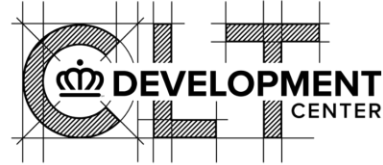


Unified Development Ordinance Q&A



See attached exhibit "Future UDO Constraints" colored line work.

Q1: When the UDO goes active, is there an expectation / requirement that the Developer will actually construct these improvements along their frontage as part of their project or would they just need to layout their site plan so they can be accommodated in a future City CIP project? Hopefully this has been asked by someone else because if implementation is on a project-by-project basis vs overall CIP streetscape project, we are going to have some very choppy street & sidewalk sections for quite some time even without considering the associated cost component.

Q2: If the answer to Q1 is improvements will be implemented via CIP in the future, could the existing parcel area outside current ROW that will eventually be incorporated into expanded road section be used to meet tree save / open space requirements? See faint yellow highlight area on attached exhibit. It is understood that trees would not be physically planted in this transitional zone and it would only be used as part of the area calculation.

Even though I'm putting all of this together for a Client, my goal is to take this one step further and send it to Shannon as a graphical "real world" comparison of how the UDO will look compared to current ordinance. I think a visual will be helpful to many. I've carefully studied the open space, buffer yard and Green/Tree area requirements at least 3 times. Frankly, these 3 space types are so interwoven with allowable (and not allowable) overlaps and specific criteria to count that I've still not quite figured it out 100%. I have a feeling this aspect is going to be dreadful – for everyone – reviewers as well as designers and after all that's done, for commercial projects we can throw in a sprinkle of Public open space to make it even more interesting.

project? Hopefully this has been asked by someone else because if implementation is on a project-by-project basis vs overall CIP streetscape project, we are going to have some very choppy street & sidewalk sections for quite some time even without considering the associated cost component.

Q1 Answer:

While the Streets Map outlines the future back of curb and streetscape details for arterials, the requirements for when relocation of existing curb and gutter is required are outlined in section 32.7.C.3. of the UDO. In this specific case, relocation of curb and gutter would be triggered by a new principal structure in this zoning district (N2-B). However, exceptions for curb relocation requirements are listed in section 32.7.C.3.b. and include the following:

b. The following exceptions apply to items a.iv, a.v, and a.vi above.

i. 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 or RC-1 Zoning District, the following exceptions apply.

(A) Arterial Streets

If the property frontage is less than half the preferred block length (Table 32-1), relocation of existing curb and gutter is not required unless:

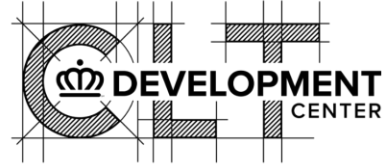
(1) The property frontage is within a distance equal to or less than the preferred block length from a curb on the same side of the street located per the Streets Map; or

(2) The property frontage is within a distance equal to or less than the preferred block length from a frontage that includes existing bicycle facilities and/or on-street parking, if these facilities are required for the subject parcel.

The preferred block length for Neighborhood 2 is 650'. The parcel frontage along Selwyn Avenue, an arterial, is approximately 117 feet. Since this is less than half of the preferred block length, and neither conditions (1) or (2) apply, relocation of the curb and gutter is not required.

