

Petition #: 2015-084
Petitioner: StorCon, c/o Reade DeCurtins

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 8.5: MIXED USE DEVELOPMENT DISTRICT

- a. Amend Section 9.8503, “Mixed Use Development District; uses permitted under prescribed conditions,” by adding a new listed use as follows:

Warehousing within an enclosed building for a self-storage facility only, provided that:

(a) All storage shall be located within the building, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted;

(b) Any ground floor building facade that fronts a public street shall be wrapped with one or more of the uses set out below, however, no more than 50 percent of the ground floor building façade fronting a public street may be wrapped with the rental and management office associated with the self-storage facility:

(i) professional business and general offices as allowed in the MUDD zoning district, which shall include the rental and management office associated with the self-storage facility;

(ii) retail sales as allowed in the MUDD zoning district;

(iii) beauty or barber shops;

(iv) eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2), subject to the regulations of Section 12.546; and

(v) breweries, subject to Section 12.544.

- (c) Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual storage units shall be provided by internal hallways.
- (d) The maximum height of a building containing a self-storage facility shall be 90 feet.
- (e) Signs may not be installed or maintained above the third story of a building containing a self-storage facility.

b. Amend Section 9.8507, “Mixed Use Development District; parking and loading standards,” subsection (1) by adding a parking standard for warehousing within an enclosed building for self-storage facilities as follows:

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| <u>Warehousing within an enclosed building for self-storage only</u> | <u>.25 parking spaces per 1,000 gross square feet for the self-storage portion of the building and parking for all other uses, including the rental and management office shall be in accordance with the requirements of the MUDD zoning district.</u> |
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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 _____, 20__, 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 _____, 20__.
