

Residential Design Standards Stakeholders Meeting



**CHARLOTTE-MECKLENBURG
PLANNING DEPARTMENT**
JULY 29TH, 2008

Agenda



- **Introductions**
- **Housekeeping**
- **Recap of 1st meeting**
- **Presentation-Planning Policies and Regulations**
- **Small Group Discussions-Building Design**
- **Group Presentations**
- **Next Steps**

Overview of Existing Policies and Ordinances



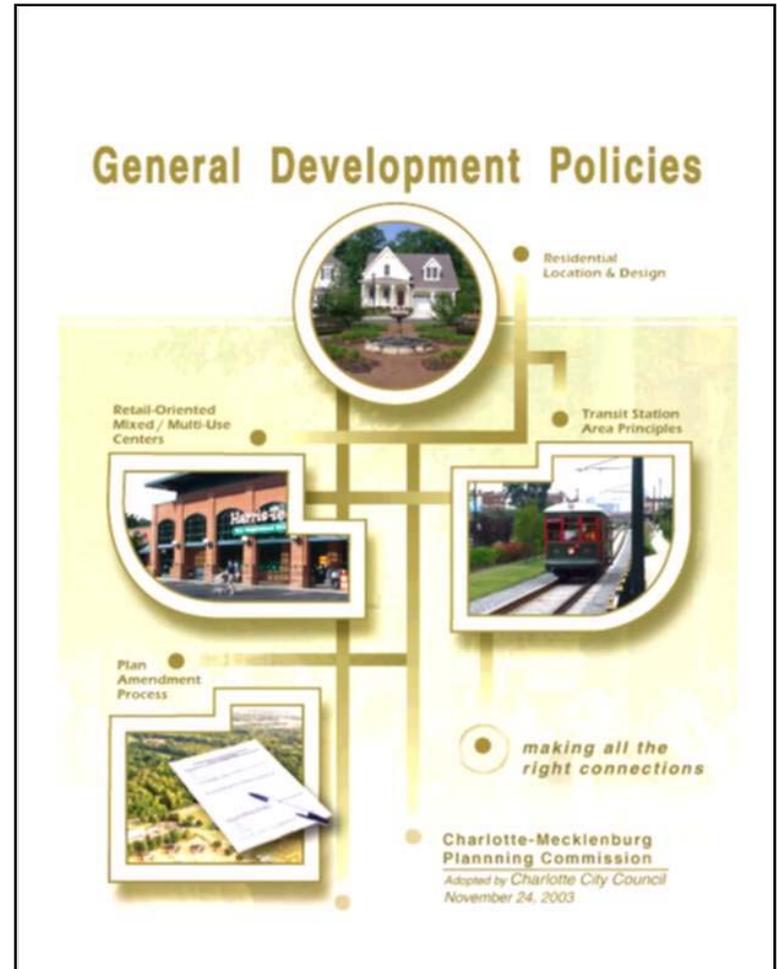
- **General Development Policies**
- **Area Plans**
- **Zoning Ordinance**
- **Subdivision Ordinance**
- **Post Construction Controls Ordinance**
- **Urban Street Design Guidelines**
- **Tree Ordinance**
- **LUESA-Land Use and Environmental Services**

<http://www.charmeck.org/Departments/Planning/Home.htm>

General Development Policies (GDP)

Purpose:

1. The GDP provides general guidance for the location, intensity and form of future development and redevelopment throughout the community.
2. Used to provide direction in developing future area plans
3. Provide direction in making rezoning decisions
4. Give direction in updating zoning and subdivision ordinances
5. Provide guidance for building design and site planning.



General Development Policies (GDP)



Guiding Principles for Residential Development:

1. Land uses should be interconnected
2. Encourage mixed-use development
3. Protect and enhance the character of existing neighborhoods
4. Encourage a range of housing types and densities



General Development Policies (GDP)



General **Design Guidelines** for Residential Development:

1. Reflect community's desire for sound design
2. Promote the health, safety and welfare of the community
3. Be sensitive to the natural environment
4. Create a pedestrian and bicycle friendly community
5. Be flexible to allow creativity
6. Be easily understood by the public, designers and developers



General Development Policies (GDP)



Design Guidelines for Single Family

1. Provide pedestrian amenities
2. Blend the building scale and setback with existing development
3. Orient buildings to streets and common open space
4. Avoid blank walls along pedestrian circulation areas
5. Discourage teardown of historic/architecturally significant structures
6. Encourage shared alleys
7. Reserve meaningful amount of common open space



Questions?



