

UDO Advisory Committee

FEBRUARY 22, 2024



UDO Advisory Committee Purpose

The Unified Development Ordinance Advisory Committee (UAC) is a volunteer committee of neighborhoods, environmental groups, designers, and development professionals. The committee, with a wide range of expertise, reviews potential amendments to the UDO as we learn more through implementation and want to consider any changes.

- ▶ UAC provides early feedback on potential UDO changes before engaging the community, Planning Commission, and City Council.

UAC February Agendas

Checking in on UDO and Charlotte 2040 Comprehensive Plan Implementation

- ▶ **February 15: Subdivisions/Larger Lots - City Council Referral and Neighborhood 1**
- ▶ **February 22: Infill Lots - Duplexes and Triplexes**

How do duplexes/ triplexes fit into existing neighborhoods?



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Issues heard:

- ▶ **Parking**
- ▶ **Scale**
- ▶ **Stormwater**
- ▶ **Fire Access**
- ▶ **Tree Canopy**
- ▶ **Location**

- ▶ **Today's Focus:**
 - **Parking**
 - **Driveways**

What Can We Regulate?

NC State Statute 160D-702:

- ▶ **Cannot regulate certain building design elements** for structures subject to the North Carolina Residential Code
 - Single family and duplexes
 - Triplexes and Quads (House Bill 488 passed in June 2023)

▶ **Building Design Elements:**

- exterior building color
- type or style of exterior cladding material
- style or materials of roof structures or porches
- location or architectural styling of windows, doors, and garage doors
- number and types of rooms
- interior layout of rooms

Duplex/Triplex: Examples

Duplex Dwellings



Single-width front driveways
(allowed under the UDO)



Double-width front driveways
(not allowed under the UDO)

Duplex Dwellings



Parking to the rear and on-street
(allowed under the UDO)



Parking and driveways to the side
(allowed under the UDO)

Duplex Dwellings



**Horseshoe
Driveway on
Arterial Street**
(not allowed under the
UDO)

Triplex Dwellings



Double-width front driveways
(not allowed under the UDO)



Single-width front driveways
(not allowed under the UDO)

Triplex Dwellings



Parking and driveways to the side or rear
(allowed under the UDO)

Intent of Parking and Driveway Standards – Duplex and Triplex Dwellings (Infill Development)

Intent

- ▶ **Walkability**
 - ▶ To limit **conflicts** between pedestrians and vehicles.
 - ▶ To create more **safe and comfortable** walking environment.



Intent

► Environment

- To provide adequate space for required **tree planting**.
- Wider driveways have greater **stormwater impacts**.



Intent

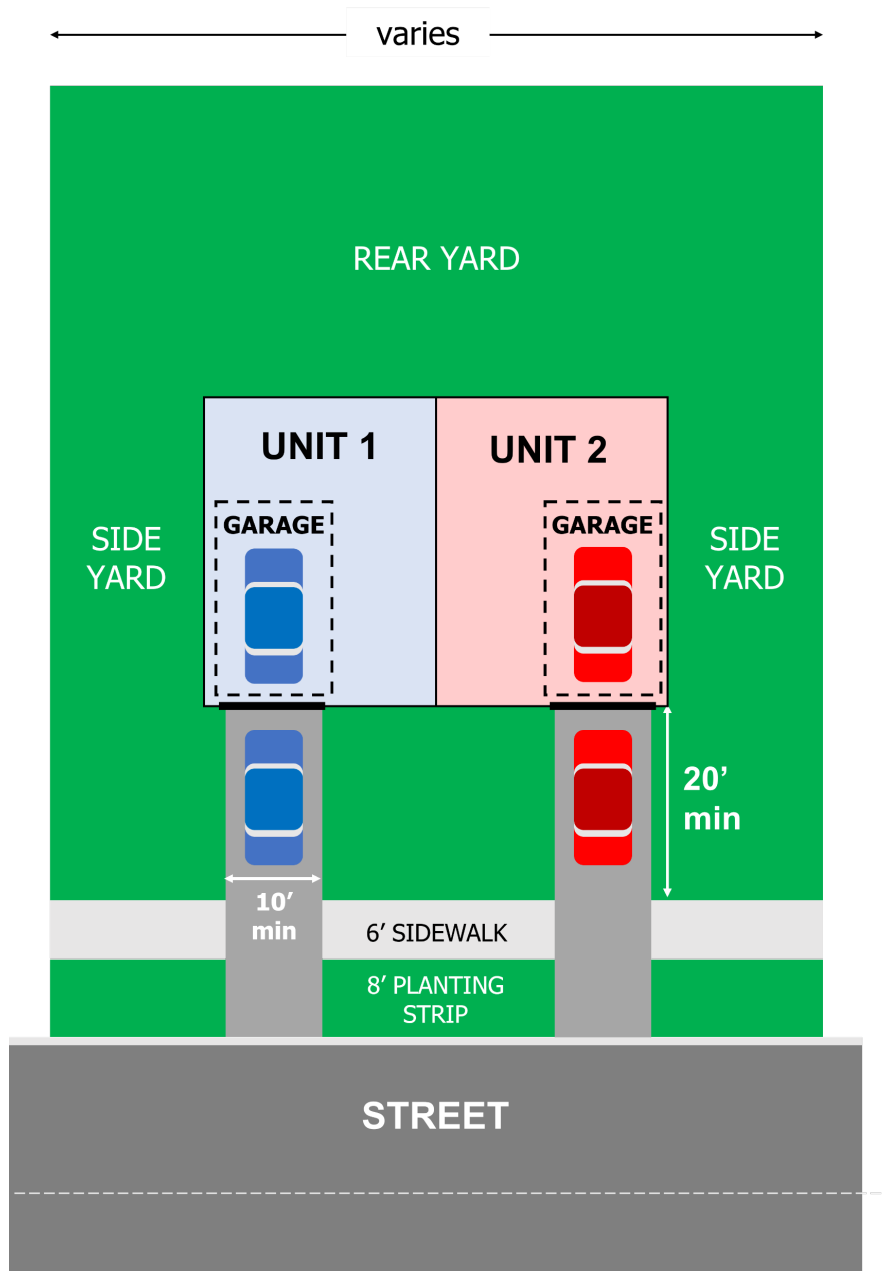
- ▶ **Neighborhood Compatibility**
 - ▶ **Front lawns or landscaped yards** are found between residences and the street.
 - ▶ There is **limited impervious cover** between residential buildings and the street.*



