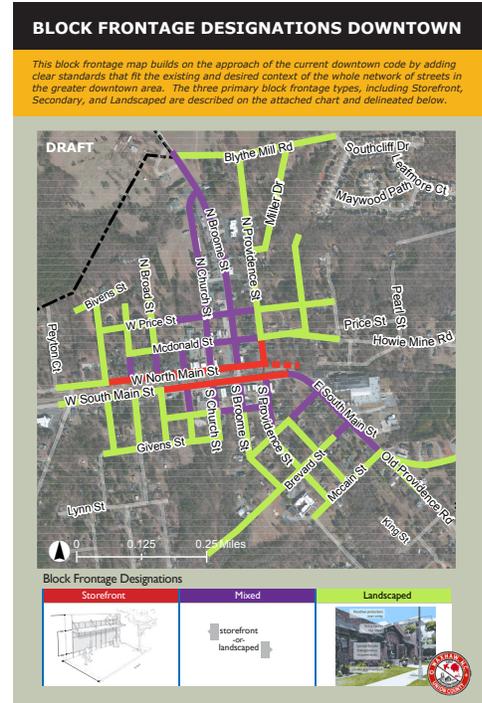


Downtown Streets

It's time to simplify the types of streets downtown...and to make sure that they match the character of the development alongside them.

BLOCK FRONTAGE CHART				
	Storefront	Mixed	Landscaped	Other
Permitted frontages		storefront or landscaped		storefront and landscaped are permitted but not required
Parking location	<ul style="list-style-type: none"> New surface or structured parking along streets shall be placed to the rear or above storefronts 	<p>For multi-building developments, no more than 20% of frontage shall be parking or outdoor service space.</p>		<ul style="list-style-type: none"> No parking lot location restrictions
Other key provisions	<ul style="list-style-type: none"> Min commercial space depth = 20' (new buildings only) No ground floor residential uses except lobbies/entrances for upstairs units 	<ul style="list-style-type: none"> Landscaping to soften facade and screen blank wall surfaces. Provide minimum facade windows/transparency for non-residential uses (between 15-60% of ground floor facade, depending on building context) Provide minimum facade windows/transparency for residential buildings (at least 15% of the entire facade) Ground level uses for landscaped frontages may be residential or commercial unless restricted by use provisions in the applicable zoning district 		



Downtown Elements

An early assessment of the downtown code pointed out several areas needing attention with this UDO update. Our handout describes what we're proposing to do about it.

Proposal	How is it addressed in current Downtown Code?
ZONE SPECIFIC PROPOSALS	
7. Town Center Zone - Consider adjustments to the 4-story height limit (see the form & intensity chart for details)	4-story and 72' limit for all principle buildings
8. Town Center Zone - Add flexibility to allow modest landscaped setbacks in front yard	Code allows fenced yards, but not open landscaped yards as shown in image
9. Neighborhood Mixed-Use Zone - Consider adding a maximum building width (somewhere between 100'-120') to limit the size of individual buildings	No current limit
10. Urban Neighborhood Zone - add a modest minimum lot size (5,000) that accommodate infill, but reduce speculation and pressure to redevelop good older homes.	No minimum lot size, only an 18' min. lot width
11. Urban Neighborhood Zone - continue to allow townhouses (attached single family), but limit the number of attached units to four.	No current limit
12. Urban Neighborhood Zone - Increase the minimum front setback from 6' to 15', but allow porches to project into front setback by 6'	The current 6' setbacks would contrast too severely from current context
13. Urban Neighborhood Zone - Provide a minimum rear setback of 20', except allow garages to be placed within 15' of alley center lines.	Only a 3' rear setback now exists, which would allow transformational changes in character and allow developments to basically have no open space.
14. Urban Neighborhood Zone - Require a minimum amount of usable open space for new single family detached or duplexes served by garages off alleys: Provide a contiguous open space with minimum 15' dimensions on all sides and equivalent to 10% percent of the lot size. Such open space shall not be located within the front yard. Driveways shall not count in the calculations for usable open space.	No open space standards other than minimal setbacks

Waxhaw Downtown Code

14 Key Updates to Better Balance Character & Growth

June 9, 2016 Draft

Proposal	How is it addressed in current Downtown Code?
ALL OF DOWNTOWN OR MULTI-ZONE PROPOSALS	
1. Adopt clear block frontage & streetscape standards that reinforce existing and desired patterns. (see posters) Proposed standards are designated block by block, where they can better address the existing and desired context.	Current provisions are difficult to understand and are set on a zone-wide basis that often poorly fits with context.
2. Require a ground level entrance from facing the street from all businesses and residential units.	Key existing standard that should be retained
3. Add minimum on-site usable open space standards for apartments and townhouses. For apartments - require a minimum of 150sf of usable open space for every 1,000 of livable floor area. Usable open space could be a combination of common open space, balconies, or other private space.	While complicated recreational space provisions are now included - the open space doesn't have to be on-site
4. Add facade articulation standards for non-single family detached buildings. Require at least 3 design features from a list of options at maximum 30' intervals (different design options for commercial/ mixed-use and residential buildings).	Not really addressed in current code
5. Add major building facade modulation standards for large buildings to reduce the perceived scale of large buildings.	Not really addressed in current code
6. Update the site and building design provisions for all non-single family detached development. Add photos and graphic examples to support text and clean up vague language.	Various current standards exist, but could be enhanced and illustrated

Character inspiration

Waxhaw is considering its branding and how to incorporate its design elements into the way our community takes shape.

