

ZONING ORDINANCE **TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE

FY2007

Petition #: 2009-026

Date Filed: _____

Received By: _____

Office Use Only

Section #: **2.104** **Additions to Existing Development**
 11.404 **Permitted Accessory Uses and Structures [Commercial Center (CC) District]**
 11.405 **Development Standards [CC District]**

Purpose of Changes:

This text amendment proposes to amend the development standard in the Commercial Center (CC) zoning district related to how the floor-area-ratio (FAR) is calculated, with respect to "project area". Currently, Section 11.405(4) states that "in no event shall the amount of development in a project area exceed a FAR of 1.0."

This text amendment seeks to clarify the intent of Section 11.405(4), "Development Standards (CC district)" by replacing the term "project area" with "lot of record". A "lot of record" is defined as: "A lot described by plat or by metes and bounds which has been recorded in the office of the Register of Deeds".

This text amendment also proposes to clarify Section 2.104, "Additions to Existing Development", by removing the term "increment of development" and replacing it with "resulting lot of record".

In Section 12.417, accessory outdoor sales are currently permitted in the CC zoning district, as an accessory use to a retail establishment. This text amendment will add outdoor sales in the list of permitted accessory uses (Section 11.404), to match the language in Section 12.417.

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