Area Plans/Neighborhood Plans



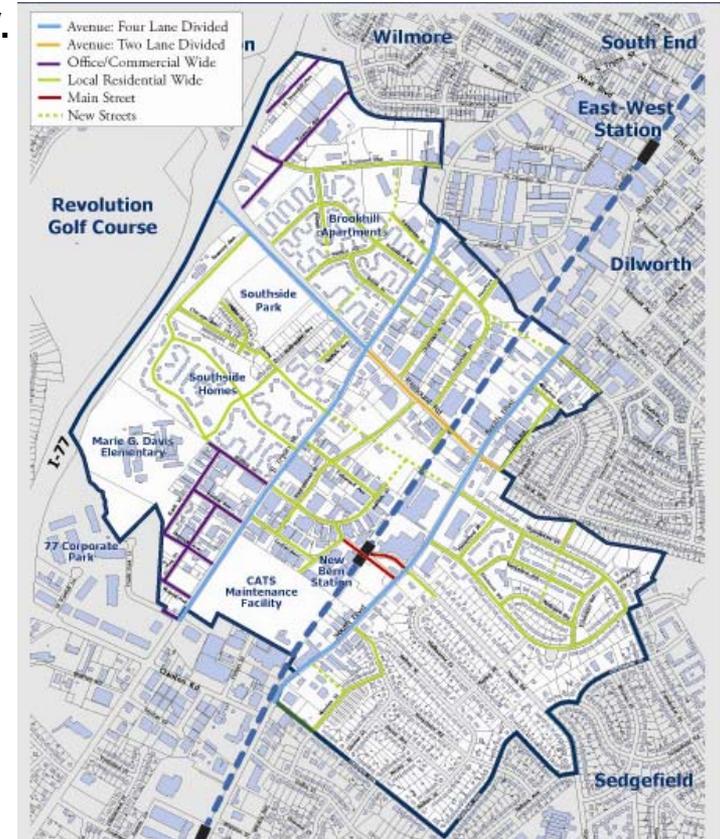
What is an Area Plan?

A guide for growth and development so that it occurs in a manner that is consistent with the vision for the area and the City.

The plans typically address:

- Land use and zoning
- Transportation
- Environment
- Infrastructure
- Economic development/ revitalization
- Urban design
- Community safety

* Design guidelines in area plans are enforced through rezoning

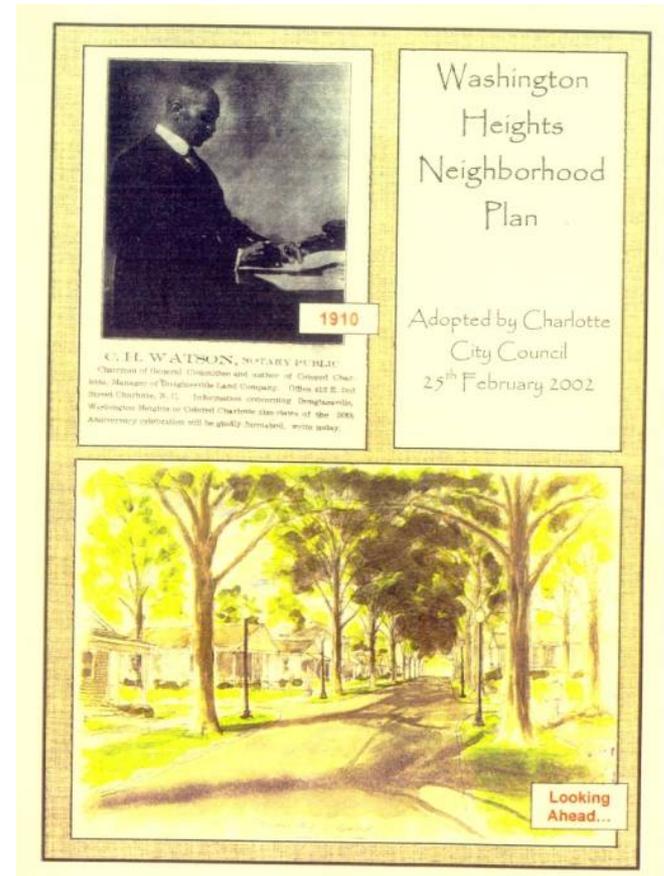


Area Plans/Neighborhood Plans



Plans with detailed residential design guidelines:

- Belmont
- Dilworth*
- Lakewood
- Newell
- Northlake
- Optimist Park
- Prosperity Church Road Villages
- Rocky River*
- Second Ward
- Third Ward
- Washington Heights*
- West End (PED Overlay)



Area Plans/Neighborhood Plans



Dilworth Land Use and Streetscape Plan-2006

Setbacks

Ensure setbacks are consistent with existing neighboring development.

Driveways and Parking

Minimize the presence of driveways and parking areas by reducing the frequency of driveways and size of parking areas.

- Design and locate garages and carports so they are not the predominate feature of the residential façade
- Share driveways when possible
- Include alleys to reduce the number of driveways (narrow lot design issue)



Area Plans/Neighborhood Plans



Dilworth Land Use and Streetscape Plan-2006

Building Massing

Create a visually interesting building that is also compatible with the surrounding neighborhood.

- Avoid bland, monolithic, redundant elevations, particularly in large scale development

Scale

Respect and be compatible with the scale of existing development.

- Relate scale of new development to overall scale of surrounding community.
- of the residential façade
- Use scale of adjacent development to determine the appropriate scale of new infill.
- Consider side yard dimensions, character of in-between spaces, height and visual encroachments into rear and side yards.



Area Plans/Neighborhood Plans



Dilworth Land Use and Streetscape Plan-2006

Building Articulation

Include architectural elements that are attractive, functional and help achieve a cohesive composition on all elevations.

- Design porches and balconies to be useable spaces, in proportion with the scale of the building.
- Use doors and windows to create a visual connection to the street.
- Recess or extend windows to bring depth to the façade.
- Accentuate doorways so they are easily identifiable.
- Add dormers and skylights to pitched roofs
- Eliminate expanses of blank walls along public areas with architectural detail; windows; changes in materials and wall planes.



Area Plans/Neighborhood Plans



Rocky River Area Plan-2006

General Character

- Encourage a variety of housing types
- Ensure development fits contextually

Building Orientation

- Define and enhance entrances
- Locate garages to reduce visual impact from the street. Access garages from side or rear.
- Orient facades to public streets and open spaces

Parking and Driveways

- Utilize rear alleys to reduce curb cuts along streets and sidewalks.



Area Plans/Neighborhood Plans



Rocky River Area Plan-2006

Building Massing/Scale/Articulation

- Vary the horizontal and vertical plane of elevations
- Incorporate human scale details such as porches, balconies, overhangs, doors and windows to visually define streetscape
- Encourage a mixture of lot sizes



Area Plans/Neighborhood Plans



Washington Heights Neighborhood Plan-2002. Infill Housing Design Guidelines

Appropriate siting of buildings

- To preserve the streetscape new construction should maintain the established setback.

Massing/Scale

- New construction should use gables and porches to create appropriate massing by breaking up facades.
- New development should use appropriately scaled building mass, height, fenestration and entry design that compliments surrounding buildings.



Existing vacant lot



Proposed infill design

Area Plans/Neighborhood Plans

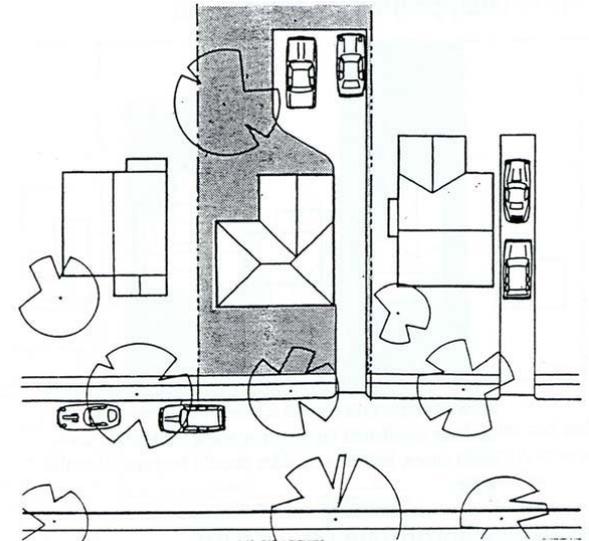
Washington Heights Neighborhood Plan-2002. Infill Housing Design Guidelines

Residential Construction

- Foundations should be raised, no slab on grade foundations
- Exterior stairs should have enclosed risers
- Porches should be of a useable size with
- substantial columns.
- Porches should extend along the majority of the façade
- Eaves should have an overhang of at least 12”.

