Districts are found on page 4-2.
Where can I find the Charlotte Streets Map?	It is available at this link. https://charlottenc.gov/Projects/Pages/StreetsMap.aspx
Who is included in the public hearing?	The public hearing for implementing the overlay is the same process as a rezoning.
Would you say that the NCO designation is essentially an alternative to Historic district designation?	<p>The following is the purpose statement within the UDO for NCO:</p> <p>The NCO Neighborhood Character Overlay establishes regulations to preserve the existing character of a neighborhood and enhance its unique natural and architectural resources, while helping to foster compatible development within neighborhoods. The overlay district regulations are intended to:</p> <ol style="list-style-type: none"> 1. Encourage development and redevelopment that is consistent with a neighborhood’s character. 2. Provide a means to modify zoning district regulations and establish standards for specific neighborhoods of the City to manage growth and redevelopment, and to ensure compatible neighborhood development. 3. Create a transition between locally designated historic landmark properties and/or locally designated historic districts and residential areas. <p>Further, these are the elements that can be controlled by a Neighborhood Character Plan:</p> <ol style="list-style-type: none"> a. Minimum and/or maximum lot area b. Minimum and/or maximum lot width or lot frontage c. Minimum and/or maximum setbacks d. Maximum height for principal and accessory buildings e. Maximum building coverage f. Surface parking (total square footage and location)

	g. Tree planting/protection standards that exceed the requirements in Article 29
I thought that a neighborhood (or City Council) could vote to initiate the NCO process.	All development will be required to comply with the development standards of a property's zoning district, regardless of the Place Type for the property. Re: NCO - it can be initiated by the neighborhood or Council, but it's final implementation requires a map amendment
It is difficult to comment when the UDO Bonus Program with its UDO Administration Manual are not available.	
On page 5-2, there is a minimum lot area for townhomes of 3,000. Is this the underlying lot size or subplot size?	this is for the lot, not the subplot
Regarding your STR's, why did you not consider caps on numbers of rentals? This provision is not best practices. Who enforces these requirements?	We're still exploring the approach to STRs and we'd welcome any suggestions you have to improve upon the proposed language. Reference enforcement, the responsibility would be shared between Planning and the Code Enforcement Division of the Housing and Neighborhood Services Dept.
Will you shut down people who already own existing AirBNBs that dont comply with the new zoning code?	We're still exploring how to approach current properties with STRs and the proposed STR provisions going forward after UDO adoption. I'd say stay tuned in and engaged because our team is, gratefully, receiving a lot of important community feedback regarding this topic and that feedback will help shape the proposed language and provisions going forward from the first UDO draft.
Is the movie/TV industry exempted from this requirement?	There is not currently a movie/TV industry exemption for STRs.
Short Term -AirBNB —is that going forward when the UDO is approved or do all have to apply for this permit ??	We're still exploring how to approach current properties with STRs and the proposed STR provisions going forward after UDO adoption. I'd say stay tuned in and engaged because our team is, gratefully, receiving a lot of important community feedback regarding this topic and that feedback will help shape the proposed language and provisions going forward from the first UDO draft.
Can you discuss or direct to where the parking requirements for N-1 are documented please.	Off-Street Vehicle and Bicycle Parking requirements are all found in Article 19 of the UDO.
The preliminary zoning maps often show N1 immediately adjacent to Centers. Wouldn't it make much more sense to instead transition from Center to N2 and then N1?	I believe the maps you may be referencing are the Place Type maps. Another draft of that map will be available in mid-January, and i encourage you to comment on that draft.

<p>Can you discuss the tree removal on a person's personal property restrictions for n-1 please.</p>	<p>In general terms, healthy, mature trees greater than 30 inches diameter at breast height are protected but can be removed when a permit is granted. Unhealthy, diseased trees would not require a permit. This requirement applies to all zoning districts, not just N-1. We held a virtual conversation on this requirement last week that you can watch here: https://youtu.be/5d47T0jEWFs This will give you a lot more detail</p>
<p>In many cities, agreements have been negotiated between the city and VRBO and Airbnb, e.g. SF and NY. Has Charlotte considered this approach?</p>	<p>Answered verbally at [59:52]</p>
<p>So it appears the parking requirements are going to be less. Are there provisions in place to address off street parking? I mean on street. With less parking requirements, we can expect more on street parking and I have to wonder how that will affect emergency vehicles getting down streets.</p>	
<p>We didn't cover the Urban but are R-3's in the urban areas?</p>	
<p>You mentioned "with the exception of Conditional Zoning (CD)" what rules apply to CD?</p>	
<p>I don't understand why two City Council committees (Great Neoghhborhoods & Planning) treat affordably housing differently. Don't we have a unified city approach.</p>	
<p>Has there been a thought of including "preferred adjacencies" for the N1 and N2 place types in the UDO?</p>	<p>The Place Types are on the Policy Map and the not in the UDO. Suggest that you talk with the Policy Map Team about the adjacencies.</p>
<p>Can sud's be added in R3's and is there a minimum feet</p>	
<p>Place Types are critical in determining Zoning Districts, particularly where a development is by right. I am concerned about the accuracy of mapping Place Types.</p>	
<p>When you have a 50' wide lot your not getting more than a 1 story building with an attic. The vast majority of these lots are not very large. Trust me. This needs to be reconsidered. This will hugely negatively impact development</p>	

<p>[Name] is spot on with this observation. This is going to severely limit duplexes and result in high priced single family homes</p>	
<p>When you have small lots this just doesnt work. Its not like developers are building on 4 acre lots here. we are talking about 1/4 acre lots. As an architect building duplexes, triplexes and quadruplexes in Charlotte I promise you that this is a HUGE mistake</p>	
<p>How do you differentiate between STR and Special Events?</p>	
<p>These height limits will not result in affordability. Its not the building that jacks up the price. Its the lots. If you want to have more affordably units we need to increase density. The ONLY way to increase density is to go vertical. The only real development in Charlotte right now is coming from 2 and 3 story duplexes, triplexes and townhomes.</p>	
<p>Is there a way to see the first if missed</p>	<p>meeting recordings will be posted on our website, charlotteudo.org.</p>

Useful Links from the Zoom Chat

<p>Link to the Charlotte Streets Map</p>	<p>https://charlottenc.gov/Projects/Pages/StreetsMap.aspx</p>
<p>Link to recordings of previous virtual conversations</p>	<p>https://charlotteudo.org/udo-virtual-conversation-series/</p>