

4.5 ALTERNATIVE RESIDENTIAL DEVELOPMENT OPTIONS

C. Compact Residential Development

A compact residential development permits a reduction in lot size and setbacks in exchange for the provision of common open space beyond the requirements of this Ordinance. The purpose of these compact residential development standards is to align residential development standards with current development and design patterns to support increased access to housing.

1. Applicability

- a. Compact residential development is permitted in the N1-A, N1-B, N1-C, and N1-D Zoning Districts. A compact residential development site shall include at least one parcel with a minimum size of two acres as of June 1, 2023. If the site does not include at least one parcel of two acres or more, assembly of multiple parcels into a parcel of two acres or more is allowed when a site has frontage on an arterial street of four lanes or more, per the Charlotte Streets Map.
- b. The compact residential development option shall not be used within the Airport Noise Disclosure Overlay (Section 14.8), nor the Critical and Protected Watershed Areas (Article 23).
- c. The compact residential development provisions shall not be paired with the Conservation Residential Development option of Section 4.5.A or the Voluntary Mixed Income incentives of Section 4.5.B.

2. Development Standards

a. Site Layout

- i. All lots within a compact residential development shall front a public street or common open space. However, no more than 30% of residential lots on the development site shall front on common open space. All applicable emergency access requirements must be met regardless of lot frontage.
- ii. No new street shall be located along the perimeter of the development site.
- iii. A 25 foot Class B landscape yard shall be provided along the perimeter of a compact residential development site where the site abuts a Neighborhood 1 Place Type, except for where the site abuts an existing public street or network required private street. The perimeter landscape yard shall not be in a lot or subplot and shall not count toward any required common open space. As an alternative, a 30 foot perimeter landscape yard that meets the planting standards of a Class B landscape yard per Table 20-2 may be counted toward green area credits if the standards of Section 20.15.E (Tree Save Standards) are also met.
- iv. No landscape yard is required between lots fronting an external street and abutting property in a Neighborhood 1 Place Type. This allowance does not exempt a compact residential development from the landscape yard requirements of Sections 20.10 and 20.11.
- v. Lots within a compact residential development shall meet the following standards:

Table 4-8: Compact Residential Development Standards

	N1-A	N1-B	N1-C	N1-D
A Minimum Front Setback (feet)	10	10	5	5
B Minimum Corner Side Setback (feet)	10	10	5	5
C Minimum Side Setback (feet)	5	5	5	5
D Minimum Rear Setback (feet)	15	10	10	10
E Minimum Lot Area – Residential (square feet)	5,000	3,500	3,000	3,000

F	Minimum Lot Width – Residential (feet)	50	40	30	30
G	Maximum Building Coverage (%)				

(A) Where a lot within a compact residential development fronts on a common open space, the front setback shall be five feet behind the property line abutting the common open space.

(B) Where common open space abuts a public or network-required private street at the perimeter of a conservation residential development, the minimum front setback and minimum lot width for any lot fronting on this common open space shall be in accordance with the underlying zoning district requirements.

(C) A driveway access from an alley shall either be located between five and seven feet from the edge of pavement of the alley or a minimum of 20 feet from the edge of pavement of the alley. D) The driveway requirements of Section 19.6.1 are applicable in a compact residential development unless otherwise noted in this Section.

(E) Where a lot within the compact residential development abuts a public or network-required private street at the perimeter of the compact residential development, minimum front setback and minimum lot width shall be in accordance with the underlying zoning district requirements.

vi. The maximum height for buildings in a compact residential development is 48 feet.

vii. Alleys where lots on both sides of the alley front on common open space shall not exceed 200 feet in length. Alleys where all lots on at least one side of the alley front a public street are not limited in length. Alleys that connect at either end to a public street within the development are also not limited in length.

viii. Alleys shall not be located within the property boundaries of lots or sublots.

ix. In addition to any required parking, the compact residential development shall provide one visitor parking space for every eight units in the development site.

(A) Any required visitor parking spaces may be satisfied through on-street parking or one or more common parking lots.

(B) No common parking lot shall contain more than ten parking spaces.

b. Common Open Space and Green Area

i. A minimum of 10% of the compact residential development site area shall be comprised of common open space. The standards of Table 16-2 for common open space do not apply for compact residential development. The site shall also meet the base 15% green area requirement and standards per Section 20.15.D. Additional standards for common open space and green area:

(A) Required common open space areas may be noncontiguous, but each area of common open space shall have a minimum dimension of at least 50 feet in all dimensions. Common open space areas located between lots shall have a minimum dimension of at least 50 feet in all dimensions.

(B) All required common open space areas shall have a minimum frontage of 50 feet on a public street.

(D) At least one common open space area shall be accessible from all residential lots in the compact residential development within a 1,000 foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

(E) Easements for above-ground utilities located within the site area shall not count toward required common open space.

- (F)** The required common open space shall be improved for either active or passive use.
- (1)** The required common open space area shall be improved with grass, live groundcover, shrubs, plants, trees, or usable outdoor hardscape features, such as courtyards, walkways, seating areas, patios, or fountains/water features.
 - (2)** Usable outdoor amenities, such as grills, pools, tennis courts, or playgrounds, are permitted as part of the required common open space area.
- (G)** No more than 25% of the required common open space area shall be covered by water, such as a naturally occurring or manmade lake or stream. These bodies of water shall not be part of a stormwater control measure.
- (H)** Residential lots fronting common open space per Section 2.a.i above shall provide perimeter trees at a rate of one large maturing tree for every 40 feet of lot width. Perimeter trees may be located anywhere within the common open space area abutting said lots and need not be arranged along the edge of the open space, subject to the tree planting requirements of Section 20.17.B.
- (I)** Structures located within any required common open space shall be accessory to any recreational use of the space.
- (J)** Retaining walls in required common open space areas shall be limited to five feet in height. Retaining walls are not permitted within 10 feet of a green area.
- (K)** Trees on private lots or sublots shall not count toward the green area (tree save) requirements of Section 20.15.
- (L)** Landscape yards shall not be located on private lots or sublots.
- ii. Common open space and green area may be conveyed as follows:
- (A)** To Mecklenburg County in support of the Mecklenburg County Park and Recreation Department, if accepted by the County.
 - (B)** To a conservation organization approved by the City, if accepted by the designated organization.
 - (C)** To one or more homeowner's associations.
- iii. Green area and common open space shall have no development rights except when these areas are improved for active or passive recreational purposes.