

**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:

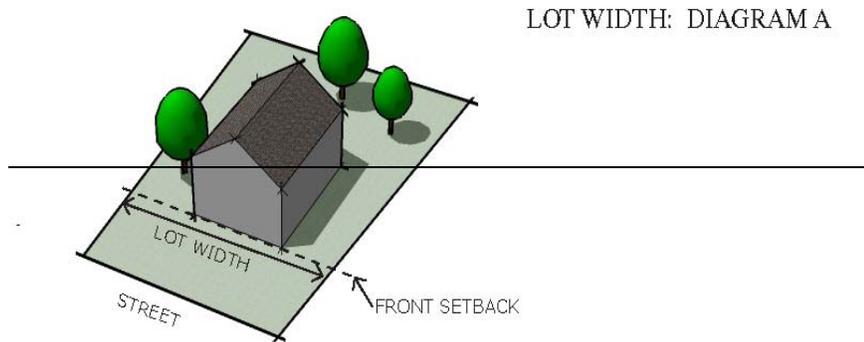
A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Amend Section 2.201, "Definitions" by modifying the definitions for "Lot Width". The revised definition shall read as follows, with new illustrations provided.

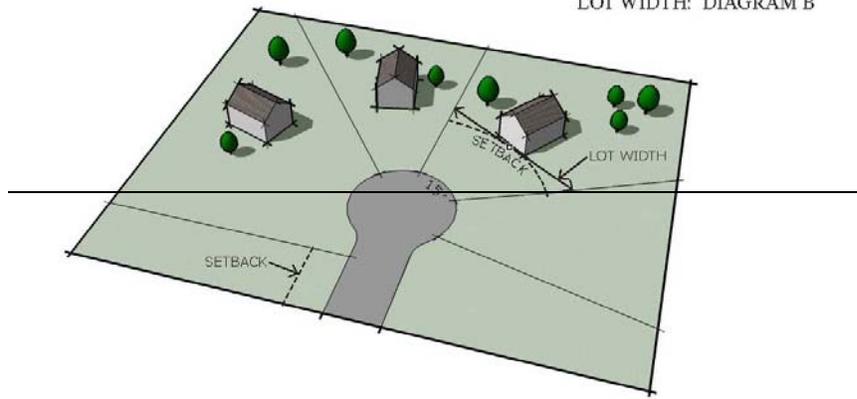
Lot width:

- ~~1. The distance between the side lot lines measured along the setback line as established by this ordinance (see Diagram A); or~~



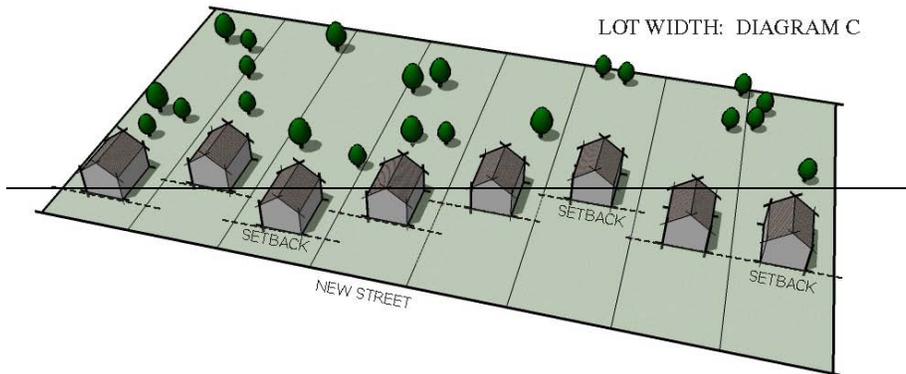
- ~~2. The distance between the side lot lines measured along a setback line shown on a duly recorded plat when that line is greater than the setback required by this ordinance along the turnaround portion of a cul-de-sac street and the minimum lot frontage at the right-of-way shall be no less than 15 feet (see Diagram B); or~~

LOT WIDTH: DIAGRAM B



3. On residential lots created along new streets, other than those along the turnaround portion of a cul-de-sac, the distance between the side lot lines measured along a setback line shown on a duly recorded plat when that line is greater than the minimum setback required by this ordinance. Such increased setback shall be no greater than 30 feet more than the setback of the lots abutting on either side if such lots front the same street and the minimum lot frontage at the right of way shall be no less than 30 feet. When the lot width is measured at a point farther from the right of way than the minimum required setback for the zoning district, the required parking may not be located greater than 10 feet from the principal structure unless parking is provided from the rear of the lot (see diagram C and C2). (Petition No. 2006-93, §2.201, 11/20/06)

