

# **ZONING ORDINANCE** **TEXT AMENDMENT APPLICATION**

## **CITY OF CHARLOTTE**

FY2009

Petition #: 2009-013

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*Office Use Only*

**Section #:** 10.901 Purpose, 10.904 Rezoning to a Transit Supportive District, 10.907 Development Standards, 10.908 Urban Design Standards

**Purpose of Changes:** The Transit Supportive (TS) overlay district is established to 1) introduce transit supportive and pedestrian oriented development regulations and uses, and 2) encourage properties to transition to more transit supportive development and uses up to one-half (1/2) mile walking distance from a transit station. The purpose of this overlay district is to create a set of additional standards designed to accommodate the continued existence and minor expansion of existing uses while transitioning to a more compact, high intensity, transit supportive mix of uses at a lesser intensity than traditional transit oriented development. However, some residents have expressed concern over the type of development occurring at the edge of single family districts. This text amendment will modify certain regulations in TS to protect the character of adjacent single family neighborhoods, particularly where TS is across the street from, or on the same side of the street of single family development. The text amendment will also make minor revisions such as clarifying text, etc. The requested changes are:

When TS is across the street from or adjacent to single family development:

1. Provide setback standards to reflect the existing single family character.
2. Change the starting point for measuring the height plane from the zoning district line to the setback line.
3. Prohibit loading and service areas.
4. Screen parking garages and decks with active uses.
5. Provide architectural design details such as roof line variation, material changes, enhanced design for building entrances, wall plane variation, window placement and design, etc.

Other general changes to TS include:

1. Create minimum parking requirement for residential development
2. Disallow front loaded garages and parking pads
3. Clarify screening standards
4. Clarify outdoor lighting standards
5. Clarify building entrance and orientation standards
6. Add design standard for ground floor residential development on non-local streets
7. Clarify streetscape standards

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