*Charlotte Future 2040 Comprehensive Plan - Neighborhood 1 Place Type - Neighborhood Character Goal

Current UDO Standards for Parking and Driveways

Duplex and Triplex Dwellings

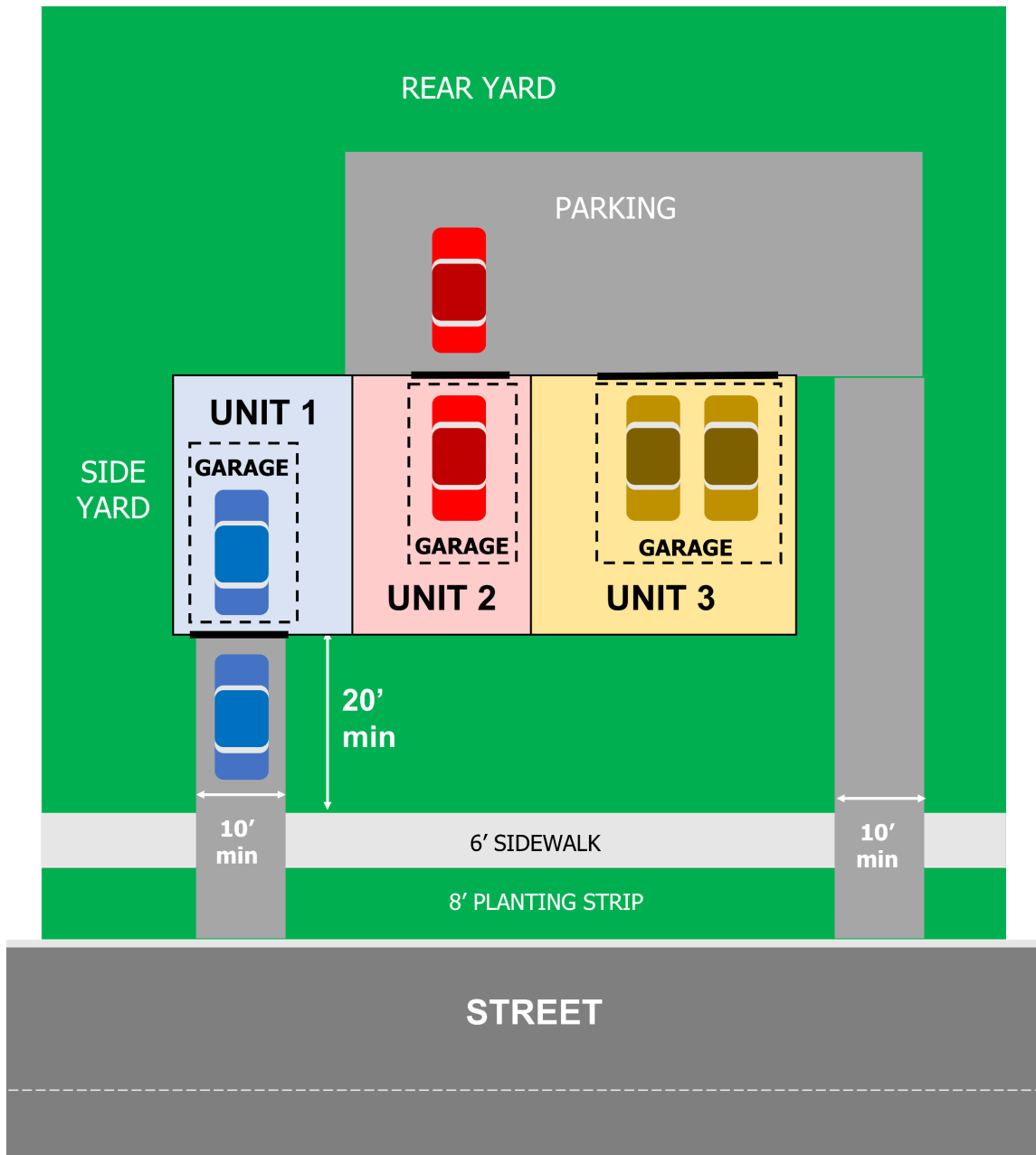


Illustrated Current UDO Standards (duplex example)