LOT WIDTH: DIAGRAM C

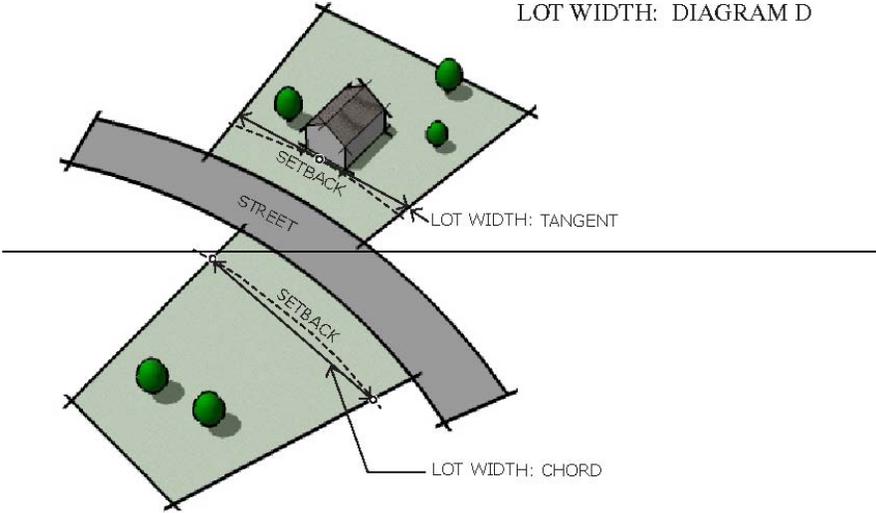


LOT WIDTH: DIAGRAM C2



4. On lots located on the outside curve of a street, the lot width shall be measured along a line tangent to the midpoint of the setback projected to the side lot lines. On lots located on the inside curve of a street, the lot width shall be measured along the chord of the setback arc where it intersects the side lot lines (see Diagram D). *(Petition No. 2003-123 §2.201, 1/20/04)*

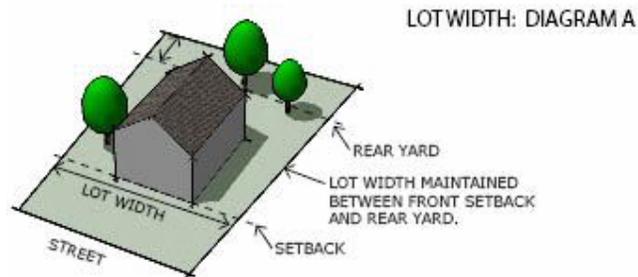
LOT WIDTH: DIAGRAM D



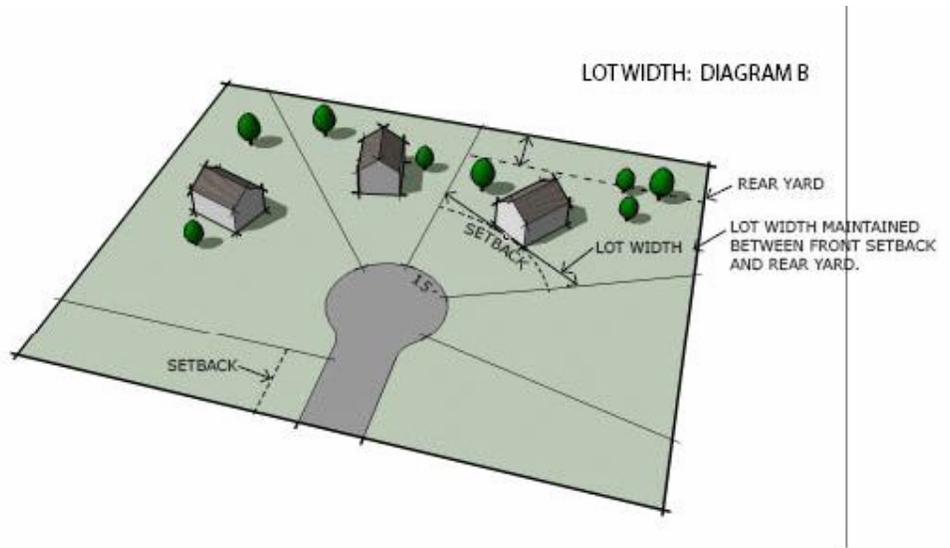
Lot width.

Lot width shall be measured at the required setback, and the minimum lot width required by this Ordinance shall be maintained between the required setback and the rear yard.

1. The lot width is the horizontal distance between the side lot lines measured at the minimum setback line as established by this ordinance (see Diagram A).

