

Petition No. 2001-140  
Petitioner: Whitehall Commons, LLC

**ORDINANCE NO. 2047-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from CC to CC.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

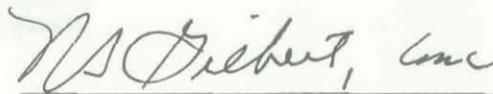
APPROVED AS TO FORM:

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

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 547-548.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk



Petition No. 2002-007  
Petitioner: Moody Lake Office Park

ORDINANCE NO. 2048-Z

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

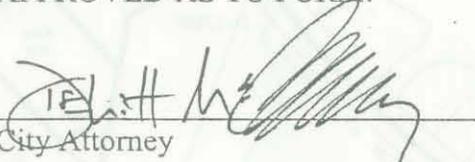
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-2(CD) and I-1(CD) to O-2(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

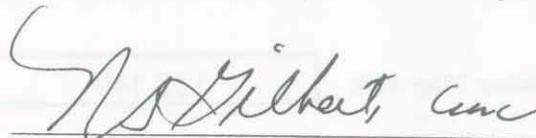
APPROVED AS TO FORM:

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

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 549-550.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-07**

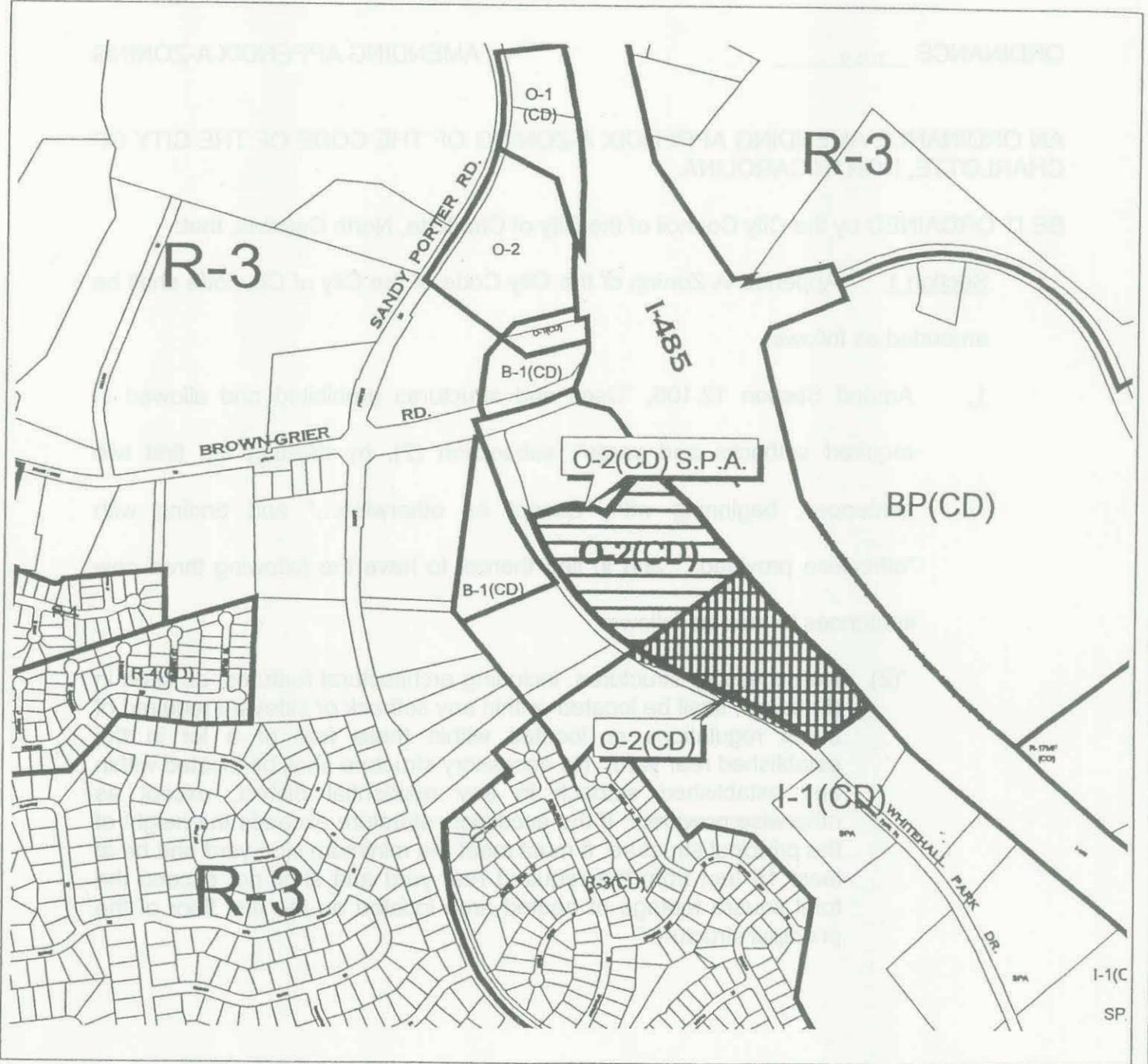
Petitioner: Moody Lake Office Park

Hearing Date: March 18, 2002

Zoning Classification (Existing): O-2(CD) and I-1(CD)

Zoning Classification (Requested): O-2(CD) S.P.A. and O-2(CD)

Acresage & Location Approximately 27 acres located between Whitehall Park Drive and Interstate 485 (I-485), south of Brown-Grier Road.



