

**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 9: GENERAL DISTRICTS

1. PART 2: SINGLE FAMILY DISTRICTS

- a. Amend Section 9.203, "Uses permitted under prescribed conditions", items (5.1) and (6), by modifying the following prescribed conditions for "dwellings, attached (duplex only)" and "dwellings, duplex". The revised text shall read as follows:

Section 9.203. Uses permitted under prescribed conditions.

(5.1) Dwellings, attached (duplex only) (R-3, R-4, R-5 and R-6 only), provided that:

- (a) The maximum building coverage required for detached dwellings shall be met for duplexes, as per Table 9.205(1)(i) The dwelling will be located on a corner lot;
- (b) Multiple duplex lots are allowed along a street. However, there is a limit of two abutting duplex lots in a row along either side of a street's block face. If more than one entrance, the entrances to each unit in the structure will face different streets; and



Example illustrating the limit of two abutting duplex lots (shown as “D”) in a row along either side of a street’s block face.

- (c) If located on a corner lot, the minimum setback requirement must be applied to each of the two different streets; and
 - (d) Duplex units shall be served by a shared driveway. However, the following two exemptions are permitted:
 - (1) A duplex corner lot is allowed one driveway from each of the two different streets.
 - (2) Where two duplex lots abut, a total of three driveways may be allowed. The units that share a common lot line shall have a shared driveway and the opposite end units may have individual driveways.
- (6) Dwellings, duplex (R-3, R-4, R-5, and R-6 only), provided that:
- (a) The maximum building coverage required for detached dwellings shall be met for duplexes, as per Table 9.205(1)(i) The dwelling

will be located on a corner lot;

- (b) Multiple duplex lots are allowed along a street. However, there is a limit of two abutting duplex lots in a row along either side of a street's block face. If more than one entrance, the entrances to each unit in the structure will face different streets; and



Example illustrating the limit of two abutting duplex lots (shown as "D") in a row along either side of a street's block face.

- (c) If located on a corner lot, the minimum setback requirement must be applied to each of the two different streets; and
- (d) Duplex units shall be served by a shared driveway. However, the following two exemptions are permitted:
- (1) A duplex corner lot is allowed one driveway from each of the two different streets.
 - (2) Where two duplex lots abut, a total of three driveways may be allowed. The units that share a common lot line shall have a shared driveway and the opposite end units may

have individual driveways.

- b. Amend Section 9.205, "Development standards for single family districts", by modifying item (1)(a)(iii) to clarify how density is calculated for duplex dwellings. The revised text shall read as follows:

Section 9.205. Development standards for single family districts

(1) Density, area, yard and bulk regulations

(a) Maximum Residential Density

(iii) Existing lots of record as of the effective date of these regulations do not have to meet the density requirements if they are ~~1) a corner lot in the R-3, R-4, R-5, or R-6 zoning districts and are to be used for a duplex dwelling; or 2) an existing lot in the R-8 zoning district~~ to be used for duplex, triplex, or quadraplex dwellings.

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 _____ day of _____, 2012, 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 _____ day of _____, 2012.