

Petition #: 2002--034

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:

1. Amend CHAPTER 9: GENERAL DISTRICTS, PART 4: URBAN RESIDENTIAL DISTRICTS,

A. Section 9.403. Urban Residential Districts; uses permitted by right,

- (2) UR-2, Delete the second sentence that reads as follows:

The following nonresidential uses are also permitted provided that the gross floor area of these uses does not exceed 50 percent of the ground floor area of the dwelling unit in which they are located.

And replace it with the following:

Business or office uses are allowed but limited to those permitted in the B-1 Neighborhood Business District, except that no drive-in windows or automotive sales, service or repair are permitted. The maximum gross floor area of these business uses is 50 percent of the ground floor area of the building in which they are located and any single tenant or use shall be limited to a maximum of 3,000 square feet.

Delete the existing listing of uses as shown below:

Handcraft shops
Bookshops
Antique shops
Tearooms
Studios
Museums
Offices

B. Section 9.407. Urban Residential Districts; development standards for various uses, Density bonus provisions, (c) Bonus permitted, by adding a new provision as follows:

- (x) For the construction of a parking deck, the allowable floor area ratio may be increased by 50%. The area of the parking deck is included as part of the allowable floor area ratio for the site.

C. Section 9.408. Urban Residential Districts; off-street parking and loading standards,

- (1) Number of spaces per dwelling unit, by changing this subsection title

to:

- (1) Number of off-street parking spaces per dwelling unit or gross square feet,

And change the maximum number of spaces for the nonresidential uses from 1/500 gross square feet to 1/400 gross square feet.

Include the following provision as the last statement to subsection (1):

For residential uses outside of the Route 4 thoroughfare, the maximum number of parking spaces is 3 spaces/dwelling unit.

- (4) Grade level parking, by deleting the existing provision that reads as follows:

Grade level parking is allowed in the setback of multi-family and single family attached housing.

And replacing it with the following:

Grade level parking is subject to the requirements of Section 12.206. (3).

(Editorial Note: Section 12.206. (3) reads as follows:

No off-street parking or driveways are permitted in the required setback or within any required side yard which abuts a street in any district nor within 5 feet of any exterior lot line. The space within the required setback, side, or rear yard abutting a street may not be used for maneuvering space for parking or unparking of vehicles, except that driveways providing access to the parking area may be installed across these setback and yard areas. It is the intent that these driveways be as nearly perpendicular to the street right-of-way as possible. The above restrictions in this subsection (3) shall not apply to single family detached or duplex units. These parking location restrictions also do not apply to other residential dwellings consisting of 3 or more dwelling units, each with individual attached garages accessed by individual or shared driveways, when located on a Class V, VI, or VI-L street. The garages must be a minimum of 22 feet from the public right-of-way. Individual dwelling unit driveways or shared driveways shall have a maximum width at any one point of 20 feet.

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.
