

Petition No. 2013-026
Petitioner: Charlotte-Mecklenburg Planning Department

JUN 16 2014

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

ORDINANCE NO. 5412

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:

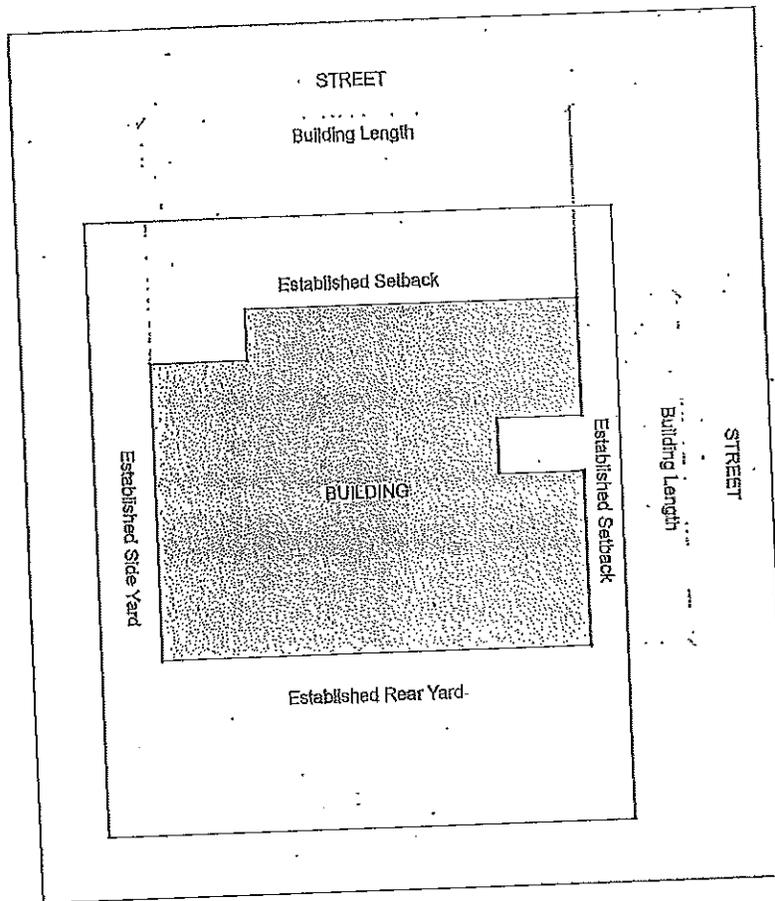
A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Amend Section 2.201, "Definitions" by adding a new definition for "building length" and "façade modulation" in alphabetical order, that reads as follows:

Building Length.

That dimension of a building extending between the established yards and/or established setbacks along a street.



Façade Modulation.

Variations in the plane of a building wall that break up the mass and bulk of a building. Façade modulation is calculated as the area created between the front building line and the recessed building façade.

B. CHAPTER 10: OVERLAY DISTRICTS

1. PART 8: PEDESTRIAN OVERLAY DISTRICT

- a. Amend Section 10.812, "Development Standards", subsection (1), "Areas, yard and bulk regulations", Table 10.812(1) by adding a new row for "maximum residential density" to the table. All remaining sections and subsections remain unchanged. The revised subsection shall read as follows:

Table 10.812(1)

Minimum Lot Area	None
Maximum Floor Area Ratio (FAR)	None
Maximum Residential Density	None
Minimum Setback (feet) ¹⁻⁶	Varies
Minimum Side Yard (feet) -Abutting residential use or zoning -All other conditions	5 feet None
Minimum Rear Yard (feet) -Abutting residential use or zoning -All other conditions	20 feet 5 feet
Base Height	40 feet
Maximum Height (feet) ⁷⁻⁹	100 feet

- b. Amend Section 10.812, "Development Standards", subsection (2), "Parking standards", by modifying table 10.812(3), "Number of Parking Spaces" to add new regulations for multi-family units located in the Midtown, Morehead, Cherry Pedestrian Overlay District and the East Boulevard Pedestrian Overlay District. The revised table shall read as follows:

Table 10.812(3) Number of Parking Spaces

Use	Minimum/Maximum Number of Parking Spaces
Hotels and motels	Minimum 0.5 spaces per room
Religious institutions	Maximum One (1) space per 8 seats
Residential	Minimum One (1) space per dwelling unit, except in the Midtown, Morehead, Cherry Pedestrian Overlay District and the East Boulevard Pedestrian Overlay District: Minimum 1.25 spaces per dwelling unit for multi-family units. Minimum .25 spaces per unit for Multi-Family Elderly or Disabled
Restaurants/Nightclubs	Minimum One (1) space per 125 square feet
All Other Non-Residential Uses	Minimum One (1) space per 600 square feet

