

Petition No.2006-142  
Petitioner: *Gordon Conwell Theological Seminary*

APPROVED BY  
CITY COUNCIL.  
JUN 18 2007

ORDINANCE #3617-Z

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

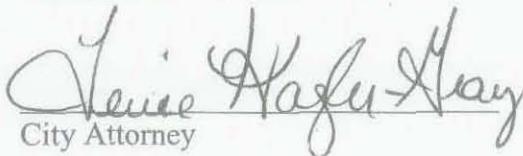
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 INST(CD) to INST(CD)SPA.

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.

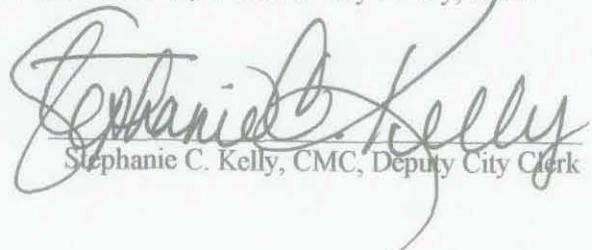
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 991-992.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

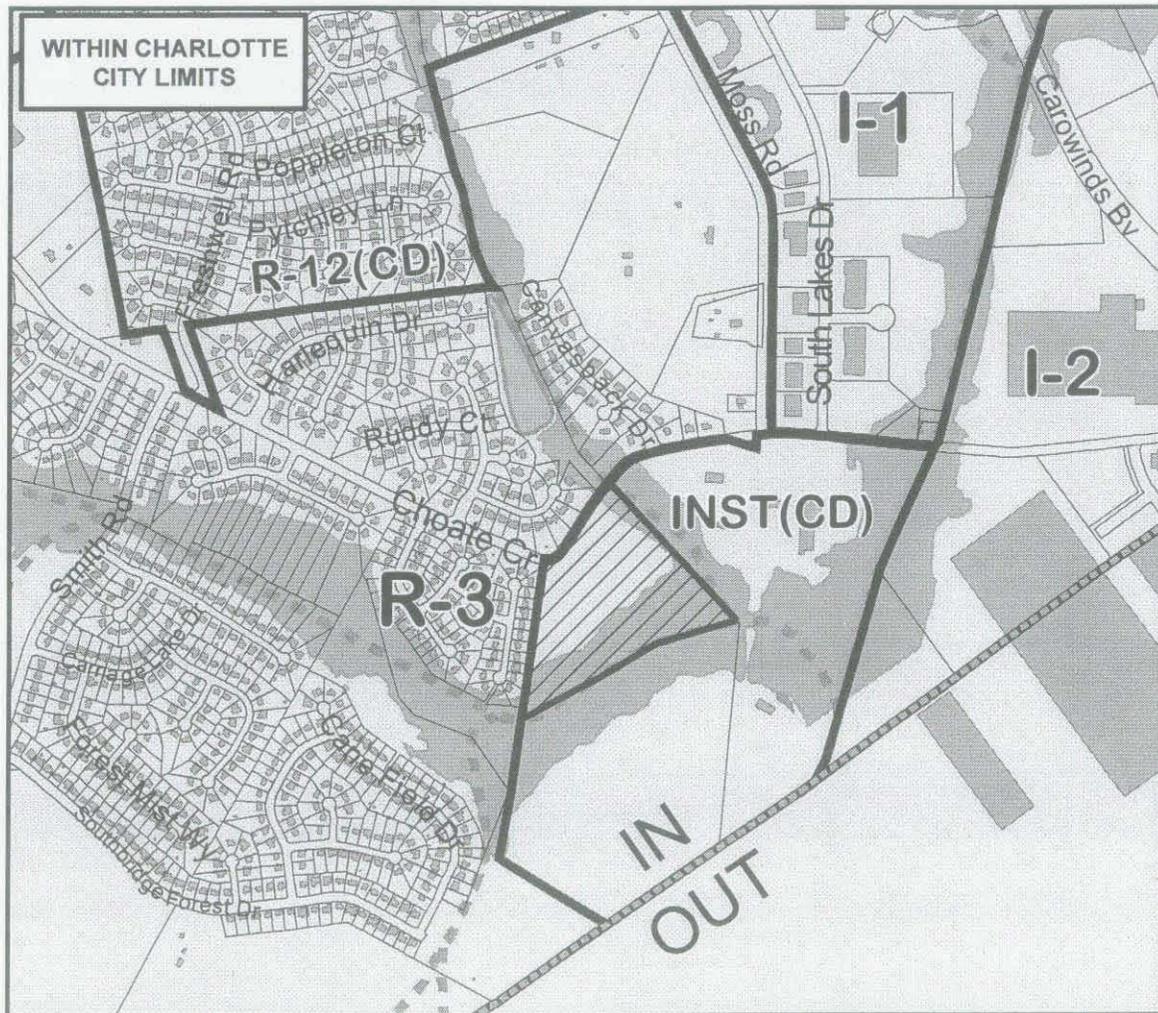
Petition #: **2006-142**

Petitioner: Gordon-Conwell Theological Seminary

Zoning Classification (Existing): INST(CD)  
(Institutional, Conditional)

Zoning Classification (Requested): INST(CD) S.P.A.  
(Institutional, Conditional, Site Plan Amendment)

Acreeage & Location : Approximately 19.3 acres located on the south side of Choate Circle west of Moss Road.



0 250 500 1,000 1,500 2,000  
Feet

Zoning Map #(s) **170**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
08-03-2006



Petition No.2007-044  
Petitioner: *ENSI Development Co.*

APPROVED BY  
CITY COUNCIL  
JUN 18 2007

ORDINANCE #3618-Z

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

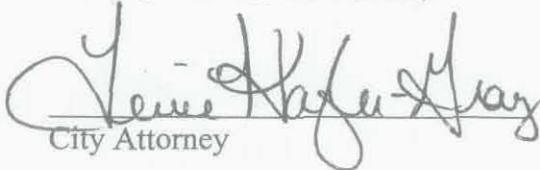
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 and B-2(CD) to BD(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, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 993-994.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10<sup>th</sup> day of August, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

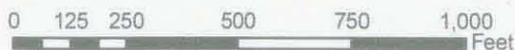
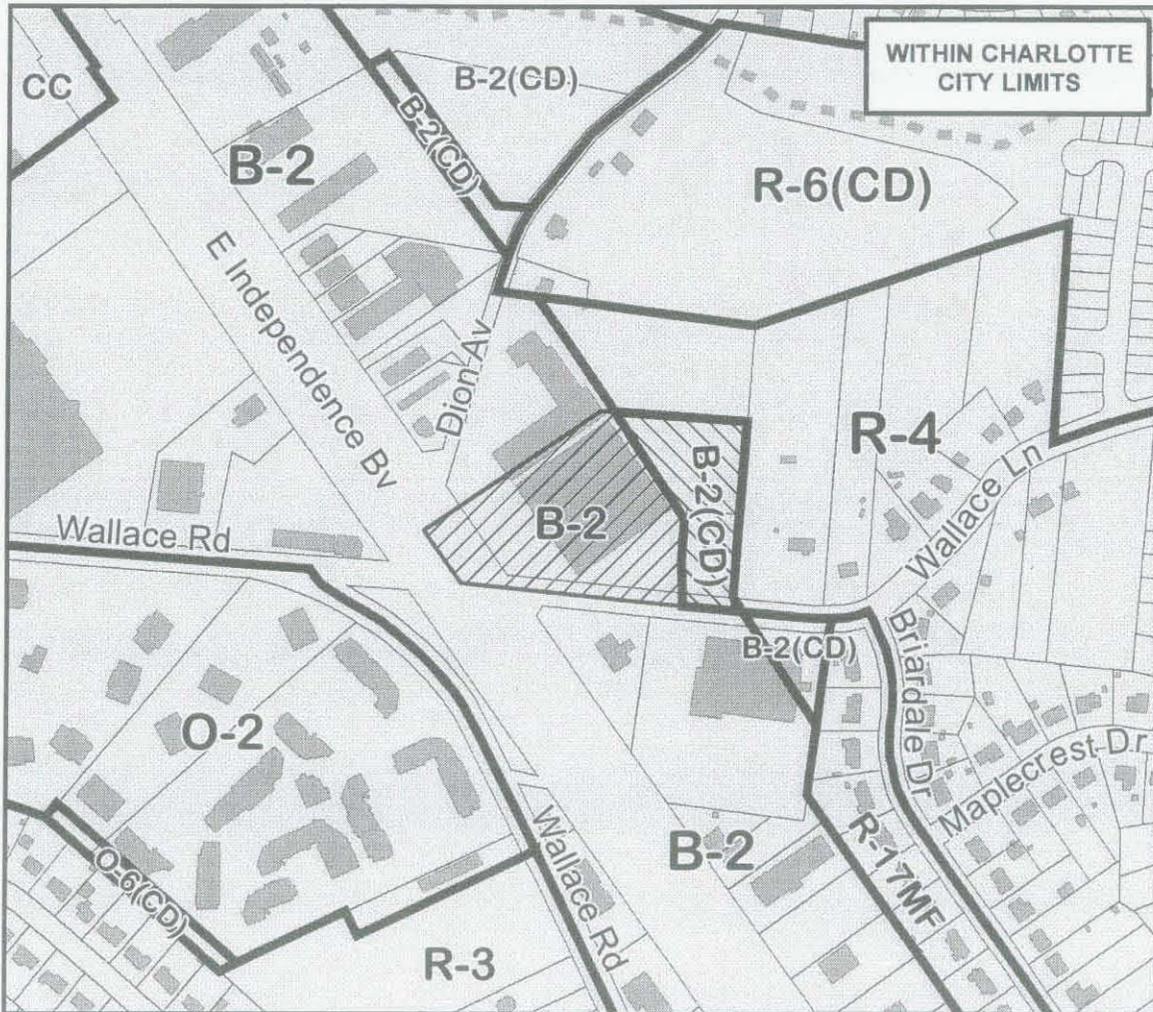
Petition #: **2007-044**