- Cumulative **maximum width of 40% of the lot width, up to a maximum of 24 feet** in width between any part of a street-facing façade and any front lot line.
- **May exceed 24 feet in width** when located beyond the entire street-facing façade.
- **Minimum driveway width of 10 feet.**
- **Minimum driveway length of 20 feet.**
- **Garages for individual units** set back a minimum of 20 feet.
- Parking areas other than individual driveways are **prohibited** within the established setback.

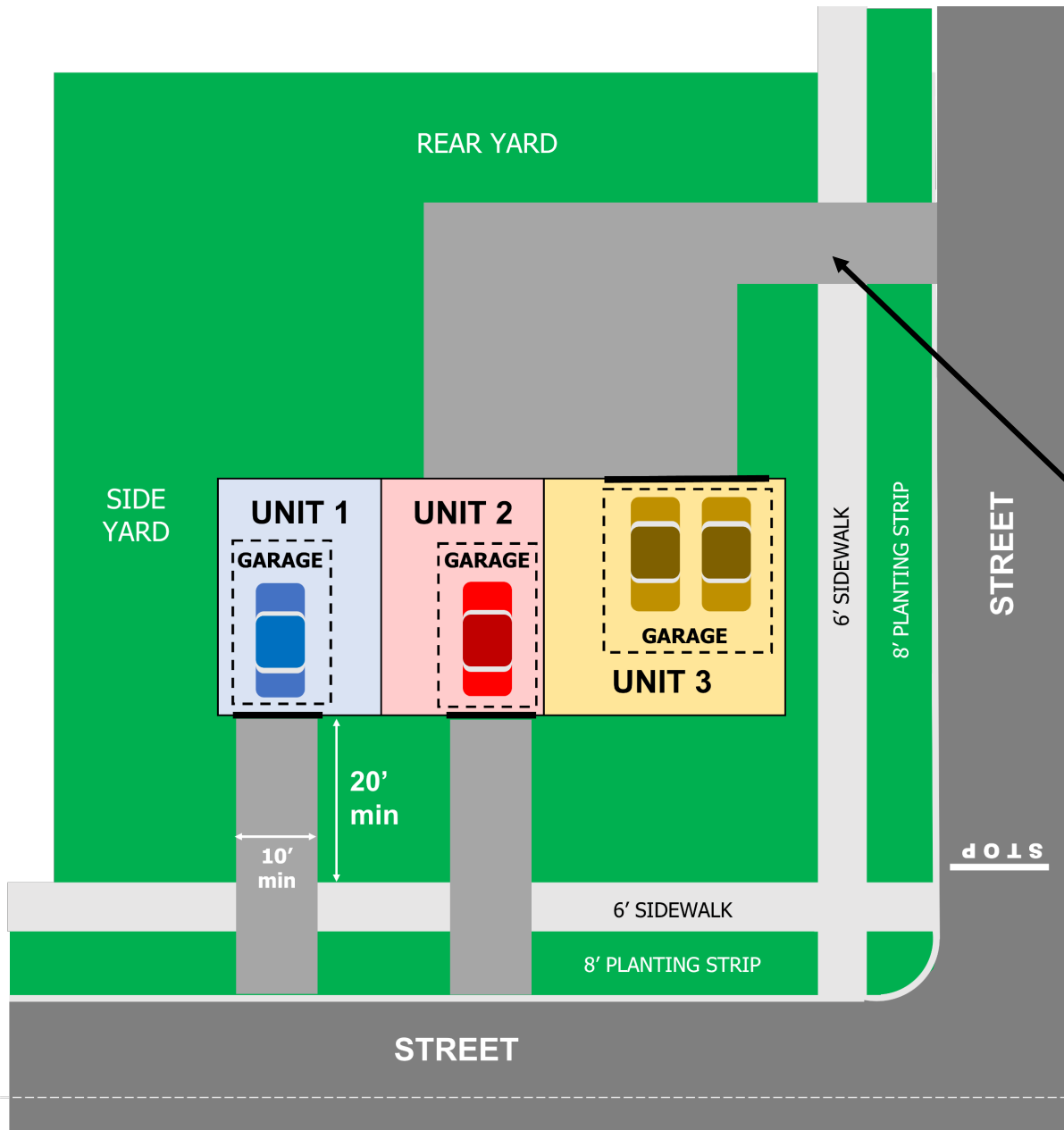
Illustrated Current UDO Standards

(triplex example)



- Cumulative **maximum width of 40% of the lot width, up to a maximum of 24 feet** in width between any part of a street-facing façade and any front lot line.
- **May exceed 24 feet in width** when located beyond the entire street-facing façade.
- **Minimum driveway width of 10 feet.**
- **Minimum driveway length of 20 feet.**
- **Garages for individual units** set back a minimum of 20 feet.
- Parking areas other than individual driveways are **prohibited** within the established setback.