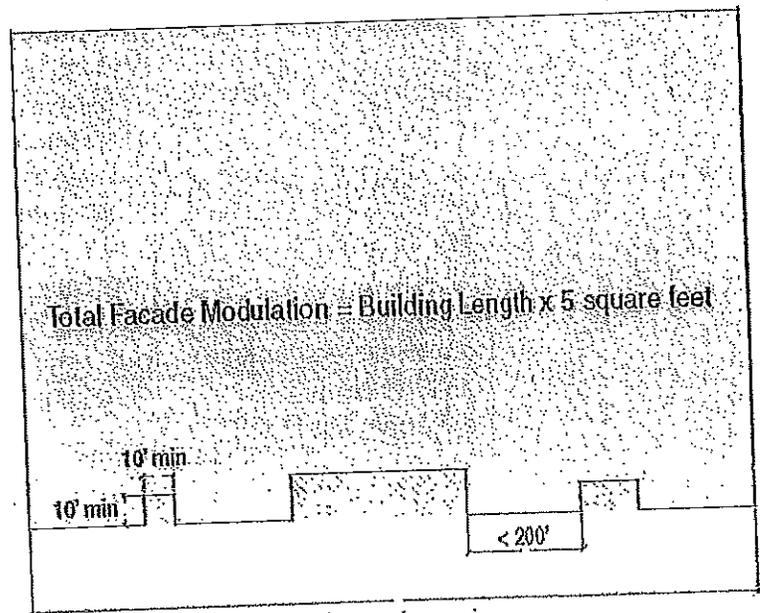
- c. Amend Section 10.813, "Urban Design Standards", by adding a new subsection (2), titled, "Supplemental Design Standards for the Midtown, Morehead, Cherry Pedestrian Overlay District and the East Boulevard Pedestrian Overlay District", with new supplemental design standards for development within these specific zoning districts. The new subsection shall read as follows:

- (2) Supplemental Design Standards for the Midtown, Morehead, Cherry Pedestrian Overlay District and the East Boulevard Pedestrian Overlay District.

All new buildings and uses located within these boundaries of the Midtown, Morehead, Cherry Pedestrian Overlay District and the East Boulevard Pedestrian Overlay District shall be subject to the requirements of Section 10.813(1) plus the following minimum standards:

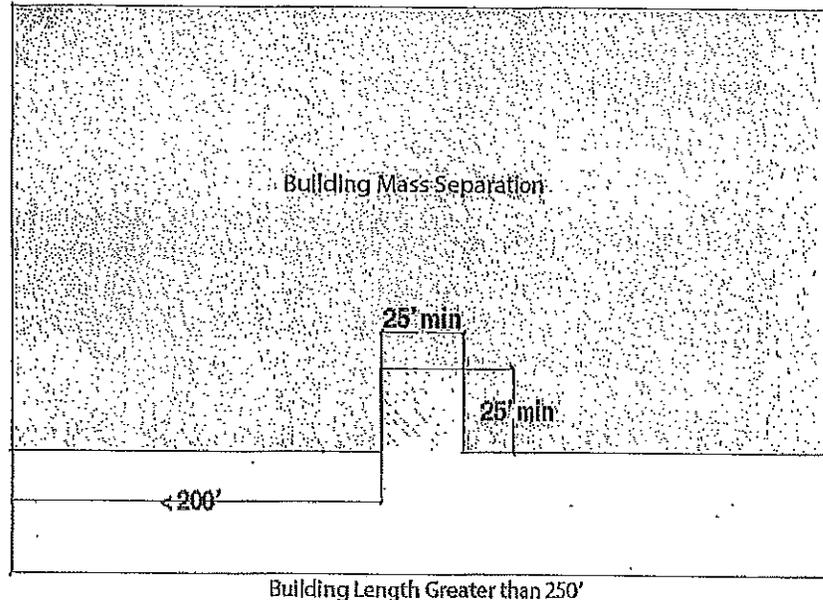
- (a) Large scale building facades where the total building length is greater than two-hundred fifty (250) feet shall include one or more of the following features to achieve pedestrian scale and break down the building mass and bulk:

1. **Facade Modulation** is intended to create variations in the facade to break up large building masses. The minimum amount of facade modulation shall be 5 square feet per each linear foot of building length fronting a street. Each modulation shall be open to the sky with a minimum width of 10 feet and minimum depth of 10 feet, as measured from the front building line. This calculated amount of modulation may be distributed along the building length within multiple modulations. Modulations shall occur at intervals no greater than 200' in length.



Building Length Greater than 250'

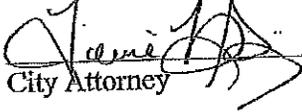
1. **Building Mass Separation** is intended to break up long, continuous building walls and create the appearance of multiple buildings. Building mass separation shall be provided at a depth of at least 25 feet from the front building line and a width of at least 25 feet, open to the sky, for at least every 200 feet of total building length fronting a street.



