

Petition No. 2016-  
Petitioner: Charlotte-Mecklenburg Planning Department &  
Charlotte Department of Transportation

**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 2.201, "Definitions" by modifying the definitions for "thoroughfare" and "thoroughfare plan" by updating references to the Charlotte Thoroughfare Map and Charlotte City Council as follows:

Thoroughfare.

Any street designated on the adopted Charlotte-Mecklenburg Thoroughfare ~~Plan~~ Map, or any street, which is an extension of any street on the adopted Thoroughfare ~~Plan~~ Map. The words thoroughfare and arterial are used synonymously and indicate streets, which are designed as Class I, II, III, III-C, or IV.

Thoroughfare ~~Plan~~ Map.

The most recent map approved by Charlotte City Council ~~the local Metropolitan Planning Organization~~ which indicates the system of roads expected to serve major access and travel needs with regard to auto, truck and transit transportation. The words thoroughfare ~~plan~~ map and arterial street plan are used interchangeably.

B. CHAPTER 3: DECISION-MAKING AND ADMINISTRATIVE BODIES

1. PART 5: PROFESSIONAL STAFF

- a. Amend Section 3.501, "Planning Commission Staff; powers and duties", item (7) by updating references to the Charlotte Thoroughfare Map. The revised item shall read as follows:

(7) To determine street classification not otherwise specified on the adopted

Charlotte-Mecklenburg Thoroughfare ~~Plan~~ Map.

C. CHAPTER 9: GENERAL DISTRICTS

1. PART 3: MULTI-FAMILY DISTRICTS

- a. Amend Section 9.303, “Uses permitted under prescribed conditions”, item (19), “Planned multi-family and attached developments, a single multi-family or attached building on a lot with more than 12 units in a building”, subsection (c), subsection (i) by changing the term, “plan” to “map”. The revised item shall read as follows:

- (i) Adopted thoroughfare ~~map~~ plan;

D. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 1: SUPPLEMENTAL DEVELOPMENT STANDARDS

- a. Amend Section 12.103, “Requirements for lots along thoroughfares”, subsection (1), Footnote #1 to the table, by changing the term, “plan” to “map”. The revised footnote shall read as follows:

<sup>1</sup>The distance from thoroughfare centerline to proposed right-of-way line for Class III and IV thoroughfares located within the area bounded by Route 4 and I-85 shall measure 40 feet for Class III streets and 30 feet for Class IV streets. These standards represent the normally required rights-of-way. However, additional right-of-way may be necessary in the area of interchanges, intersections, cut/fill areas, or areas where horizontal or vertical alignments must be improved and will be determined on a case by case basis by the City Department of Transportation. In addition, in those areas in which the existing street right-of-way exceeds the above noted dimension, the right-of-way width may not be reduced and certain thoroughfares will exceed this dimension as indicated by the Thoroughfare ~~Map~~ Plan.

- b. Amend Section 12.506, “Religious institutions in residential districts”, subsection (1), “Maximum floor area ratio”, subsection (a), “Small religious institutions”, subsection (1), subsection (b), by updating the reference to the Charlotte Thoroughfare Map. The revised item shall read as follows:

- (1) Maximum floor area ratio:

- (a) Small Religious Institutions

- (1) Located in a single family residential zoning districts (R-3, R-4, R-5, R-6, R-8) and

- a. Located on a collector street (as classified

on the most recent *Collector Road System*) and as defined in the Subdivision Ordinance and the Zoning Ordinance): Maximum FAR: .25

- b. Located on a minor or major thoroughfare (as classified on the most recent ~~*Mecklenburg-Union County Metropolitan Planning Organization-Charlotte Thoroughfare Map Plan*~~): Maximum FAR: .50
- c. Amend Section 12.506, “Religious institutions in residential districts”, subsection (6), “Street classifications”, subsection (d) by updating the reference to the Charlotte Thoroughfare Map. The revised item shall read as follows:

(6) Street Classifications. Religious institutions shall be permitted only on lots fronting the following street and thoroughfare classifications:

- (a) Small religious institutions with a FAR of .25 or less shall be permitted only on a lot with frontage on a collector street, minor thoroughfare, or major thoroughfare.
- (b) Small religious institutions with a FAR between .25 to .50 shall be permitted only on a lot with frontage on a minor or major thoroughfare.  
*(Petition No. 2011-075, §12.506, (6)(a)(b)(c)(d), 02/20/2012)*
- (c) Medium religious institutions shall be permitted only on a lot with frontage on a minor or major thoroughfare.
- (d) Large religious institutions shall be permitted only on a lot with frontage on a minor or major thoroughfare.

Street classification for the purpose of this section shall be based the most recent ~~*Mecklenburg-Union County Metropolitan Planning Organization Charlotte Thoroughfare Map Plan*~~, the *Collector Road System*, and as defined in the Subdivision Ordinance and the Zoning Ordinance.

*(Petition No. 2011-075, §12.506, (6)(a)(b)(c)(d), 02/20/2012)*

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 \_\_\_\_\_, 2016, 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 \_\_\_\_\_, 2016.

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