Illustrated Current UDO Standards: Corner Lot

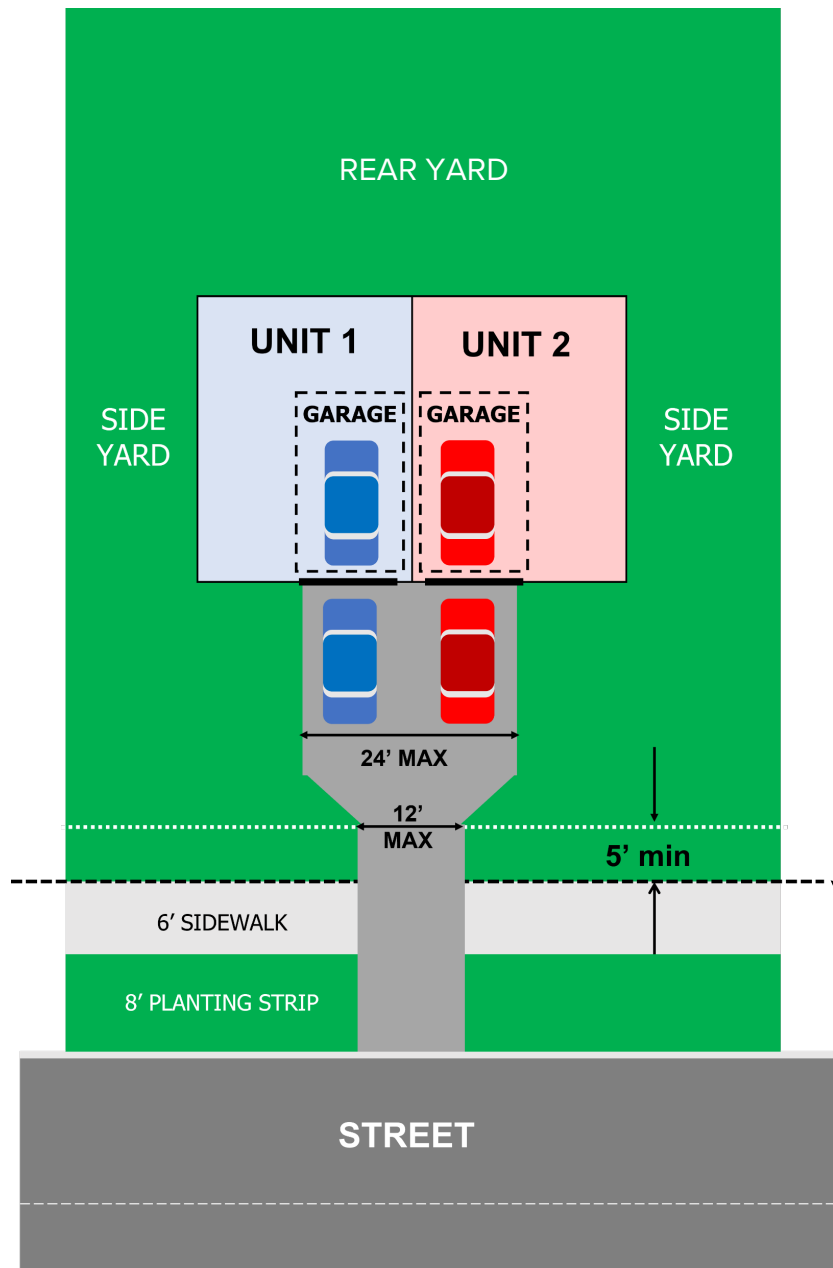


Additional driveways are allowed on the side street, subject to width restrictions set by the front lot width