Petitioner: James Bennett - ENSI Development Co.

Zoning Classification (Existing): B-2 and B-2(CD)  
(General Business and General Business, Conditional)

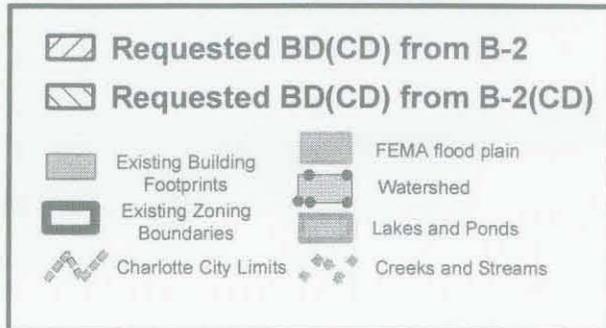
Zoning Classification (Requested): BD(CD)  
(Distributive Business, Conditional)

Acres & Location : Approximately 4.42 acres located on the northeast corner of E Independence Boulevard and Wallace Lane.



Zoning Map #(s) **69**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
01-22-2007



APPROVED BY  
CITY COUNCIL.  
JUN 18 2007

Petition No.2007-049  
Petitioner: *Greenleaf Development, LLC*

**ORDINANCE #3619-Z**  
**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING**  
**ORDINANCE.**

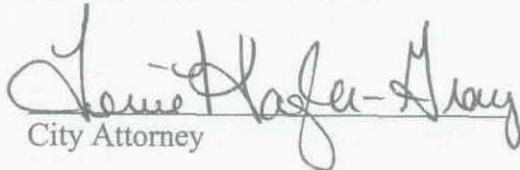
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 to UR-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.

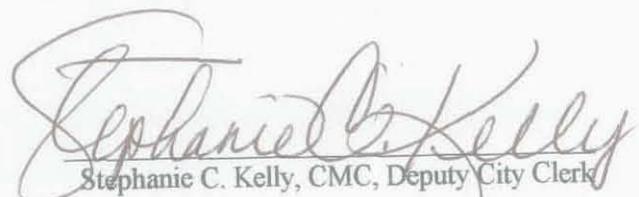
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 995-996.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10<sup>th</sup> day of August, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

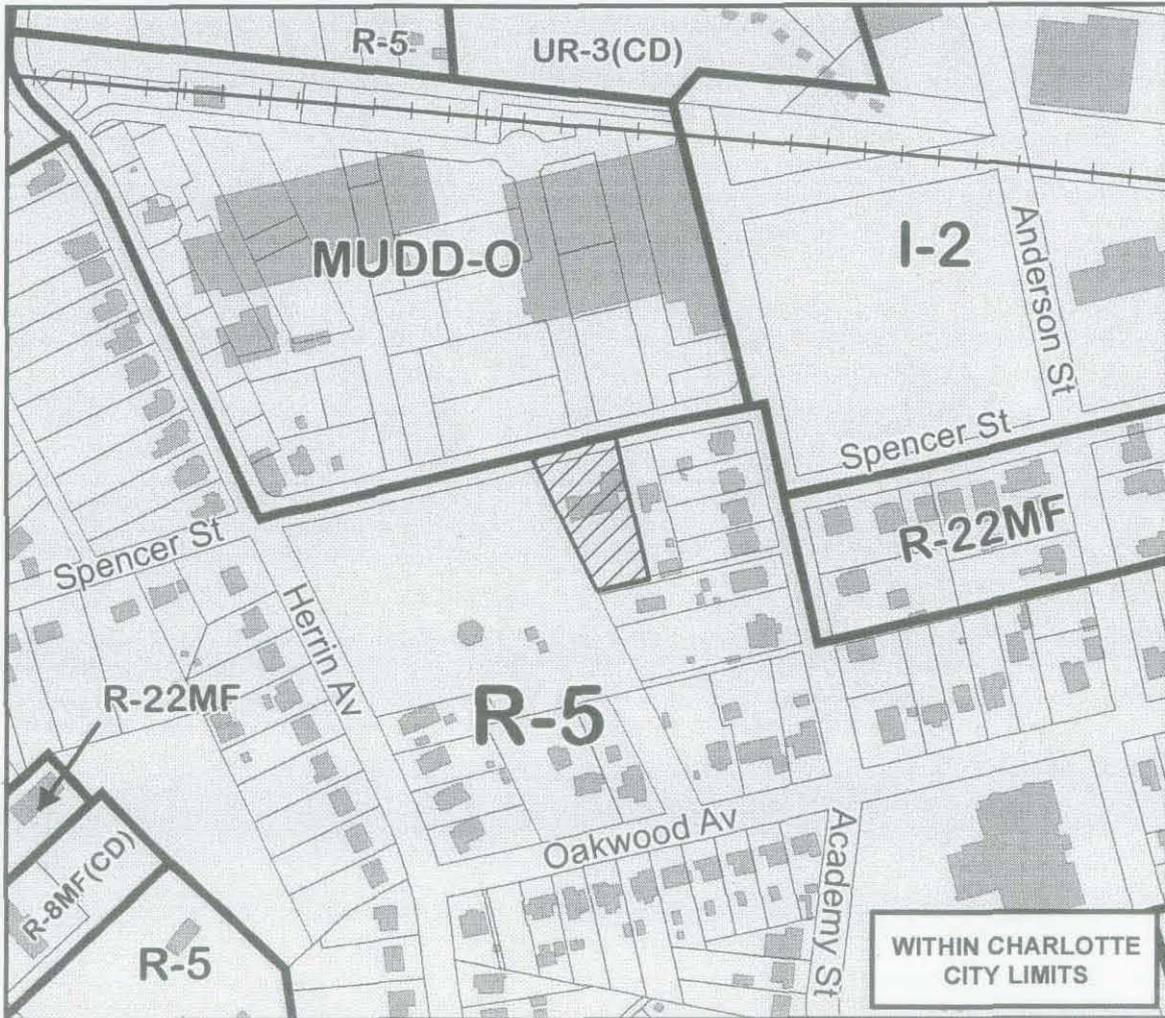
Petition #: **2007-049**

Petitioner: Greenleaf Development LLC

Zoning Classification (Existing): R-5  
(Single-Family Residential, up to 5 dwelling units per acre)

Zoning Classification (Requested): UR-1(CD)  
(Urban Residential, Conditional)

Acreage & Location : Approximately 0.47 acres located on the south side of  
Spencer Street between Herrin Avenue and Academy Street.



Zoning Map #(s) **89**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-01-2007



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

APPROVED BY  
CITY COUNCIL  
JUN 18 2007

Petition No.2007-051  
Petitioner: *Victoria Land Co. LLC*

**ORDINANCE #3620-Z**

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

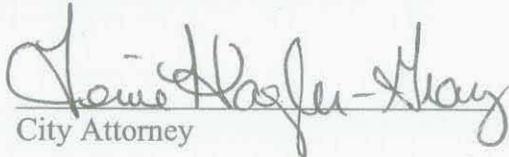
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 MUDD(CD) to MUDD(CD)SPA.

