



SURVEY DISCLAIMER

DEVELOPMENT STANDARDS

August 10th, 2021

I. GENERAL PROVISIONS

[illegible]

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF SEVENTEEN (17) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED BY-RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.

III. TRANSPORTATION

1. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE DRIVE AND ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL DRIVE AND/OR ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
2. A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG N DAVIDSON STREET, AS GENERALLY DEPICTED ON THE REZONING PLAN.

IV. ARCHITECTURAL STANDARDS

8. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS:

- a. NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS CONCRETE, FIBER CEMENT ("HARDPLANK") AND/OR OTHER MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- b. PROHIBITED EXTERIOR BUILDING MATERIALS: (1) VINYL SIDING, EXCLUDING VINYL SHINGLES; (2) ALUMINUM SIDING; (3) CORRUGATED METAL TRIM; AND (4) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- c. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 12:12, EXCEPT THAT FLAT ROOFS ARE PERMITTED FOR BUILDINGS THAT ARE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- d. EXPOSED STOODS SHALL FORM A PROMINENT FEATURE OF THE BUILDING. EXPOSED STOODS FROM THE FRONT AND REAR UNITS SHALL BE AT LEAST 12 INCHES ABOVE THE FRONT AND REAR SIDE OF THE BUILDING. STOODS MAY BE COVERED BUT SHALL NOT BE ENCLOSED. THERE SHALL BE NO MINIMUM STOOD DRAINAGE.
- e. THE FRONT AND REAR UNITS SHALL BE COVERED BY A PORCH OR EITHER A FRONT PORCH OR POSTERIOR THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT. THE PORCH OR BLANK WALL SHALL BE AT LEAST 12 INCHES ABOVE THE PORCH OR BLANK WALL. THE PORCH OR BLANK WALL SHALL EXPAND TO A MAXIMUM OF TEN (10) FEET ON ALL BUILDING LEVELS.
- f. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO THE PORCH OR BLANK WALL. LONG RUNS OF WALKWAYS SHALL BE PROHIBITED.
- g. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) UNITS PER BUILDING OR FEWER WHEN FRONTING A PUBLIC STREET.
- h. THE MINIMUM STOOD HEIGHT SHALL BE 12 FEET. THE MINIMUM STOOD DEPTH SHALL BE A LENGTH OR A MINIMUM OF TWENTY (20) FEET IN LENGTH.

V. ENVIRONMENTAL FEATURES

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL'S ORDINANCES AND ADOPTED POST CONSTRUCTION STORMWATER DRAINAGE MANAGEMENT PLAN. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE'S ORDINANCES REGARDING THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS WELL AS THE CITY OF CHARLOTTE'S ORDINANCES REGARDING THE TYPE AND LOCATION OF THE STORMWATER MANAGEMENT SYSTEMS. APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND THE NATURAL DISCHARGE OF THE SITE.

2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VI. LIGHTING

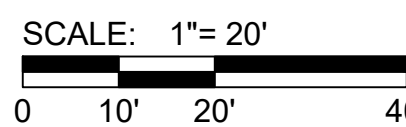
ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE PERIMETER OF THE SITE) SHALL BE FULLY CAPPED AND SHIELDED. THE ILLUMINATION DOWNWARDLY DIRECTED, AND THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF SITE.

VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

4934 Providence Road
Charlotte, NC 28226



DATE: 08/10/21

PROJECT NUMBER: 00888.00

TITLE: CONSTITUTIONAL STATE OF

CONCEPTUAL SITE PLAN

SHEET NO

RZ-1