Zoning Map #(s); **132**

**Map Legend**

	ETU		Floodplain
	Altitude		County Line
	Watershed		City Limits
	Historic District		

Petition #: 2002-013  
Petitioner: Robert L Brandon, Zoning Administrator

ORDINANCE 2049 AMENDING APPENDIX A-ZONING

AN ORDINANCE AMENDING APPENDIX A-ZONING OF THE CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that:

Section 1. Appendix-A Zoning of the City Code of the City of Charlotte shall be amended as follows:

1. Amend Section 12.106, "Uses and structures prohibited and allowed in required setbacks and yards", subsection (2), by deleting the first two sentences, beginning with "Except as otherwise..." and ending with "otherwise provided." and in lieu thereof to have the following three new sentences to read as follows:

"(2) No accessory structures, including architectural features, as cited in (5) below, shall be located within any setback or sideyard required of these regulations or located within three feet of a lot in the established rear yard. No accessory structure shall be located within any established setback in any residential district, except as otherwise provided. If the accessory structure exceeds the height of the principal structure, it must meet the minimum side yard and be at least 15 feet from the required rear yard and shall not exceed the total square footage of heated area located on the first floor of the principal structure."

APPROVED AS TO FORM  
APPROVED AS TO MERIT

ORDINANCE NO. 100-1

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE NODDING  
ORDINANCE

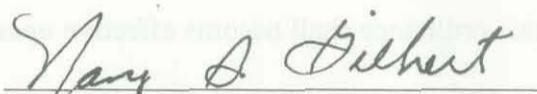
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. The Ordinance being hereinafter referred to as Section 100-1 of the City of Charlotte Code, Chapter 100, is hereby amended to read as follows:

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15th day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 551-552.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 15th day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 551-552.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 2002-015  
Petitioner: RealtiCorp

ORDINANCE NO. 2050-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to O-1(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

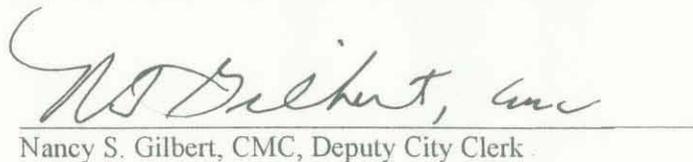
APPROVED AS TO FORM:

  
City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 553-554.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2002-15

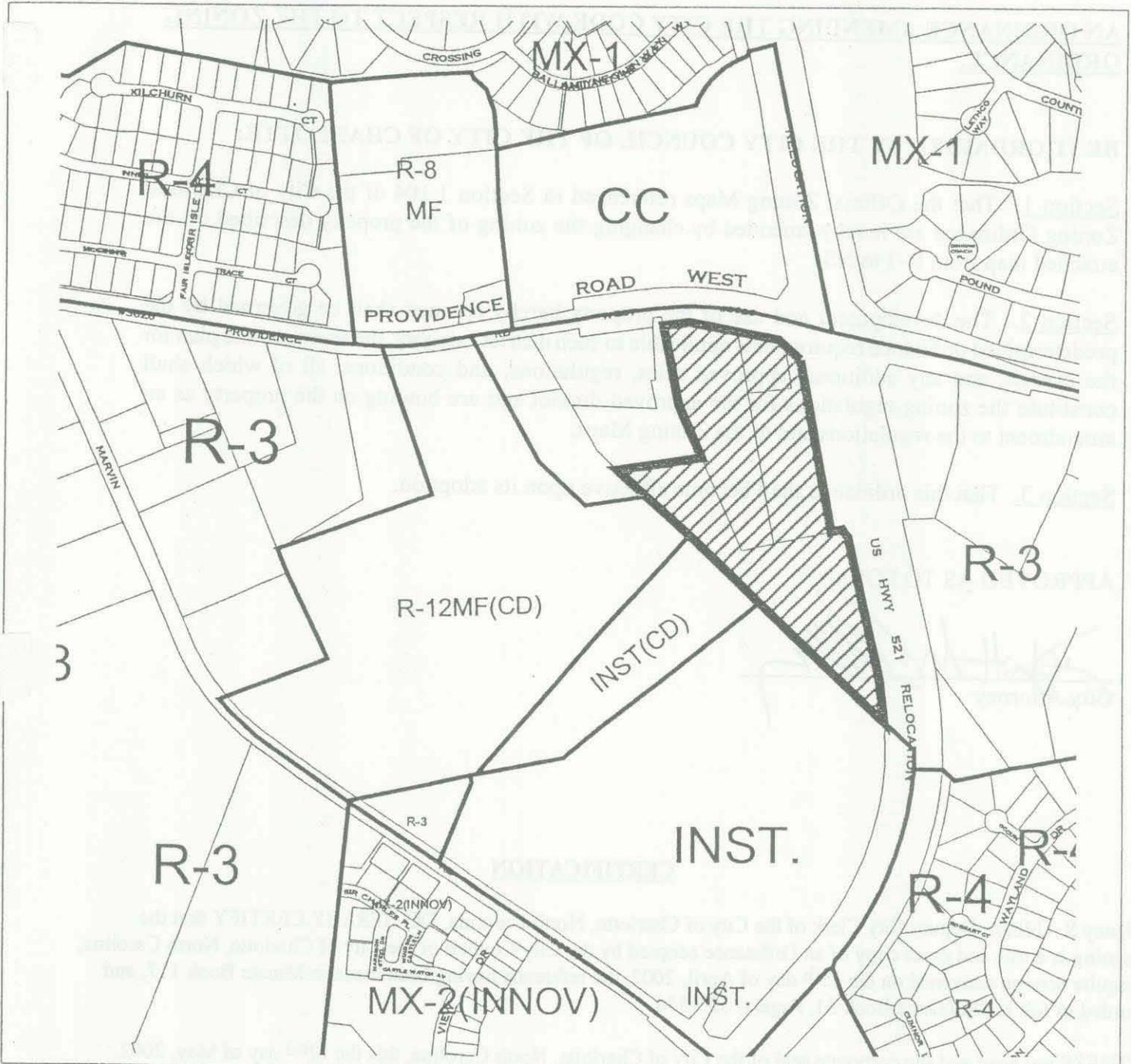
Petitioner: RealtiCorp

Hearing Date: February 18, 2002

Zoning Classification (Existing): R-3

Zoning Classification (Requested): O-1(CD)

Acresage & Location Approximately 12.5 acres located on the southwest corner of Providence Road West and US Highway 521 Relocation, east of Marvin Road.