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.

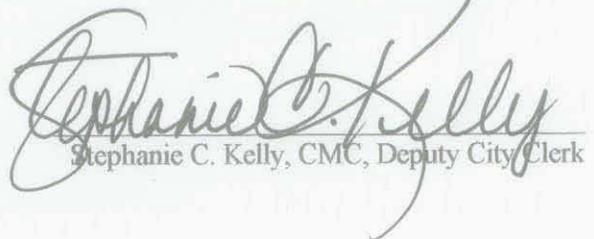
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 997-998.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

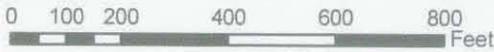
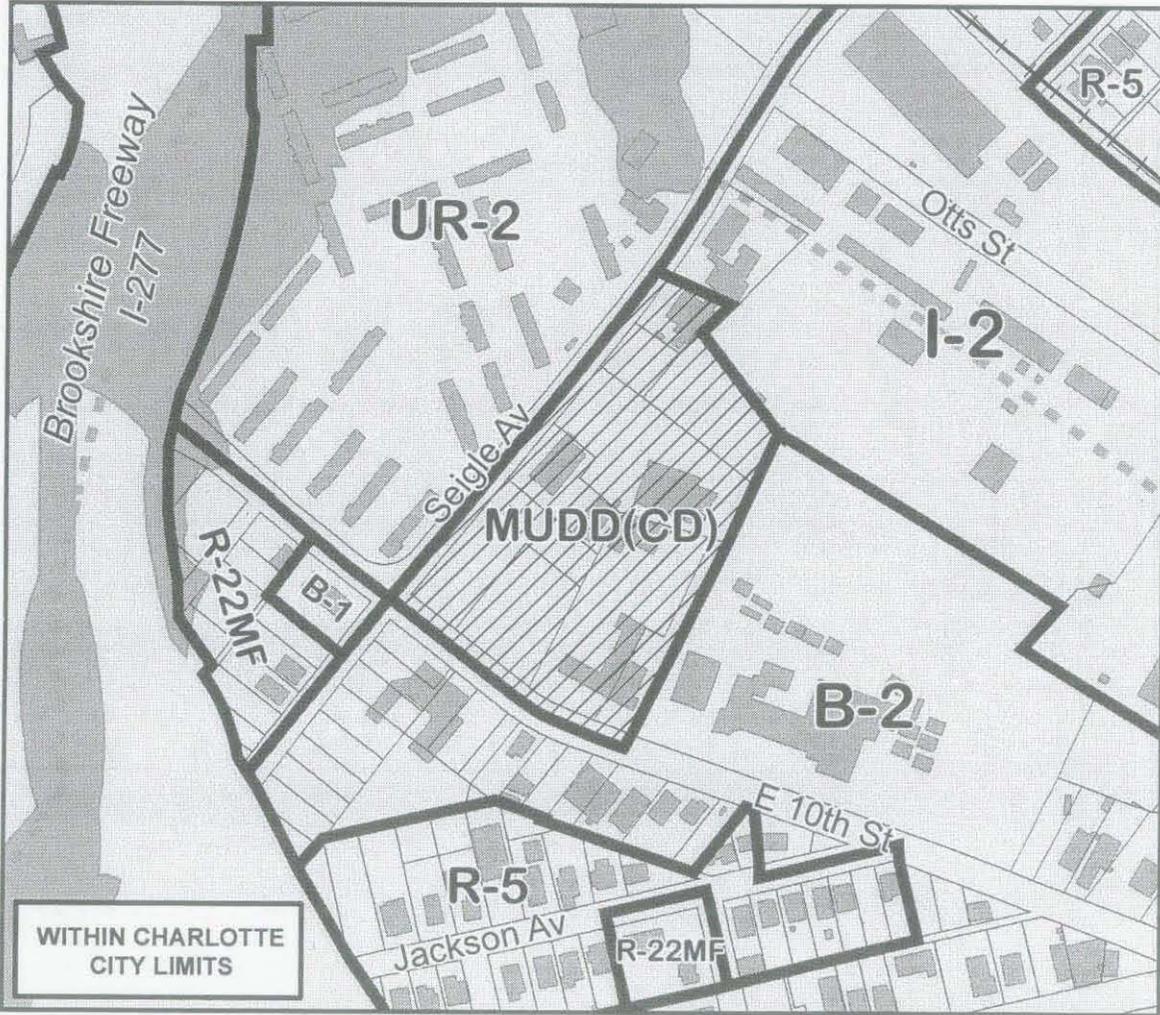
Petition #: **2007-051**

Petitioner: Victoria Land Co., LLC

Zoning Classification (Existing): MUDD(CD)  
(Mixed-Use Development District, Conditional)

Zoning Classification (Requested): MUDD(CD) S.P.A.  
(Mixed-Use Development District, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 6.59 acres located on the northeast corner of Seigle Avenue and E 10th Street.



Zoning Map #(s) **102**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
05-21-2007



	Requested MUDD(CD) S.P.A. from MUDD(CD)		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

THIS  
PAGE  
IS  
BLANK

CITY ZONE CHANGE

Petition No. 2007-057

Petitioner: CMPC

APPROVED BY  
ORDINANCE #30212 COUNCIL

JUN 18 2007

**ZONING REGULATIONS**

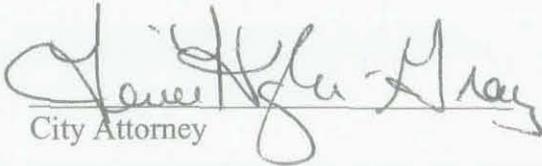
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 to TOD-M on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

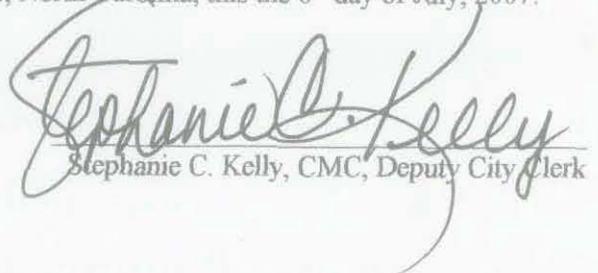
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 1001-1002.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

