

# WAXHAW ZONING CONCEPTS

## Form & Intensity Standards – First Draft

### Purpose.

- A. To promote forms of development that reinforce and/or enhance the desired character of Waxhaw’s neighborhoods;
- B. To promote compatibility between developments; and
- C. To minimize environmental impacts of development.

### Interpretation of tables.

- A. The form and intensity standards tables address the form and intensity of development specific to individual zoning districts. The zoning district is located on the vertical column and the form/intensity topic being addressed is located on the horizontal row of these tables.
- B. Where an UDO reference/link appears after the form and intensity topic, then the use is subject to standards set forth in that section or chapter.
- C. If a number appears in the box at the intersection of the column and the row, refer to the development condition with the corresponding number immediately following the table. If there are multiple numbers, then all development conditions apply.
- D. UDO code references will provide clarification to the form and intensity standards herein associated with the applicable topic.
- E. The letters “NA” in the table refer to “not applicable”.

### Form and intensity standards table – Residential zones.

Topic	RX-1	RX-2	RX-3	RX-4	RX-5	RW-1	RW-2	RM	UN-1	UN-2
<b>DEVELOPMENT INTENSITY AND CONFIGURATION</b>										
Minimum lot area	1 acre	20,000 sf	12,000 sf	7,500sf	5,000sf	100,000 sf	75,000 sf	None <sup>1</sup>	7,000sf <sup>2</sup>	5,000sf <sup>3</sup>
Minimum frontage	75’	75’	75’	60’	50’	75’	75’	None <sup>4</sup>	70’ <sup>2</sup>	50’ <sup>3</sup>
Density, minimum (UDO _____)	None	4du/acre <sup>5</sup>	None	None						
Density, maximum (base) <sup>6</sup> (UDO _)	See min. lot area	5du/acre	See min. lot area	See min. lot area						
Density, maximum with bonus (see UDO Chapter _____)	NA	8du/acre	NA	NA						
Maximum building height	45’	45’	45’	45’	45’	45’	45’	45’	45’	45’
<b>BUILDING PLACEMENT (see UDO _____)</b>										
Minimum front yard <sup>7</sup>	30’	30’	25’	20’	20’	30’	30’	15’	20’	15’
Minimum rear yard <sup>8</sup>	30’	30’	30’	25’	25’	30’	30’	20’	25’	
Minimum usable open space	NA	<sup>9</sup>	<sup>9</sup>	<sup>9</sup>						
Minimum side yard (interior lot) <sup>10</sup>	15’	10’	10’	7.5’	5’	15’	15’	Vary	7.5’	5’
Minimum side yard (corner)	25’	25’	20’	15’	15’	25’	25’	10’	15’	10’

**Comment [b1]:** Currently, there are no minimum lot sizes for the UN zone - but these standards seem appropriate given context and still would allow infill development. The idea is that it sets a min lot size for any new subdividing for the purpose of detached single family lots. It still would allow duplexes and townhouses with up to 4 attached units.

**Comment [b2]:** Intended to be measured as gross density – including street right of way areas.

**Comment [b3]:** Intent to minimize sprawl and encourage a mix of housing types.

**Comment [b4]:** Noting that the density could be increased in these RM zones provided projects incorporate public benefit features such as additional trails, parks, public facilities, and/or other items city deems worthy of bonus.

**Comment [b5]:** Consistent with existing height limits

**Comment [b6]:** These are now only 6’ but seem too low given current context. Note that we’re already allowing 6’ porch projections.

Development conditions:

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. In the UN-1 zone, lots for individual units within attached dwellings (duplexes) have a 3,500sf minimum lot area requirement and 35 feet minimum lot width. Lots configured for a cottage development are exempt from the lot size minimum provided cottage developments meet the standards set forth in UDO \_\_\_\_\_ and the density of a cottage development does not exceed one cottage per 3,500 square feet of lot area.
3. In the UN-2 zone, lots for individual units within cottage developments or attached dwellings (including duplexes and townhouses) are exempt from the minimum lot area requirement but are subject to 18 feet minimum lot width. Lot sizes and widths for end units of attached dwellings must be large enough to accommodate 5 feet side yards.
4. New lots shall have access directly to a public right-of-way or may obtain access from a courtyard access [UDO \_\_\_\_\_] or shared driveway [UDO \_\_\_\_\_].
5. The density minimum shall apply only to new subdivisions greater than one acre in size.
6. Base maximum density refers to the maximum density allowed without utilizing density bonuses.
7. Porches and covered entries may project up to 6 feet into the front yard.
8. Setbacks from alley shall be a minimum of 15 feet from the center line of alley.
9. The following housing types shall comply with minimum usable open space requirements:
  - a. Single family detached units and duplexes served by alley access shall provide a contiguous open space equivalent to 10 percent of the lot size (excluding area within an adjacent alley or public right-of-way). Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 15 feet on all sides. For example, a 6,000 square foot lot would require a contiguous open space of at least 600 square feet, or 20 feet by 30 feet in area. Driveways shall not count in the calculations for usable open space. Single family additions shall not create or increase any non-conformity with this standard.
  - b. Cottage developments are subject to usable open space standards in UDO \_\_\_\_\_.
  - c. Townhouses are subject to usable open space standards in UDO \_\_\_\_\_.
  - d. Multifamily uses are subject to usable open space standards in UDO \_\_\_\_\_.
10. Townhouses and zero lot line homes are exempt from side yard standards internal to a development. However, such uses shall meet applicable side yard standards for adjacent lots outside of the development.

