

ORDINANCE NO. 386

AMEND CHAPTER 23 ZONING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE; NORTH CAROLINA:

Section 1. Chapter 23, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

- 1 - Amend Article I, Section 23-2, Definitions, by adding a new paragraph (10a) as follows:

"(10a) Floor Area Ratio (FAR). The gross floor area of a building or buildings on a lot divided by the area of such lot".

- 2 - Further amend Article I, Section 23-2, Definitions by adding to the end of paragraph (11) the following:

"For the purpose of computing Floor Area Ratio, the total floor area designed for residential use enclosed within a building, measured from the exterior faces of exterior walls, including, but not limited to such space as halls, stairs, elevators, and management offices, but excluding floor area devoted to parking of automobiles".

- 3 - Amend Article II, Division 1, Section 23-4 by adding after paragraph (c), a new paragraph (d) as follows:

"(d) Central High-Density Apartment Residential District: R-1.OMF. This district is designed for high-density apartment development in areas located adjacent to the Central Business District. Density is controlled through use of a Floor Area Ratio instead of a lot area requirement per dwelling unit.

- 4 - Amend Article II, Division 3, Section 23-15, paragraph (a), by adding to the first line of the table therein, and before the designation "R-6", a new designation "R-1.OMF".

- 5 - Amend Article III, Division 1, Section 23-31, Table of Permitted Uses, by adding to the Table a new Residential District, designated "R-1.OMF" to be listed with the Multi-Family Districts and assigning to the R-1.OMF District as permitted uses all those uses now listed as being permitted in the other Multi-Family Districts.

- 6 - Amend Article IV, Division 1, Section 23-41, paragraph (a) by adding to the Table contained therein a new District to be known as the "R-1.OMF District" with the following requirements to be inserted under the proper column headings:

Residential District - "R-1.OMF"

Minimum Lot Area (Sq. Ft.)

Single Family Dwelling Unit - "6,000"

Area Required for each additional Dwelling Unit -

"(See Sub. Para. (1))"

Minimum Lot Width (Feet)

Single-Family Dwelling Unit - "50"

Duplexes and Multi-Family Dwelling Units - "55"

Minimum Side Yard (Feet)

One Side - "8"

Other Side - "6"

Both sides - "14"

Minimum Setback (Feet) - "20"

Minimum Rear Yard (feet) - "20"

Minimum Unobstructed Open Space, (% of total lot area) - "40"

Maximum Height (Feet) (Except as provided in Sec. 23-45) - "40"

- 7 - Further Amend Article IV, Division 1, Section 23-41, paragraph (a) by adding a sub-paragraph (1) as follows:

"Duplex and Multi-Family Structures in the R-1.OMF District may be constructed to a maximum Floor Area Ratio of 1.0"

- 8 - Amend Article IV, Division 1, Section 23-42 paragraph (b) by adding to the Table contained therein a new District to be known as the "R-1.OMF District" with the following requirements to be inserted under the proper column headings:

Residential District - "R-1.OMF"  
 First Dwelling Unit (Sq. Ft.) - "(See Sub-Para.(5) )"  
 Each Additional Dwelling Unit (Sq.Ft.) - "(See Sub-Para.(5) )"  
 Minimum Setback (Feet) - "20"  
 Minimum Side and Rear Yards at Exterior Property Lines (Feet)-"10"  
 Minimum Unobstructed Open Space - (% of Total Lot Area) - "40"  
 Maximum Height (Ft.) Except as Provided in Sec. 23-45 - "40"

- 9 - Further amend Article IV, Division 1, Section 23-42 paragraph (b) by adding to sub-paragraph (1) between the word "in" and the designation "R-6MF" a new designation "R-1.OMF".
- 10 - Further amend Article IV, Division 1, Section 23-42, paragraph (b) by adding a new sub-paragraph (5) as follows:  
 "(5) Duplex and multi-family structures in the R-1.OMF District may be constructed to a Maximum Floor Area Ratio of 1.0."
- 11 - Amend Article IV, Division 1, Section 23-43, paragraph (a) by adding to the Table contained therein a new District to be known as the "R-1.OMF District" with the following requirements to be inserted under the proper column headings:

Residential District - "R-1.OMF"  
 Minimum Distance from any Lot Line to Building (Feet) - "20"  
 Minimum Side Yards on any side abutting Office, Business or Industrial District (Feet) - "8"  
 Minimum Unobstructed Open Space- (% of Total Lot Area ) - "45"  
 Maximum Height (Feet)(Except as provided in Sec.23-45) - "40"

- 12 - Amend Article IV, Division 1, Section 23-43, paragraph (e) sub-paragraph (3) by adding at the end the following sentence:  
 "The minimum lot area requirement in the R-1.OMF District shall be the same as the minimum lot area requirement for R-6MF-H District".
- 13 - Amend Article IV, Division 3, Section 23-55 by deleting paragraph (b) in its entirety and inserting a new paragraph (b) as follows:

"(b) Dimensional requirements for structures and lots used for residential purposes in the B-3 District shall be as follows:  
 Minimum Lot area,  
     Single Family - 6,000 square feet.  
     Duplex and Multi-Family - Structures may be constructed to a Maximum Floor Area Ratio of 2.0.  
 Minimum Setback - 20 feet  
 Minimum side and rear building setbacks shall be in effect at the building heights indicated:

<u>Height of Building</u>	<u>Distance of Building from Lot Lines</u>
First 40 feet	6 feet (See Sub-Para. (1))
First two stories above 40 feet	10 feet
Third and fourth stories above 40 feet	12 feet
Fifth story above 40 feet and above	14 feet

(1) Any part of the first 40 feet of a structure designed for non-residential use, including parking of automobiles may be constructed to the lot line."

