

Petition #: 2015-084

Petitioner: StorCon, c/o Reade DeCurtins

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:

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 facade 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 with the exception that convenience stores and check cashing establishments shall not be a permitted use;

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

(iv) 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 self-storage 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) In addition to the urban design standards of the MUDD zoning district, a building containing a self-storage facility must meet the following design requirements:
  - (i) The facade of each floor of the building above the ground floor that fronts a public street (but not an alley) must have windows or glass that cover at least 25% of the length of such street facing facade. The windows and glass may be spandrel glass provided that the reflectivity value does not exceed 36 percent as measured under the applicable provisions of Federal Specifications DD-G-451d 1977. In no event may spandrel glass be utilized on the ground floor of the building.
  - (ii) Where expanses of solid wall are necessary on the facade of any floor of the building located above the ground floor (including a facade that does not front a public street), they may not exceed 20 feet in length. A blank wall is a facade that does not contain windows, glass or sufficient ornamentation, decoration or articulation. Design elements that may be utilized to break up expanses of solid wall include, without limitation, ornamentation, molding, string courses, belt courses and changes in material or color.
  - (iii) If the building is located on a lot that abuts a public or private street, at least one entrance shall be provided on each building facade fronting a street. If the building is located on a corner lot, the building may provide one main entrance oriented to the corner or facing either of the streets.
  - (iv) In order to promote visual compatibility with commercial and multi-family development allowed in commercial zones, the building shall incorporate architectural and design features common to commercial and multi-family development. Examples of such architectural and design features that may be utilized include: massing, proportion, facade modulation, exterior building materials and detailing, varied roof-line, pedestrian scale and fenestration.

(f) Signs may not be installed or maintained above the third floor 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:

<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:

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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\_\_.

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