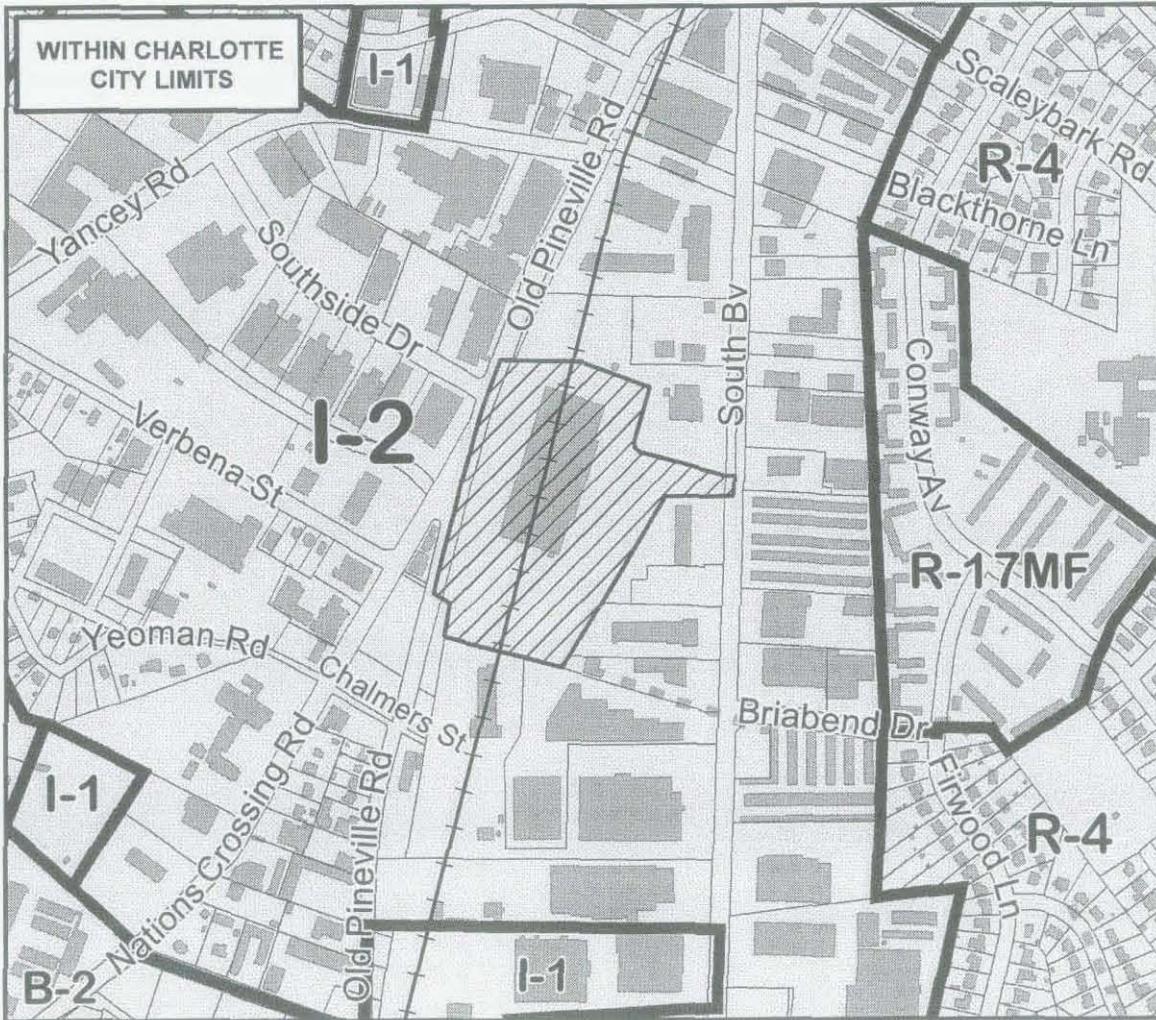
Petition #: **2007-057**

Petitioner: Charlotte-Mecklenburg Planning Commission

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

Zoning Classification (Requested): TOD-M  
(Transit Oriented Development, Mixed-Use)

Acreage & Location : Approximately 12.36 acres located on the east side of Old Pineville Road, at the intersection of Old Pineville Road and Nations Crossing Road.



Zoning Map #(s) **126**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-15-2007



	Requested TOD-M from I-2		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No.2007-058  
Petitioner: Bryant Park, LLC

APPROVED BY  
CITY COUNCIL  
JUN 18 2007

**ORDINANCE #3623-Z**

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

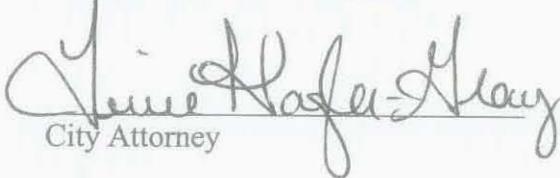
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-22MF and I-1 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, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 1003-1004.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15<sup>th</sup> day of October, 2007.

  
Brenda R. Freeze, CMC, City Clerk

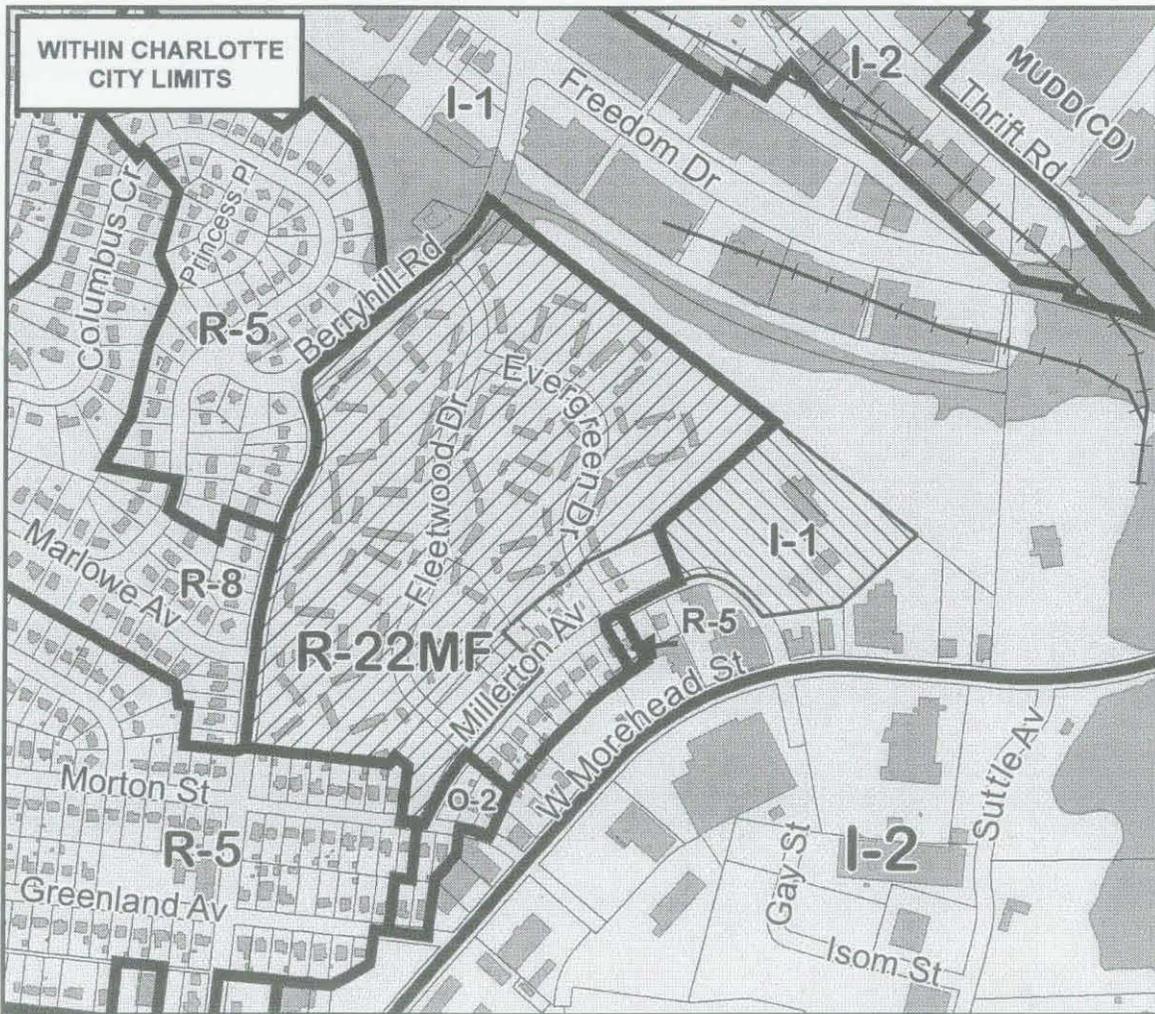
Petition #: **2007-058**

Petitioner: Bryant Park LLC

Zoning Classification (Existing): R-22MF and I-1  
(Multi-Family Residential, up to 22 dwelling units per acre and Light Industrial)

Zoning Classification (Requested): MUDD-O  
(Mixed-Use Development District, Optional)

Acreeage & Location : Approximately 36.14 acres located on the east side of Berryhill Road between Morton Street and Freedom Drive.



Zoning Map #(s) **103**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
06-04-2007



	Requested MUDD-O from R-22MF
	Requested MUDD-O from I-1
	Existing Building Footprints
	FEMA flood plain
	Existing Zoning Boundaries
	Watershed
	Charlotte City Limits
	Lakes and Ponds
	Creeks and Streams

APPROVED BY  
CITY COUNCIL  
JUN 18 2007

Petition No.2007-059  
Petitioner: John Poore

**ORDINANCE #3624-Z**

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

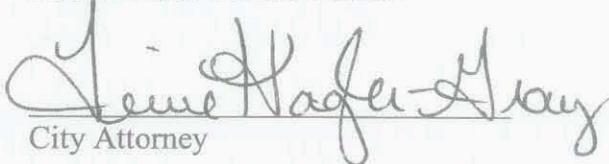
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 MUDD-O to UR-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, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 1005-1006.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15<sup>th</sup> day of October, 2007.