2. **Architectural Variation** is intended to create the appearance of smaller, attached buildings to reduce the apparent size of a building. The Planning Director, or his or her authorized designee, shall have the authority to approve an alternative design that incorporates architectural variations along public rights-of-way. The alternative design shall utilize a combination of the following, at increments no greater than 100', to break up the building mass: varied roof pitches, building heights, architectural styles, window arrangement and size variations, external building material changes, offset wall planes.
- (b) All buildings over five stories shall be designed with an architectural base distinguishable from the remainder of the building to enhance the pedestrian environment. The base shall not be more than two stories in height and shall utilize a combination of the following: cornices, belt courses, molding, stringcourses, ornamentation, changes in color and material, or other sculpting of the base.

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

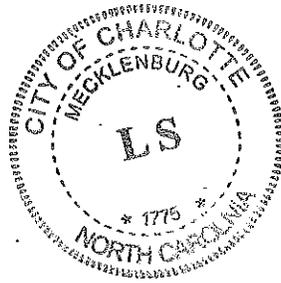
Approved as to form:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 16th day of June, 2014, the reference having been made in Minute Book 136, and recorded in full in Ordinance Book 58, Page(s) 766-771.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of June, 2014.




Stephanie C. Kelly, MMC NCCMC City Clerk

Pages 772-781

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**APPROVED BY
CITY COUNCIL**

Petition No.: 2013-102
Petitioner: City of Charlotte
ORDINANCE NO. 5413-Z

JUN 16 2014

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

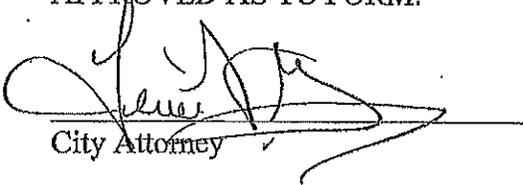
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 and MUDD-O to TOD-MO (Transit Oriented Development, Mixed-Use Optional) and MUDD-O S.P.A. (Mixed Use Development, Optional, Site Plan Amendment).

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.

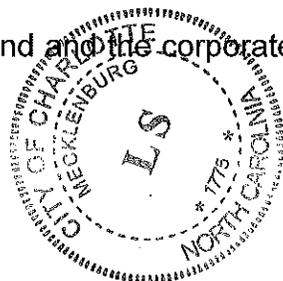
APPROVED AS TO FORM:

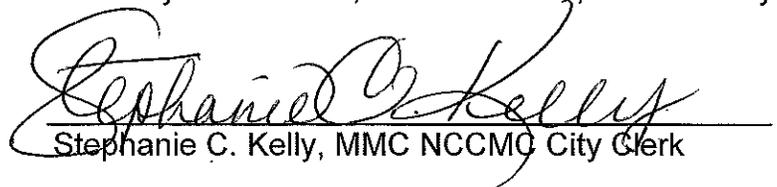

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 16th day of June, 2014, the reference having been made in Minute Book 136, and recorded in full in Ordinance Book 58, Page(s) 782-783.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of June, 2014.