Potential Changes to UDO Standards for UAC Discussion

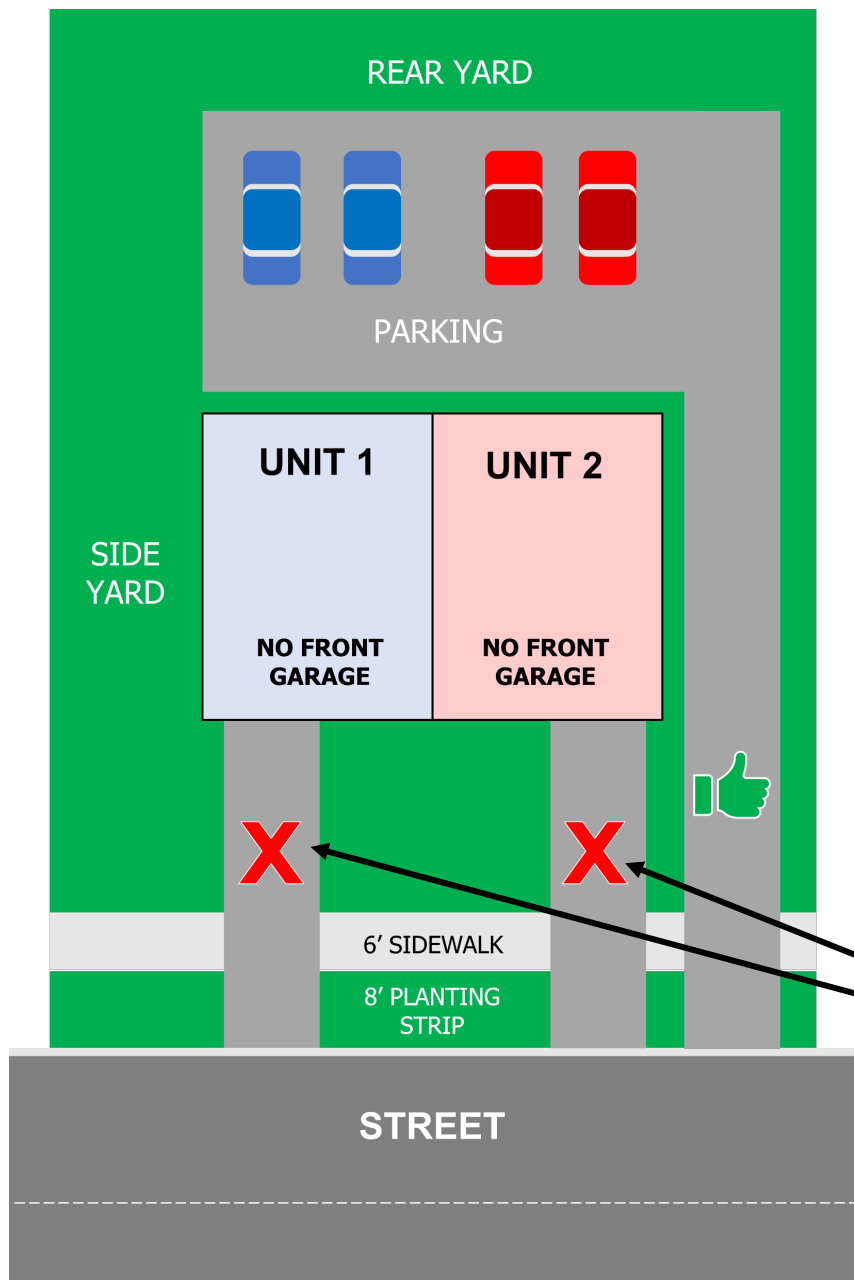
Maximum Driveway Width Crossing Sidewalk

Potential New Standard #1



- Driveway width **shall not exceed 12 feet** between the back of curb/street edge and five feet behind the back of sidewalk or ROW, whichever is greater.
- This standard would **minimize conflict** between vehicles and pedestrians.

