

HISTORIC DISTRICT DESIGN STANDARDS

SUMMARY OF UPDATES

The design standards supplement for **mid-century buildings** and **Oaklawn Park** that was adopted on March 10, 2021 is incorporated into the new proposed Design Standards document.

Chapter 3. New information about building types for multi-family and commercial structures.

Chapter 4. Updates made throughout to incorporate commercial elements.
New sections on Awnings and Storefronts added, 4.17-4.19.

Chapter 5. Updates made throughout to incorporate commercial elements.
New section on Murals added, 5.9.

Chapter 6. Combines the former Chapters 6 and 7 into a single chapter. The biggest changes are the inclusion of new section providing greater detail on Context (6.1-6.4) and more specific guidance for the new construction of new multi-family structures has been added throughout (6.1-6.19). Standards for Additions have not changed.

Chapter 7. Completely new chapter of Design Standards for Commercial buildings.

The remainder of the Design Standards document remains largely unchanged from the 2017 update. General edits and small changes were made document wide for spelling, grammar, and consistency. Minor changes were made to clarify and/or incorporate existing practices, including:

Chapter 2.

- Added reference on 2.6 that Administrative approval can be given for Emergency COAs for in-kind repairs, which is in accordance with N.C. State Law 160D.
- Updated chart on 2.9 and 2.10.

Chapter 4.

- Added skylights and solar panels to Roofs, 4.5.

Chapter 8.

- Updates made throughout to incorporate commercial elements.
- 8.4, added allowable materials for decks and landscape areas not visible from the street.
- 8.7, added a diagram and language about fence/wall heights, particularly along side yards.
- 8.10 #3, clarified 'clearly secondary' by adding (height, footprint, scale, massing).
- 8.10 #7, new guideline to clarify which types of Accessory Structures are typically eligible for Administrative review.
- 8.12, added lighting temperature, requirement for dark-sky compliance, and that security lighting should be downward directed.

Appendix A – Sign Standards.

- Consolidated non-residential into a single heading and set of standards.
- Added a reference for historic signage.
- Clarified non-conforming signs in accordance with City of Charlotte Sign Ordinance.