
REQUEST	Text amendment to Section 2.201, Table 9.101, Sections 9.502, 9.504, 9.602, 9.604, 9.702, 9.704, 9.802, 9.804, 9.8502, 9.8504, 9.902, 9.904, 9.1002, 9.1004, 9.1102, 9.1103, 9.1104, 12.202, and 12.416 of the Zoning Ordinance
SUMMARY OF PETITION	<p>The petition proposes to:</p> <ol style="list-style-type: none">1) Add new definitions for telecommunications and data storage facility, satellite dish, and satellite dish farm to the Zoning Ordinance;2) Add a new permitted use, telecommunications and data storage facility, to the list of uses permitted by right in a variety of zoning districts;3) Add satellite dish farm as a new permitted use with prescribed conditions in the I-2 zoning district, and also as an accessory use, with prescribed conditions, in the office, RE-1, RE-2, business, institutional, MUDD, UMUD, UI and industrial zoning districts, when associated with a telecommunications and data storage facility, a radio station or a television station; and4) Add parking requirements for a telecommunications and data storage facility and satellite dish farm.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with adopted policies.
PETITIONER AGENT/REPRESENTATIVE	Neighborhood & Business Services Charlotte-Mecklenburg Planning Department
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

• Proposed Request Details

The text amendment contains the following provisions:

- Adds new definitions for telecommunication and data storage facility, satellite dish, and satellite dish farm.
- Telecommunication and data storage facility:
 - Allows telecommunication and data storage facilities as a use by right in the office, RE-1, RE-2, business, institutional, MUDD, UMUD, UI, and industrial zoning districts.
 - Establishes a required vehicle parking ratio of one space per 4,000 square feet of area used to house computer systems/components, plus one space per 300 square feet for accessory office uses that exceed ten percent of the total gross floor area. No parking is required for the accessory office use if it does not exceed ten percent.
 - Establishes a minimum of two long-term bicycle parking spaces for the use, plus one per 10,000 square feet for any accessory office use, up to a 50-space maximum. Short-term bicycle parking required is two, plus one per 40,000 square feet for any accessory office use, up to a 30-space maximum.
- Satellite dish farm:
 - Allows a satellite dish farm as a principal use with prescribed conditions in the I-2 zoning district. Prescribed conditions include:
 - Requires one vehicular parking space plus one space per 300 square feet of any area used for accessory office use.
 - Requires no long-term bicycle parking spaces for the use. However, any accessory office use requires one long-term bicycle parking space per 10,000 square feet.

- Requires no short-term bicycle parking spaces for the use. However, any accessory office use requires one short-term bicycle parking space per 40,000 square feet.
 - Allows a satellite dish farm as an accessory use, with prescribed conditions, to a telecommunications and data storage facility, a radio station, or a television station in the office, RE-1, RE-2, business, institutional, MUDD, UMUD, UI, and industrial zoning districts.
 - Allows satellite dishes to be ground or roof-mounted.
 - Prescribed conditions for ground-mounted satellite dishes include:
 - Prohibits satellite dishes in the setback or within the street side yard of a corner lot.
 - The total area of an accessory dish farm shall be less than the ground-floor area of the principal building(s).
 - Satellite dishes shall not be closer than 400 feet to any residential zoning district.
 - Requires a solid wall that blocks the view of the satellite dishes from any public street right-of-way. Prescribed conditions for the wall include:
 - The wall height shall be based on the tallest satellite dish, when oriented to achieve its maximum vertical height (not the height when configured for transmission/reception).
 - The wall shall be constructed of materials and colors that are compatible with the exterior of other buildings on the site, or surrounding structures.
 - Landscaping with trees and shrubs on the street side of the wall is required.
 - Permits a ground-mounted accessory satellite dish farm that legally exists as of the adoption date of this text amendment to expand. Any satellite dish added to the existing site after the adoption date is required to meet the requirements for a wall and landscaping to block the view of the new added dishes from any public right-of-way.
 - **Public Plans and Policies**
 - The petition is consistent with adopted policy.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No comments received.
 - **Vehicle Trip Generation:** Not applicable.
 - **Connectivity:** Not applicable.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte-Mecklenburg Storm Water Services Review

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