Zoning Map #(s); 182

Map Legend	
	ETJ
	Floodplain.shp
	County Line
	City Limits(arq)
	Historic District
	Watershed
	Airwise.shp

Petition No. 2002-016  
Petitioner: Crosland Commercial

**ORDINANCE NO. 2051-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

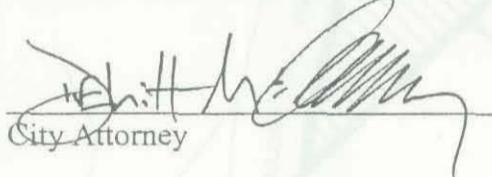
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to NS.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

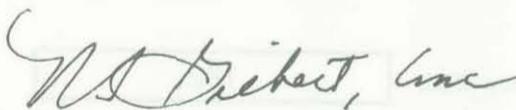
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 555-556.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2002-16

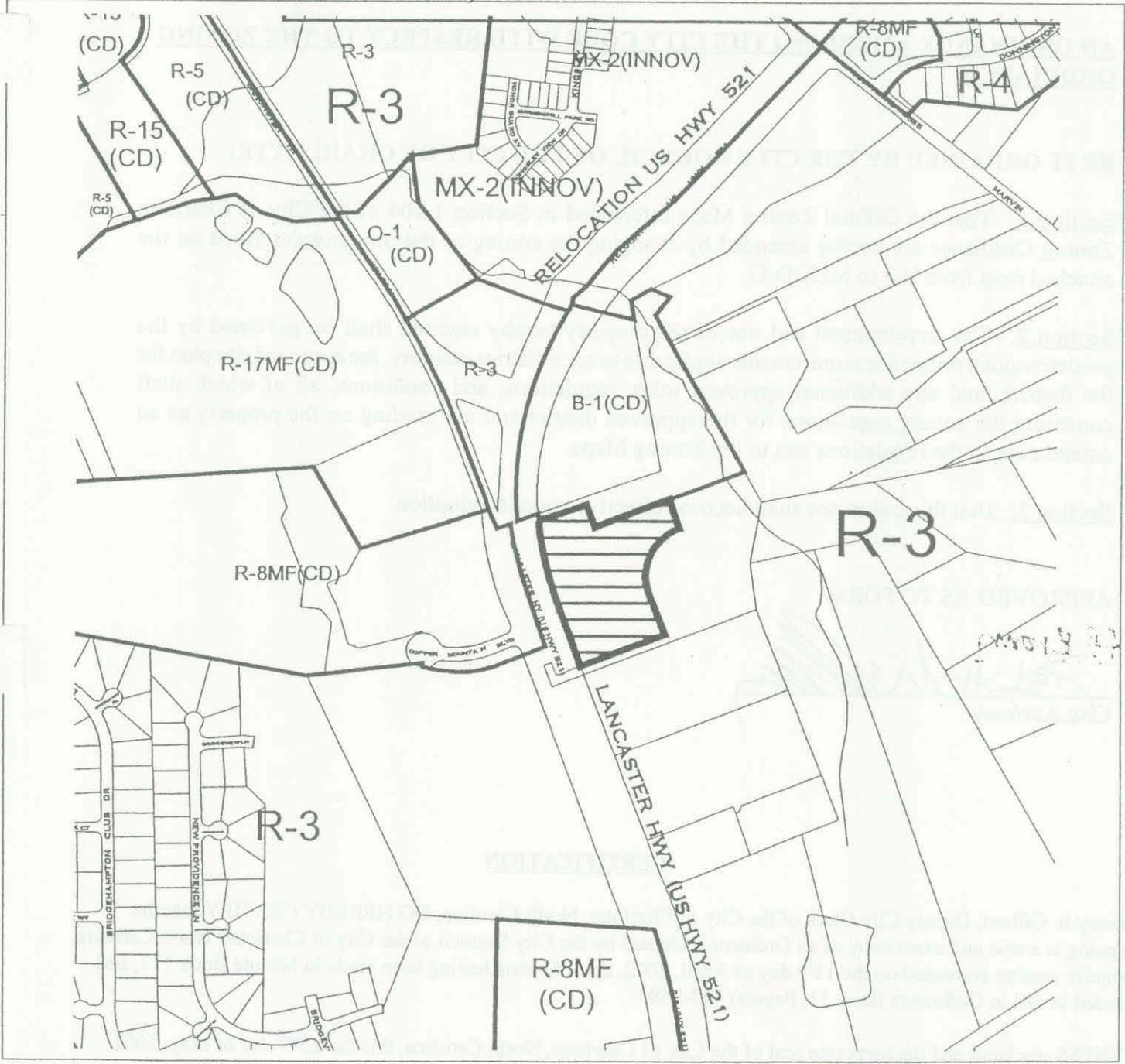
Petitioner: Crosland Commercial

Hearing Date: February 18, 2002

Zoning Classification (Existing): R-3

Zoning Classification (Requested): GC NS

Acresage & Location: Approximately 7 acres located on the east side of Lancaster Highway (US Hwy 521), south of the intersection with Relocation US Hwy 521, and north of Ardrey Kell Road.