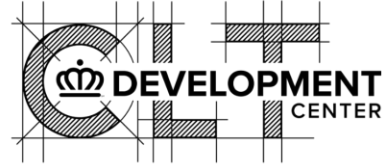
Thanks,

Unified Development Ordinance Q&A



<p>Let me know your thoughts / findings / next steps.</p>																																																		
<p>Hello,</p> <p>I have been exploring a property with the attached rezoning approval. When I look on Polaris and other sources, this appears to be zoned NS (conventional). The attachment implies a conditional plan, though. I guess I have two questions.</p> <ol style="list-style-type: none"> 1. Is the current zoning of the site conditional or conventional? 2. If it is conventional, what does NS translate to in the UDO? I do not see NS listed as an option in the "Previous Conventional Zoning District" column of Table 3-1 in the UDO. 	<p>NS is a conditional district that will not translate to a new UDO zoning district.</p> <p>Best,</p> <p>CLTUDO Questions.</p>																																																	
<p>Can a duplex be constructed on an 9000 sq ft. lot having 100' of frontage then sub-lots created along the party wall of the duplex? Each sub-lot would then have 50' of frontage and 4500 sq ft.</p>	<p>Hello,</p> <p>The minimum lot width in N1-B is 60 feet please see the chart below from Article 4 in the UDO. Currently as it stands in the UDO the subplot is based on how developer wants to setup and layout the site based on the duplex and the land for sale. So it is possible to layout the site proposed below for the subplot as long as all Ordinance requirements are met.</p> <table border="1" data-bbox="797 1409 1377 1629"> <thead> <tr> <th colspan="7">Neighborhood 1 Zoning Districts Lot Standards</th> </tr> <tr> <th></th> <th>N1-A</th> <th>N1-B</th> <th>N1-C</th> <th>N1-D</th> <th>N1-E</th> <th>N1-F</th> </tr> </thead> <tbody> <tr> <td>A Minimum Lot Area – Residential (square feet)</td> <td>10,000</td> <td>8,000</td> <td>6,000</td> <td>3,500</td> <td>3,000</td> <td>3,000</td> </tr> <tr> <td>B Minimum Lot Area – Nonresidential and Mixed-Use (square feet)</td> <td>12,000</td> <td>12,000</td> <td>12,000</td> <td>12,000</td> <td>12,000</td> <td>12,000</td> </tr> <tr> <td>C Minimum Lot Width – Residential (feet)</td> <td>70</td> <td>60</td> <td>50</td> <td>40</td> <td>30</td> <td>30 TH, MF: 50</td> </tr> <tr> <td>D Minimum Lot Width – Nonresidential and Mixed-Use (feet)</td> <td>70</td> <td>70</td> <td>70</td> <td>70</td> <td>70</td> <td>70</td> </tr> <tr> <td>E Maximum Building Coverage (%)</td> <td colspan="6" style="text-align: center;">Lots 10,000 square feet and greater: 40 Lots Less than 10,000 square feet: 50</td> </tr> </tbody> </table>	Neighborhood 1 Zoning Districts Lot Standards								N1-A	N1-B	N1-C	N1-D	N1-E	N1-F	A Minimum Lot Area – Residential (square feet)	10,000	8,000	6,000	3,500	3,000	3,000	B Minimum Lot Area – Nonresidential and Mixed-Use (square feet)	12,000	12,000	12,000	12,000	12,000	12,000	C Minimum Lot Width – Residential (feet)	70	60	50	40	30	30 TH, MF: 50	D Minimum Lot Width – Nonresidential and Mixed-Use (feet)	70	70	70	70	70	70	E Maximum Building Coverage (%)	Lots 10,000 square feet and greater: 40 Lots Less than 10,000 square feet: 50					
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<p>Hello,</p> <p>I would like to confirm the Building Coverage requirements for single family projects under the new UDO. I am currently working on two projects where we are enlarging single family homes and/ or adding accessory structures. These lots</p>	<p>Good afternoon,</p> <p>The maximum building coverage allowance for lots transitioning from R-5 to N1-C will be increased to 50% for lots less than 10,000 sf in the new UDO. The maximum building coverage would apply to principal and accessory buildings with roofs.</p>																																																	

Unified Development Ordinance Q&A



are currently zoned R-5 and the lot sizes are +/-7400, and +/-9500 sf. The current zoning code would allow 40% and 35% building coverage for these lots.

As I read Article 4 of the UDO, the maximum building coverage is listed as 50%. I just want to confirm this is correct since this is a pretty significant increase in the allowable building coverage. Are there any other sections that I may be missing and impact allowable building coverage? And to confirm- the definition of Building in chapter 2 states it is a structure that has a roof. So an accessory structure such as a pool or sport court does not impact the maximum building coverage calculation?

Please confirm I understand this correctly or if there are any other factors that impact the allowable building coverage for a single family project.