If no sidewalk, measurement taken from ROW

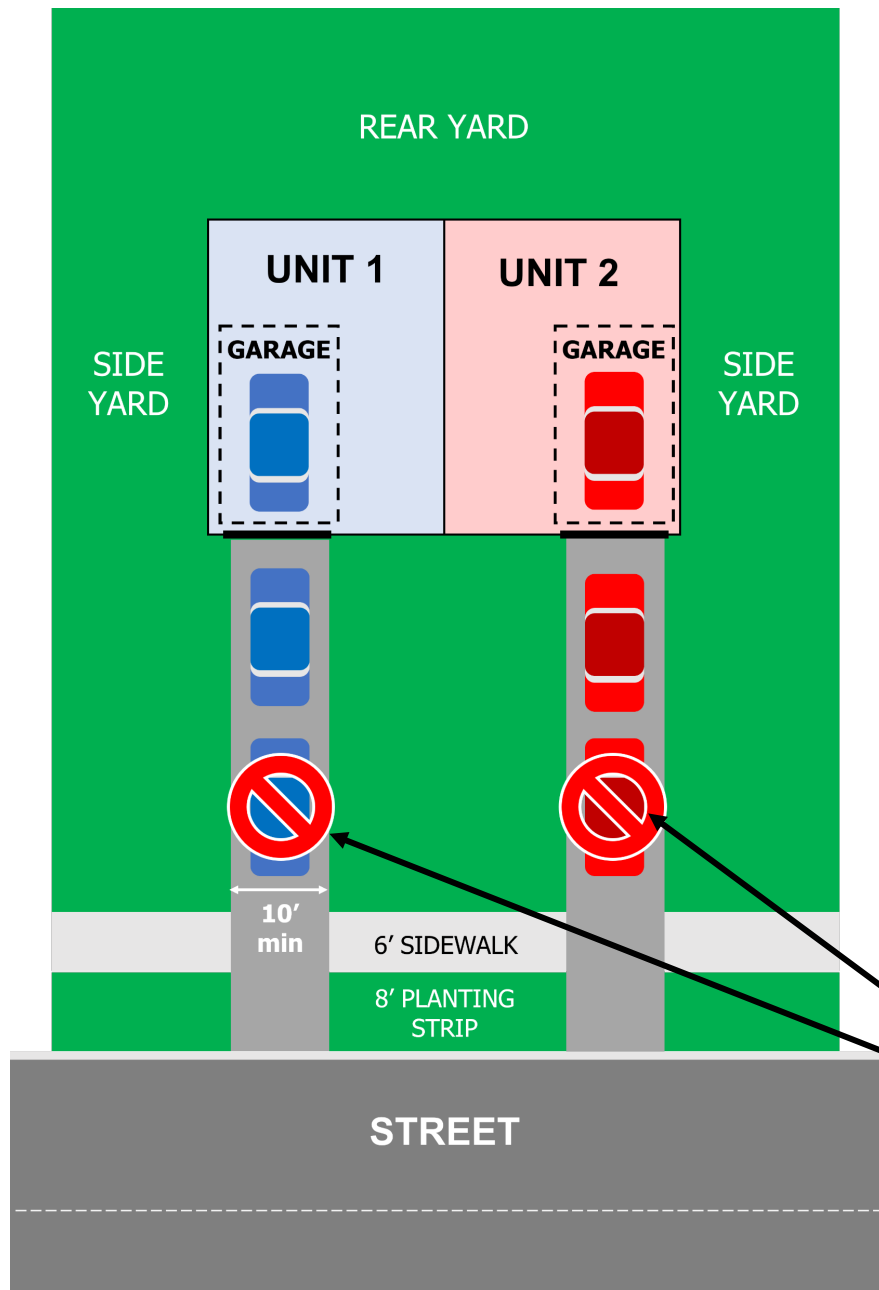


Driveway and Parking Location

Potential New Standard #2

- All driveways/parking, other than a driveway leading to a street-facing garage, **must be to the side or rear of building.**
- Parking spaces shall be located on a **driveway**, in a **parking lot**, or in a **garage**.
- This standard would **limit “front yard” parking**