Zoning Map #(s): 185

**Map Legend**

	ETJ		Floodplain
	Annexation		County Line
	Watershed		City Limit
	Historic District		

Petition No. 2002-025  
Petitioner: Russ-Mar Properties, LLC

**ORDINANCE NO.** 2052-Z

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

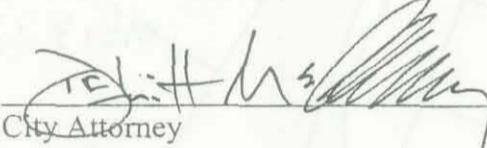
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-2 to MUDD-O.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

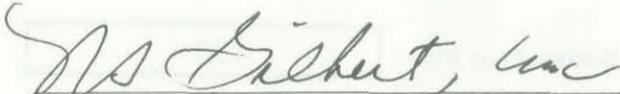
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 557-558.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-25**

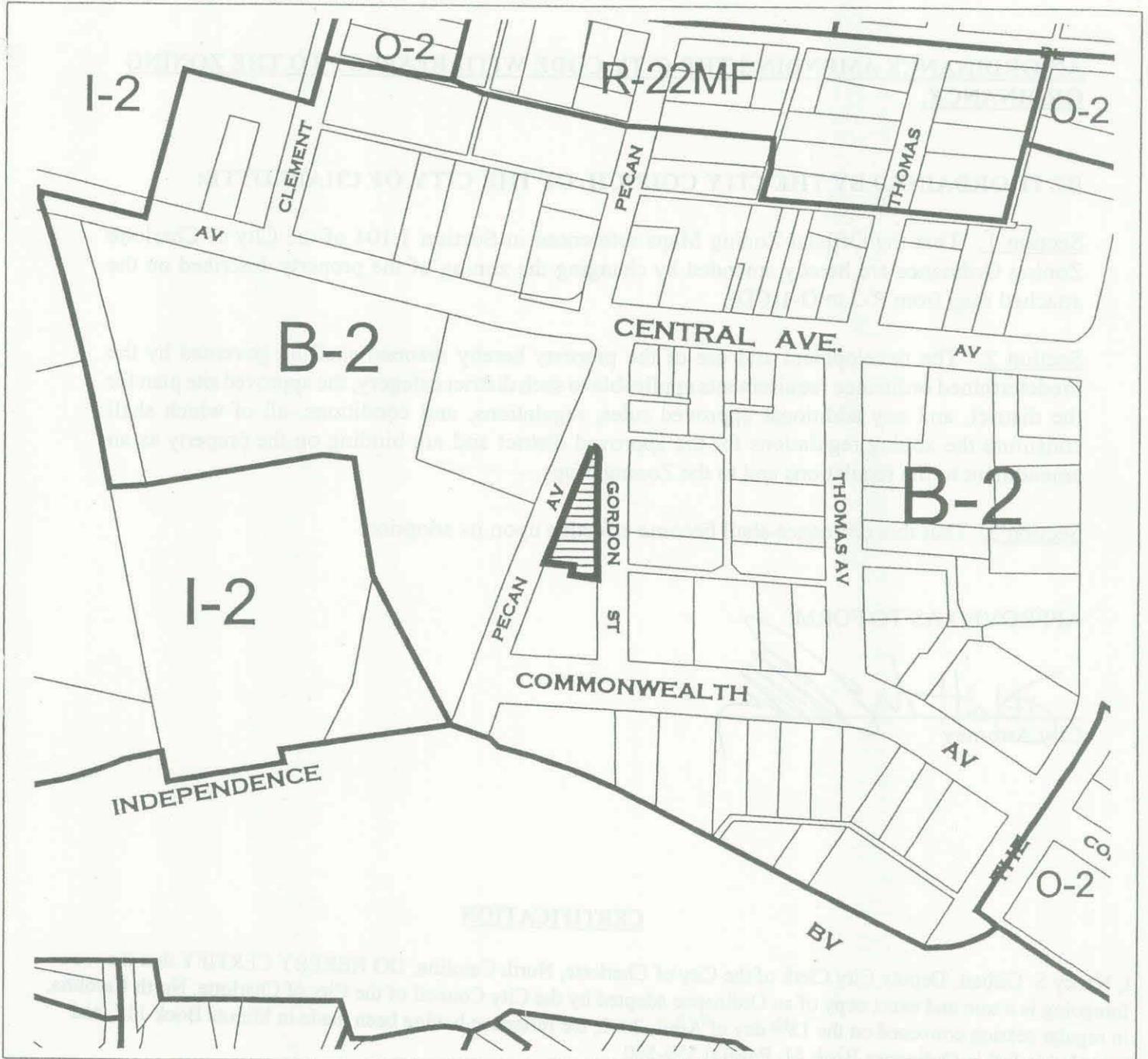
Petitioner: **Russ-Mar Properties, LLC**

Hearing Date: **March 18, 2002**

Zoning Classification (Existing): **B-2**

Zoning Classification (Requested): **MUDD-O**

Acresage & Location **Approximately 0.176 acres located between Pecan Avenue and Gordon Street, north of Commonwealth Avenue.**



Zoning Map #(s); **101**

**Map Legend**

	ETJ		Floodplain
	Alotment		County Line
	Watershed		City Limits
	Historic District		

Petition No. 2002-026  
Petitioner: First Colony Corporation and  
Charles Saleh

**ORDINANCE NO. 2053-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

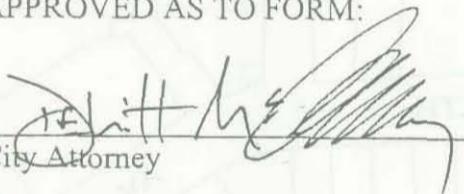
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to O-1(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

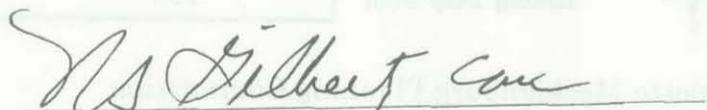
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 559-560.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-26**

