

UDO Virtual Conversation 2 – Zoning District Review  
 December 7, 2021 – 12:00 p.m.

Question as Submitted in Zoom Chat	Staff Answer
Can you give a couple of examples of arterial streets. By street name.	A couple of "in the community" examples of arterials would be Central Ave. or Providence Rd, for two as an example
What is considered a small scale townhome development within Neighborhood 1 Zoning Districts?	For the N1 Districts, townhomes are allowed only in the N1-F. These are subject to the same setbacks and height as single-family and are limited to a maximum of 6 unit attached. Also, for townhouse in the N1-F, it would be limited to two principal structures on the lot
what is the city designation for a neighborhood street that was designed (city coordinating with developer) to have no driveways fronting on the street?	A neighborhood street would be classified as a local street in the draft UDO
Why did you decide to base residential districts on lot sizes, instead of gross or net density? A density approach would provide more opportunity to maximize lot yield on topographically challenging sites, and result in housing that's more affordable for working-class residents.	Density is not being used because we are allowing a range of housing types in the N1 districts. There are opportunities for a conservation form of development in N1. lot sizes are also designed to respect the current character of our many existing neighborhoods
Are office buildings intended to be in the CG District?	Office buildings would be allowed in the CG without limitation. In the CR District, an office use is limited to 25% of gross floor area of a building.
So as a townhome example, a 5 acre infill site within the N1 zoning districts will be limited to 2 buildings + 12 units?	In the N1F, that is correct. In the N2, there is not a limit on the number of buildings. The limitation in the N1-F is intended to create compatibility with surrounding single-family.
Does the planing department or City Council decide the intensity of uses for a particular site? Is density still an issue?	In the N1, N2 minimum lot area will create compatibility and does work as a density control. In the other districts, with no lot area, the other standards for setbacks, coverage, building width, etc. will work to control density.
Are there plans to translate any conditional zoning districts in the future? For example old conditional zoning districts like business shopping center districts?	conditional zoning districts will not translate. After UDO adoption, we will look at whether additional alignment rezoning are recommended, including for conditional rezoning
If a development or rezoning application has been submitted prior to UDO adoption, will the applicant still be able to move forward under the previous regulations if they choose?	Until the new UDO is adopted and takes effect, the current Ordinances remain in force.
my neighborhood is R15MF PUD with mulitple housing types...roughly 50/50 single house and	It is likely that the zoning for your neighborhood is conditional and won't translate. Feel free to

attached housing as set by the developers. How would that translate into the proposed UDO designations?	reach out to me or Alan after the meeting and we can confirm.
What will happen to the residential GDPs?	The General Development Policies (GDP) document will be retired once the Charlotte Future 2040 Policy Map is adopted and goes into effect. <i>(Response provided after meeting)</i>
what is the difference between small-scale townhouse and duplex/triplex?	Answered verbally at [40:41]
How does this eliminate a rezoning petition?	we will look at aligning zoning with Place Types and taking rezonings to Council to align zoning. This should eliminate the need for many privately initiated rezoning.
In the use table, how do you indicate a Special Use Permit is required?	Charlotte no longer uses special use permit - that is true for our current zoning ordinance as well as the draft UDO
do you feel comfortable that the UDO will be finalized in July 2022?	that is our schedule
Please explain realignment of Zoning Districts. What is the process?	Answered verbally at [50:25]
is there a technical definition difference between "single family attached" vs. townhome?	Answered verbally at [45:45]
What's the plan for getting this information to those in communities without access to technology?	Answered verbally at [47:42]
Would it be possible to offer the General Session (offered on December 2) at another time?	All sessions are recorded and will be made available on the CLT Planning YouTube page.
What if you have a townhome community with buildings ranging from 3 to 7 units?	Answered verbally at [49:29]
I want to know about Phase 2 of designating Place Types. This seems critical.	We will be getting the current schedule from the Place Types Team
Also, would it be possible to offer this session at another time period, as well--this is a great session, but those who are at work will miss out. Also, due to tonight's BOCC meeting, some may not be able to attend. This session really does provide great groundwork information.	All sessions are recorded and will be made available on the CLT Planning YouTube page.
Isn't another difference about townhome vs quadraplex (e.g. I'm in a townhome in a building of 4 units) that each of the 4 units is on its own parcel of land?	Answered verbally at [53:00]
How will existing adopted Area Plans play into UDO and Policy Place Types? Is that similar to what Laura mentioned about Re-Alignment? Will there be opportunities for corrective rezonings?	Answered verbally at [55:16]