

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

**ORDINANCE NO.**

**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 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Add a new definition for “multiple rooming unit cottage” and modify the definition for “residential use” in Section 2.201, “Definitions”. Add the new definition in alphabetical order. The new and revised definitions shall read as follows:

Multiple rooming unit cottage.

A building, containing up to five (5) rooming units, that is available for rental occupancy for periods of five (5) months or longer. This definition does not include boarding houses, commercial rooming houses, motels, hotels, private dormitories, congregate care facilities, nursing homes, family care homes, group homes, single room occupancy residences, emergency shelters, homeless shelters, and accessory shelters.

Residential use.

Any detached, duplex, triplex, quadraplex, attached, or multifamily dwelling, manufactured home, mobile home, group home for up to six clients, multiple rooming unit cottage, boarding house, or dormitory.

B. CHAPTER 11: CONDITIONAL ZONING DISTRICTS

1. PART 2: MIXED-USE DISTRICTS (MX-1, MX-2, and MX-3)

- a. Amend Section 11.202, “Uses permitted by right”, by adding a new item (9) for “multiple rooming unit cottages” allowed only in MX-2. The revised text shall read as follows:

**Section 11.202. Uses permitted by right.**

- (9) Multiple rooming unit cottages (MX-2 only)
- b. Amend Section 11.205, “Development standards for MX-1, MX-2 and MX-3 districts”, subsection (2) by adding “multiple rooming unit cottage” to the first sentence. The revised text shall read as follows:

**Section 11.205. Development standards for MX-1, MX-2 and MX-3.**

- (2) Residential development within the MX districts shall meet the minimum lot area, lot width, and yard requirements established in Section 9.205 for the R-6 district for single family development and in Section 9.305 for the R-22MF district for multiple rooming unit cottage, attached and multi-family development. Single family dwellings may have a minimum rear yard of twenty feet if the rear yard does not form the outer boundary of an MX district. Residential development within an MX district need not comply with these requirements if it complies with the provisions of subsection 9.205(4).
- c. Amend Section 11.205, “Development standards for MX-1, MX-2 and MX-3 districts”, subsection (4) by adding “multiple rooming unit cottage” to the first sentence. The revised text shall read as follows:

- (4) Single family, duplex, triplex, ~~and~~ quadraplex, and multiple rooming unit cottage residential development within the MX districts shall meet the R-3 residential base maximum average height and the maximum average height listed in Section 9.205 for the residential portion only.

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 \_\_\_\_\_, 2012, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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