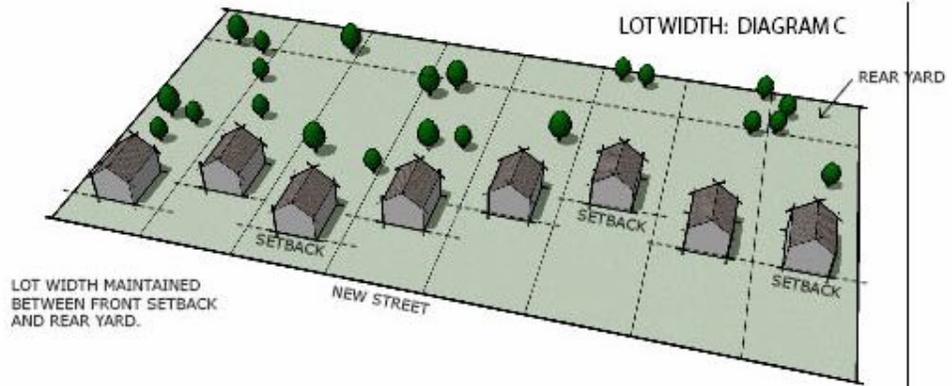


2. For lots located along the turnaround portion of cul-de-sac street: The lot width is the horizontal distance between the side lot lines measured along the required setback line when that line is greater than the setback, and the minimum lot frontage at the right-of-way shall be no less than 15 feet (see Diagram B).

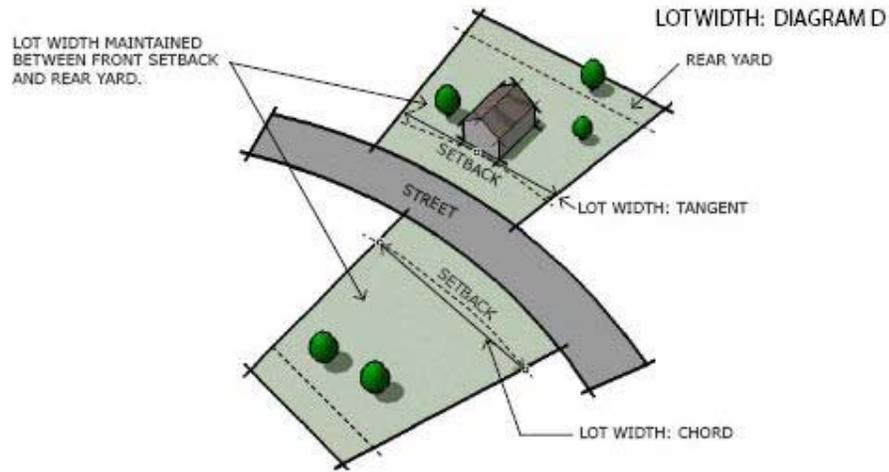


3. For residential lots created along new streets, other than those along the turnaround portion of a cul-de-sac, the lot

width is the distance between the side lot lines measured along the required setback line when that line is greater than the minimum setback required by this ordinance. Such increased setback shall be no greater than 30 feet more than the setback of the lots abutting on either side if such lots front the same street and the minimum lot frontage at the right-of-way shall be no less than 30 feet. When the lot width is measured at a point farther from the right-of-way than the minimum required setback for the zoning district, the required parking may not be located greater than 10 feet from the principal structure unless parking is provided from the rear of the lot (see diagram C and C2 and D).



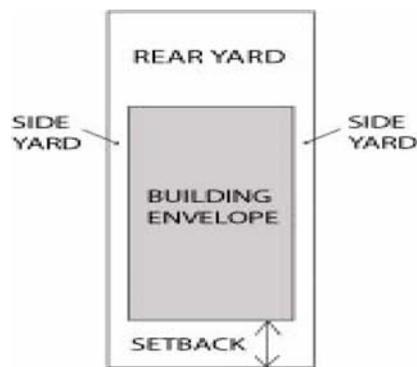
4. On lots located on the outside curve of a street, the lot width shall be measured along a line tangent to the midpoint of the setback projected to the side lot lines. On lots located on the inside curve of a street, the lot width shall be measured along the chord of the setback arc where it intersects the side lot lines (see Diagram D).



- b. Amend Section 2.201, "Definitions" by modifying the definition for "Building Envelope" by adding a graphic image to further explain the definition. The revised definition shall read as follows, with new graphics provided.

Building Envelope.

A three-dimensional area on a lot that remains for placing a structure on a site after setbacks, yard, height, and bulk regulations are observed.



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 _____, 2008, 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 _____, 2008.