Appropriate Location of Parking

- Parking behind residential construction maintains the pedestrian character, and Prevents automobiles from dominating the streetscape. On street parking is encouraged.



Area Plans/Neighborhood Plans



Washington Heights Neighborhood Plan-2002. Infill Housing Design Guidelines



Habitat for Humanity homes in Washington Heights-2003

Area Plans/Neighborhood Plans



Summary of design guidelines:

- Provide a variety of housing styles
- Design with compatible scale/character
- Provide pedestrian oriented streets
- Build sustainable developments
- Preserve historic character
- Provide common, useable open space
- Entry design/front porch standards
- Garage/driveway location and size
- Encourage use of alleys
- Infill setbacks consistent with existing context
- Pedestrian entrances should face the street

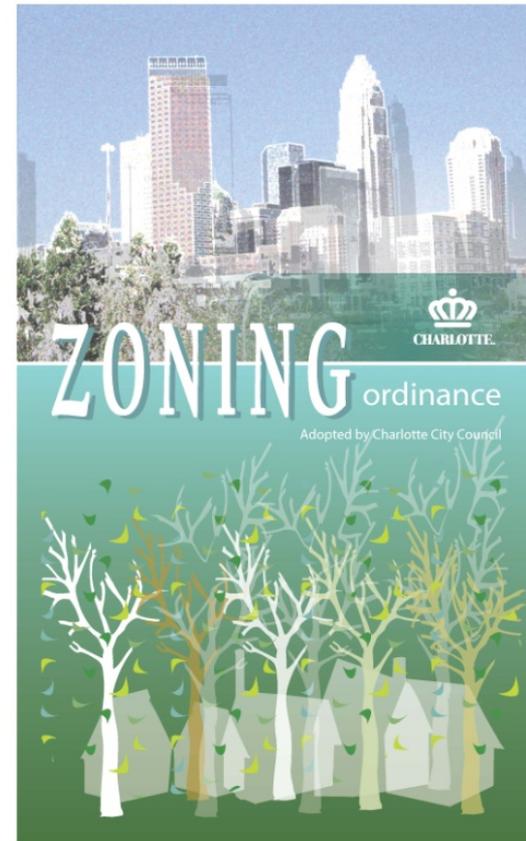


Questions?



Zoning Ordinance

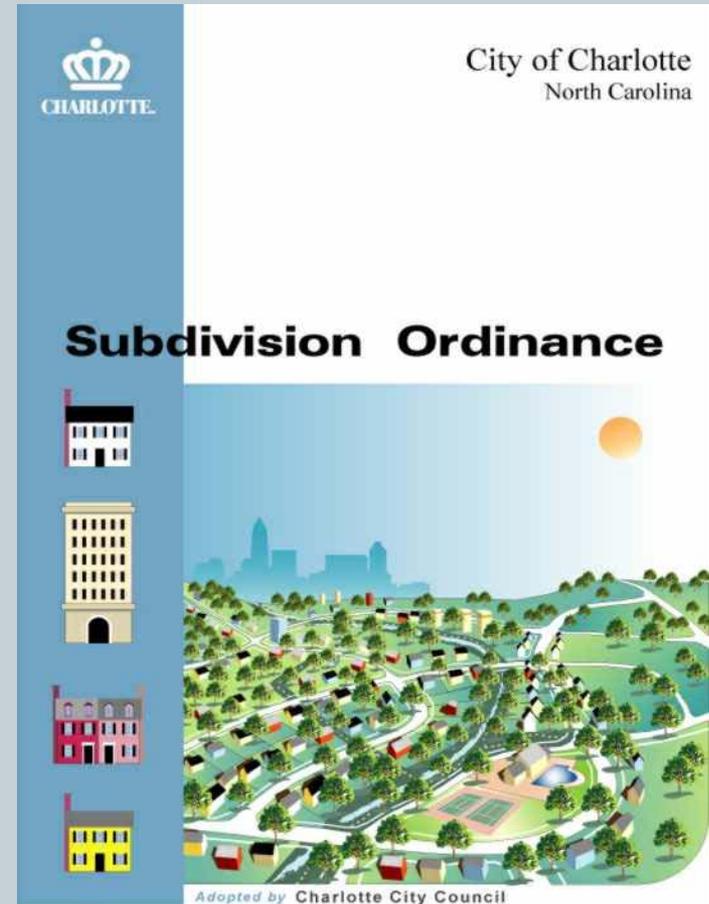
- Frontage on street
- Setbacks/side yards
- Open space
- Off-street parking
- Buffers
- Storm water
- Street design



