



CHARLOTTE

Zoning Interpretation

Maximum Building Coverage Calculations for Lots Previous Approved with Tree Save Cluster Development Maximum Building Coverage

As referenced in other sections of the Zoning Ordinance, properties are subject to new regulations on the effective date of a text amendment with exceptions. The applicability exception in this case are for lots that were subdivided by a recorded subdivision plat using City Code Chapter 21 tree save incentives which had been approved by the Charlotte-Mecklenburg Planning Department prior to the effective date of the maximum building coverage text amendment which was approved on June 16, 2007. Only subdivisions approved prior to June 16, 2007 under Chapter 21 tree save incentives may use the minimum lot size for the underlying zoning district when calculating maximum building coverage. Subdivisions approved after the effective date must use the lot size as approved on the subdivisions in calculating maximum building coverage.

ISSUE

Development of a subdivision that was approved in compliance with incentives for increasing tree save area for single-family detached dwelling prior to adoption of maximum building coverage requirements.

POLICY

Subdivisions that were approved in compliance with City Code Chapter 21 and under the incentives of increasing the tree save area prior to the adoption of Code Section Table 9.205(5a) shall use the requirement for the minimum lot size of the underlying zoning district when calculating maximum building coverage for detached dwellings.

Date Agreed: March 3, 2008

Approved By: Katrina J. Young
Zoning Administrator

Code Sections: 2.201
9.205(5)
9.205(5)(d)
Table 9.205(5a)
City Code Chapter 21

SUPERSEDES :