

Petition No. 2011-059  
Petitioner: Charlotte-Mecklenburg Planning Commission

OCT 17 2011

**AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE –ZONING ORDINANCE**

**ORDINANCE NO.**

**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:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Amend Section 2.202, "Definitions" by adding new definitions for "blockface" and "high voltage transmission structures", in alphabetical order. The new definitions shall read as follows:

Block face.

One side of a city block between two intersections, or street termination.

High voltage transmission structures.

Utility structures greater than 80 feet in height and with a utility right-of-way 68 feet or greater.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 2: SINGLE FAMILY DISTRICTS

- a. Amend Section 9.205, "Development standards for single family districts", subsection (1), "Density, area, yard and bulk regulations", subsection (e2), by adding a footnote (9) reference. All remaining text remains unchanged. The new text shall read as follows:

(e2) Minimum setback from existing or future back of curb along local and collector streets (feet) <sup>3, 8, 9</sup>	42	42	32	32	32
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- b. Add a new footnote (9) to Chart 9.205(1) for alternative setback standards. The remaining footnotes remain unchanged. The new footnote shall read as follows:

<sup>9</sup> Alternative Setback: The following setback standards may be

used for an established block face that is at least 25 percent developed, or has at least four existing dwellings.

- (a) A single-family detached dwelling in an established block face may be located no closer to the street than the two closest structures on the same block face.
- (b) In no case shall the minimum setback be less than 10 feet, or intrude into a required clear sight triangle at an intersection.
- (c) The location of parking shall meet the minimum standards in Section 12.206(3).

## 2. PART 4: URBAN RESIDENTIAL

- a. Amend Section 9.407, “Urban Residential Districts; development standards for various uses”, subsection (4), “Streetscape improvements” by deleting the text and replacing with new text. The revised subsection shall read as follows:

### (4) Streetscape improvements.

- (a) A continuous perimeter planting strip shall be required whenever property abuts a curb. The width of the planting strip shall be determined by a City Council adopted streetscape plan for streets that the project abuts. If there is no adopted streetscape plan, the planting strip width shall be determined by the *Charlotte Tree Ordinance*. Trees shall be planted in the continuous perimeter planting strip, as per the standards found in the *Charlotte Tree Ordinance* and in the *Charlotte-Mecklenburg Land Development Standards Manual*.
- (b) Sidewalks are required whenever property abuts a curb. The width of the sidewalk shall be determined by a City Council adopted streetscape plan. If there is no adopted streetscape plan, the sidewalk width must be a minimum of 6 feet wide.
- (c) Sidewalk and planting strip widths may be amended by the Planning Director, City Engineer or their designees to address unusual physical constraints or to allow context sensitive design options.