Topic	RX-1	RX-2	RX-3	RX-4	RX-5	RW-1	RW-2	RM	UN-1	UN-2
BUILDING PLACEMENT										
Minimum front yard ^a	30'	30'	25'	20'	20'	30'	30'	15'	30'	15'
Garage front yard setback	30'	30'	25'	25'	25'	30'	30'	25'	25'	20'
Minimum rear yard ^a	30'	30'	30'	25'	25'	30'	30'	20'	25'	20'
Minimum usable open space	NA	Yes ^b	Yes ^b	Yes ^b						
Minimum side yard (interior lot) ^c	15'	10'	10'	5'	5'	15'	15'	Var ^d	7.5'	5'
Minimum side yard (corner)	25'	25'	20'	15'	15'	25'	25'	10'	15'	10'

Comment [b19]: These are largely consistent with existing standards.
Comment [b20]: These are now only 6' but probably too low given current context. Note that if porch projections (into setback) are proposed to be allowed.
Comment [b21]: Intent is to set back garage enough to allow parked car in driveway without blocking sidewalk. 25' is the measurement (no suggesting).
Comment [b22]: These are reduced from 10' but seem appropriate.

Form and intensity standards – Non-residential zones.

Standard	NMU	TC	MS	CM	B
DEVELOPMENT INTENSITY AND CONFIGURATION					
Minimum lot area	None ^a	None ^a	None ^a	None ^a	None ^a
Residential density, minimum	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' (3-4 stories)	54' (3-stories)	80'	80'
BUILDING PLACEMENT (see UDO 15.320.070-130)					
Minimum front yard	10 ft ^a	10 ft ^a	10 ft ^a	10 ft ^a	50'
Garage front yard setback (residential)	25'	25'	NA	25'	NA
Minimum usable residential open space	Yes ^b	Yes ^b	None	Yes ^b	NA
Minimum rear yard (see UDO for supplemental standards)	None ^c	None ^c	None ^c	None ^c	None ^c
Minimum side yard (see UDO for supplemental standards)	None ^c	None ^c	None ^c	None ^c	None ^c

Comment [b26]: Except for C-4, the current C and zones now limit lot areas at least 10,000sf which seem unnecessary.
Comment [b27]: Intended to apply to residential only projects at a gross density measurement.
Comment [b28]: 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 no transit now).
Comment [b29]: 72' new – but consider the concept to adjust height in footnote 3 below.
Comment [b30]: These are current height limits in C3 and I zone.
Comment [b31]: Suggesting to address this in the project design standards.

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
DEVELOPMENT INTENSITY AND CONFIGURATION										
Minimum lot area	1 acre	20,000 sf	12,000 sf	7,500sf	5,000sf	100,000 sf	75,000 sf	None ^a	7,000sf ^a	5,000sf
Minimum frontage	75'	75'	75'	60'	50'	75'	75'	None ^a	70' ^a	50' ^a
Density, minimum (see UDO for reference)	None	8 du/acre	None	None						
Density, maximum (base) ^a (see UDO for reference)	See min. lot area	8 du/acre	See min. lot area	See min. lot area						
Density, maximum with bonus (see UDO for reference)	NA	8 du/acre	NA	NA						
Maximum building height (principle building)	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'
Maximum building height (accessory building)	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'

Comment [b15]: New standards that seem necessary to add some basic parameters on well development that should be more supportive of historic preservation and land speculation. The idea is that it sets a min lot size for any new subdividing for the purpose of detached single family lots. It would still allow duplexes or townhouses (with up to four units attached).
Comment [b16]: Intended to be measured as gross density – including ROW areas.
Comment [b17]: Important standard intended to minimize sprawl and encourage a mix of housing types. Concept seems appropriate given reduced available land supply and goals for a greater mix of housing.
Comment [b18]: Another important concept to help incentivize desired public benefit features such as extra trails, parks, schools, and perhaps affordable housing. Warrants a robust discussion.

Branding through design

Opportunity to "say Waxhaw" in the way we build

The UDO will include sections on design guidance - intending to help developers, designers and builders ensure high quality projects that advance the community's visual identity. Here are some ideas from the current branding project that may influence what's included in the UDO. Are these on target?

Zoning standards

The UDO proposes some new land use rules related to types of housing, density, setbacks and building height. Generally, the changes are intended to add variety, reward creativity and maintain community character.

Take a few moments to indicate your thoughts on this, letting us know if we're on the right track or if we should try something different. If we're missing it, please tell us how we can do better. You can print this out and return it to Town Hall when you're done. We look forward to what you have to say!

	1 - Try something else!	2	3	4	5 - This is great!	Don't know about this
Downtown streets						
Downtown zoning elements						
Zoning standards						
Character inspiration						