  
Brenda R. Freeze, CMC, City Clerk

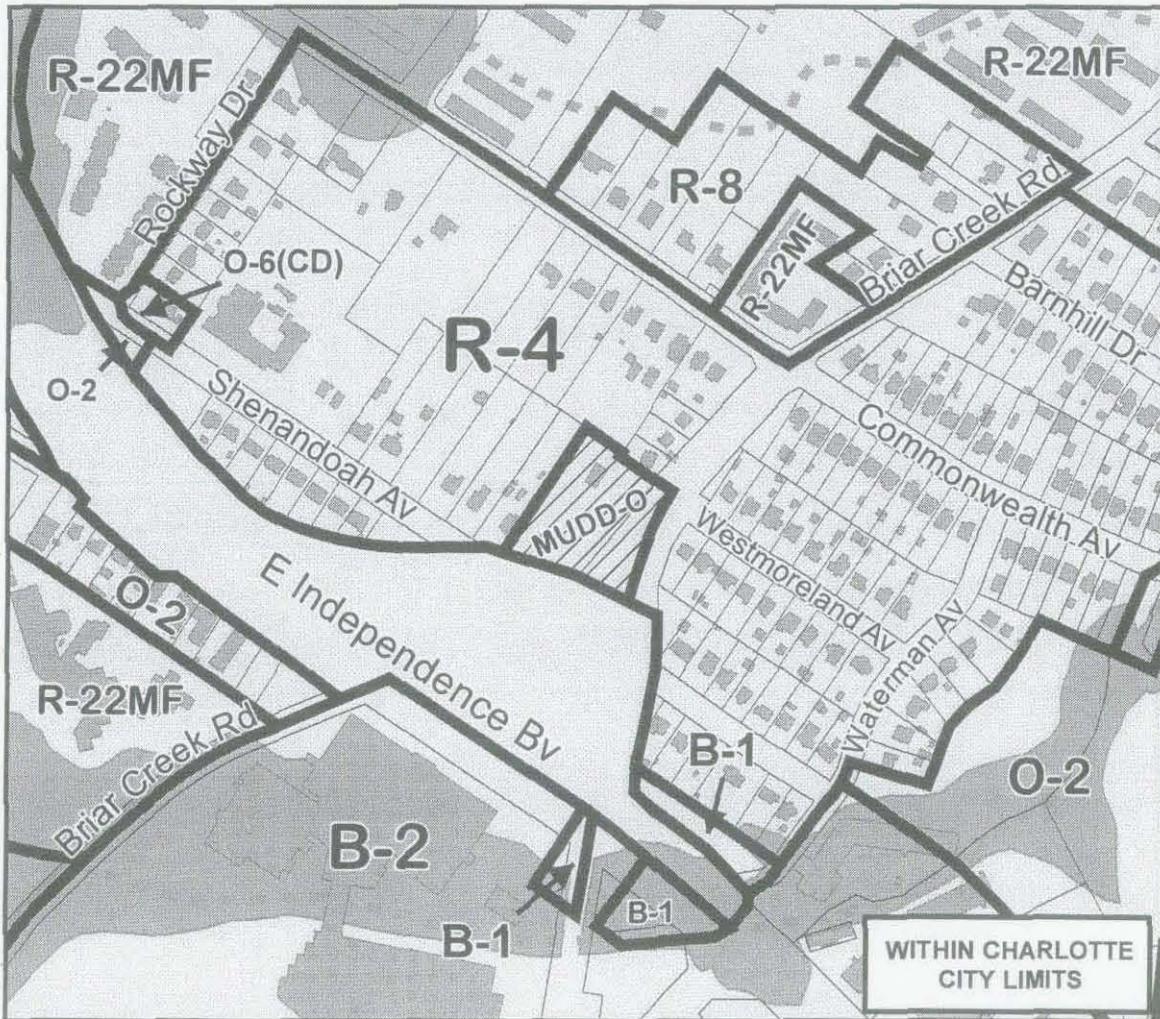
Petition #: **2007-059**

Petitioner: John R. Poore

Zoning Classification (Existing): MUDD-O  
(Mixed-Use Development District, Optional)

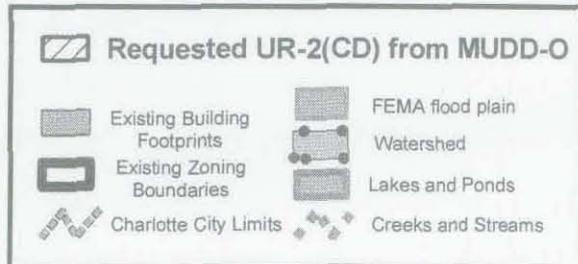
Zoning Classification (Requested): UR-2(CD)  
(Urban Residential, Conditional)

Acreage & Location : Approximately 1.30 acres located on the northwest quadrant of the E Independence Boulevard / Briar Creek Road interchange.



Zoning Map #(s) **112**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-21-2007



APPROVED BY  
CITY COUNCIL.

JUN 18 2007

Petition No.2007-062  
Petitioner: Bonterra Builders, LLC

**ORDINANCE #3626-Z**

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

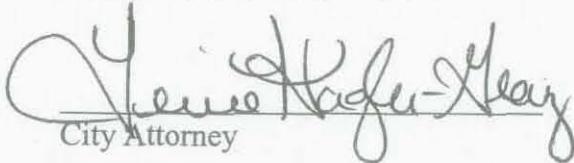
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 MUDD-O to MUDD-O SPA.

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.

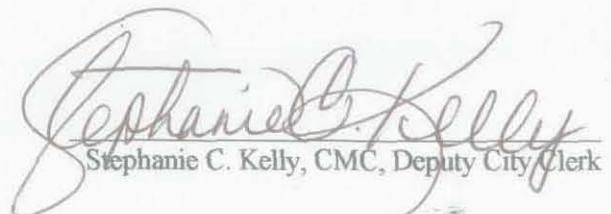
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 1009-1010.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10<sup>th</sup> day of August, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

