

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006-117**

**Petitioner:** Charlotte Mecklenburg Planning Commission

**Request:** Text Amendment to revise regulations pertaining to the types of encroachments permitted into the rear yard specifically of duplex, triplex, and quadraplex dwellings.

### **Background**

The Zoning Ordinance currently permits certain portions of the required rear yard of a lot used for single family (detached only) and multi-family dwellings to be utilized for attached garages, porches, decks, greenhouses, covered patios, and utility room extensions of the principal structure, with limitations. Staff has suggested expanding these regulations to include single family attached units and spelling out that duplex, triplex, and quadraplex dwellings are also permitted to have these extensions into the rear yard, rather than using the term “multi-family developments”.

### **Summary**

The revised text amendment would allow certain portions of the required rear yard on a lot used for a single-family (attached or detached), duplex, triplex, quadraplex to be used for attached garages, porches, decks, greenhouses, covered patios, and utility room extensions of the principal structure, with limitations. The term “multi-family dwellings” has been removed.

### **Consistency and Conclusion**

This text amendment is appropriate for approval and consistent with the existing regulations and in the public interest