A swimming pool would not count towards the max building coverage since a pool does not meet the definition of a building.

Building. Any structure having a roof supported by columns or walls used or intended for supporting or sheltering any use or occupancy.

Thanks,

I have a question about the parking/driveway requirements for Townhomes in the N1 and N2 zoning districts. This is a similar question that Walter Fields asked today. Does subsection i.(A) from Article 19.6 effectively prohibited front-loaded townhomes? Subsection i.(A) prohibits parking areas within the required setback. I read this subsection to mean that the driveway (the portion of the driveway behind the sidewalk that occupies the space between the right-of-way and the required setback for a front-load townhome – see image below for an example) is no longer permitted for parking and maneuvering?

A. Surface Parking and Parking Lot Location and Configuration

1. Neighborhood 1 Zoning Districts and Neighborhood 2 Zoning Districts

a. Residential Dwellings

i. All Dwelling Types Except Single-Family

In addition to item iii below, the following apply to all dwelling types except single-family:

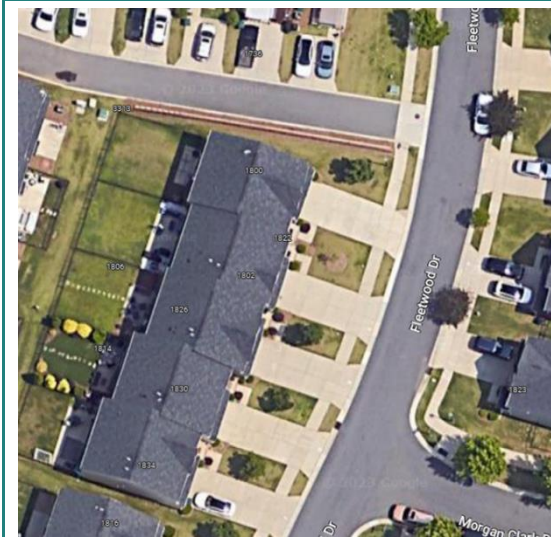
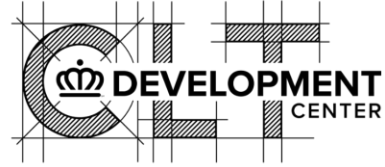
(A) Maneuvering areas and parking pads/areas are prohibited within the established setback along a frontage. This does not apply to principal buildings fronting on Limited Access Roads; however, such maneuvering areas and parking pads/areas are prohibited in the required setback.

(B) Driveways shall only be installed across the established setback along a frontage for access to parking areas and shall be as nearly perpendicular to the street frontage as possible.

(C) All required parking spaces for residential uses shall be located on the same lot as the use. Townhouse and multi-family dwellings and cottage court and multi-dwelling developments may have a common parking area or areas located within the development site.

A text amendment was filed yesterday by the UDO team to clarify some of the language and concerns brought by the Development Community and Staff to adjust the requirements for driveways for multi-family / townhomes.

Unified Development Ordinance Q&A



Good afternoon – There was a lot of discussion on 2/10 pertaining to driveways serving duplex and triplex dwellings and some unclear responses.

Will the below types of duplex designs be permitted with front loaded garages in the N1 and N2 zoning districts? Also, as for 19.6 A.1.a.iii.(C), a maximum width of 40% of the lot width for an individual driveway, for front loaded duplex and triplex dwellings, will force a one (1) car driveway/garage limited to an 8.8' wide driveway for a 22' wide subplot.

Is this the same assumption for front loaded townhomes in the N2 zoning district? Basically, you would need a 40' wide subplot for a 2-car garage and a 16' wide driveway.

Please confirm this is the correct interpretations.

Good afternoon,

The City Manager's report during the Charlotte City Council Business Meeting on 2/13/2023 included a presentation on the UDO and CLT Future 2040. I am interested in receiving a copy of the PowerPoint that was presented during the meeting.

A text amendment was filed yesterday by the UDO team to clarify some of the language and concerns brought by the Development Community and Staff to adjust the requirements for driveways for multi-family / townhomes / duplexes.