Subdivision Ordinance



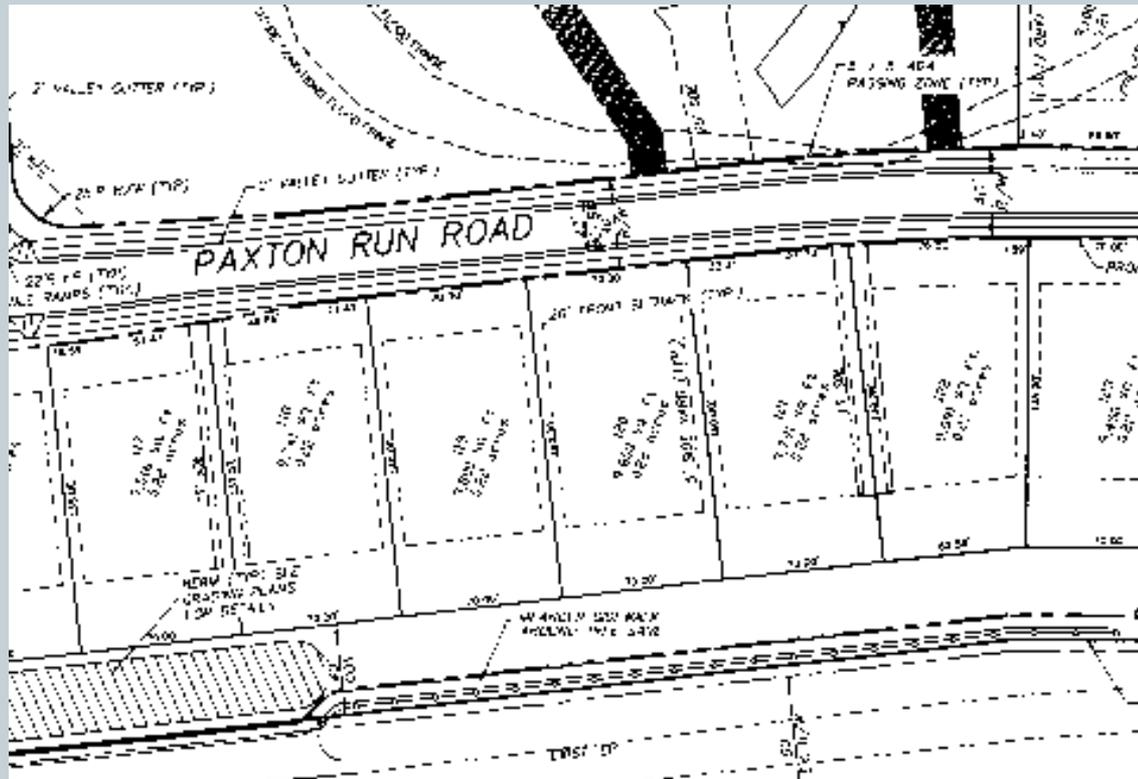
- Design Standards for Lots
- Frontage on streets
- Side lot lines
- Maximum density and minimum lot requirements
- Building lines
- Building envelope
- Driveway connections
- Lots subject to flooding
- Water access lots
- New subdivisions within a Watershed
- Protection Overlay Zoning district



Subdivision Ordinance

Preliminary Site Plan:

- “The developer must submit a preliminary site plan and supplemental documents for review and approval”



Questions?



