



232 Matthews Station Street  
Matthews, NC 28105  
704.847.4411

**ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE  
AS PROVIDED IN THE UDO AT 155.401.3**

APPLICATION NUMBER 2019-695 DATE FILED 2/14/2019  
APPLICANT'S NAME Viking Partners c/o Stephen Horner  
APPLICANT'S MAILING ADDRESS 4901 Hunt Rd, Ste 102, Cincinnati, OH 45242  
APPLICANT'S PHONE NUMBER/EMAIL ADDRESS 513.985.1110; shorner@vikingprt.com  
**AGENT: Keith MacVean; 704.331.3531; keithmacvean@mvalaw.com**

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

Requested text change is:

- a change in wording to existing Section(s)
- 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 155.604.3 - table of dimensional standards Proposed Section \_\_\_\_\_

Amend section 155.604.3 Table of Dimensional Standards to add a new foot note #18. As follows:  
- Side yards are not required along the interior lot lines of parcels or lots created as part of a shopping center.  
  
SEE TABLE 155.604.3 ATTACHED

*(continue on additional page(s) as necessary)*

TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE

155.604.3 TABLE OF DIMENSIONAL STANDARDS									
CONDITIONAL-ONLY ZONING DISTRICTS									
	R-VS	CFC	SRN <sup>(12)</sup>	C-MF	MUD <sup>(12)</sup>	TS	B-1SCD	ENT <sup>(12)</sup>	AU
Minimum lot area (ft or ac)	<sup>(13)</sup>	7,500 <sup>(9)</sup>	NA	NA	NA	NA	NA	NA	NA
Minimum overall development area (ft or ac)	1/2 AC	NA	1 AC	3 AC <sup>(14)</sup>	15 AC <sup>(15)</sup>	NA	3 AC	NA	NA
Maximum overall development area (ft or ac)	15 AC	NA	15 AC	15 AC	NA	6 AC	NA	NA	2 AC
Minimum lot width (ft)	<sup>(16)</sup>	65 <sup>(9)</sup>	40	40	NA	NA	NA	NA	NA
Minimum width when a corner lot (ft)	<sup>(16)</sup>	65	40	40	NA	NA	NA	NA	NA
Minimum front setback (ft)	<sup>(17)</sup>	25 <sup>(9)</sup>	NA	NA	14	NA	40	NA	40
Maximum build-to line (ft)	NA	NA	20	20	20	20	NA	20	NA
Minimum side yard, interior (ft) <sup>(9)/(14)</sup>	<sup>(18)</sup>	8 <sup>(9)</sup>	10	10 <sup>(14)</sup>	NA	NA	25	NA	20
Minimum corner side yard (street-side) (ft) <sup>(17)</sup>	10	10	10	10	NA	NA	25	NA	20
Minimum rear yard (ft) <sup>(17)</sup>	<sup>(18)</sup>	30 <sup>(9)</sup>	10	10 <sup>(14)</sup>	NA	NA	25	NA	20
Maximum building height/ max ht with increased yards (ft)	35	35	45	45/60 <sup>(18)</sup> <sup>(14)</sup>	45/60 <sup>(18)</sup>	60	40/50 <sup>(18)</sup>	60/80 <sup>(18)</sup>	35
Minimum building height (ft)	NA	NA	NA	18	18	24	14	24	NA
Exterior project edge adjacent to any residential district: undeveloped/developed	NA	NA	NA	<sup>(19)</sup> >3 ac: 60 <sup>(14)</sup> <sup>(19)</sup> <1 1/2 ac: 20 <sup>(14)</sup>	50/100	NA	NA	NA	NA
Exterior project edge adjacent to all other districts	NA	NA	NA	<sup>(19)</sup> >3 ac: 25 <sup>(14)</sup> <sup>(19)</sup> <1 1/2 ac: 10 <sup>(14)</sup>	15	NA	NA	NA	NA
Minimum Setback/yard along an interstate highway	NA	NA	NA	NA	50	NA	NA	NA	NA

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

(9) Dimensions for single parcels of development sites under five (5) acres not being developed as a SF detached subdivision. See other dimensional standards at §155.503.2

(10) Required minimum side and rear yards must be increased one foot (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

(11) Dimensional standards vary depending on the overall tract area and style of housing provided. See § 155.604.4

(12) Single-family attached and detached, all styles, must follow R-VS dimensional standards at § 155.604.4 or Cottage Cluster provisions at §155.506.22

(13) A C-MF designation within one-half (1/2) mile of the intersection of Trade and John Streets shall be less than one and one-half (1 1/2) acres, with no required minimum size.

(see §155.503.4.C.2)

(14) See § 155.503.4.C.3 and 4 for further qualifications. (Ord. 2025A, passed 6-9-14)

(17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare. (Am. Ord. 2231, passed 6-12-17)

(18) Side yards are not required along the interior lot lines of parcels or lots created as part of a shopping center.

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What is the intended effect of this request?

To allow shopping centers to create parcels (subdivide) within the development without having to provide the minimum side yards along the new interior boundaries of the property.

APPLICANT SIGNATURE \_\_\_\_\_



*(continue on additional page(s) as necessary)*



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### FILING INSTRUCTIONS

An application for text amendment of the Matthews Unified Development Ordinance must be completed on the application form provided for such purpose and submitted with the appropriate fee to the Town Hall. The application shall be reviewed by the Town Planning and Development 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 application shall be considered at a public hearing held jointly by the Town Commissioners and the Planning Board.

After the public hearing the application 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 on the application. Any decision of the Town Board is final and subsequent revisions shall be handled in this same process as a new application.

The application for text amendment may be withdrawn by the Applicant 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