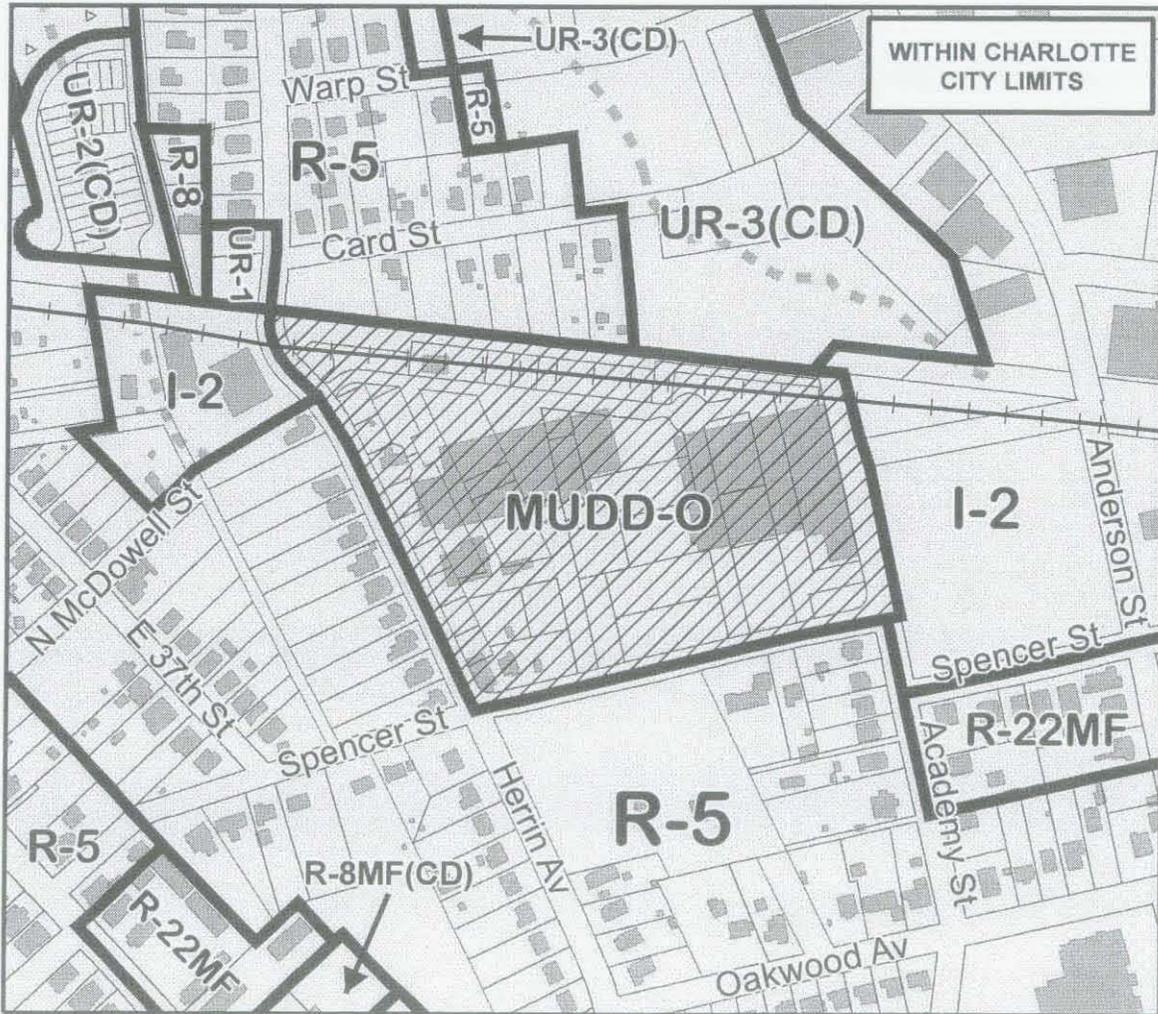
Petition #: **2007-062**

Petitioner: Bonterra Builders LLC

Zoning Classification (Existing): MUDD-O  
(Mixed-Use Development District, Optional)

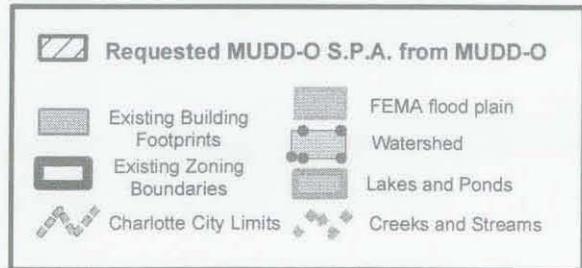
Zoning Classification (Requested): MUDD-O S.P.A.  
(Mixed-Use Development District, Optional, Site Plan Amendment)

Acreage & Location : Approximately 11.11 acres located on the northeast corner of Herrin Avenue and Spencer Street.



Zoning Map #(s) **89**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-27-2007



CITY ZONE CHANGE

APPROVED BY  
CITY COUNCIL

ORDINANCE #3627-Z 2007

Petition No. 2007-063

Petitioner: *Trustees of Central  
Piedmont Community*

**ZONING REGULATIONS**

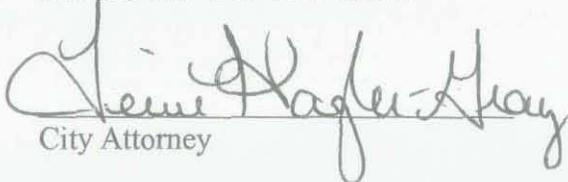
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-2 and O-2 to MUDD on the Official Zoning Map, City of Charlotte, N.C. .

SEE ATTACHED MAP

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

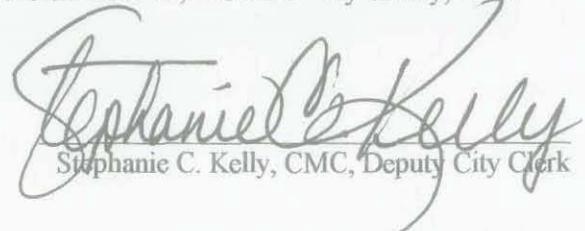
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 1011-1012.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

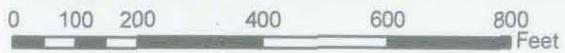
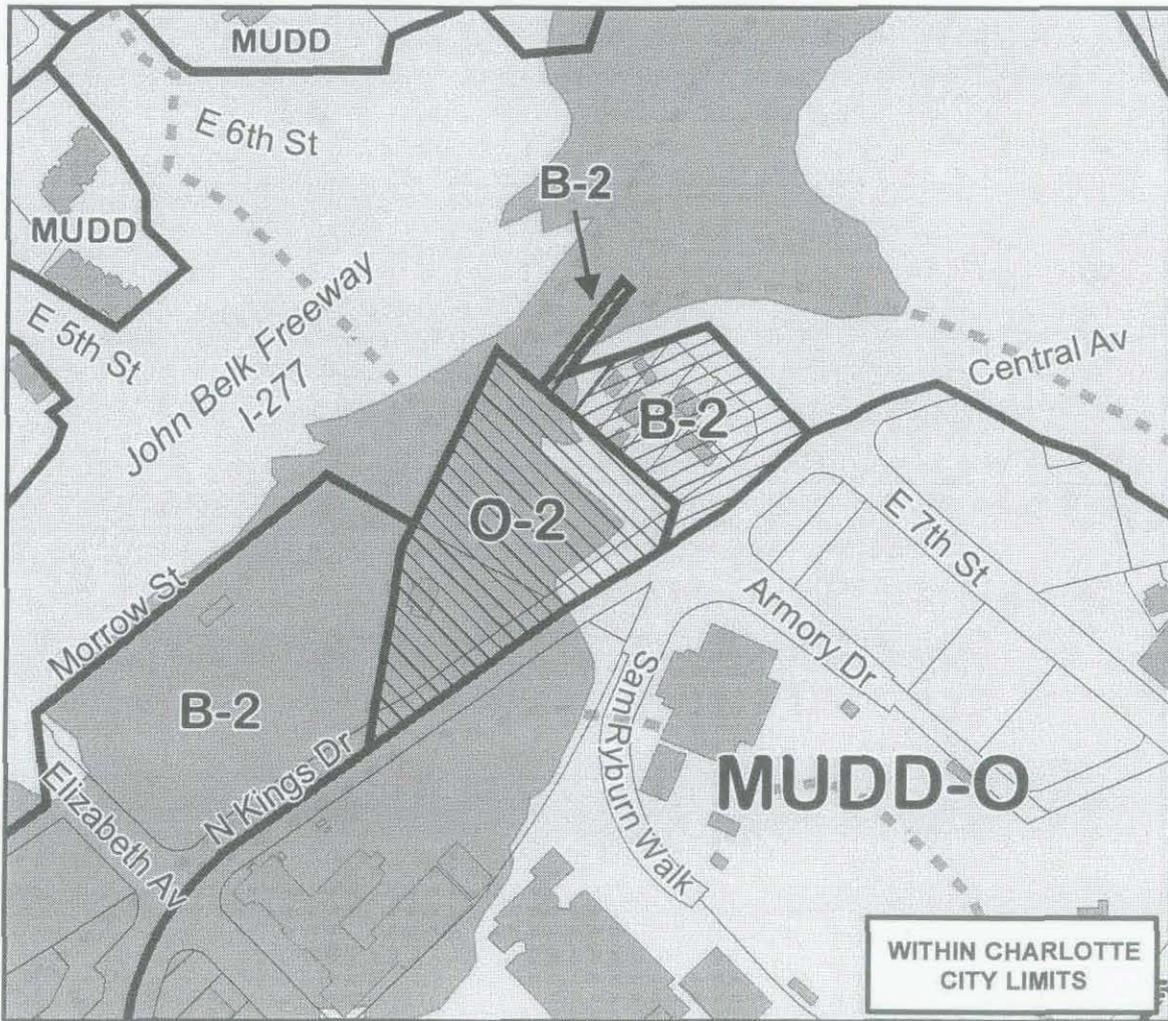
Petition #: **2007-063**

Petitioner: The Trustees of Central Piedmont Community College

Zoning Classification (Existing): B-2 and O-2  
(General Business and Office)

Zoning Classification (Requested): MUDD  
(Mixed-Use Development District)

Acreeage & Location : Approximately 4.00 acres located on the west side of N Kings Drive between Elizabeth Avenue and E 7th Street.



Zoning Map #(s) **102**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-26-2007



	Requested MUDD from B-2		FEMA flood plain
	Requested MUDD from O-2		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No.2007-066  
Petitioner: Dickerson Realty Corp

APPROVED BY  
CITY COUNCIL  
JUN 18 2007

**ORDINANCE #3628-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-1(CD) 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:

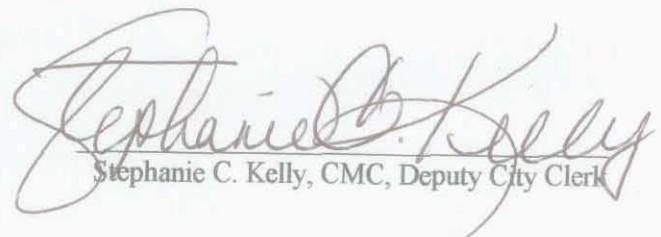


Asst. City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 1013-1014.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10<sup>th</sup> day of August, 2007.



