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.

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 18th 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 6th day of July, 2007.
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)

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

[Signature]
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 18th 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 10th day of August, 2007.

[Signature]
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)

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

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

\[Signature\]
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 18th 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 10th day of August, 2007.

\[Signature\]
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 #: 89
Map Produced by the Charlotte-Mecklenburg Planning Department 02-01-2007

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

[Signature]
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 18th 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 6th day of July, 2007.

[Signature]
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.
THIS PAGE IS BLANK
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:

[Signature]
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 18th 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 6th day of July, 2007.

[Signature]
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.

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

[Signature]
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 18th 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 15th day of October, 2007.

[Signature]
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)

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

[Signature]
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 18th 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 15th day of October, 2007.

[Signature]
Brenda R. Freeze, CMC, City Clerk
Petition #: 2007-059
Petitioner: John R. Poore

Zoning Classification (Existing): MUD-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.
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:

[Signature: 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 18th 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 10th day of August, 2007.

[Signature: 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.
CITY ZONE CHANGE

APPROVED BY
CITY COUNCIL

ORDINANCE #3627-Z

June 18, 2007
Ordinance Book 54, Page 1011

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 18th 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 6th 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)
Acreage & Location: Approximately 4.00 acres located on the west side of N Kings Drive between Elizabeth Avenue and E 7th Street.
Petition No. 2007-066
Petitioner: Dickerson Realty Corp

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:

[Signature]
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 18th 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 10th day of August, 2007.

[Signature]
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.
Petition No.2007-069
Petitioner: L. Toons, LLC

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:

[Signature]
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 18th 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 10th day of August, 2007.

[Signature]
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)

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


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.
(h) Minimum open space (%) (excluding detached dwellings) 65 65 65 60 50

(i) Maximum building coverage----------------------See Table 9.502(1)(i)---------------- for detached dwellings only

(j) Maximum height (feet) 6 40 40 40 40 40

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

<table>
<thead>
<tr>
<th>Single Family Lot Size (Sq. Ft.)</th>
<th>Maximum Building Coverage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 4,000</td>
<td>50</td>
</tr>
<tr>
<td>4,001-6,500</td>
<td>45</td>
</tr>
<tr>
<td>6,501-8,500</td>
<td>40</td>
</tr>
<tr>
<td>8,501-15,000</td>
<td>35</td>
</tr>
<tr>
<td>15,001 or greater</td>
<td>30</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Single Family Lot Size Range (Square Feet)</th>
<th>Maximum Building Coverage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 4,000</td>
<td>50</td>
</tr>
<tr>
<td>4,001-6,500</td>
<td>45</td>
</tr>
<tr>
<td>6,501 - 8,500</td>
<td>40</td>
</tr>
<tr>
<td>8,501 - 15,000</td>
<td>35</td>
</tr>
<tr>
<td>15,001 or greater</td>
<td>30</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>R-8MF</th>
<th>R-12MF</th>
<th>R-17MF</th>
<th>R-22MF</th>
<th>R-43MF</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>50</td>
<td>45</td>
<td>40</td>
<td>30</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Single Family Lot Size (Sq. Ft.)</th>
<th>Maximum Building Coverage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 4,000</td>
<td>50</td>
</tr>
<tr>
<td>4,001-6,500</td>
<td>45</td>
</tr>
<tr>
<td>6,501-8,500</td>
<td>40</td>
</tr>
<tr>
<td>8,501-15,000</td>
<td>35</td>
</tr>
</tbody>
</table>
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:

- **Table 9.705(1)(i)**

<table>
<thead>
<tr>
<th>Single Family Lot Size (Sq. Ft.)</th>
<th>Maximum Building Coverage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 4,000</td>
<td>50</td>
</tr>
<tr>
<td>4,001-6,500</td>
<td>45</td>
</tr>
<tr>
<td>6,501-8,500</td>
<td>40</td>
</tr>
<tr>
<td>8,501-15,000</td>
<td>35</td>
</tr>
<tr>
<td>15,001 or greater</td>
<td>30</td>
</tr>
</tbody>
</table>

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:

(k) Minimum open space for residential development, excluding detached dwellings (%)

<table>
<thead>
<tr>
<th></th>
<th>B-1</th>
<th>B-2</th>
<th>B-D</th>
<th>BP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40</td>
<td>40</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

(l) Maximum building coverage—See Table 9.805(1)(l)—for detached dwellings

(m) Maximum height (feet)

<table>
<thead>
<tr>
<th></th>
<th>B-1</th>
<th>B-2</th>
<th>B-D</th>
<th>BP</th>
</tr>
</thead>
</table>
|   | 40  | 40  | 40  | None***

### Table 9.805(1)(l)

**Maximum Building Coverage for Detached Dwellings**

<table>
<thead>
<tr>
<th>Single Family Lot Size (Sq. Ft.)</th>
<th>Maximum Building Coverage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 4,000</td>
<td>50</td>
</tr>
<tr>
<td>4,001-6,500</td>
<td>45</td>
</tr>
<tr>
<td>6,501-8,500</td>
<td>40</td>
</tr>
<tr>
<td>8,501-15,000</td>
<td>35</td>
</tr>
<tr>
<td>15,001 or greater</td>
<td>30</td>
</tr>
</tbody>
</table>

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 18th 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 6th day of July, 2007.

Stephanie C. Kelly, CMC, Deputy City Clerk