Good afternoon,

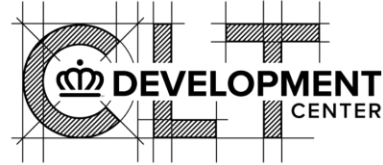
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Unified Development Ordinance Q&A



<p>Also, one of the presenters mentioned a series of community reports coming out that Thursday (2/16) on each of 14 the community planning areas. They also mentioned the reports would be less than 50 pages. I have been unable to locate the reports; If someone could point me in the direction of those reports I'd greatly appreciate it!</p> <p>One more thing: They also mentioned during the presentation that each of the community planning areas will have 3 workshops for community input starting Spring 2023. Is there a schedule for these workshops or any other information about them published online?</p>	<p>Also, one of the presenters mentioned a series of community reports coming out that Thursday (2/16) on each of 14 the community planning areas. They also mentioned the reports would be less than 50 pages. I have been unable to locate the reports; If someone could point me in the direction of those reports I'd greatly appreciate it!</p> <p>One more thing: They also mentioned during the presentation that each of the community planning areas will have 3 workshops for community input starting Spring 2023. Is there a schedule for these workshops or any other information about them published online?</p> <p>Thank you,</p>
<p>My understanding is that projects submitted for Site Plan review after June 1, 2023 must be designed and developed per the new UDO standards. Can you confirm if that is the case? We are working with a client on a proposed electrical substation project.</p>	<p>That is correct.</p>
<p>Good afternoon,</p> <p>Thank you for presenting today at the UDO-U. I did have a quick question. I understand that today's session focused primarily on individual lots. There were a few questions that were "the stormwater will not apply to a new neighborhood that is approved and bonded, correct" and "if we have a new subdivision that has been reviewed and approved for we still have to submit to accelera for a single family or townhome building in that approved community." It was mentioned that there were a few similar other questions and you are working on how that will work out. I was a little confused by that and was hoping for some clarification. Does that just mean for a new subdivision if you change something on your lot you need to resubmit for review? Or is a double review, for every new subdivision you also need to do this single family review? I might be making this more complicated then it actually is.</p>	<p>Thanks for the question. It's true, we are still working out the general process and requirements for the Charlotte Storm Water Services drainage review because it's a new City process we need to introduce into Mecklenburg County's existing permit workflows. If you apply for a new house permit in the County's system that is a lot in a City-reviewed and approved subdivision plan - we will require that either the approved subdivision plan or recorded subdivision plat showing the lot gets uploaded as a supporting document. This will help us identify the lot and just do a quick spot check to ensure the house footprint and driveway location matches and doesn't conflict with what was approved on the subdivision plan. Storm Water Services will be able to sign off on these quickly if there are no conflicts/changes from what was approved already.</p> <p>Hope this clarifies it a bit! This is Brendan Smith, Land Development Program Manager for Charlotte Storm Water Services. I'll try to answer your questions that you sent to the UDO email address:</p>

Unified Development Ordinance Q&A



Can you please clarify?
 Good afternoon,
 I have been referred to your department by Jay Wilson with Storm Water Services in regards permits that may apply to the following address: 7641 Setter Trace Ln., Charlotte, NC 28216 for the clearing of the land and construction on the site. I would like to know if I can "bank" built upon area (BUA). Please note that the area to be clear is less than 1 acre and there is a streamline that runs across the lot. We are seeking permission to add a pipe to the streamline to be able to build on the back of the lot. Any clarification on restrictions and permits related to this area would be much appreciated.

First, I'm not clear on what you mean by "Bank BUA" – but here is some information that may help you with your proposed project.

STREAM IMPACTS:

If you plan to "pipe in a stream" you will first need to apply for permits/approvals from the **US Army Corps of Engineers** and **North Carolina Dept. Of Environmental Quality** – they are the agencies that regulate stream and wetland impacts.

