**CHAPTER 16:**

 **SUBJECT INDEX**

**SUBJECT SECTION**

**--------------------A--------------------**

Abattoirs

where permitted 9.101

Accessory structures Ch.12, Pt.4

 buffer requirements 12.302

district requirements See specific district

general requirements 12.401

location in required yards 12.106

where permitted 9.101

Accessory uses Ch.12, Pt.4

automobile, truck and trailer rental 12.414

customary home occupations 12.408

district requirements See specific district

drive-in service windows 12.413

dumpsters, trash handling, service entrances 12.403

elderly and disabled housing 12.407

fences and walls in residential districts 12.406

general requirements 12.401

guest homes and employee quarters 12.412

helistops, limited 12.415

land clearing and inert debris landfill (LCID): on site 12.405

marinas … 12.409

outdoor lighting 12.402

private stables 12.411

private kennels 12.410

where permitted 9.101

Adult care centers

definition 2.201

special requirements 12.502

where permitted 9.101

Adult care homes

definition 2.201

special requirements 12.502

where permitted 9.101

Adult establishments

definition 2.201

special requirements 12.518

where permitted 12.518

Airport Zones 10.301

height restrictions 10.302

use restrictions 10.303

zones established 10.301

Airports

definition 2.201

where permitted 9.101

Amendments

applications for amendments 6.105

definition 2.201

initiation of 6.103

purpose for 6.101

standards for approval 6.111

Appeals

filing deadline 5.103

initiation of 5.102

rehearing 5.112

standards for granting 5.108

to Board of Adjustment 5.101

to Superior Court 5.113

# Authority 1.102

**--------------------B--------------------**

Bed and breakfasts (B & B’s) 12.521

Beneficial fill sites 12.523

Board, Alternative Compliance Review Board

 establishment, powers, and duties………………………..... 3.601

 membership and officers…………………………………... 3.602

 terms of office……………………………………………... 3.603

 quorum, attendance, and vacancies....................................... 3.604

 meetings and procedures....................................................... 3.605

 staff........................................................................................ 3.606

