



DATE: May 17, 2022

CASE: TA-06-22 Text Amendment (Multi-Family Height Standards)

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BACKGROUND

In recent years developers in the community have proposed multi-family products with taller ceilings heights. This trend is due to the types of multifamily developments that are being constructed in the metro region, particularly in Charlotte. Due to the product type change the City has received many communications indicating that 35' height limit for multi-family is no longer feasible.

This standard has been a challenge to enforce considering grade and roof pitch standards that are applied in the multi-family standards when considering the taller ceilings along with steeper roof pitches. City Staff is now seeking to revise the language in Table 7.6.2. A Dimensional Standards to remove the 35' maximum and to refer only to a maximum of four stories. This change would allow a developer more flexibility and would ease staff administration of the height requirements. Note that this allowance would be applicable to multifamily only (not single family) and that all height transition requirements from single family, that were adopted with recent CDO changes, would remain.

This language is permissible with regards to Residential Village (RV) and Residential Compact (RC). Also included is a table that has the new language shown in blue.

DENSITY AND DIMENSIONAL STANDARDS
TABLE 7.6.2 A - DIMENSIONAL STANDARDS

Zoning District	A	B	C	D	E	F	G
	Min. Lot Size (sq. ft.)	Max. Density (per acre)	Impervious Surface Ratio (2)	Min. Public Street Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Max. Building Height (feet)
AG**	43,560	1	-	30^	200	200	35
RE **	43,560	1	-	30^	150	150	35
RL**	20,000	2	-	15^	100	125	35
RM-1**	15,000	3	-	15^	75	125	35
RM-2**	10,000	4	-	15^	75	100	35
RV***	7,500	8	0.5	15^	50	100	35 (5)
RC***	5,000	15	0.5	15^	50	100	35 (5)
R-CO ³	3,000	15	0.5	15	35	85	40
O-I	-	-	0.7	-	-	-	35
B-1	-	-	0.65	30^	50	100	50
CC	-	-	-	-	-	-	75 (4)
C-1	-	-	0.7	-	-	-	48
C-2	-	-	0.8	30^	50	100	48 (1)
I-1	-	-	0.8	30^	50	100	72
I-2	-	-	0.9	30^	50	100	72

NOTES:

* Residences permitted in nonresidential districts shall conform to the density and dimensional standards of the RC district, except that height restrictions may follow (1) below. Residences in the CC district are not subject to maximum density or dimensional limitations.

** See Section 7.7.4-F for duplex lots and Sections 7.7.3 and 7.7.4 for alternative single-family lot patterns that allow smaller minimum lot sizes under certain conditions.

*** In the districts where permitted, and subject to Section 7.8 multi-family and/or single-family attached developments shall only be subject to Columns B, C, D, and G in Table 7.6.2-A. Setbacks for multi-family and single-family attached developments are set forth in Section 7.8. of this Ordinance. Height in the RC district is subject to the transition provisions of Section 7.6.2.G.

^ See Section 5.5.

(1) Height may be increased by one foot for each one foot of additional building setback up to a maximum height of 200 feet. Setbacks for Mixed Use, PUD, PRD or similar type projects shall be measured from the overall project boundaries.

(2) Developments following the low-density option (see §4.4.2-A) may not develop at a total impervious surface ratio greater than 0.24.

(3) Dimensional requirements only applicable if not indicated on recorded final plat. See also Section 9.12.

(4) Measured from the lowest level of the Fire Department vehicle access to the tallest finished floor level of the building.

(5) In the districts where permitted, Multi-family has a height limit of four stories. When residential units are included in upper floors in C-2 zoning, the maximum C-2 height limits shall govern.