STORMWATER ORDINANCE REQ'MTS:

Prior to June 1st, 2023 (when the Unified Development Ordinance becomes effective) - If your project proposes to build a house or buildings, residential development that proposes 24% or greater Built-upon-Area (BUA) or greater, or 1 acre of land disturbance or more, would be subject to the City's Post-Construction Stormwater Ordinance (PCSO). Because the site is located in the Western Catawba watershed, if the project is subject to the ordinance and 12% BUA or greater, the project would need to include stormwater controls for water quality, channel protection volume control, and peak control. Please note that after June 1st, the UDO requires stormwater compliance including controls and buffers, for any project that proposes 5000 SF of built upon area or more (instead of 24% BUA or more).

WQ BUFFERS

In addition, if there is a stream on the site, that would require protection of a 100' Water Quality stream buffer on each side of the stream... for not only PCSO/UDO, but for the Lake Wylie Protected Area watershed overlay rules:

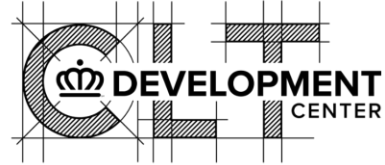
Upper Lake Wylie Watershed

Zone	Zoning Jurisdiction	Built Upon Area	Lake/Stream Buffer
Protected Area (PA)	Charlotte/Mecklenburg	≤ 24% - Low Density	40 Feet
		≤ 70% - High Density	100 Feet

The Lake Wylie Protected Area buffers are very restrictive and would not likely permit piping in of a stream and impact to the buffers. I recommend you contact Gurveer Uppal, Stormwater Administrator, with more specific proposal to see if it can be permitted in the buffers, or not. Gurveer.Uppal@charlottenc.gov 980-221-6801.

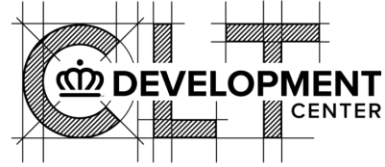
Hope this helps!

Unified Development Ordinance Q&A



<p>Good afternoon,</p> <p>I submitted a question on the portal on 3/13 but have not received a response.</p> <p>18 B. 2. provides that an architectural feature may extend into a required frontage setback and/or required side setback in accordance with Table 18-1.</p> <p>Table 18-1 allows eaves to extend into front, rear and side setbacks no more than 3' so long as they maintain a minimum vertical clearance of 12 feet.</p> <p>My question is does this apply to accessory structures? For example, can the eave of a detached garage extend into the side or rear setback by 3'?</p> <p>Thanks,</p>	<p>In general, some encroachments for accessory structures would be allowed. Please note that several factors, such as size of the accessory structure, buffers, location of the structure on a lot, if the proposed use has some prescribed condition for the use.</p>
<p>Do we have to wait until after June 1st to apply for a new construction permit for a single family home if we want to use the new UDO guidelines?</p> <p>We're looking to use the new UDO setbacks. Can we apply in May? Or do we need to wait until June?</p>	<p>You would have to wait until June 1st 2023, to use the UDO setbacks for new development.</p>
<p>Our development group is in the process of acquiring a few properties in Charlotte, but we have a few questions regarding the zoning code of two properties in relation to the new UDO.</p> <p>The two properties are 10033 N Tryon Street and 10800 N Tryon Street, which are zoned B1(CD) and O-1(CD) respectively. We are aware that B1 is becoming CG and O-1 is becoming OFC however, zones listed as CD are not translating according to the UDO website. We are wondering what</p>	<p>Parcel 02903134 is currently zoned B-1(CD) and was rezoned under petition 1999-037C. On June 1st, 2023, when the UDO will be effective, the site will remain B-1(CD) since this was a conditional rezoning approved by the County Commissioners.</p> <p>Parcel 05103301 is currently zoned O-1(CD) and was rezoned under petition 1998-025. On June 1st, 2023, when the UDO will be effective, the site will remain O-1(CD) since this was a conditional rezoning approved by the City Council.</p>

Unified Development Ordinance Q&A



the zoning code will be for these properties once the UDO takes effect.

Parcel ID's are 02903134 & 05103301

Can you please clarify the exact requirements needed to build a duplex on a lot that is zoned N1-A, N1-B, or N1-C?