Table Discussions



- Each table select a spokesperson
- Discuss each Issue Area
- Identify advantages and disadvantages
- Craft design guideline for each
- Use Infill Design Guidebook and images in this presentation for your discussion

Issue Area-Building Design



1. Auto Storage
2. Entry Design
3. Corner Lot Design
4. Height



Building Design-Auto Storage



What are pros and cons about these auto storage designs?



Building Design-Entrances



What are the pros and cons of these building entrances?



Building Design-Corner Lots



What are the pros and cons of these corner lot designs?



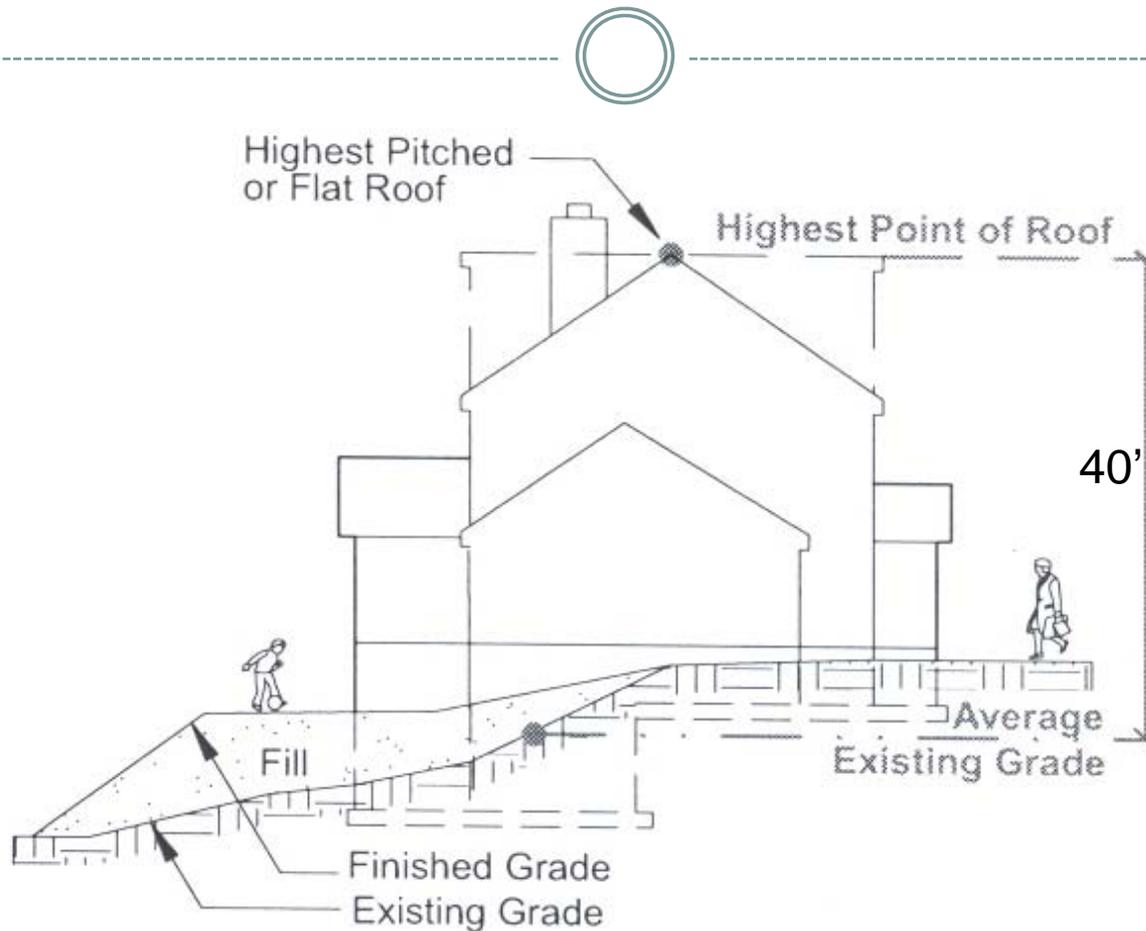
Building Design-Height



Definition of Height from the Zoning Ordinance:

The vertical distance between the **average grade at the base of a structure** and the **highest part of the structure**, but not including sky lights, and roof structures for elevators, stairways, tanks, heating, ventilation and air-conditioning equipment, or similar equipment for the operation and maintenance of a building.