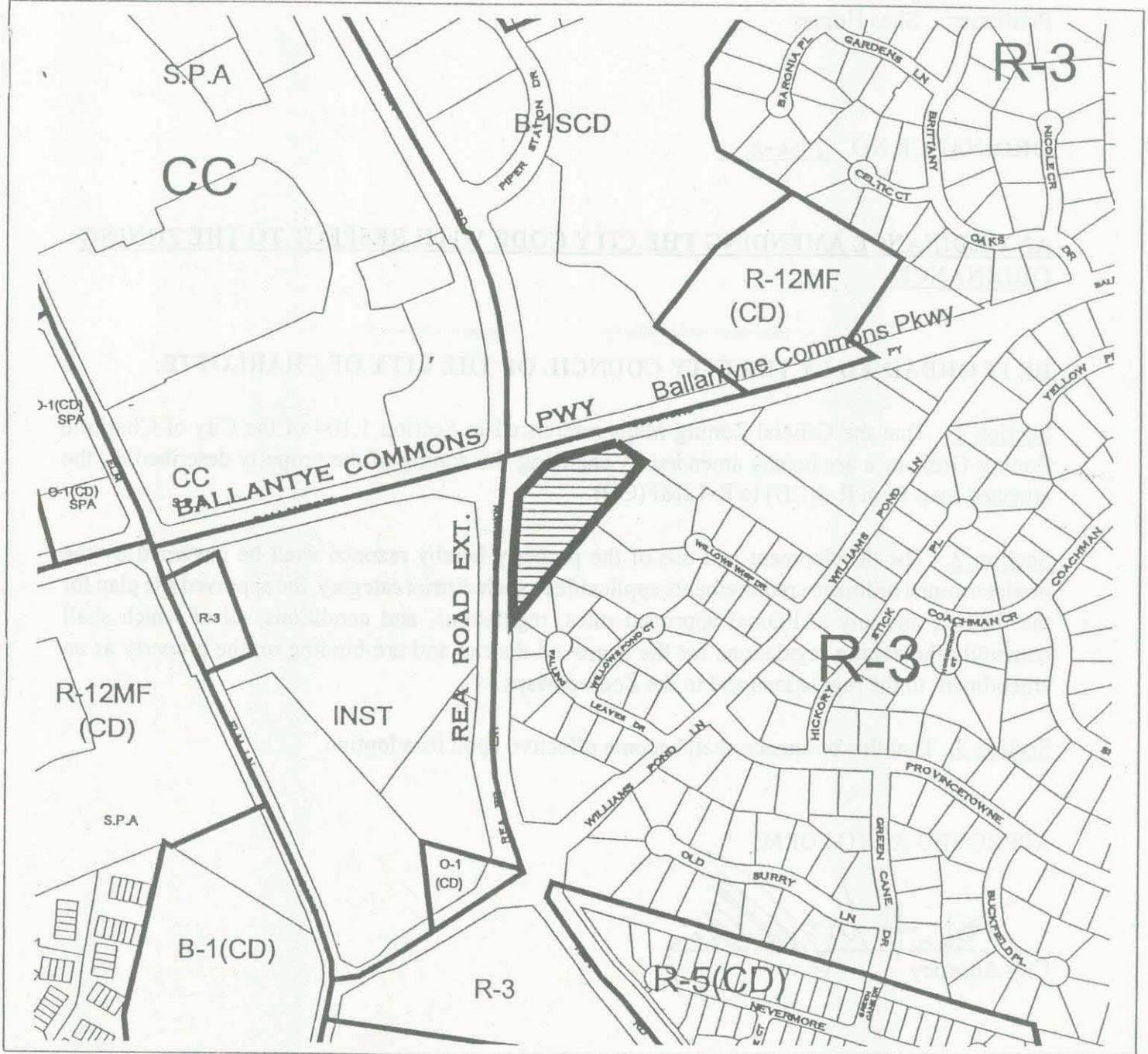
Petitioner: **First Colony Corporation and Charles Saleh**

Hearing Date: **March 18, 2002**

Zoning Classification (Existing): **R-3**

Zoning Classification (Requested): **O-1(CD)**

Acreage & Location **Approximately 3.3 acres located on the southeast corner of Ballantyne Commons Parkway and Rea Road Extension.**



Zoning Map #(s); **177,181**

**Map Legend**

	EU		Floorplate.shp
	Altitude.shp		County Line
	Watershed		City Limits(arc)
	Historic District		

Charlotte-Mecklenburg Planning Commission

April 15, 2002  
Ordinance Book 51, Page 561

Petition No. 2002-027  
Petitioner: Shea Homes

ORDINANCE NO. 2054-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

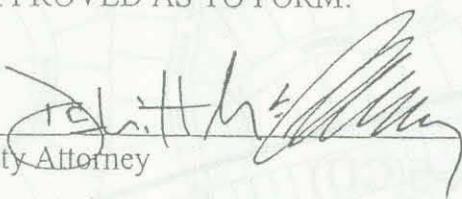
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5(CD) to R-12MF(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
City Attorney

CERTIFICATION

I, Brenda R. Freeze, 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 561-562.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 30<sup>th</sup> day of July, 2002.