You will want to review Articles 4, 15, 19, 20 in the UDO. If you have specific questions, please reach out to us.

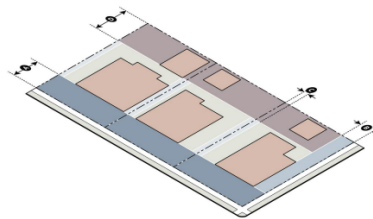
<https://publicinput.com/charlotteudo>

Neighborhood 1 Zoning Districts Lot Standards							
	N1-A	N1-B	N1-C	N1-D	N1-E	N1-F	
A	Minimum Lot Area – Residential (square feet)	10,000	8,000	6,000	3,500	3,000	3,000
B	Minimum Lot Area – Nonresidential and Mixed-Use (square feet)	12,000	12,000	12,000	12,000	12,000	12,000
C	Minimum Lot Width – Residential (feet)	70	60	50	40	30	30 TH, MF: 50
D	Minimum Lot Width – Nonresidential and Mixed-Use (feet)	70	70	70	70	70	70
E	Maximum Building Coverage (%)	Lots 10,000 square feet and greater: 40 Lots Less than 10,000 square feet: 50					

City of Charlotte
Unified Development Ordinance

4-2

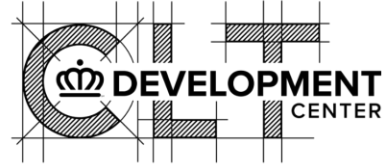
Part III. Neighborhood Zoning Districts
Art. 4. Neighborhood 1 Zoning Districts



Neighborhood 1 Zoning Districts Building Siting Standards							
	N1-A	N1-B	N1-C	N1-D	N1-E	N1-F	
A	Min. Front Setback from Street (Measured from Right-of-Way) (feet) 1, 2, 3, 4, 4	27	27	17	17	10	17
B	Min. Corner Side Setback from Street (Measured from Right-of-Way) (feet) 4, 4	13.5	13.5	10	10	10	10
C	Minimum Side Setback (feet)	5	5	5	5	5	5
D	Minimum Rear Setback (feet)	40	35	30	25	20	20

- Front setbacks shown on a plat recorded at the Register of Deeds shall supersede required zoning district front setbacks.
- The following alternative setback standards may be used for an established block face that is at least 25% developed or has at least four existing dwellings:
 - A single-family, duplex, or triplex dwelling in an established blockface may be located no closer to the street than the two closest structures on the same blockface.
 - In no case shall the minimum setback be less than ten feet or intrude into a required clear sight triangle at an intersection (Section 16.1).
- In the case of a lot abutting both a local or collector street and a parallel arterial street (through lot), buildings shall orient toward the local or collector street.
- In no case shall any building entry be located closer than six feet to an existing or proposed off-street public path or shared use path.
- When the corner side setback is located along an arterial street, the corner side setback shall be subject to the minimum front setback dimension for the zoning district.
- Street includes public and network-required private streets.

Unified Development Ordinance Q&A



I spoke with Matt in Zoning and Planning and he directed me to you all with my specific questions.

Questions about this property - 7424 Alamance Dr, Charlotte, NC 28227

1. There is currently an active buffer here according to what we have been told. Are we still allowed to build on this lot? - We are looking to purchase this lot with the intention of building since it is a vacant lot. This buffer seems to go through several of the homes that are already there.

2. With the new UDO, our property is zoned N1-A. We are trying to confirm with our lot size and frontage, we by right are allowed to put a nice triplex there? Based on the new UDO, we meet the sq ft and width of our zoning. Also, 15.1 Uses table states that we by right can put up to a triplex there. Just trying to confirm that. It would be separated similar to how this triplex is (please see image attached) - This is a way smaller lot than our lot and a triplex was able to be put there (each unit sold separately)

Address:

3916 The Plz, Charlotte, NC 28205

<Screen Shot 2023-04-05 at 10.05.07 AM.png>

3. Lastly, are we allowed to put a Quadplex there based on our sq ft and frontage? I know setbacks may not make it possible (not sure) but on the new UDO Uses Table 15.1, it says Dwelling Quadplex = PC.

