

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

CITY OF CHARLOTTE

FY2006

Petition #: 2006-093

Date Filed: _____

Received By: _____

Office Use Only

Section #: **2.201** **Definitions**
 12.102 **Special lot, setback and yard requirements**

Purpose of Change:

The Zoning Ordinance currently has a definition for “lot width”. That definition provides 4 methods by which the lot width can be determined:

1. The distance between the side lot lines measured along the setback line, or
2. The distance between the side lot lines measured along a setback line shown on a recorded plat when that setback line is greater than the setback required in the ordinance along the turnaround portion of a cul-de-sac street and the minimum lot frontage at the right-of-way shall be no less than 15’, or
3. On residential lots other than those along the turnaround portion of a cul-de-sac, the distance between the side lot lines measured along a setback line shown on a recorded plat when that line is greater than the minimum setback required in the ordinance. Such increased setback shall be no greater than 30 feet more than the setback of the lots abutting on either side if the lots from the same street and the minimum lot frontage at the right-of-way shall be no less than 30’. *(This is often referred to as “coving”)*
4. On lots located on the outside curve of a street, the lot width shall be measured along a line tangent to the midpoint of the setback projected to the side lot lines. On lots located on the inside curve of a street, the lot width shall be measured along the chord of the setback arc where it intersects the side lot lines.

This text amendment clarifies that in the third method, the residential lots must be “created along new streets”, in order to use this definition of “lot width”.

A new definition for “building envelope” has been added in this text amendment. A requirement has been added that all lots shall establish a continuous building with a minimum area of no less than 1200 square feet, and that no portion of the building envelope area can be have a dimension of less than 15’.

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