



REQUEST	Text amendment to Section 12.106 to clarify the maximum allowable size of an accessory building, based on the size of the principal structure located on a lot.
SUMMARY OF PETITION	This petition proposes to clarify the maximum size of accessory structures in relation to the principal structure.
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	Charlotte-Mecklenburg Planning Department
Community Meeting	Meeting is not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Dodson
	Yeas: Allen, Dodson, Griffith, Randolph, and Walker
	Nays: None
	Absent: Rosenburgh and Simmons
	Recused: None

ZONING COMMITTEE DISCUSSION Staff reviewed the text amendment, noting that the purpose of the amendment is to clarify the maximum size for accessory structures. A Commissioner asked what is the maximum size permitted for an accessory building? Staff replied that the total square footage of the accessory structure cannot exceed the heated area located on the first floor of the principal structure.

STATEMENT OF CONSISTENCY This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Dodson).

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The text amendment contains the following provisions:
 - Modifies the regulations to clarify that for all accessory structures, the total square footage of the accessory structure cannot exceed the heated area located on the first floor of a principal structure.
- **Public Plans and Policies**
 - This petition is consistent with adopted policies.
- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No comments received.
 - **Schools:** CMS does not comment on text amendments.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** There is no site plan associated with this petition.
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OUTSTANDING ISSUES

- There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

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