

Petition #: 2012-\_\_\_\_\_

Petitioner: BECO South, LLC

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE – ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, “Zoning” of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 9: GENERAL DISTRICTS

1. PART 6: RESEARCH DISTRICTS

- a. Amend Section 9.603, “Uses permitted under prescribed conditions,” subsection (27), “Vehicle leasing offices and associated automobile parking provided that,” subsection (c) by deleting existing subsection (c) in its entirety and adding a new subsection (c) in lieu thereof. Amended Section 9.603(27) shall read as follows:

(27) Vehicle leasing offices and associated automobile parking provided that:  
*(Petition 2011-018, § 9.601, 05/23/11)*

(a) Vehicle leasing offices will occupy no more than 50 percent of the gross floor area of the building in which such use is located;

(b) Only typical office functions permitted as a principal use within Research Districts shall occur within buildings located on the premises. No direct in-person customer transactions related to vehicle rentals shall be permitted and customers will not take possession of vehicles directly from the vehicle leasing office.

(c) The maintenance, repair, preparation and cleaning of vehicles (other than minor exterior washing which is permitted without adherence to the provisions of this subsection) shall be permitted provided that the following requirements are met:

(i) the area devoted to the maintenance, repair, preparation and cleaning of vehicles shall be located on the same lot as the vehicle leasing office, and the lot shall be a minimum of 20 acres in size;

(ii) the vehicle maintenance, repair, preparation and cleaning services shall be provided solely for the vehicles to be leased (not the personal vehicles of employees, no commercial customers);

(iii) the vehicle maintenance, repair, preparation and cleaning services must be performed within a structure that meets the following requirements:

- the structure shall have a maximum height of 20 feet,
- the structure shall be partially enclosed,
- the structure shall be located a minimum of 150 feet from any property line of the parcel on which it is located,
- the structure may contain a maximum of four service bays, which service bays shall be screened in accordance with Section 12.303, and
- the structure shall have a maximum building footprint of 5,000 square feet, inclusive of any storage or office space that, combined, shall not exceed 50% of the total building footprint area of the structure;

and

(iv) the associated vehicle leasing office shall contain a minimum of 15,000 square feet of gross floor area.

- (d) The accessory automobile parking areas shall be limited to passenger vehicles, trucks and vans. No construction-related equipment, no vehicles with over two axles, no vehicles greater than 24 feet in length, and no inoperable or wrecked vehicles of any type are permitted in the accessory parking areas. Trucks and vans may only be parked in an accessory parking area located within 200 feet of a manufacturing, distribution or production use taking place on the site, and such manufacturing, distribution or production use must exist at the time of issuance of the permit associated with the parking of trucks and/or vans vehicles;
- (e) Accessory automobile parking shall take place in designated, paved parking areas that shall not exceed a total combined area of one (1) acre in size. Such parking area(s) shall be designed and maintained in accordance with Chapter 12, Part 2. Individual parking spaces located in the designated accessory automobile parking areas shall not be readily visible from public streets and shall not be counted toward meeting the minimum number of off-street parking spaces required in Section 12.202 for the vehicle leasing office.
- (f) The vehicles parked in the accessory automobile parking areas shall be parked in the permitted parking areas on a short term basis, provided, however, that parking of replacement vehicles may continue in the permitted parking areas on a continuous basis subject to the restrictions set forth in this Section; and
- (g) The accessory automobile parking associated with vehicle leasing offices uses set forth in this Section shall be permitted on lots having a minimum size of twenty (20) acres.

*(Petition 2011-018, §9.603, 05/23/11)*

Section 2. That this ordinance shall become effective upon its adoption

Approved as to form:

\_\_\_\_\_  
City Attorney

I, \_\_\_\_\_ City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the reference having been made in Minute Book \_\_\_\_\_, and recorded in full in Ordinance Book \_\_\_\_\_, Page(s) \_\_\_\_\_.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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