**Comment [b7]:** Critical provision to allow for lot size averaging outside of the planned unit development process. Applicants have to demonstrate how lots can fit permitted uses and applicable setbacks.

**Comment [b8]:** Current standard in downtown code

**Form and intensity standards – Non-residential zones.**

Standard	NMU	TC	MS	CM	B
<b>DEVELOPMENT INTENSITY AND CONFIGURATION</b>					
Minimum lot area	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>
Residential density, minimum <sup>2</sup>	12 du/acre	12 du/acre	NA	12 du/acre	NA
Residential density, maximum	None	None	None	None	NA
Maximum building height [see UDO ____ for height exceptions]	45' (3-stories)	54'-72' <sup>3</sup> (3-4 stories)	54' (3-stories)	80'	80'
<b>BUILDING PLACEMENT (see UDO 15.320.070-130)</b>					
Minimum front yard	10 ft <sup>4</sup>	10 ft <sup>4</sup>	10 ft <sup>4</sup>	10 ft <sup>4</sup>	50'
Garage front yard setback (residential) <sup>5</sup>	25'	25'	NA	25'	NA
Minimum usable residential open space	Yes <sup>6</sup>	Yes <sup>6</sup>	None	Yes <sup>6</sup>	NA
Minimum rear yard (see UDO ____ for supplemental standards)	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>
Minimum side yard (see UDO ____ for supplemental standards)	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>

**Comment [b9]:** Except for C-4 zone, the current C and I zones now have min lot areas of at least 10,000sf which seem unnecessary

**Comment [b10]:** Intended to apply to residential only projects at a gross density measurement.

**Comment [b11]:** We've often used 15/acre as a threshold for transit supportive density – but 12 might be more appropriate in Waxhaw's context (particularly given there is no transit now).

**Comment [b12]:** 72' now – but consider the concept to adjust height in footnote 3 below.

**Comment [b13]:** These are current height limits in C3 and I zone.

**Comment [b14]:** Suggesting to address this in the project design standards.

**Development conditions:**

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. The density minimum standard applies to single purpose residential developments greater than one acre in size. All site areas applicable to the residential development shall be used in the calculation of minimum allowed residential density except:
  - a. Street rights-of-way, easements, or other areas reserved or dedicated for public use (such as parks, open space, and stormwater retention facilities) except private easements that serve as primary access to no more than five lots; and
  - b. Submerged lands, streams, wetlands, landslide hazard areas and associated buffers.
3. Maximum building heights in the TC zone shall be:
  - a. 72 feet (four stories) for mixed-use buildings featuring a ground level capable of supporting non-residential uses at least 30 feet deep along at least 50 percent of the building's street frontage. The minimum floor to ceiling height for applicable non-residential floor area shall be at least 15 feet;
  - b. 72 feet (four stories) for hotels provided at least 50 percent of the on-site parking is accommodated within or under the building; or
  - c. 54 feet (three stories) for all other buildings, except the Administrator will allow a fourth floor (up to 72 feet) where the fourth floor is stepped back from all street facing façades at least 10 feet.
4. For exceptions and detailed standards, see UDO Chapter 15.510, Site Orientation Standards.
5. Multi-unit or other shared parking garages are exempt from this standard.
6. The following housing types shall comply with minimum usable open space requirements:
  - a. Townhouses are subject to usable open space standards in UDO \_\_\_\_.
  - b. Multifamily uses are subject to usable open space standards in UDO \_\_\_\_.
7. Where the subject property borders a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.

**Comment [b15]:** Below are some possible adjustments to the current 72' height limit in the TC zone.

**Comment [b16]:** These are the block frontage standards – where zero setbacks are required on key streets.

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Minimum usable open space	NA	9	9	9						
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