Stephanie C. Kelly, MMC NCCMC City Clerk

Petition #: **2013-102**

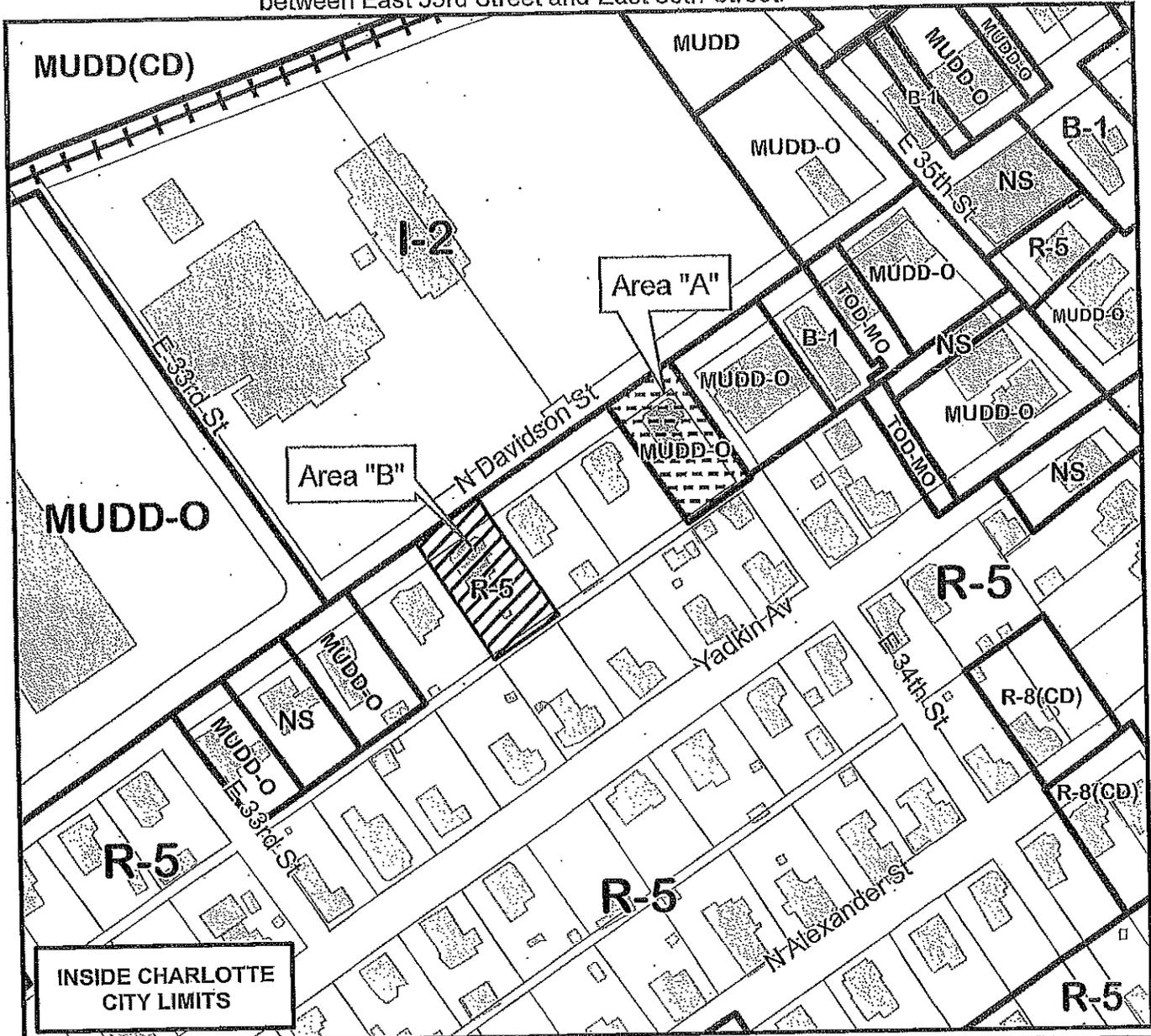
Ordinance No. 5413-Z

Petitioner: **Wajahat & Ferah Syed**

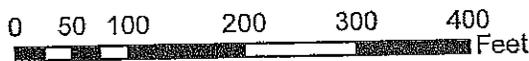
Zoning Classification (Existing): **MUDD-O & R-5**
(Mixed Use Development District, Optional and Single Family, Residential)

Zoning Classification (Requested): **MUDD-O S.P.A. & TOD-MO**
(Mixed Use Development District, Optional, Site Plan Amendment and Transit Oriented Development, Mixed Use, Optional)

Acreage & Location: Approximately 0.40 acres located on the south side of North Davidson Street between East 33rd Street and East 35th Street.



Map Produced by the Charlotte-Mecklenburg Planning Department, 2-17-2014.



Zoning Map #(s)

89

	Requested MUDD-O S.P.A. from MUDD-O [Area "A"]		FEMA flood plain
	Requested TOD-MO from R-5 [Area "B"]		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

**APPROVED BY
CITY COUNCIL**

Petition No.: 2014-033
Petitioner: Colony at Piper Glen
ORDINANCE NO. 5414-Z

JUN 16 2014

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

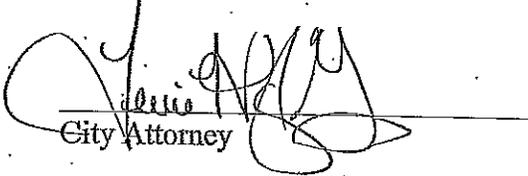
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 NS (Neighborhood Services) to NS S.P.A. (Neighborhood Services, Site Plan Amendment).

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:

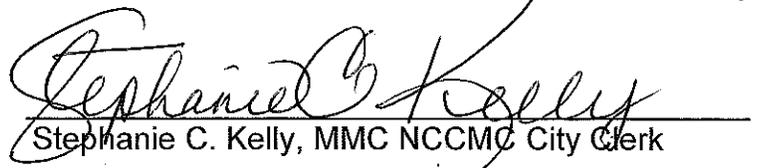

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 16th day of June, 2014, the reference having been made in Minute Book 136, and recorded in full in Ordinance Book 58, Page(s) 784-785.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of June, 2014.