Hope to hear from you all soon.

Do these requirements apply to new light fixtures installed on existing buildings?

The property at 7424 Alamance Drive, Parcel number (11119327) is currently zoned R-3 and will translate to N1-A.

If you meet the lot size and the standards, you can place a triplex by right.

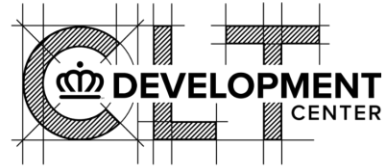
You will want to reach out to Brendan Smith / with Storm Water to discuss the buffer requirements. It appears this is a water quality buffer and not a tree buffer from Zoning.

Based on the street classification from the adopted streets map this would not support a quadplex.

Neighborhood 1 Zoning Districts Lot Standards							
		N1-A	N1-B	N1-C	N1-D	N1-E	N1-F
A	Minimum Lot Area - Residential (square feet)	10,000	8,000	6,000	3,500	3,000	3,000
B	Minimum Lot Area - Nonresidential and Mixed-Use (square feet)	12,000	12,000	12,000	12,000	12,000	12,000
C	Minimum Lot Width - Residential (feet)	70	60	50	40	30	30 TH, MF: 50
D	Minimum Lot Width - Nonresidential and Mixed-Use (feet)	70	70	70	70	70	70
E	Maximum Building Coverage (%)	Lots 10,000 square feet and greater: 40 Lots Less than 10,000 square feet: 50					

Do these requirements apply to new light fixtures installed on existing buildings?

Unified Development Ordinance Q&A



If these requirements do apply to new light fixtures installed on existing buildings, how is compliance ensured? Pre-installation permit? Post- installation inspection? Citizen complaints?

Please clarify this ambiguous text: “*These lighting regulations do not apply to lighting in the right-of-way.....*”

Does this mean that only fixtures in the public right of way that are installed for the sole purpose of illuminating the public right of way are exempt? OR does this mean that fixtures installed in the public right of way for the sole purpose of illuminating private property are also exempt?

Please clarify: *16.2 Exterior Lighting. 4. All exterior lighting shall be located, screened, or shielded in a manner as not to cause glare or impair the vision of motorists.*

How exactly is glare quantified by inspectors?
(Note that foot-candles are a proper measure for **amount** of light at a property line but they do not properly measure glare, which has to do the **directionality** of light due to fixture type and shielding.)

Am I correct that UDO clean-up changes occur to clarify, comply with NC Statute or correct an error? Which of these reasons apply to increasing the maximum total height for the full- or semi-cut off luminaires over what was in the UDO document passed by City Council?

Thank you for your work.

SF: The requirements would apply to new lighting fixtures on existing buildings.

If these requirements do apply to new light fixtures installed on existing buildings, how is compliance ensured? Pre-installation permit? Post- installation inspection? Citizen complaints?

SF: Lighting is a difficult item to review on existing buildings since most lights do not require a permit. For new construction we would review on the proposed plans submitted through the City of Charlotte or Mecklenburg County. Typically lighting complaints are reported by citizen complaints.

Please clarify this ambiguous text: “*These lighting regulations do not apply to lighting in the right-of-way.....*”

Does this mean that only fixtures in the public right of way that are installed for the sole purpose of illuminating the public right of way are exempt? OR does this mean that fixtures installed in the public right of way for the sole purpose of illuminating private property are also exempt?

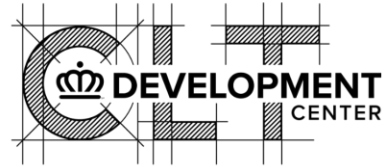
SF: Typically, private lighting cannot be installed in the public right-of-way. CDOT / NCDOT would have the right to remove if a private citizen installed in the right-of-way.

The language is for lighting for pedestrians and vehicular traffic. The language was written to cover a wide range of items installed in the right-of-way by various agencies (CDOT, NCDOT, Duke Energy, AT&T, Norfolk Southern, CSX).