Building Design-Height



Measuring Building Height

(figure 1)

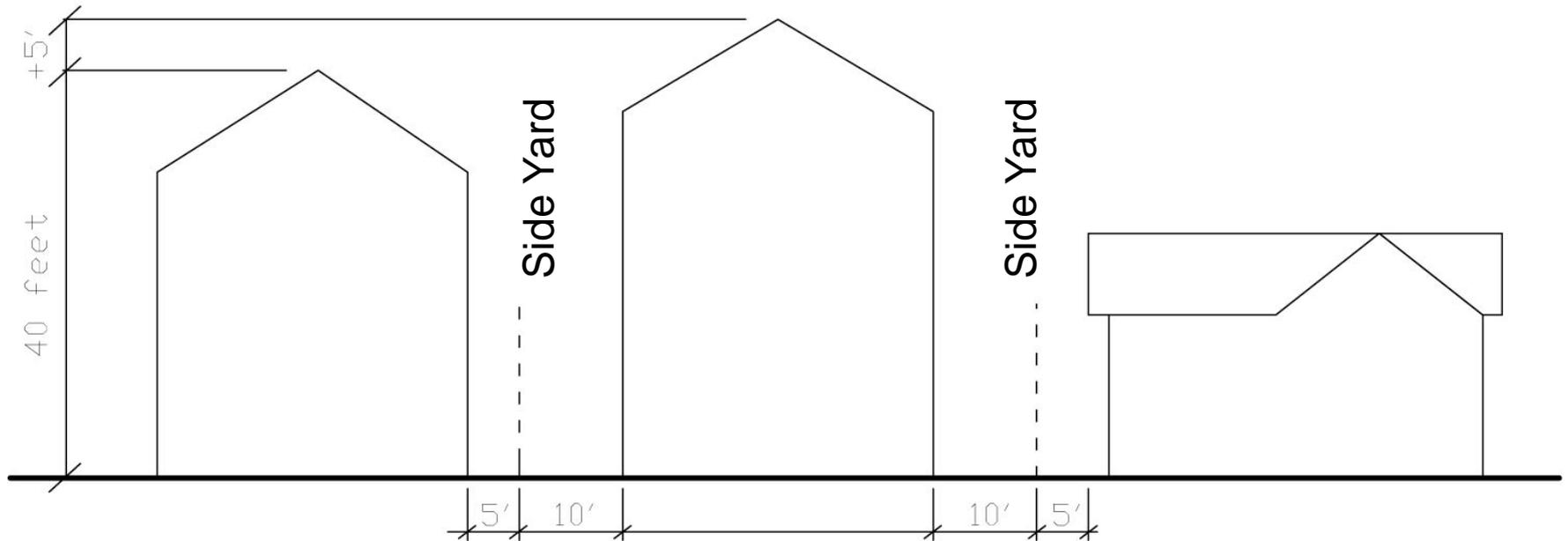
Building Design-Height



Single Family R-3 to R-8: A building in any of the designated districts may be erected to a height in excess of 40 feet, provided the minimum side yard is increased 1 foot for every 2 feet of building height in excess of 40 feet.

However, a building which abuts a residential use or zoning district may not be erected to a height in excess of 40 feet unless the side and/or rear yard abutting the residential use or zoning district is increased 1 foot for every foot of building height in excess of 40 feet. Height requirements for other permitted structures are set forth in Section 12.108.

Building Design- Height



Example of Increasing the Height

- The minimum side yard is 5'. Maximum height is 40'.
- The builder wants to add 5' to the height
- To achieve this the side yard increased from 5' to 10' with the 1:1 ratio.
 - 5 additional feet needed X one foot (1') = 5' **additional** side yard

