

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-056

Petitioner: Charlotte-Mecklenburg Planning Commission

Request: This amendment will classify zoning districts as to whether they are residential or non-residential. These classifications are used when determining separation distances from residential zoning districts.

Summary

Currently, the Zoning Ordinance does not contain language that classifies zoning districts as being residential or non-residential. Because some uses require a separation distance from property “zoned residential”, each zoning district needs to be so classified.

The Residential Zoning Districts include R-3, R-4, R-5, R-6, R-8, R-8MF, R-12MF, R-17 MF, R-22MF, R-43MF, UR-1, UR-2, UR-3, TOD-R, R-MH, MX-1, MX-2, MX-3, and any zoning district listed above, with (CD) after the designation.

Non-Residential Zoning Districts include B-1, B-2, CC, B-D, BP, O-1, O-2, O-3, I-1, I-2, RE-1, RE-2, RE-3, Institutional, UMUD, MUDD, UR-C, U-I, CC, NS, TOD-E, and TOD-M, and any zoning district listed above, with (CD) after the designation.

Consistency and Conclusion

This text amendment is appropriate for approval and is consistent with the purposes, goals, and objectives of the Zoning Ordinance and other policies and plans.