Stephanie C. Kelly, CMC, Deputy City Clerk

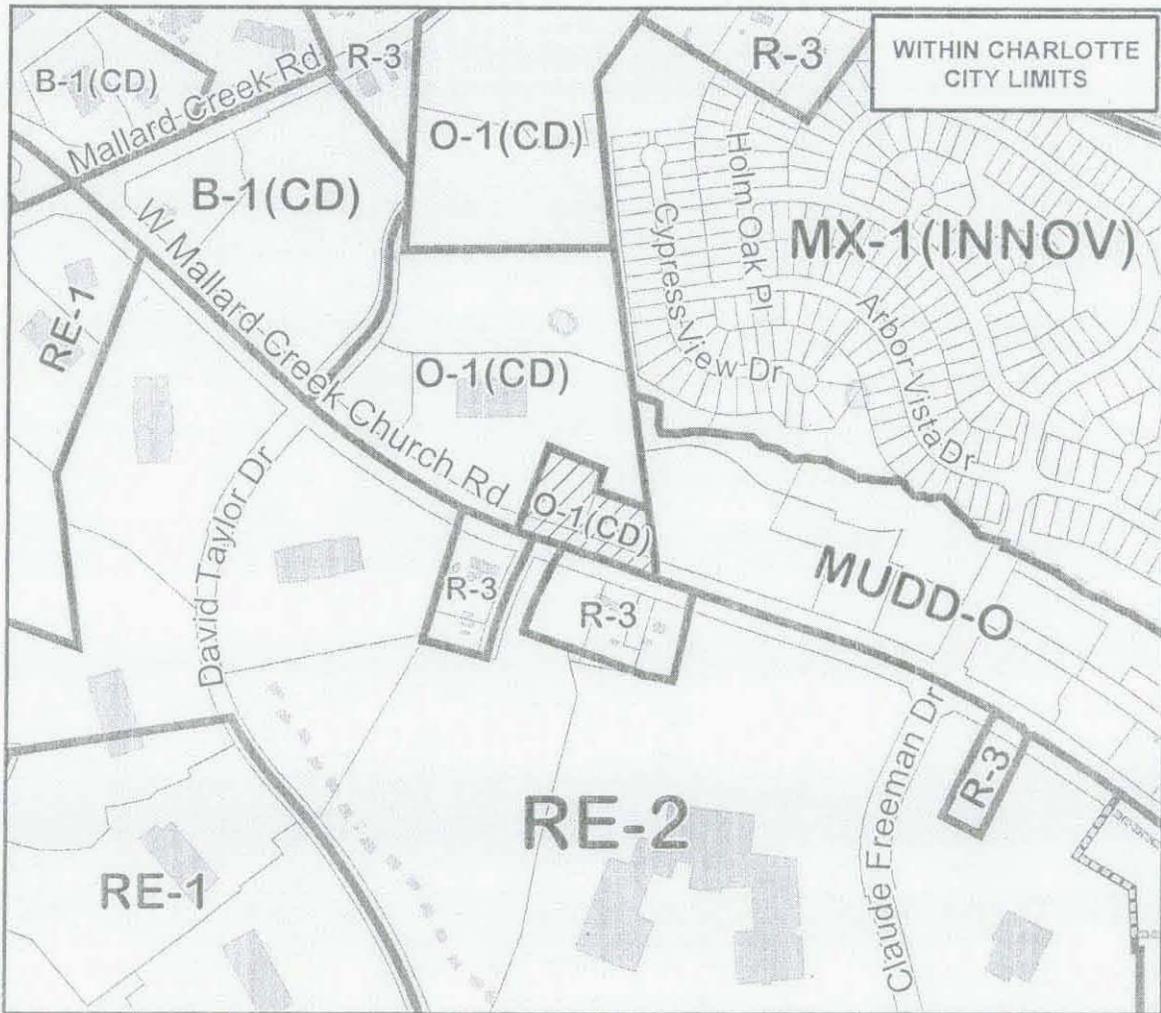
Petition #: **2007-066**

Petitioner: Dickerson Realty Corp.

Zoning Classification (Existing): O-1(CD)  
(Office, Conditional)

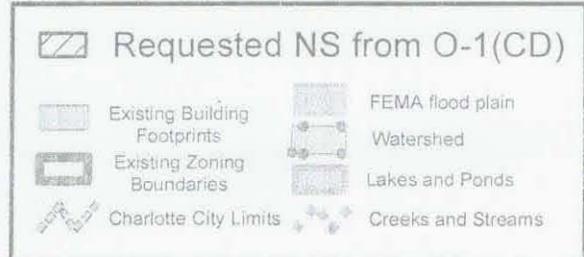
Zoning Classification (Requested): NS  
(Neighborhood Services)

Acreage & Location : Approximately 1.73 acres located on the north side of W Mallard Creek Church Road between David Taylor Drive and Claude Freeman Drive.



Zoning Map #(s) **53**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-27-2007



APPROVED BY  
CITY COUNCIL.

Petition No. 2007-069  
Petitioner: *L. Toons, LLC*

JUN 18 2007

**ORDINANCE #3629-Z**

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

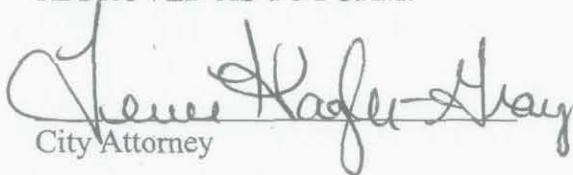
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 to UR-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, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 1015-1016.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10<sup>th</sup> day of August, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

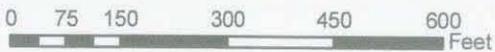
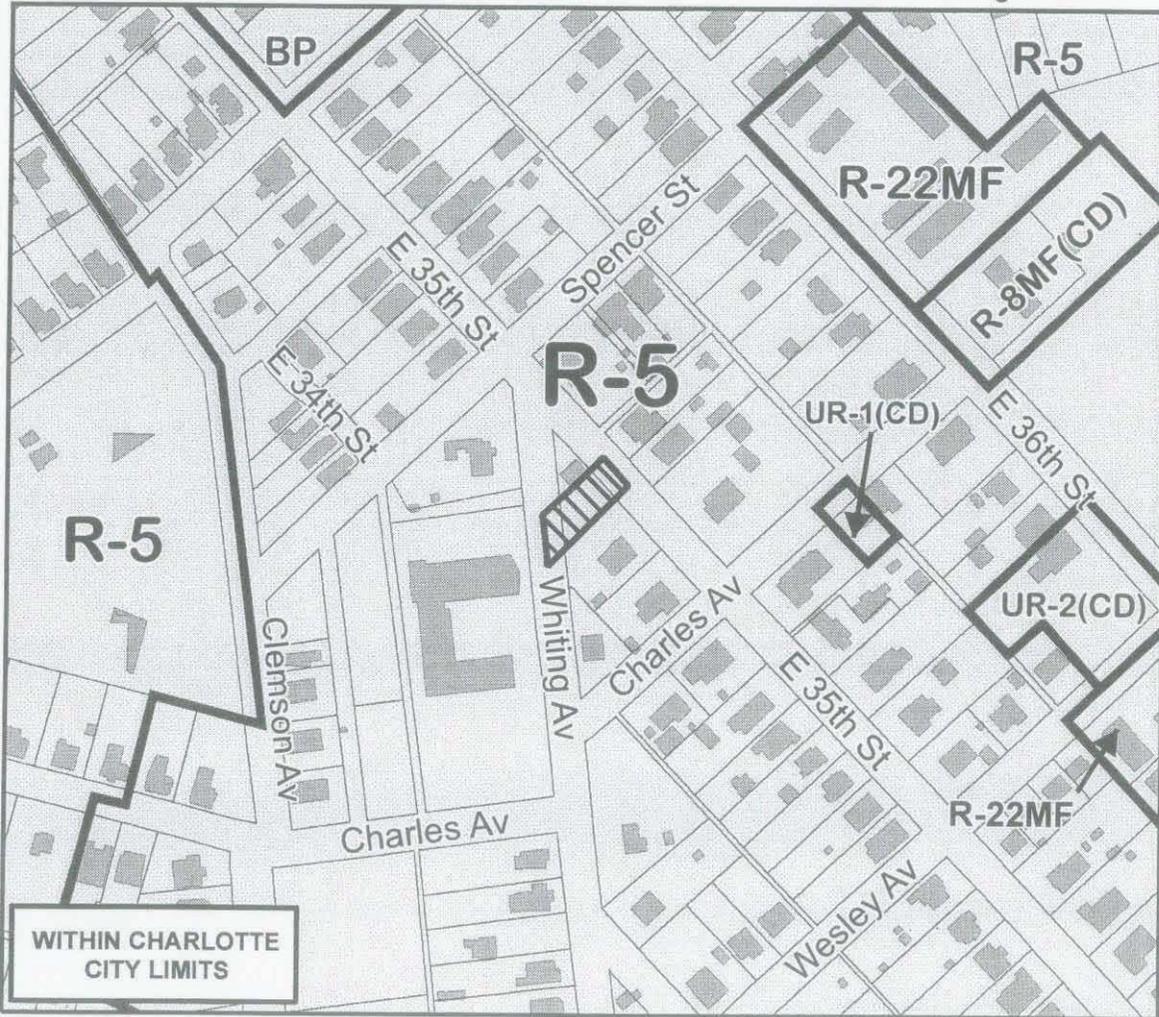
Petition #: **2007-069**