Stephanie C. Kelly, MMC NCCMC City Clerk

Petition #: **2014-033**

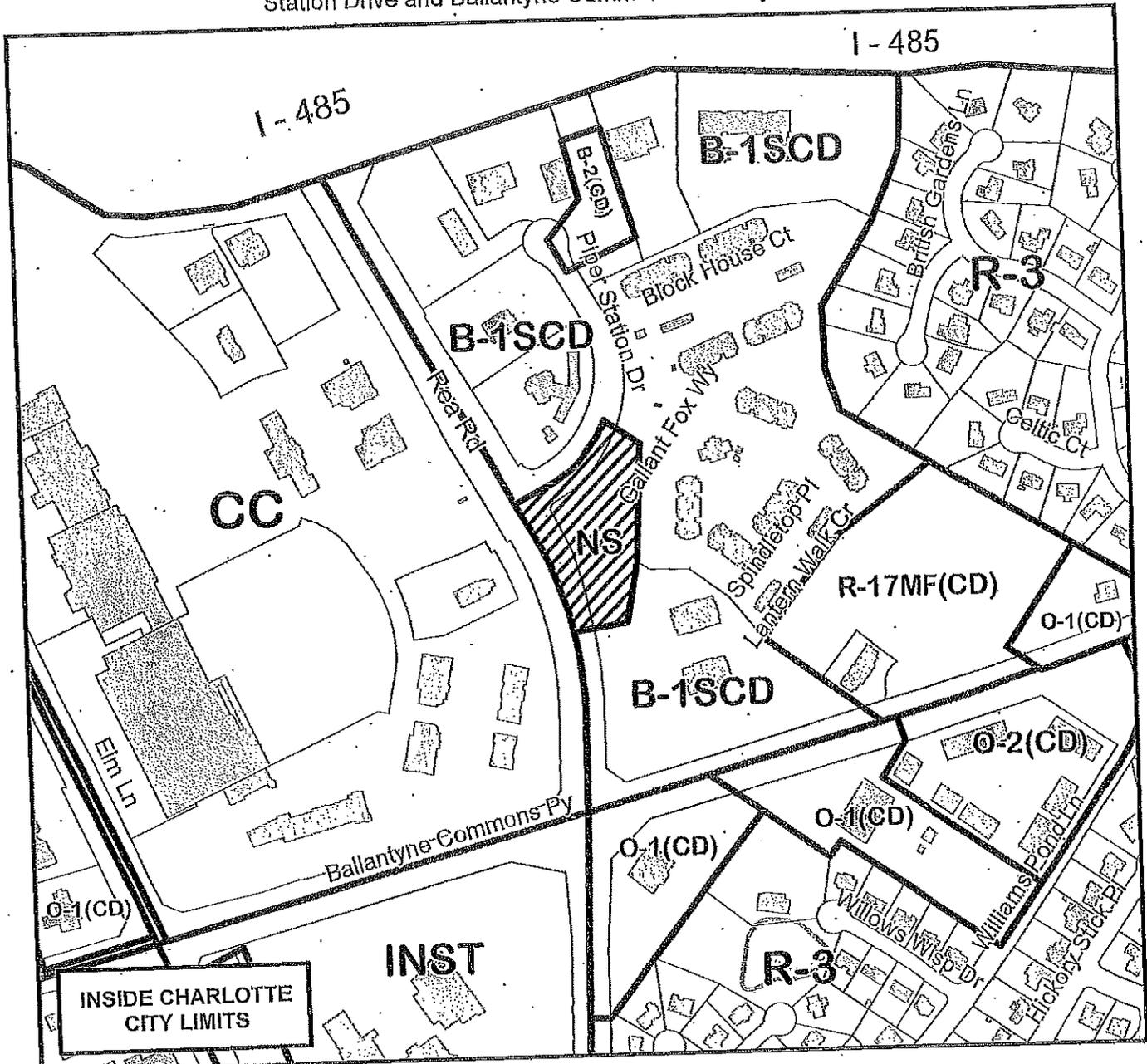
Ordinance No. 5414-Z

Petitioner: **Colony At Piper Glen, LLC**

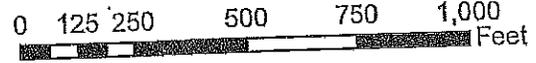
Zoning Classification (Existing): **NS**
(Neighborhood Services)

Zoning Classification (Requested): **NS (S.P.A.)**
(Neighborhood Services, Site Plan Amendment)

Acreeage & Location: Approximately 1.72 acres located on the east side of Rea Road between Piper Station Drive and Ballantyne Commons Parkway.



Map Produced by the Charlotte-Mecklenburg Planning Department, 2-28-14.



Zoning Map #(s)
177

	Requested NS (SPA) from NS		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams
	Pedestrian Overlay		

**APPROVED BY
CITY COUNCIL**

Petition No.: 2014-034
Petitioner: Mason Kazel
ORDINANCE NO. 5415-Z

JUN 16 2014

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

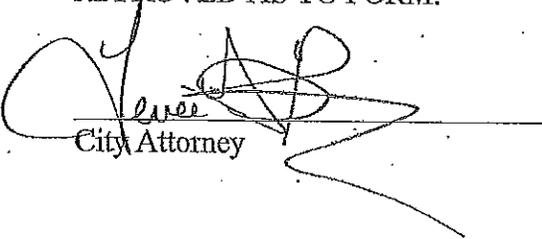
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 I-2 (General Industrial) to MUDD(CD) (Mixed Use Development, Conditional).

