

**ZONING COMMITTEE  
RECOMMENDATION  
July 25, 2007**

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**Rezoning Petition No. 2007-102**

- Petitioner:** Charlotte-Mecklenburg Planning Commission
- Request:** Text amendment to clarify the development standards for off-street parking, driveways, and garages for single-family, duplex, triplex, quadraplex, multi-family, and planned multi-family units as well as other non-residential uses.
- Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this text amendment
- Vote:** Yeas: Howard, Johnson, Lipton, Loflin, and Randolph
- Nays: None
- Absent: Rosenburgh (absent from vote), Sheild

**Summary of Petition**

The purpose of this text amendment is to simplify the development standards of Section 12.206(3) by placing them in a table format where the standards are broken down by the type of development: single family, duplexes on individual lots, triplex, quadraplex, multi-family, and planned multi-family. This will allow the reader to determine the standards for parking, maneuvering, driveways, parking pads, and garage setbacks in a more user-friendly manner.

**Zoning Committee Discussion/Rationale**

Sandra Montgomery stated that Section 12.206(3) has been amended a number of times in the past. This text amendment reorganizes the section into a table format, detailing the development standards for off-street, parking, driveways, and garages depending on development type.

In addition, this text amendment adds the following new standards:

- Driveways for all residential garages may be used to meet a portion of the required parking if they are a maximum of 20' wide and at least 20' in length.
- While no required parking is permitted in the right-of-way, parallel parking is permitted, if approved by CDOT, for all uses.
- References to "edge of pavement" have been replaced with the term "back of the right-of-way".

Ms. Montgomery stated that the text amendment is consistent with adopted plans and policies, and is reasonable, and in the public interest.

**Statement of Consistency**

Upon a motion made by Commissioner Johnson and seconded by Commissioner Lipton, the Zoning Committee unanimously found the text amendment to be appropriate for approval and consistent with adopted plans and policies, and to be reasonable and in the public interest.

**Vote**

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

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.