  
Brenda R. Freeze, CMC, City Clerk

Petition #: 2002-27

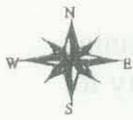
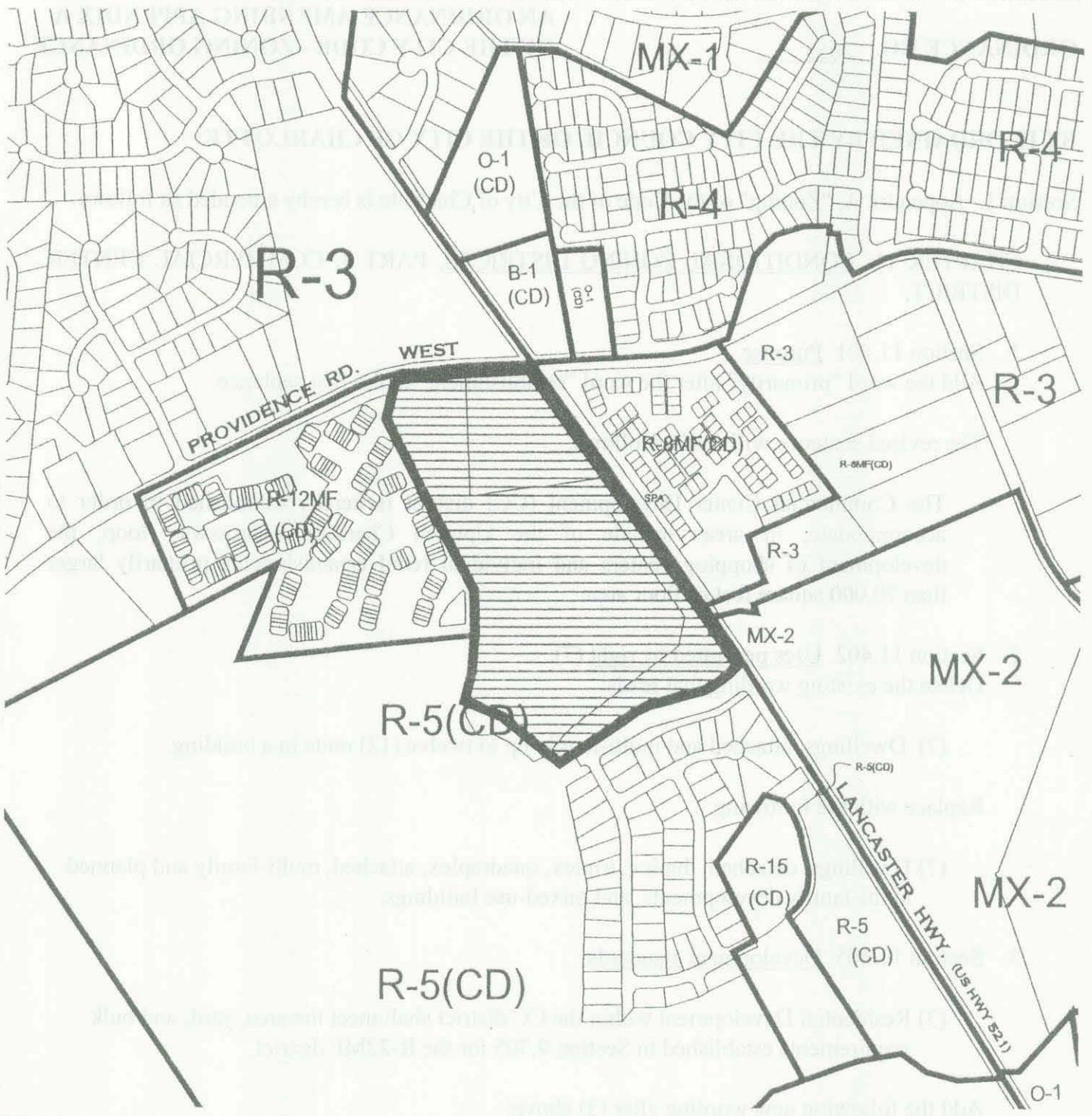
Petitioner: Shea Homes

Hearing Date: March 18, 2002

Zoning Classification (Existing): R-5(CD)

Zoning Classification (Requested): R-12MF(CD)

Acresage & Location Approximately 27.5 acres located on the southwest corner of Providence Road West and Lancaster Highway (US Hwy. 521).



Zoning Map #(s);

183

**Map Legend**

	EU		Floodplain.stp
	Almsobe.stp		County Line
	Watershed		City Limits(arc)
	Historic District		

Petition #: 2002-030  
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 2055

**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:

CHAPTER 11: CONDITIONAL ZONING DISTRICTS, PART 4: COMMERCIAL CENTER DISTRICT,

1. Section 11.401. Purpose.

Add the word "primarily" after the word "establishment" in the first sentence.

The revised sentence will read as follows:

The Commercial Center Development (CC) district is hereby established in order to accommodate, in areas outside of the Uptown Charlotte expressway loop, the development of shopping centers and individual retail establishments primarily larger than 70,000 square feet of floor area.

2. Section 11.402. Uses permitted by right (7).

Delete the existing wording that reads:

(7) Dwellings, attached and multi-family up to twelve (12) units in a building.

Replace with the following:

(7) Dwellings, detached, duplex, triplex, quadraplex, attached, multi-family and planned multi-family developments, and mixed-use buildings.

3. Section 11.405. Development standards.

(3) Residential Development within the CC district shall meet the area, yard, and bulk requirements established in Section 9.305 for the R-22MF district.

Add the following new wording after (3) above:

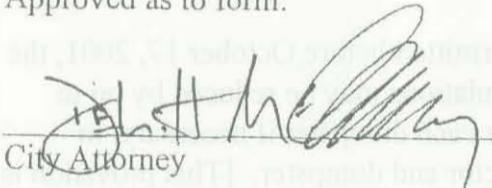
Certain innovative development options may be considered by the Planning Commission as part of the approval process for the development of the property for residential purposes in the CC district as follows:

- (a) The residential element must be one of a mixed-use development. A mixed-use development shall consist of a mixture of one or more residential types and /or densities combined with compatible nonresidential uses that provide goods, services and employment for an area ranging from a neighborhood to the entire community.
- (b) In order to encourage high quality design and innovative arrangement of buildings and open space throughout the residential area(s), substantial flexibility from the conventional standards is possible by modifying the following standards established in these regulations and the Subdivision Ordinance:

1. Street right-of-way
2. Street type and construction standards (including width) for public or private streets
3. Lot size
4. Lot width
5. Setbacks and yards
6. Building separation
7. Public street frontage
8. Off-street parking.