Board of Adjustment

action of 5.110

appeals from 5.113

appeals to 5.102

definition 2.201

effect of appeals 5.111

hearings 5.107

membership 3.302

powers and duties 3.301

procedures 3.303

staff 3.304

variances granted by 5.108

Board of Commissioners

amendments to text and Zoning Map 6.110

powers and duties 3.101

Boarding houses

definition 2.201

in business district 9.803

in multi-family districts 9.303

in office district 9.703

in single family districts 9.203

in mixed use districts 11.203

special requirements 12.520

where permitted 9.101

Buffers and Screening

alternative requirements 12.304

buffer table 12.302

buffer requirements 12.302

compliance 12.306

definition 2.201

maintenance responsibility 12.305

purpose 12.301

Building materials sales and storage

where permitted 9.101

Building permit required 4.102

Business Districts

accessory uses and structures 9.804

buffers and screening 9.805

 cross reference

 Ch.12, Pt.3

development standards 9.805

district established, purpose 9.801

uses permitted by right 9.802

uses permitted under prescribed conditions 9.803

Business Park District

accessory uses and structures 9.804

buffers and screening 9.805

 cross reference

 Ch.12, Pt.3

development standards 9.805

off-street loading 12.214

-required loading spaces

 by use - table 12.214

off-street parking 12.202

-minimum required off-street

 parking-table 12.202

outdoor storage 9.805

purpose 9.801

special development requirements 9.805

uses permitted under prescribed conditions 9.101, 9.803

uses permitted by right 9.101, 9.802

Bus stops shelters 12.513

**--------------------C--------------------**

# Car washes 9.101

by right 9.802, 9.1102

under prescribed conditions B-1 & B-2 9.803

Catawba River/Lake Wylie Watershed Overlay

appeals and variances 10.610

buffer areas required 10.608

critical areas

protected area

additional buffer requirements

cluster development 10.607

development standards 10.606

critical area

protected area

exceptions to applicability 10.605

general definitions 10.602

high density option 10.609

high density permit application

structural BMP’s

installation of structural BMP’s

maintenance responsibility

additional requirements

purpose 10.601

uses and standards established 10.605

critical areas

Cemeteries 9.101

special requirements 12.508

Certificate of occupancy required 4.103

Child Care Centers

definition 2.201

special requirements 12.502

where permitted 9.101

Child Care Home

definition 2.201

special requirements 12.502

where permitted 9.101

City Council

amendment to text and zoning map 2.201

powers and duties 3.101

Civic/social service/fraternal facilities

definition 2.201

permitted uses by district 9.101

Clinics, medical, optical, and dental

definition 2.201

where permitted 9.101

Clinics, veterinary

definition 2.201

where permitted 9.101

Cluster development

definition 2.201

standards 9.205(5)

Commercial Center District

accessory uses and structures 11.404

accessways 11.406

development standards 11.407

district purpose 11.401

maximum gross floor area ratio 11.405

off-street loading 12.214

off-street parking 12.202

uses permitted by right 11.402

uses permitted under prescribed conditions 11.403

Comprehensive plan

regulations in accordance with 1.102

Conditional districts

purpose 11.101

Construction, rules of 2.101

building permit required 4.102

Construction and demolition (C & D) landfill 12.524, 12.507

Cultural facilities

buffer and screening Table 12.302(A)

definition 2.201

where permitted 9.101

Customary Home Occupations

definition 2.201

special requirements 12.408

where permitted 9.101

**--------------------D--------------------**

Definitions 2.201

Departments

 Land Use & Environmental Services (LUESA) 3.502

Charlotte Department of Transportation 3.510

Charlotte-Mecklenburg Schools 3.509

Engineering & Property Management 3.503

Environmental Protection 3.507

Fire 3.508

Health 3.506

Parks & Recreation 3.505

Planning 3.201

Utility 3.504

Neighborhood Development 3.511

Development

definition 2.201

Development Standards (General Districts)

Business 9.805

Industrial 9.1105

Institutional 9.505

Multi-family 9.305

Office 9.705

Research 9.605

Single family 9.205

Urban industrial 9.1105

Urban residential 9.405

Disabled Persons

homes for 12.407

where permitted 9.101

Districts

business 9.801

hierarchy of districts 9.102

industrial 9.1101

institutional 9.501

mixed use development (MUDD) 9.8501

multi-family 9.301

office 9.701

permitted uses 9.101

research 9.601

single family 9.201

transit oriented development districts Chapter 15

UMUD 9.901

urban industrial 9.1001

urban residential 9.401

Overlay Districts

airport 10.301

catawba river/lake wylie watershed 10.601

historic 10.201

lower lake wylie watershed 10.701

manufactured home 10.401

mountain island lake watershed 10.501

pedestrian overlay 10.801

transit supportive overlay....................................................... 10.901