These driveways not allowed if no front-facing garages

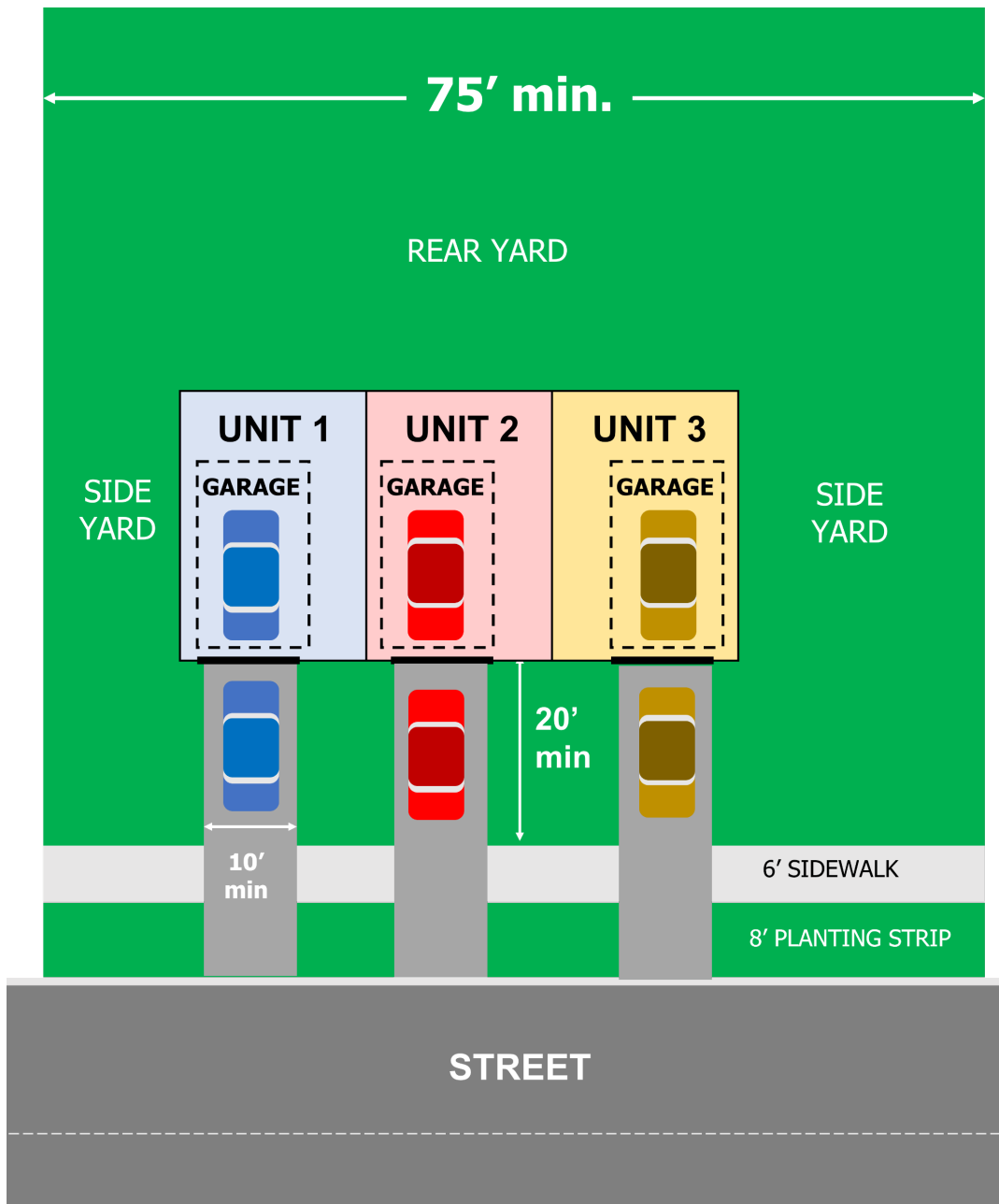


Driveway Parking

Potential New Standard #3

- Parking on driveways going to front-facing garages **may not count for more than one** required parking space.
- This standard would **discourage pushing building back to create long driveway to meet parking requirement.**

