### Dimensional Standards

#### 155.604.1 TABLE OF DIMENSIONAL STANDARDS

<table>
<thead>
<tr>
<th></th>
<th>R-20</th>
<th>R-15</th>
<th>R-12</th>
<th>R-9</th>
<th>R-MH</th>
<th>R-15MF</th>
<th>R-12MF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area (sq ft)</td>
<td>20,000</td>
<td>15,000</td>
<td>12,000</td>
<td>9,000</td>
<td>10,000</td>
<td>15,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Minimum overall development area (sq ft or ac)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>15,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Maximum overall development area (sq ft or ac)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Area for each additional dwelling unit (sq ft)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>3,500</td>
<td>3,000</td>
</tr>
<tr>
<td>Minimum lot width (ft)</td>
<td>90</td>
<td>80</td>
<td>70</td>
<td>60</td>
<td>70</td>
<td>90</td>
<td>80</td>
</tr>
<tr>
<td>Minimum width when a corner lot (ft)</td>
<td>90</td>
<td>80</td>
<td>70</td>
<td>60</td>
<td>70</td>
<td>90</td>
<td>80</td>
</tr>
<tr>
<td>Minimum front setback (ft)</td>
<td>50</td>
<td>40</td>
<td>35</td>
<td>30</td>
<td>25</td>
<td>40</td>
<td>35</td>
</tr>
<tr>
<td>Maximum build-to line (ft)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum side yard, interior (ft)</td>
<td>12</td>
<td>10</td>
<td>10</td>
<td>8 &amp; 6</td>
<td>8</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Minimum corner side yard (streetside) (ft)</td>
<td>12</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Minimum rear yard (ft)</td>
<td>60</td>
<td>55</td>
<td>50</td>
<td>45</td>
<td>30</td>
<td>55</td>
<td>50</td>
</tr>
<tr>
<td>Maximum building height (ft)</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35/45 (10)</td>
</tr>
</tbody>
</table>

Any parcels within the Downtown Overlay or Highway 51 Overlay shall also meet build-to lines, minimum lot sizes, and minimum setbacks/yards.

For corner lots or through/double frontage lots, see also § 155.601.11

For lots adjacent to existing or proposed thoroughfares, see also § 155.601.18

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(10) Required minimum side and rear yards must be increased one feet (1') for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or one foot (1') for each two feet (2') in height over the maximum given limit when adjacent to all nonresidential districts.
ZONING APPLICATION FOR ORDINANCE TEXT CHANGE

APPLICATION NUMBER: ____________________________  DATE FILED: April 1, 2015

PETITIONER'S NAME: Everlane Development

PETITIONER'S MAILING ADDRESS: 401 Hawthorne Lane, Suite 110-230, Charlotte, NC 28204

PETITIONER'S PHONE NUMBER/EMAIL ADDRESS: 704-400-3008; matt@everlanedev.com

I request consideration of the following change in text of the Matthews Zoning Ordinance:

Requested text change is:

a change in wording to existing Section(s)

X an addition to Section(s)

a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section: 155.604.1 Table of Dimensional Standards

Proposed Section: 155.604.1 Table of Dimensional Standards: Add footnote (1) and to modify the allowed height standards in the R-12MF Zoning District

ADD a foot note #1 under the table that reads as follows: "Required minimum side and rear yards must be increased one feet (1') for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or one feet (1') for each two feet (2') in height over the maximum given limit when adjacent to all nonresidential districts."

CHANGE the table in the column for maximum height to read: "maximum building height/maximum height with increased yard (ft)"

CHANGE the allowed maximum height in the R-12MF Zoning District to read "35/45."

ADD to the Dimensional Standards for the R-12MF Zoning District to the row regarding maximum height a reference to footnote #1.
ZONING APPLICATION FOR ORDINANCE TEXT CHANGE
Page 2

What is the intended effect of this request?

To allow new buildings constructed in the R-12MF Zoning District above 35 feet in building height with a maximum building height of 45 feet if the required side and rear yards are increased. This change will allow new residential buildings constructed in the R-12MF zoning District to be built consistent with today’s standards for new residential dwelling units, which typically have nine (9) or ten (10) foot ceilings.

(continue on additional page(s) as necessary)

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FILING INSTRUCTIONS

A petition for text amendment of the Matthews Zoning Ordinance must be completed on the application form provided for such purpose and submitted with the appropriate fee to the Town Hall. The petition shall be reviewed by the Town Planning Department for completeness and then submitted to the Town Board of Commissioners for acceptance. The Town Board of Commissioners shall set a public hearing date according to their policy. The petition shall be considered at a public hearing held jointly by the Town Commissioners and the Planning Board.

After the public hearing the petition shall be reviewed by the Planning Board at their next regular meeting. At that meeting, the Planning Board may recommend approval, denial, or approval with conditions. This recommendation is then passed on to the Board of Commissioners at their next regular meeting in which zoning issues are discussed, according to Town Board policy. The Town Board of Commissioners may then approve, amend and approve, deny, or table action of the petition. Any decision of the Town Board is final and subsequent revisions shall be handled in this same process as a new plan.

A petition for text amendment may be withdrawn by the petitioner at any time up to and including fifteen (15) days prior to the hearing date. Any subsequent withdrawal shall only be allowed by action of the Town Board of Commissioners.

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE FEE:

Add a permitted use: $100
Any other reason, fewer than three (3) paragraphs affected: $250
Any other reason, three (3) or more paragraphs affected: $400

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