Conditional Districts

commercial center development 11.401

development standards 12.101

hazardous waste 11.601

manufactured housing 11.301

mixed use districts 11.201

neighborhood services 11.501

research-3 11.701

Dormitories

definition 2.201

where permitted 9.101

Drive-in service windows

definition 2.201

special regulations/requirements 12.413

where permitted 9.101

Dumpsters, trash handling areas, and service entrances 12.403

Dwelling, attached

definition 2.201

where permitted 9.101

Dwelling, detached

definition 2.201

where permitted 9.101

Dwelling, duplex

definition 2.201

where permitted 9.101

Dwelling, multi-family

definition 2.201

where permitted 9.101

Dwelling, quadraplex

definition 2.201

where permitted 9.101

Dwelling, triplex

definition 2.201

where permitted 9.101

Dwelling mixed use

definition 2.101

special requirement/regulations 9.703, 9.803

where permitted 9.101

Dwelling Unit

definition 2.201

**--------------------E--------------------**

Eating, Drinking and Entertainment Establishments

where permitted 9.101

 Prescribed conditions 12.546

Effective date of ordinance 1.109

Effects of other ordinances and regulations 1.106

Elderly and disabled housing as accessory use 12.407

Elementary schools

definition 2.201

where permitted 9.101

Engineering and Property Management

powers and duties 3.503

Engineering Department

drainage plan approval 12.601

powers and duties 3.503

Environmental Protection, Department of

powers and duties 3.507

Equestrian oriented subdivisions 12.514

Exceptions to applicability 1.105

**--------------------F--------------------**

Fences and walls in residential district 12.406

Fire Department

powers and duties 3.508

Financial institutions

definition 2.201

drive-in service windows 12.413

where permitted 9.101

Floor area ratio

definition 2.201

Fractional requirements 2.103

# Freeway 2.201

Freight and truck terminals

where permitted 9.101

**--------------------G--------------------**

General rules of construction 2.101

Government buildings

definition 2.201

where permitted 9.101

Group homes

definition 2.201

standards in single family districts 12.517

up to 10 clients, where permitted 9.302

up to 6 clients, where permitted 9.202

where permitted 9.101

Guest homes and employee quarters as accessory uses 12.412

**--------------------H--------------------**

Hazardous waste district

additional application requirements 11.603

district purpose 11.601

off-street loading 12.214

off-street parking 12.202

uses permitted under prescribed conditions 11.602

Hearings

Board of Adjustment 3.303

Historic District Commission 3.403

Planning Commission 3.203

Height limitations 12.108

Health institutions

definitions 2.201

where permitted 9.101

Heliports, unlimited

definition 2.201

where permitted 9.101

Helistop, limited

definition 2.201

standards 12.415

where permitted 9.101

Heavy manufacturing

definition 2.201

where permitted 9.101

Hierarchy of zoning districts 9.102

Historic District Commission

certificate of appropriateness required 10.203

demolition of structures 10.212

district designation 10.202

powers and duties 3.401

procedures 10.208

standards 10.210

Home occupations (customary home occupations)