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:



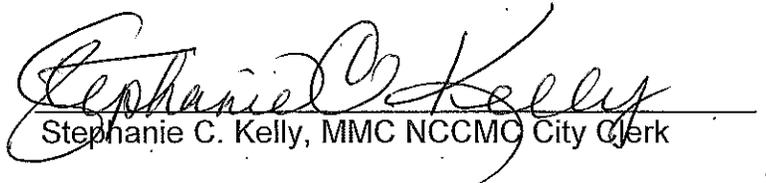
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 16th day of June, 2014, the reference having been made in Minute Book 136, and recorded in full in Ordinance Book 58, Page(s) 786-787.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of June, 2014.





Stephanie C. Kelly, MMC NCCMO City Clerk

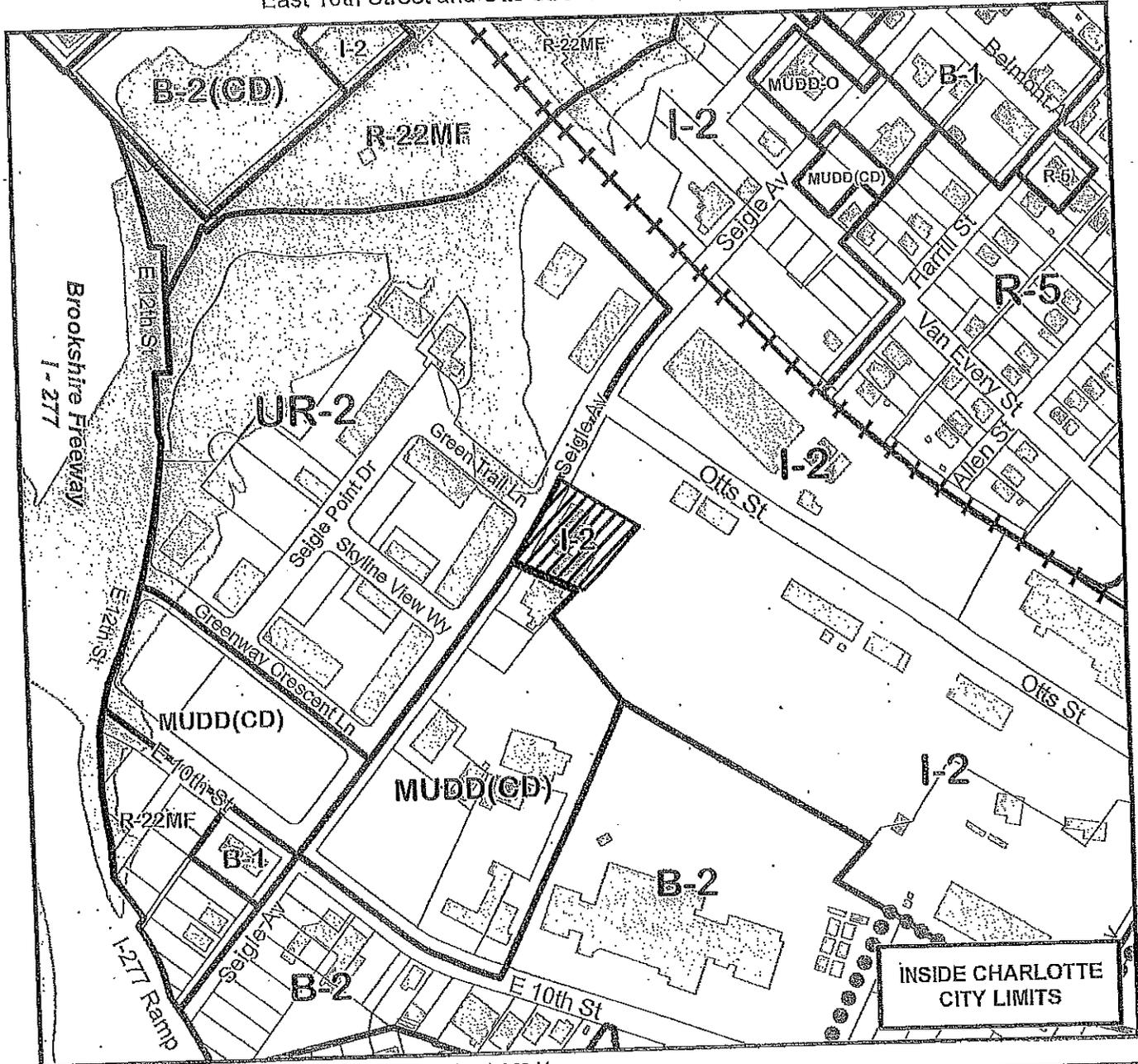
Petition #: **2014-034**

Petitioner: **Mason Kazel**

Zoning Classification (Existing): **I-2**
(General Industrial)

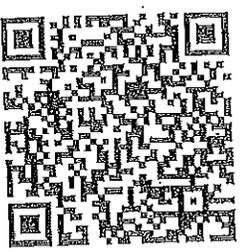
Zoning Classification (Requested): **MUDD(CD)**
(Mixed Use Development District, Conditional)

Acreage & Location: Approximately 0.61 acres located on the east side of Seigle Avenue between East 10th Street and Otts Street across from Green Trail Lane.



