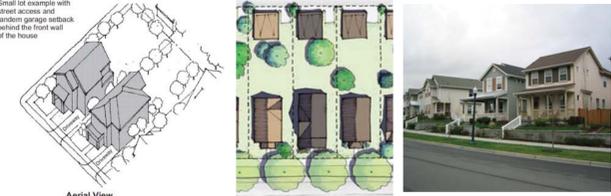
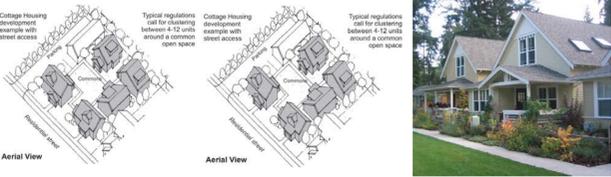


Planning for Housing Diversity

Current Issues & Code Considerations

Nearly all of the existing housing in Waxhaw is detached single family homes. Under current zoning, detached single family homes are the predominant housing type. But as Waxhaw grows, there's a need to provide housing for seniors, "empty nesters," young professionals, and renters.

Below are some housing types that warrant some consideration in the updated code:

	Typical Specs	Code Issues	Considerations
Accessory dwelling units (ADU)			
	<ul style="list-style-type: none"> Additional subordinate dwelling unit on a single household dwelling lot Typically 500-800sf and no more than 1bdr 	<ul style="list-style-type: none"> ADU's on lots under 2 acres are prohibited No maximum size 	<ul style="list-style-type: none"> Consider allowing ADU's on all detached single family lots provided they meet: <ul style="list-style-type: none"> Maximum size One additional off street parking space Retain a minimum rear yard open space Other standards focused on design and privacy
Small lot detached single household dwelling			
	<ul style="list-style-type: none"> Lots between 3,000-5,000sf Density: 7-15 du/gross acre 	<ul style="list-style-type: none"> Outside of Downtown, no zones allow lots smaller than 9,000sf 	<ul style="list-style-type: none"> Consider allowing/encouraging some small lots in large new developments in strategic areas subject to conformance with design criteria (setbacks, floor area ratio, garage location, driveway width, minimum amount of open space, minimum amount of façade transparency)
Cottage housing			
	<ul style="list-style-type: none"> Small detached single household dwellings clustered around a common open space Typically between 600-1,200sf and up to 1-1/2 stories tall. Density: 7-15 du/gross acre Popular "niche" housing for singles, couples, and young families 	<ul style="list-style-type: none"> Housing type not currently recognized in code 	<ul style="list-style-type: none"> Consider allowing cottage housing in most or all residential districts along with good design standards to address dimensional standards, site layout, parking, open space, orientation, and design provisions. Since cottages are so small, suggest allowing two cottages for each standard single household dwelling for the purpose of density calculations.
Townhouses (aka rowhouses)			
	<ul style="list-style-type: none"> 2-3 stories and served by private garages Units are typically 14-25' wide and 30-40' long (1,200-2,400sf) Density: 10-20 du/gross acre 	<ul style="list-style-type: none"> Current lot area standards in all residential zones (except in Downtown) make townhouses challenging on both infill sites and newly developed areas. 	<ul style="list-style-type: none"> Consider adjustments to residential zone standards to allow for compatible townhouse infill development. Create design standards associated with townhouses to enhance their design and livability.
Walk-up apartments			
	<ul style="list-style-type: none"> 2-3 stories and served by surface parking Density: 12-20 du/acre 	<ul style="list-style-type: none"> Except for Downtown zones, low density provisions all but prohibit this type of housing in all zones Lacking in site and building design standards address issues common to this housing type. 	<ul style="list-style-type: none"> Consider allowing/encouraging walk-up apartments in areas within walking distance of commercial services. Craft site and building design standards that would apply to walk up apartments. Create minimum usable open space standards for walk up apartments.
Lowrise & midrise apartments			
	<ul style="list-style-type: none"> 3-5 stories and served by in-structure parking Density: 20-120 du/acre Could be single use residential or include ground floor commercial 	<ul style="list-style-type: none"> Housing type currently would only be possible in select Downtown zones. Lacking in site and building design standards address issues common to this housing type. 	<ul style="list-style-type: none"> Consider allowing/encouraging low & mid-rise apartments within or adjacent to commercial nodes along the Highway 16 Corridor. Update site & building design standards to address form & compatibility issues. Create minimum usable open space standards for low & mid-rise apartments.