Hotel

definition 2.201

where permitted 9.101

**--------------------I--------------------**

Indoor recreation

definition 2.201

where permitted 9.101

Industrial Districts

accessory uses and structures 9.1104

development standards 9.1105

uses permitted under prescribed conditions 9.1103

uses permitted as of right 9.1102

Institutional District

accessory uses and structures 9.504

development standards 9.505

uses permitted under prescribed conditions 9.503

uses permitted as of right 9.502

Interpretation of zoning maps 2.102

**--------------------J--------------------**

Jails

definition 2.201

where permitted 9.101

Junkyards

definition 2.201

where permitted 9.101

Jurisdiction 1.103

**--------------------K--------------------**

Kennels

Commercial

definition 2.201

where permitted 9.101

Private

definition 2.201

standards 12.410

**--------------------L--------------------**

Land clearing and inert debris landfill (LCID): on-site 12.405

Land clearing and inert debris landfill (LCID): off-site 12.503

Light manufacturing

definition 2.201

where permitted 9.101

Loading

off-street loading 12.214

Loading space requirements 12.214

Lot area requirements

for general zoning districts See specific district

variation in 12.102

**--------------------M--------------------**

Manufactured home

definition 2.201

in park or subdivision Ch.11, Pt. 3

on individual lot, where permitted 9.101

Manufactured Home Overlay

district purpose 10.401

procedures for district designation 10.402

uses permitted under prescribed conditions 10.403

Manufactured Housing District

common open space 11.304

compliance with other regulations 11.308

definition 2.201

development standards 11.304

foundations, patios, and walkways 11.306

replacement of existing homes 11.309

streets and utilities 11.305

uses permitted by right 11.302

uses permitted under prescribed conditions 11.303

Marinas

accessory use 12.409

principal use 9.803

Medical waste disposal facilities

accessory use 9.101

principal use 12.525

Mixed-Use Districts

common open space; density bonus 11.207

development standards 11.205

density limitations 11.206

innovative development standards 11.208

permitted accessory uses and structures 11.204

purpose 11.201

uses permitted as of right 11.202

uses permitted under prescribed conditions 11.203

Mobile home

definition 2.201

**--------------------N--------------------**

Neighborhood Development

powers and duties 3.511

Neighborhood Service District

accessory uses and structures 11.504

development standards 11.505

district applicability 11.502

district purpose 11.501

maximum floor area ratio 11.505

off-street loading 12.214

off-street parking 11.506

streetscape requirement 11.507

Nonconforming accessory uses and structures 7.104

Nonconforming structures

general provisions 7.103

Nonconforming uses

general provisions 7.102

Nonconforming vacant lots 7.105

Nuisances

noise 12.701

fumes and odors 12.702

vibration 12.703

**--------------------O--------------------**

Off-Street parking and loading

carpool spaces for certain employment uses 12.205

commercial vehicle parking in residential areas 12.218

configuration of off-street parking and loading

ingress and egress 12.216

driveway and street areas 12.217

interior landscaping requirements 12.208

location of required parking 12.206

number, size and location of loading spaces 12.214

parking barriers 12.207

parking deck standards 12.212

parking lot screening requirements 12.211

purpose: parking plans 12.201

required number of off-street parking spaces 12.202

restriction on use of off-street parking and

loading spaces 12.215

shared parking 12.203

size of required parking spaces and aisles 12.204

underground parking structures 12.213

Office districts

accessory uses and structures 9.704

area yard and bulk requirements 9.705

buffers and screening Ch.12, Pt.3

districts established, purpose 9.701

maximum floor area ratio 9.705

off-street loading 12.214

off-street parking 12.202

uses permitted as of right 9.702

uses permitted under prescribed conditions 9.703

Offices

where permitted 9.101

Open space recreation uses 12.516

Other applicable city code and land development provisions 12 – Part 9

Outdoor lighting 12.402

Outdoor recreation

where permitted 9.101

Outdoor seasonal sales 12.519

Overlay Districts 10.101

**--------------------P--------------------**

Parallel conditional use districts

approval procedures Ch.6, Pt.2

effect of approval 6.205

purpose 6.201

Parking requirements

landscaping and design standards 12.209

location of required spaces 12.206

number of spaces required 12.202

shared parking 12.203

size of required spaces 12.204

Parks and Recreation Department

powers and duties 3.505

Petroleum and gas refining

where permitted 9.101

Petroleum storage

where permitted 9.101

Pilot plants

definition 2.201

where permitted 9.101

Planned multi-family and attached developments

standards 9.303

where permitted 9.101

Planning Commission

amendments to text and Zoning Map 6.103

innovative development standards 11.208

membership 3.202

powers and duties 3.201

procedures 3.203

Planning Department Staff

see Planning Director

*(Petition N0. 2012-020, 05/14/2012)*

Planning Director

powers and duties 3.501

review of amendment petitions 6.106

review of appeal petitions 5.106

Powers and duties

Board of Adjustment 3.301

City Council 3.101

Historic District Commission 3.401

Planning Commission 3.201

Professional staffs 3.501 to 3.509

Protest petitions 6.113

Prototype production plants

definition 2.201

where permitted 9.101

Public utility structures

definition 2.201

where permitted 9.101

special requirements 12.504

Public utility, transmission and distribution lines 12.509

**--------------------Q--------------------**

Quarries

definition 2.201

special requirements 12.505

where permitted 9.101

**--------------------R--------------------**

Raceways and dragstrips

where permitted 9.101, Other Uses

Radio, telephone cellular telephone and television masts towers,

antennae and similar structures 12.108

Relation to other ordinances 1.106

Religious institutions

definition 2.201

special requirements in residential districts 12.506

where permitted 9.101

Research District

accessory uses and structures 9.604

area, yard and bulk requirements 9.605

buffers and screening 9.605

districts established, purposes 9.601

maximum floor area ratio 9.605

off-street loading 12.214

off-street parking 12.202

uses permitted as of right 9.602

uses permitted under prescribed conditions 9.603

Research laboratories

definition 2.201

where permitted 9.101

Retail establishments

where permitted 9.101

Riding academies and boarding stables 12.512

**--------------------S--------------------**

Sale of motor vehicles in residential districts 9.203

Sanitary landfills

definition 2.201

where permitted 9.101

special requirements 12.507

Separability 1.108

# Setbacks, required See specific district

Shopping centers

where permitted 9.101

Short-Term Care Facility

definition 2.201

where permitted 9.101

special requirements 12.522

Signs

Intent and purpose 13-1

Definitions...................................................................... 13-1