INSIDE CHARLOTTE CITY LIMITS

Map Produced by the Charlotte-Mecklenburg Planning Department, 2-28-14.



Zoning Map #1(s)
102

	Requested MUDD(CD) from I-2
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Pedestrian Overlay
	FEMA flood plain
	Watershed
	Lakes and Ponds
	Creeks and Streams

**APPROVED BY
CITY COUNCIL**

Petition No.: 2014-036
Petitioner: City of Charlotte
ORDINANCE NO. 5416-Z

JUN 16 2014

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

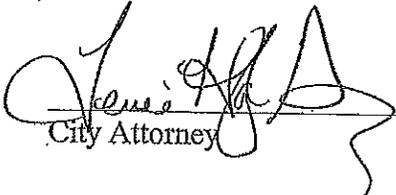
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-1(CD) and R-5 to NS (Neighborhood Services).

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:

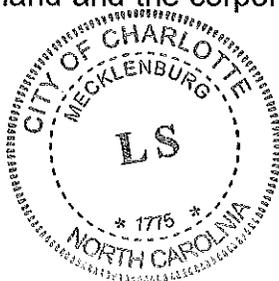


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 16th day of June, 2014, the reference having been made in Minute Book 136, and recorded in full in Ordinance Book 58, Page(s) 788-789.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of June, 2014.