Please clarify: *16.2 Exterior Lighting. 4. All exterior lighting shall be located, screened, or shielded in a manner as not to cause glare or impair the vision of motorists.*

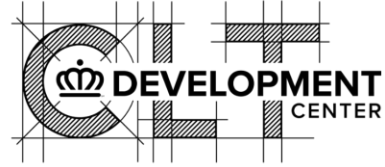
How exactly is glare quantified by inspectors?
(Note that foot-candles are a proper measure for **amount** of light at a property line but they do not properly measure glare, which has to do the **directionality** of light due to fixture type and shielding.)

Unified Development Ordinance Q&A



	<p>SF: The inspectors would have to go out and view the light and determine by an on-sight inspection. Typically, one way to document is take photos of the light in question especially at night. We would look at the type of lighting fixture and where the light is directed. There is no scale for glare but if we had no language in the Ordinance, we would not be able to enforce.</p> <p>Am I correct that UDO clean-up changes occur to clarify, comply with NC Statute or correct an error? Which of these reasons apply to increasing the maximum total height for the full- or semi-cut off luminaires over what was in the UDO document passed by City Council?</p> <p>SF: Changes in the Ordinance typically happen when we need to clarify a regulation, change in State Law or Statutes or an error. The reason why we had to change the height is due to the way we measure pole height. We also had to make changes due to the standard pole size Duke Energy is using for development projects. Example the pole being installed is 25 feet and the base is 4 feet tall. The overall height for review would be 29 feet.</p>
<p>Good afternoon, Quick question on the UDO transition. For the new UDO, it is my understanding it goes into effect on June 1st. For permitting purposes, I believe that submissions prior to June 1st will be reviewed under the current ordinance and everything after will be the new UDO. I've also heard the City is now performing sketch plan reviews for the new UDO.</p> <p>If we submit a sketch plan before June 1st under the current ordinance, does that grandfather us into the current ordinance or is it required to be a full Land Development submission? Thanks,</p>	<p>A sketch plan would not grandfather you in for the current Ordinance. You would have to make a full submittal for Land Development review.</p>
<p>I wanted to clarify an excerpt from the new UDO zoning code. The question is in regards to the N1-A zoning and setback plane requirements diagram. Does the diagram account for side sets backs as well</p>	<p>Attached is the diagram you are referring to in the UDO Article 4. The diagram is giving you the side view of a proposed structure. The setbacks would be accounted for in this diagram. It is showing the maximum height at setback along the street. Then it</p>

Unified Development Ordinance Q&A



as front and rear? Does the diagram apply to all sides of the building. Could you also clarify Exception 1.C. (“Dormers and gable ends may extend into and through the 45 degree building height setback plane but shall comply with the maximum building height.”) Does that exclude gables that are in the attached document? Attached are documents showing the setback plane from both front/rear and side/side setbacks.

gives you the sidewall height and then the 45-degree angle for the height plane. The dormer or gable ends can may extend into the height plane but not be higher than the maximum building height allowed.

1. Building Height Setback Plans for Duplex and Triplex
In addition to the maximum building height requirement, all duplex and triplex structures within the Neighborhood T Zoning District shall meet the building height setback plan requirements below.
- a. All duplex and triplex structures are limited to a sidewall height at the required minimum side setback of 20 feet or the average height of adjacent building sidewalls on both sides of the lot, whichever is greater. Sidewalls shall be measured from the finished floor elevations of the next floor. For a corner lot, the adjacent lot and the lot adjacent to such lot are used for averaging. If a sidewall height of greater than 20 feet is proposed, a height survey of the adjacent building sidewalls is required at the time of permitting.
 - b. Additional building height is granted at a rate of one foot of additional side setback to one foot of height, establishing a building height setback plane at 45 degrees. Buildings may not exceed the maximum building height of the zoning district.
 - c. Dormers and gable ends may extend into and through the 45 degree building height setback plane but shall comply with the maximum building height.

BUILDING HEIGHT SETBACK PLANE (DUPLEX AND TRIPLEX)

