

**ZONING COMMITTEE  
RECOMMENDATION  
September 27, 2006**

---

**Rezoning Petition No. 2006-117**

**Petitioner:** Charlotte Mecklenburg Planning Commission

**Request:** Text amendment to allow certain portions of the required rear yard of duplex, triplex, and multi-family dwellings to be utilized for attached garages, porches, decks, greenhouses, covered patios and utility room extensions of the principal structure, with limits.

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

**Vote:** Yeas: Carter, Cooksey, Ratcliffe, Randolph, and Sheild,  
Nays: None  
Absent: Loflin and Simmons

**Summary of Petition**

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”.

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.

**Zoning Committee Discussion/Rationale**

Mr. MacVean summarized the text amendment. There were no questions.

**Statement of Consistency**

A motion was made by Carter and seconded by Ratcliffe finding that this text amendment is reasonable and in the public interest. The Zoning Committee unanimously approved this motion.

**Vote**

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

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.