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

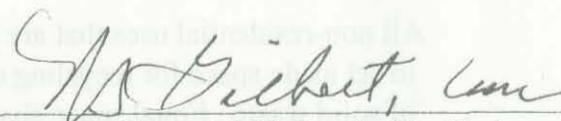
Approved as to form:

  
City Attorney

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 563-564.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

ORDINANCE NO. 2056

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:

1. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 4: ACCESSORY USES AND STRUCTURES, Section 12.403. Dumpsters, compactors, recycling containers, trash handling areas, and service entrances, (3) and (4) to read as follows:

(3)

All uses

When a recycling container is placed on a property permitted before October 17, 2001, the minimum number of parking spaces required by these regulations may be reduced by up to three (3) spaces for each recycling container, if necessary, to provide space for the location and servicing of the recycling container. [This provision is included in these regulations to allow existing uses or uses for which building permits have been obtained prior to the date set forth above to place recycling containers on the property without the location of such recycling containers creating a violation of these regulations.]

Residential uses only

When a dumpster or compactor is placed on a property permitted before October 17, 2001, the minimum number of parking spaces required by these regulations may be reduced by up to three (3) spaces for each compactor and two (2) spaces for each dumpster if necessary, to provide space for the location and servicing of the compactor and dumpster. [This provision is included in these regulations to allow existing uses or uses for which building permits have been obtained prior to the date set forth above to place compactors, and/or dumpsters on the property without the location of such compactors and/or dumpsters creating a violation of these regulations.]

- (4) Delete the first paragraph that reads as follows:

All non-residential uses except multi-family that are permitted after October 17, 2001, shall be required to set aside space for recycling containers and for dumpsters used for the collection of solid waste. Equal space shall be allocated for both recycling and solid waste containers.

And replace with the following:

All non-residential uses that are permitted after October 17, 2001, shall be required to set aside space for recycling containers and for dumpsters used for the collection of solid waste. Equal space shall be allocated for both recycling and solid waste containers. Space for each of these containers must be indicated on the submitted plans even if containers are not proposed as the primary method of solid waste collection.

Delete the following enclosure box and replace with the text and table below:

Space for Solid Waste Containers	Space for Recycling Containers
At a minimum, space for an 8 cu.yd. container per each 30 units or 8 cu.yd. compactor per each 90 units.	Space for five 96 gallon carts per each 80 units (approximately 12x12 foot space).
However, if the multi-family complex is of such a nature that individual garbage and/or recycling containers are presented to each unit and no clustered collection points are utilized, then the owner/owners agent shall make a statement to this effect on submitted plans and does not need to show space for recycling and/or solid waste containers.	

Space for Solid Waste Containers - At a minimum, space for an 8- cu.yd. container per each 30 units or 8-cu.yd. compactor per each 90 units. If there are less than 30 units, no space allocation is required unless dumpster service is the primary method of collection

Space for Recycling Containers shall be allocated as follows:

<b>Required space allocation for recycling containers in multi-family units.</b>		
<b>Number of Units</b>	<b>Allocate space for:</b>	<b>Approximate Sq. footage required</b>
0-29	No space required	No space required
30-80	One recycling station	144 sq. ft.
81-160	Two recycling stations	2 x 144 sq. ft. (288 sq. ft. total)
161-240	Three recycling stations	3 x 144 sq. ft. (432 sq. ft. total)
241-320	Four recycling stations	4 x 144 sq. ft. (576 sq. ft. total)
321-400	Five recycling stations	5 x 144 sq. ft. (720 sq. ft. total)
401-480	Six recycling stations	6 x 144 sq. ft. (864 sq. ft. total)
<b>For each subsequent group of 80 units, space for one recycling station must be added.</b>		
<b>Each recycling station represents space for five 96-gallon carts and is approximately 144 sq. ft. Space for recycling stations may be distributed throughout the complex, however, space for each individual station must equal 144 sq. ft. with a minimum width of 34 inches and accommodate five 96-gallon carts.</b>		

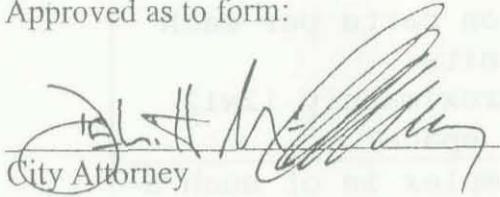
All locations for recycling containers, solid waste handling areas, dumpsters and/or compactors and their serviced entrances as required under Section 12.403 shall be shown on site plans for their review and approval.

2. Amend CHAPTER 9: GENERAL DISTRICTS, PART 3: MULTI-FAMILY DISTRICTS, Section 9.303. Uses permitted under prescribed conditions, (19) Planned multi-family and attached developments, a single multi-family or attached building on a lot with more than 12 units in a building, by redesignating existing (i) as (j) and adding a new (i) as follows:

- (i) All locations for recycling containers, solid waste handling areas, dumpsters and/or compactors and their serviced entrances as required under Section 12.403 shall be shown on site plans for their review and approval.

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

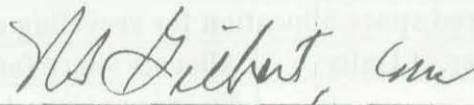
Approved as to form:

  
City Attorney

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 565-567.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 02-032  
Petitioner: SIGNS ETC

ORDINANCE NO. 2057

**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:

1. Amend CHAPTER 13: SIGNS, Section 13.107. (1) Temporary signs requiring permits, (d), by deleting the following:

Only one permit shall be required for all temporary planned development signs for each planned development. Permits shall be valid until a project is completed or two years, whichever comes first. Completion shall be evidenced by the issuance of all certificates of occupancy for a development by the Zoning Administrator. If a project is not completed in two years, a new permit must be obtained. However, in no instance shall no more than 5 permits be issued for a development. Additional permits shall not allow secondary signs.