Petitioner: L. Toons LLC

Zoning Classification (Existing): R-5  
(Single-Family Residential, up to 5 dwelling units per acre)

Zoning Classification (Requested): UR-1(CD)  
(Urban Residential, Conditional)

Acres & Location : Approximately 0.09 acres located on the south side of  
E 35th Street between Charles Avenue and Whiting Avenue.



Zoning Map #(s) **89**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-27-2007



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

APPROVED BY  
CITY COUNCIL

JUN 18 2007  
ORDINANCE #3630-Z

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 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: Definitions

- a. Amend Section 2.201, "Definitions" by adding a new definition for "building coverage" to read as follows:

Building coverage.

The portion(s) of a lot developed with principal and accessory buildings.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 2: Single Family Districts

- a. Amend Section 9.205(1)(h) by modifying references to minimum open space to clarify that minimum open space is applicable to all uses except detached dwellings (single family dwellings). Add a new subsection (i) with new language for "maximum building coverage" and reference a new Table 9.205(1)(i) that details the maximum building coverage by lot size. Change old subsection (i) to (j). The revised section shall read as follows:

**Section 9.205. Development standards for single family districts.**

All uses and structures permitted in the R-3, R-4, R-5, R-6 and R-8 districts shall meet the applicable development standards established in this Section and all other requirements of these regulations:

	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-8</u>
(h) Minimum open space (%) (excluding detached dwellings)	65	65	65	60	50
(i) Maximum building coverage----- for detached dwellings only	-----See Table 9.502(1)(i)-----				
(j) Maximum height (feet) <sup>6</sup>	40	40	40	40	40

**Table 9.205(1)(i)  
Maximum Building Coverage for Detached Dwellings**

Single Family Lot Size (Sq. Ft.)	Maximum Building Coverage (%)
Up to 4,000	50
4,001-6,500	45
6,501-8,500	40
8,501-15,000	35
15,001 or greater	30

- b. Amend Section 9.205(5), "Cluster Development", by reformatting Table 9.205(5); there are no numerical changes to this table. The revised Table shall read as follows:

**TABLE 9.205(5)**

Zoning Districts	Maximum Dwelling Units Per Acre	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Rear Yard For Interior Lots (Feet)
R-3	3.0	8,000	60	30
R-4	4.0	6,000	50	30
R-5	5.0	4,500	40	20
R-6	6.0	3,500	40	20

- c. Amend Section 9.205(5), "Cluster Development" by adding a new subsection (d) that lists the maximum building coverage for detached dwellings developed under the cluster provisions. The new subsection shall read as follows:

- (d) Cluster development for detached dwellings shall meet the maximum building coverage requirements listed in Table 9.205(5a).

**Table 9.205(5a)**  
**Maximum Building Coverage For Detached Dwellings**

Single Family Lot Size Range (Square Feet)	Maximum Building Coverage (%)
Up to 4,000	50
4,001-6,500	45
6,501 – 8,500	40
8,501 – 15,000	35
15,001 or greater	30

2. PART 3: Multi-Family Districts

- a. Amend Section 9.305, “Development standards for multi-family districts”, subsection (1), “Area, yard and bulk regulations”, subsection (h) by modifying references to minimum open space to clarify that minimum open space is applicable to all uses, except detached dwellings (single family dwellings). Add a new subsection (i) for “maximum building coverage” and reference Table 9.305(1)(i) that details the maximum building coverage by lot size. Change old subsection(i) to (j). The revised\* subsections shall read as follows:

	R-8MF	R-12MF	R-17MF	R-22MF	R-43MF
(h) Minimum open space (%) excluding detached dwellings <sup>6</sup>	50	50	45	40	30
(i) Maximum building coverage for detached dwellings only	-----See Table 9.305(1)(i)-----				
(j) Maximum height (feet) <sup>7</sup>	40	40	40	40	40

**Table 9.305(1)(i)**  
**Maximum Building Coverage for Detached Dwellings**

Single Family Lot Size (Sq. Ft.)	Maximum Building Coverage (%)
Up to 4,000	50
4,001-6,500	45
6,501-8,500	40
8,501-15,000	35

15,001 or greater	30
-------------------	----

3. PART 7: Office Districts

a. Amend Section 9.705, Development standards for office districts”, subsection (1), “Areas, yard and bulk regulations”, subsection (h) by modifying references to minimum open space to clarify that minimum open space is applicable to all uses except detached dwellings (single family dwellings). Add a new subsection (i) for “maximum building coverage” and reference Table 9.705(1)(i) that details the maximum building coverage by lot size. Change the old subsection (i) to (j). The revised subsections shall read as follows:

	O-1	O-2	O-3
(h) Minimum open space for residential development, excluding detached dwellings (%)	50	40	30
(i) Maximum building coverage-----See Table 9.705(1)(i)----- for detached dwellings only			
(j) Maximum height (feet) <sup>6</sup>	40	40	40

**Table 9.705(1)(i)**  
**Maximum Building Coverage for Detached Dwellings**

Single Family Lot Size (Sq. Ft.)	Maximum Building Coverage (%)
Up to 4,000	50
4,001-6,500	45
6,501-8,500	40
8,501-15,000	35
15,001 or greater	30

4. PART 8: Business Districts

a. Amend Section 9.805, Development standards for business districts”, subsection (1), “Areas, yard and bulk regulations”, subsection (k) by modifying references to minimum open space to clarify that minimum open space is applicable to all uses except detached dwellings. Add a new subsection (l) for “maximum building coverage” and reference Table 9.705(1)(l) that details the maximum building coverage by lot size.

Change the old subsection (l) to (m). The revised subsections shall read as follows:

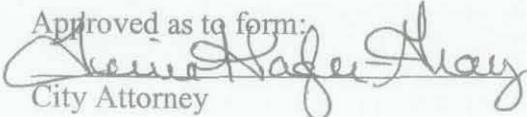
	B-1	B-2	B-D	BP
(k) Minimum open space for residential development, excluding detached dwellings (%)	40	40	--	--
(l) Maximum building coverage-----See Table 9.805(1)(l)----- for detached dwellings				
(m) Maximum height (feet) <sup>7</sup>	40	40	40	None****

**Table 9.805(1)(l)**  
**Maximum Building Coverage for Detached Dwellings**

Single Family Lot Size (Sq. Ft.)	Maximum Building Coverage (%)
Up to 4,000	50
4,001-6,500	45
6,501-8,500	40
8,501-15,000	35
15,001 or greater	30

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

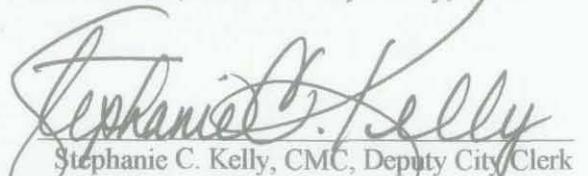
Approved as to form:

  
 City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 18<sup>th</sup> day of June, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 1017-1018c.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
 Stephanie C. Kelly, CMC, Deputy City Clerk