

Petition #: 2002-030
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. _____ **AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

CHAPTER 11: CONDITIONAL ZONING DISTRICTS, PART 4: COMMERCIAL CENTER DISTRICT,

1. Section 11.401. Purpose.
Add the word "primarily" after the word "establishment" in the first sentence.

The revised sentence will read as follows:

The Commercial Center Development (CC) district is hereby established in order to accommodate, in areas outside of the Uptown Charlotte expressway loop, the development of shopping centers and individual retail establishments primarily larger than 70,000 square feet of floor area.

2. Section 11.402. Uses permitted by right (7).
Delete the existing wording that reads:

(7) Dwellings, attached and multi-family up to twelve (12) units in a building.

Replace with the following:

(7) Dwellings, detached, duplex, triplex, quadraplex, attached, multi-family and planned multi-family developments, and mixed-use buildings.

3. Section 11.405. Development standards.

(3) Residential Development within the CC district shall meet the area, yard, and bulk requirements established in Section 9.305 for the R-22MF district.

Add the following new wording after (3) above:

Certain innovative development options may be considered by the Planning Commission as part of the approval process for the development of the property for residential purposes in the CC district as follows:

- (a) The residential element must be one of a mixed-use development. A mixed-use development shall consist of a mixture of one or more residential types and /or densities combined with compatible nonresidential uses that provide goods, services and employment for an area ranging from a neighborhood to the entire community.

- (b) In order to encourage high quality design and innovative arrangement of buildings and open space throughout the residential area(s), substantial flexibility from the conventional standards is possible by modifying the following standards established in these regulations and the Subdivision Ordinance:
 - 1. Street right-of-way
 - 2. Street type and construction standards (including width) for public or private streets
 - 3. Lot size
 - 4. Lot width
 - 5. Setbacks and yards
 - 6. Building separation
 - 7. Public street frontage
 - 8. Off-street parking.

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

City Attorney

I, _____, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of April, 2002, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, Page(s) _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 2002.
