Petition No. 2013-039 Revised 3-11-13
Petitioner: Charlotte-Mecklenburg Planning Department

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

ORDINANCE NO.

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

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

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION DISTRICTS

1. PART 2: DEFINITIONS

a. Amend Section 2.201, "Definitions" by adding a definition in alphabetical order for "brewery". The new definition shall read as follows:

Brewery.

An establishment that manufactures beer.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS

a. Amend Table 9.101 by adding "Breweries" in alphabetical order as a use allowed under prescribed conditions in the I-1 and I-2 zoning districts, under the "Industrial Uses" header.

INDUSTRIAL USES			
	U-I	I-1	I-2
Breweries	PC	PC	PC

2. PART 10: URBAN INDUSTRIAL DISTRICT

a. Amend 9.1003, "Urban Industrial District; uses permitted under prescribed conditions" by adding a new item (2.5) titled, "Breweries" to the list of uses. The new entry shall read as follows:

(2.5) Breweries shall meet the following prescribed conditions:

(a) Maximum size: 60,000 square feet.

(b) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

(c) Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.

3. PART 11: INDUSTRIAL DISTRICT

a. Amend Section 9.1103, "Uses permitted under prescribed conditions", by adding a new item (6.5) titled, "Breweries" to the list of uses. The new entry shall read as follows:

(6.5) Breweries.

(1) In I-1, breweries shall meet the following prescribed conditions:

(a) Maximum size: 60,000 square feet.

(b) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

(c) Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.

(2) In I-2, breweries shall meet the following prescribed conditions:

(a) Breweries with a maximum size of 60,000 square feet shall meet the following prescribed conditions:

1. Maximum FAR of .80.

2. Outdoor storage of goods and materials used in assembly, fabrication or processing is permitted, but shall not exceed 25% of the floor area of all buildings on a lot.

(b) Breweries greater than 60,000 square feet in size shall meet the following prescribed conditions:

1. Maximum FAR of 1.0.

2. All structures and buildings shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the structure to the property line of the residential use or zoning district.

(c). Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

(d). Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.

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

Approved as to form:

_____
City Attorney

I, _____, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____day of ____, 2013, the reference having been made in Minute Book ____, and recorded in full in Ordinance Book _____, Page(s)_____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this ____ day of _____, 2013.