

**ZONING COMMITTEE  
RECOMMENDATION  
April 26, 2006**

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**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.

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this text amendment.

**Vote:** Yeas: Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, and Sheild  
Nays:  
Absent:

**Summary of Petition**

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.

**Zoning Committee Discussion/Rationale**

Mr. MacVean reviewed the text amendment, which will help in measuring distances to “residential zoning districts”.

**Statement of Consistency**

Upon a motion made by Cooksey and seconded by Carter, the Zoning Committee voted unanimously in finding this amendment consistent with the powers granted the City of Charlotte under state and local law.

**Vote**

**Upon a motion made by Ratcliffe, and seconded by Farman, the Zoning Committee voted unanimously to recommend approval of this text amendment.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.