Building Design-Height

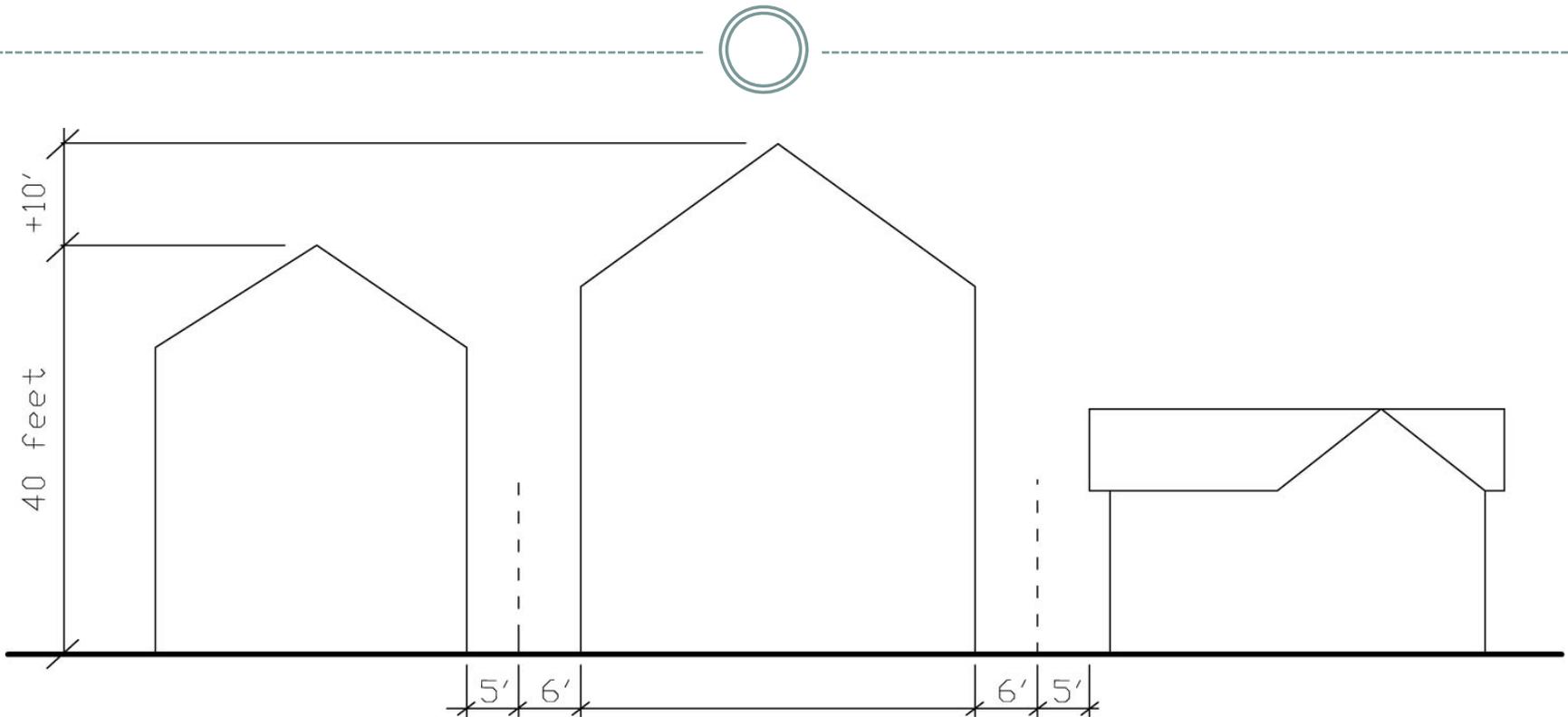


Urban Residential-1 district (UR-1): The intent of this district is to protect and enhance designated single family areas and to encourage appropriate infill development within these areas.

Uses permitted by right within the UR-1 district are detached, duplex, attached dwellings and group homes for up to 6 residents.

Maximum height may be increased above 40 feet provided **all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.**

Building Design-Height



Example of Increasing the Height-Urban Residential District

- The minimum side yard is 5'. Maximum height is 40'.
- The builder wants to add 10' to the height
- To achieve this the side yard increased from 5' to 6' with the 1:10 ratio.
 - 10 additional feet needed. Increase 5' side yard by 1' = 6' side yard

Building Design-Height



Are the allowable building height regulations appropriate for single family development in Charlotte-Mecklenburg? If not, what are the recommended standards?



Next Steps



- Staff will review input
- Begin developing recommendations
- Next meeting-Continue Building Design discussion
- Guest presenter

<http://www.charmeck.org/Departments/Planning/Home.htm>