Procedures............. 13-16

General Provisions 13-21

Prohibited Signs 13-22

Signs not requiring permit 13-23

Temporary signs and banners requiring permits 13-27

Specifications for permanent signs requiring a permit 13-29

Specifications for permanent signs in Uptown Mixed Use District

 requiring a permit 13-33

Information and advertising pillar signs 13-37

District regulations for permanent on-premises signs 13-43

Creation of Special Sign Regulations 13-49

Regulations for Outdoor Advertising Signs 13-66

Removal of certain signs 13-71

Enforcement 13-73

Variances and Appeals 13-74

Single-Family Districts

accessory uses and structures 9.204

area, yard and bulk requirements 9.205

buffers and screening Ch.12, Pt.3

districts established, purposes 9.201

off-street parking 12.202

open space requirements 9.205

uses permitted as of right 9.202

uses permitted under prescribed condition 9.203

Solid waste transfer stations 12.526

Special Requirements for Certain Uses

adult care center, adult care homes, child care centers,

child care centers in a residence, family child care homes,

and large child care centers 12.502

adult establishments 12.518

bed and breakfasts (B & B’s) 12.521

beneficial fill sites 12.523

boarding houses 12.520

bus stop shelters 12.513

cemeteries, public and private 12.508

commercial rooming houses 12.531

construction and demolition (C & D) landfill 12.524

day labor service agencies 12.530

enclosure at foundations 12.528

equestrian oriented subdivisions 12.514

group homes 12.517

land clearing and inert debris landfill (LCID): off-site 12.503

medical waste disposal facilities 12.525

open space recreational uses 12.516

outdoor seasonal sales 12.519

public utility structures 12.504

public utility transmission and distribution lines 12.509

quarries 12.505

religious institutions in residential districts 12.506

riding academies and boarding stables 12.512

sanitary landfills 12.507

sidewalk connections to public streets 12.529

single room occupancy residences 12.527

solid waste transfer stations 12.526

special requirements for facilities along the

 Catawba River Lakes 12.515

temporary definitions of “adult bookstore” and

“adult mini motion picture theatre” 12.522

Special Use Permits

cancellation by surrender 14.301

modifications 14.303

revocation 14.304

termination 14.302

Stables, private, as an accessory use 12.411

Stadiums

where permitted 9.101

Stormwater drainage 12.601, 12.602,

 12.603

Supplemental development standards

clear sight triangles at street intersections 12.109

computation of density 12.104

effect of certain street and public land dedication

on computation of density 12.105

every lot must abut a street 12.101

existing nonconforming accessory utility structures 12.112

height limitations 12.108

more than one principal building per lot 12.106

requirements for lots along thoroughfares 12.103

surface water improvement and management (S.W.I.M)

 stream buffers 12.101

special lot, setback, and yard requirements 12.102

uses and structures prohibited and allowed in

required setbacks and yards 12.106

**-------------------U--------------------**

Utility Department

powers and duties 3.504

**--------------------V--------------------**

Variances

appeal 5.113

effect of 5.111

filing of petition 5.104

rehearing 5.112

standards for granting 5.108

Vested rights

exceptions to applicability 1.105

procedures for establishing vested rights 1.110

Violations of ordinance

enforcement by Zoning Administrator 8.101

general enforcement provisions 8.103

Voting

Board of Adjustment 3.303, 5.110

City Council 3.101, 6.111

Planning Commission 3.203

**--------------------W--------------------**

Warehousing

definition 2.201

where permitted 9.101

Wholesale sales

where permitted 9.101

**------------------X Y Z------------------**

Yards, required

general zoning districts See specific district

special purpose districts

see specific district

specific uses

see specific use

uses and structures prohibited in 12.106

variations in 12.102

Zoning Administrator

definition 2.201

powers and duties 3.502

Zoning maps

amendments Ch.6

effective as part of ordinance 1.104

interpretation of 2.102

Zoning Board of Adjustment

See Board of Adjustment