- 14 - Amend Article V, Division 1, Section 23-62 by deleting from the Standards for Parking for "Dwellings, multi-family" the statement "1.25 spaces per dwelling unit", and replacing it with the following:  
 ".75 spaces per dwelling unit in the R-1.OMF District and 1.25 spaces per dwelling unit in all other Districts."

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:  
 J. W. Kiser  
 Acting City Attorney

Read, approved and adopted by the City Council in meeting on the 25th day of October, 1965, the reference having been made in Minute Book 46, at Page 135, and recorded in full in Ordinance Book 14, beginning at Page 225.

Lillian R. Hoffman, City Clerk

ORDINANCE NO. 387-Z

,AN ORDINANCE AMENDING CHAPTER 23 of  
The City Code - Zoning Ordinance

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, Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-6MFH to R-1.0MF on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property.

Being all the property now zoned R-6MFH within the area bounded by North Church Street, West Eleventh Street, North Graham Street and West Sixth Street as shown on the attached map.

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

APPROVED as to form:

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

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 25th day of October, 1965, the reference having been made in Minute Book 46, at Page 227.

Lillian R. Hoffman  
City Clerk



Ordinance No. 389-Z

An Ordinance Amending Chapter 23  
of the City Code - Zoning Ordinance

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, Chapter 23, Section 23-8, of the Code of the City of Charlotte is hereby amended by changing from R-6MF to B-2 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

BEGINNING at a point in the westerly margin of the North-South Expressway (New U. S. Highway 21) said point being in the rear line of lot G of the W. W. Hawkins property as recorded in Book 5, Page 402 in the Office of the Register of Deeds for Mecklenburg County, North Carolina and running thence with said margin of the North-South Expressway (new U. S. Highway 21) in a northerly direction 293.13 feet to a point in the rear line of lot 35 as recorded in Book 5 at Page 51 in the Office of the Register of Deeds for Mecklenburg County, North Carolina; thence N. 58-48-30W. 440.45 feet; thence S. 59-18-45 W. 265.48 feet to a point in the centerline of a 30 foot right-of-way; thence with the centerline of said right-of-way S. 54-42 E. 651.05 feet to the point of BEGINNING.

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

Approved as to form:

---

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 25th day of October, 1965, the reference having been made in Minute Book 46, at Page 147, and recorded in full in Ordinance Book 14, at Page 229.

Lillian R. Hoffman  
City Clerk

Ordinance No. 390-ZAn Ordinance Amending Chapter 23  
of the City Code - Zoning OrdinanceAn 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, Chapter 23, Section 23-8, of the Code of the City of Charlotte is hereby amended by changing from R-6MF to I-2 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being all of lots 20 through 23 in block 29 of the Oakhurst Land Company property as recorded in Map Book 332 at Page 403 in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

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

Approved as to form:

---

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 25th day of October, 1965, the reference having been made in Minute Book 46, at Page 147, and recorded in full in Ordinance Book 14, at Page 230.

Lillian R. Hoffman  
City Clerk

Ordinance No. 391-Z

An Ordinance Amending Chapter 23  
of the City Code - Zoning Ordinance

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, Chapter 23, Section 23-8, of the Code of the City of Charlotte is hereby amended by changing from R-9 and R-9MF to B-1 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

TRACT 1 - R-9 to B-1

BEGINNING at a point in the intersection of the centerline of Albemarle Road and the centerline of Sharon Amity Road and running thence with said centerline of Sharon Amity Road in a northerly direction 285.35 feet; thence S. 83-59 E. 458.19 feet; thence S. 25-24 E. 44.30 feet to a point in the centerline of Albemarle Road; thence with the centerline of Albemarle Road S. 69-10W. 545.65 feet to the point of BEGINNING.

TRACT 2 - R-9MF to B-1

BEGINNING at a point in the intersection of the northerly margin of Albemarle Road and the easterly margin of Driftwood Drive and running thence with said margin of Driftwood Drive N. 25-24W. 258.20 feet; thence S. 83-01E. 304.40 feet to a point in the westerly margin of Sharon Amity Road; thence with said margin of Sharon Amity Road two courses as follows; (1) S. 6-59 W. 53.25 feet; (2) S. 37-54 W. 139.22 feet to a point in the northerly margin of Albemarle Road; thence with said margin of Albemarle Road S. 69-03 W. 96.0 feet to the point of BEGINNING.

TRACT 3 - R-9MF to B-1

Beginning at a point in the intersection of the southerly margin of Albemarle Road and the centerline of Sharon Amity Road and running thence with said centerline of Sharon Amity Road S. 6-59 W. 308.93 feet; thence N. 80-32 W. 220.8 feet; thence N. 27-56 W. 162.16 feet to a point in the southerly margin of Albemarle Road; thence with said margin of Albemarle Road N. 69-01 E. 354.84 feet to the point of BEGINNING.

TRACT 4 - R-9MF to B-1

BEGINNING at a point in the intersection of the southerly margin of Albemarle Road and the easterly margin of Sharon Amity Road and running thence with said margin of Albemarle Road N. 69-01 E. 217.25 feet; thence S. 20-59 E. 150.0 feet; thence S. 40-25W. 94.70 feet; thence S. 6-59 W. 100.0 feet; thence N. 83-01 W. 210.0 feet to a point in the easterly margin of Sharon Amity Road; thence with said margin on Sharon Amity Road N. 6-59E. 209.69 to the point of BEGINNING.

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

Approved as to form:

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

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 25th day of October, 1965, the reference having been made in Minute Book 46, at Page 148, and recorded in full in Ordinance Book 14, at Page 231.

Lillian R. Hoffman, City Clerk