And inserting the following before the last sentence of (d):

Within thirty- (30) days after 99% of certificates of occupancy have been granted, the primary signs must be removed.

As revised, (d) will read as follows:

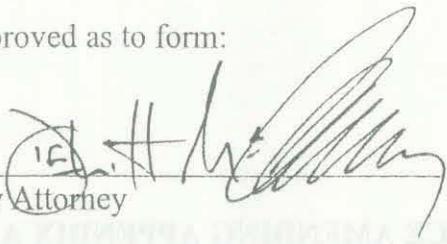
Within thirty- (30) days after 99% of certificates of occupancy have been granted, the primary signs must be removed. All secondary signs shall be removed when the first permit issued expires; and

2. Section 13.107. (1) Temporary signs requiring permits, by adding the following new subsection (f):

(f) The maximum height of the primary sign shall not exceed 10 feet, and for any secondary signs the maximum height shall not exceed 6 feet.

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

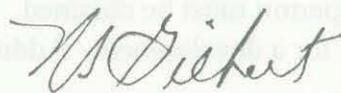
Approved as to form:

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

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 568-568A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
\_\_\_\_\_  
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2002--034  
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 2058

**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:

1. Amend CHAPTER 9: GENERAL DISTRICTS, PART 4: URBAN RESIDENTIAL DISTRICTS,

A. Section 9.403. Urban Residential Districts; uses permitted by right,

(2) UR-2, Delete the second sentence that reads as follows:

The following nonresidential uses are also permitted provided that the gross floor area of these uses does not exceed 50 percent of the ground floor area of the dwelling unit in which they are located.

And replace it with the following:

Business or office uses are allowed but limited to those permitted in the B-1 Neighborhood Business District, except that no drive-in windows or automotive sales, service or repair are permitted. The maximum gross floor area of these business uses is 50 percent of the ground floor area of the building in which they are located and any single tenant or use shall be limited to a maximum of 3,000 square feet.

Delete the existing listing of uses as shown below:

Handcraft shops  
Bookshops  
Antique shops  
Tearooms  
Studios  
Museums  
Offices

B. Section 9.407. Urban Residential Districts; development standards for various uses, Density bonus provisions, (c) Bonus permitted, by adding a new provision as follows:

- (x) For the construction of a parking deck, the allowable floor area ratio may be increased by 50%. The area of the parking deck is included as part of the allowable floor area ratio for the site.

C. Section 9.408. Urban Residential Districts; off-street parking and loading standards,

- (1) Number of spaces per dwelling unit, by changing this subsection title

to:

- (1) Number of off-street parking spaces per dwelling unit or gross square feet,

And change the maximum number of spaces for the nonresidential uses from 1/500 gross square feet to 1/400 gross square feet.

Include the following provision as the last statement to subsection (1):

For residential uses outside of the Route 4 thoroughfare, the maximum number of parking spaces is 3 spaces/dwelling unit.

- (4) Grade level parking, by deleting the existing provision that reads as follows:

Grade level parking is allowed in the setback of multi-family and single family attached housing.

And replacing it with the following:

Grade level parking is subject to the requirements of Section 12.206. (3).

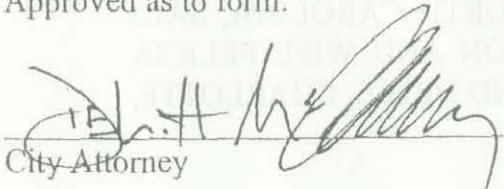
(Editorial Note: Section 12.206. (3) reads as follows:

No off-street parking or driveways are permitted in the required setback or within any required side yard which abuts a street in any district nor within 5 feet of any exterior lot line. The space within the required setback, side, or rear yard abutting a street may not be used for maneuvering space for parking or unparking of vehicles, except that driveways providing access to the parking area may be installed across these setback and yard areas. It is the intent that these driveways be as nearly perpendicular to the street right-of-way as possible. The above restrictions in this subsection (3) shall not apply to single family detached or duplex units. These parking location restrictions also do not apply to other residential dwellings consisting of 3 or more dwelling units, each with individual attached garages accessed by individual or shared driveways, when located on a Class V, VI, or VI-L street. The garages must be a minimum of 22 feet from the public right-of-way. Individual dwelling unit driveways or shared driveways shall have a maximum width at any one point of 20 feet.

ORDINANCE NO. 10178

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

Approved as to form:

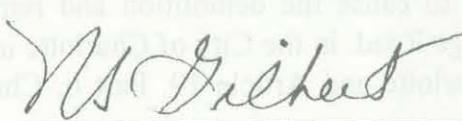
  
City Attorney

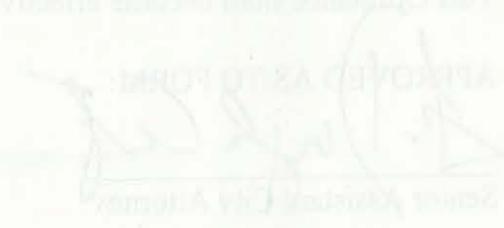
WHEREAS, the dwelling located at 5241 Granite Village Road in the City of Charlotte has been found by the Code Enforcement Division of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owner thereof has been ordered to demolish and remove and demolish and remove all portions of the Housing Code of the City of Charlotte and Article 100A of the General Statutes of North Carolina;

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy 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 15<sup>th</sup> day of April, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 569-571.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22<sup>nd</sup> day of May, 2002.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

  
City Attorney

**CERTIFICATION**

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Nancy S. Gilbert, CMC, Deputy City Clerk