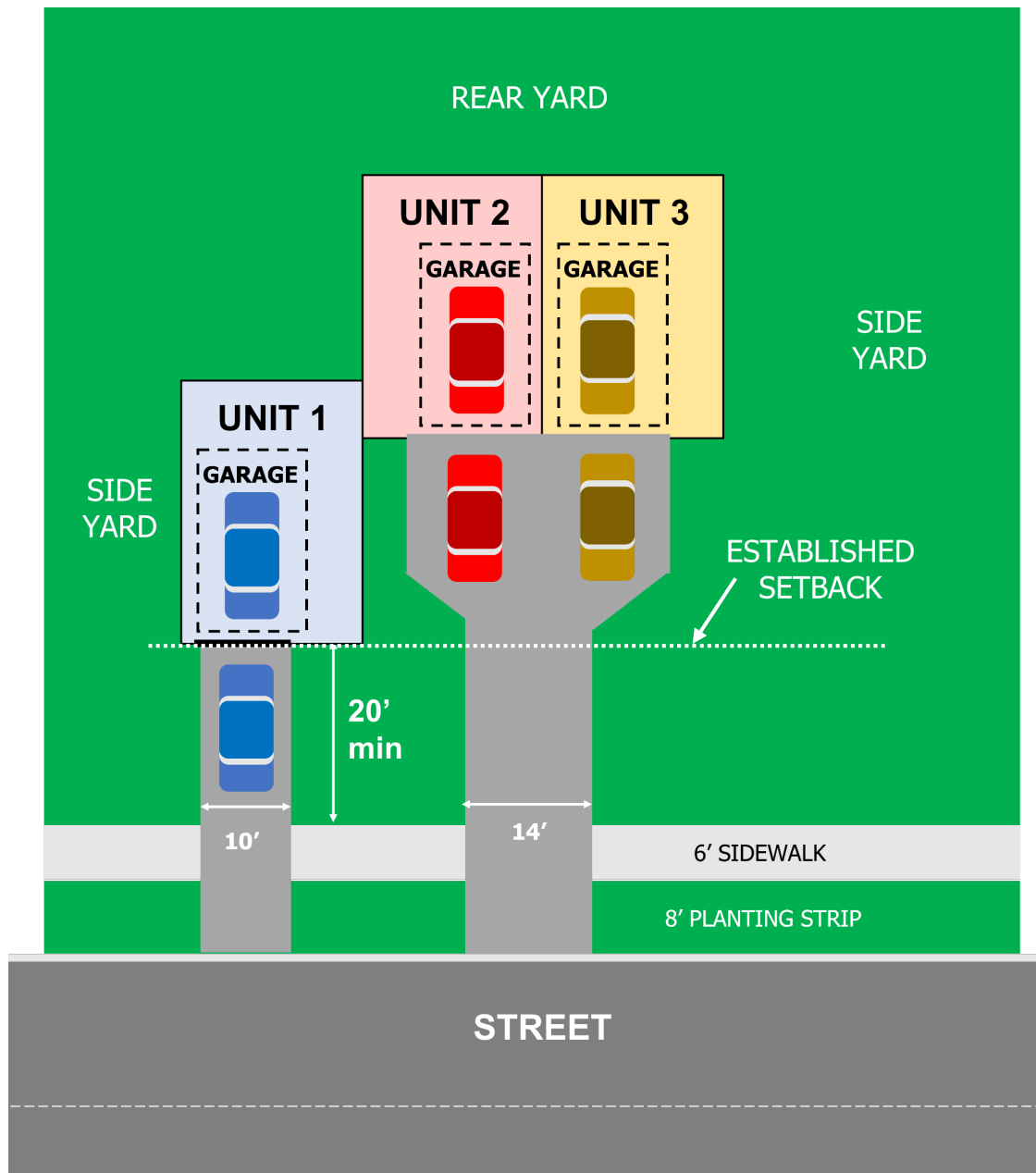
Does not count toward required minimum



75'+ Lot Width

Potential New Standard #4

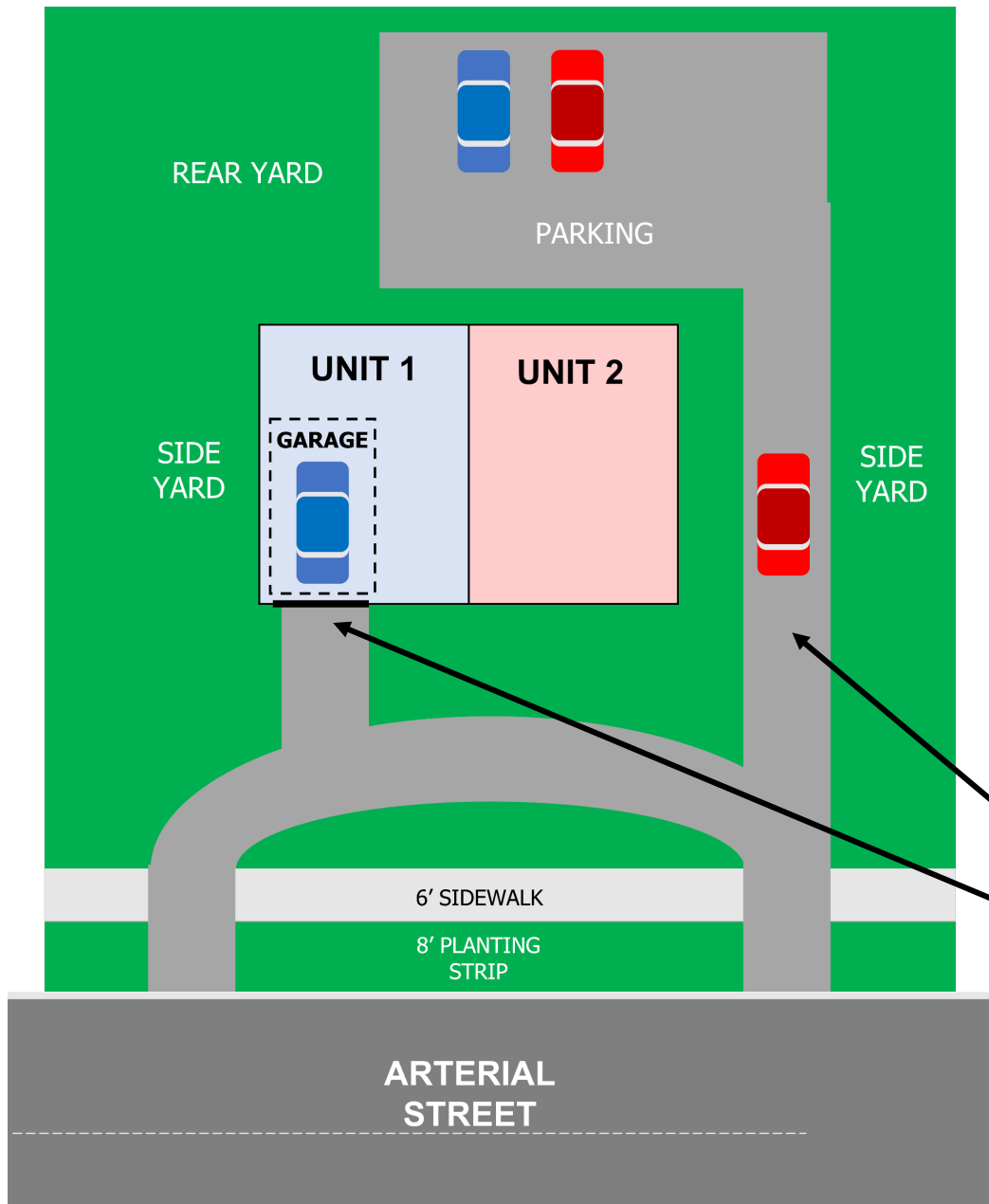
- **Increase maximum cumulative width** from 24' to 30' for **lots of 75'** or more in width.
- This standard would provide **more flexible driveway standards**.



Widened Driveway beyond Established Setback Line

Potential New Standard #5

- **Allow driveway to widen when beyond established setback line** set by one triplex unit.
- This standard would provide **more flexibility for triplexes.**



Special Conditions: Arterial Streets

Potential New Standard #6

- Allowed **along arterials**: **Horseshoe driveways** up to 12' in width with individual driveways/parking pads coming off horseshoe, as permitted by ordinance.
- This standard would **address backing onto arterials**.

Driveways allowed off horseshoe drive to front-facing garages and/or side driveways, subject to width limitations

Discussion

- Do you have any questions about the material presented?
- Do you think changes to the duplex/triplex driveway standards for infill development are needed?
- If so, which of the potential changes do you like? Which do you dislike?
- Do you have other changes you would like to propose?
- Based on the driveway information, do you think that there are preferred locations for triplexes? Less desirable locations?
- What about multi-family attached dwellings (townhomes)? Do we need to allow more townhomes by right?

UAC Meeting Survey

UAC Meeting Survey Feedback

- ▶ **6 responses** received
- ▶ **Extending deadline** to end of the day on **March 1**
- ▶ **Additional survey questions** regarding infill duplexes and triplexes **to be added** to survey

Discussion

Next Meetings:

- ▶ **March 7**
- ▶ **March TBD**