Stephanie C. Kelly, MMC NCCMC City Clerk

Petition #: **2014-036**

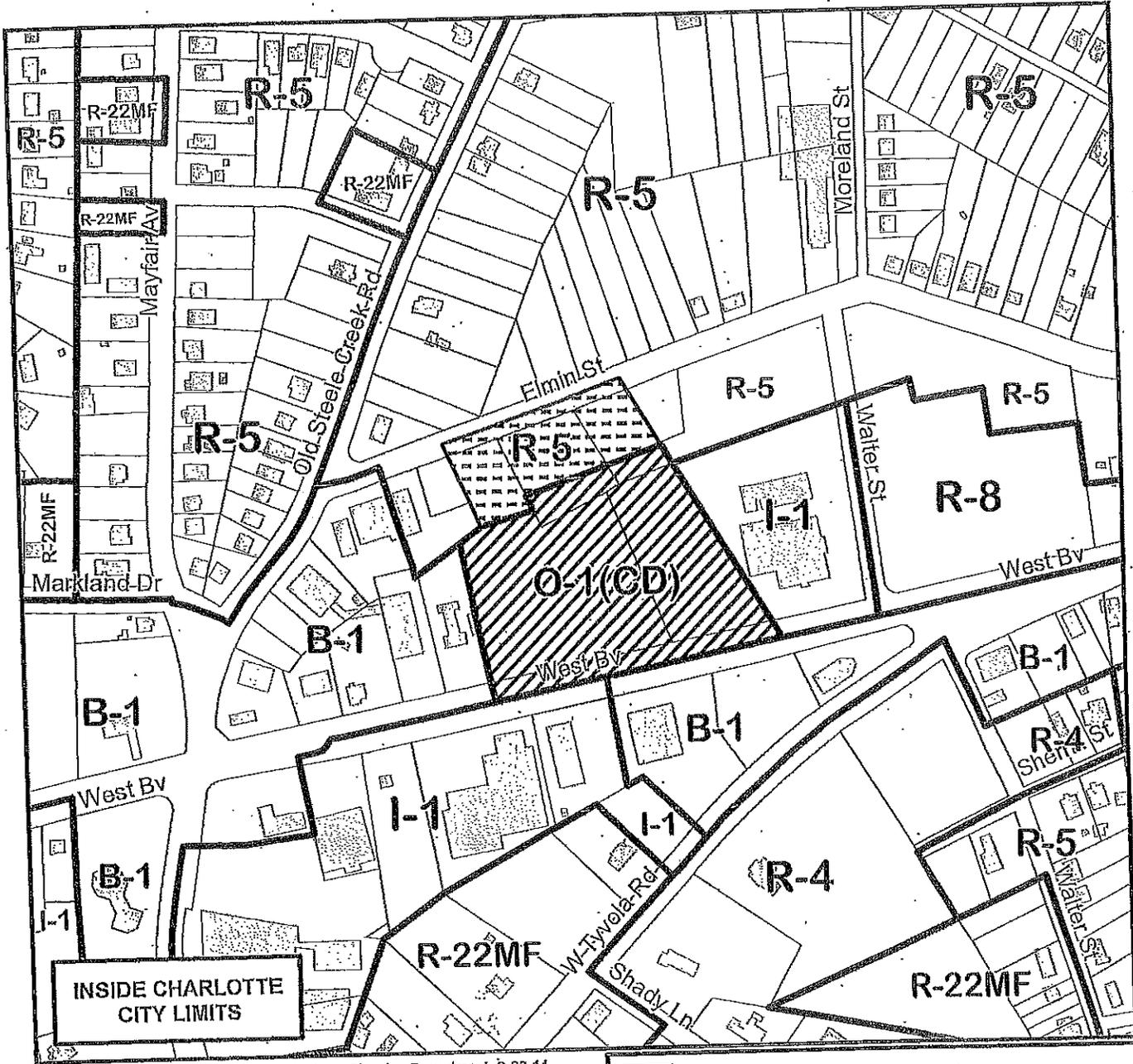
Ordinance No. 5416-Z

Petitioner: **City of Charlotte**

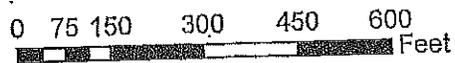
Zoning Classification (Existing): **O-1(CD) and R-5**
 (Office, Conditional and Single Family, Residential)

Zoning Classification (Requested): **NS**
 (Neighborhood Services)

Acreeage & Location: Approximately 5.18 acres located on the north side of West Boulevard and generally surrounded by Old Steele Creek Road, Elmin Street, Walter Street, and West Boulevard.



Map Produced by the Charlotte-Mecklenburg Planning Department, 2-28-14.



Zoning Map #(s)
104 & 109

	Requested NS from O-1(CD)		FEMA flood plain
	Requested NS from R-5		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		
	Pedestrian Overlay		

Petition No. 2014-037
 Petitioner: Charlotte-Mecklenburg Planning Department

JUN 16 2014

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

ORDINANCE NO. 5417

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 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

I. PART 5: SPECIAL REQUIREMENT FOR CERTAIN USES

- a. Amend Table 12.540-1, "Outdoor Recreation Screening and Buffering Requirements" by clarifying the buffer and/or separation distance requirements in the table and specifying how the separation distance is measured in a new footnote #4. In addition, add a reference to Section 12.303. The revised table shall read as follows:

Table 12.540-1 Outdoor Recreation Screening and Buffering Requirements

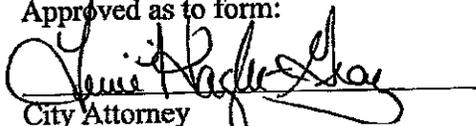
	OUTDOOR RECREATIONAL USES THAT ARE PART OF A PLANNED DEVELOPMENT		OUTDOOR RECREATIONAL USES THAT ARE NOT PART OF A PLANNED DEVELOPMENT
	Where Abutting A Lot In The Same Planned Development	Where Abutting A Residentially Zoned Or Used Lot That Is Not Part Of A Planned Development	Where Abutting A Lot That Is Residentially Zoned Or Used
	Buffer and/or separation distance⁴ from lots in the same planned development	Buffer and/or separation distance⁴ from lots outside the planned development that are residentially zoned or used	Buffer and/or separation distance⁴ from residentially zoned or used properties
Recreational Facilities ¹	20' separation	100' separation and a Class C Buffer (see 12.302)	100' separation and a Class C Buffer (see 12.302)
Parking Areas	5' Parking Lot Screen (see 12.211 and 12.303)	Class C Buffer (see 12.302)	Class C Buffer (see 12.302)
Service Areas and Facilities ²	Class C Buffer (see 12.302)	100' separation and a Class C Buffer (see 12.302)	100' separation and a Class C Buffer (see 12.302)
Golf Courses ³	20' separation	Class C Buffer (see 12.302)	Class C Buffer (see 12.302)

¹ Recreational facilities include pools, tennis courts, baseball fields, soccer fields, picnic shelters, clubhouses, pro shops, exercise or fitness centers, snack bars, as well as other principal and accessory uses intended primarily for the use of patrons.

- ² Services Areas include maintenance facilities, storage buildings and structures, dumpsters, loading areas and other accessory uses intended primarily for the servicing of the recreational facility or equipment used therein.
- ³ Golf courses include driving ranges, practice and putting greens, and tee boxes. Buildings associated with a golf course shall meet the requirements for Recreational facilities or service areas depending on their intended use.
- ⁴ Measured from the closest edge of any recreational facility, service area, service facility or golf course to lot lines.

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

Approved as to form:


 City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of June, 2014.


 Stephanie C. Kelly, MMC NCCMC City Clerk

