

Revised 2-2-07

**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 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. Add a new subsection (j) with new language for "maximum building coverage" and reference a new Table 9.205(1)(j) that details the maximum building coverage by lot size. 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 (%) <u>for uses other than detached dwellings</u>	65	65	65	60	50
(i) Maximum height (feet) ⁶	40	40	40	40	40
(j) <u>Maximum building coverage for detached dwellings only</u> -----See Table 9.502(1)(j)-----					

**Table 9.205(1)(j)
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
15,000 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. Add a new subsection (j) for “maximum building coverage” and reference Table 9.305(1)(j) that details the maximum building coverage by lot size. The revised subsections shall read as follows:

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

**Table 9.305(1)(j)
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. Add a new subsection (j) for “maximum building coverage” and reference Table 9.705(1)(j) that details the maximum building coverage by lot size. The revised subsections shall read as follows:

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

**Table 9.705(1)(j)
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 (m) for “maximum building coverage” and reference Table 9.705(1)(j) that details the maximum building coverage by lot size. The revised subsections shall read as follows:

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

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

Single Family Lot Size (Sq. Ft.)	Maximum Building Coverage (%)	Maximum Building Coverage (Sq. Ft.)
Up to 4,000	50	2,000 (Maximum)
4,001-6,500	45	1,800-2,925
6,501-8,500	40	2,600-3,400
8,501-15,000	35	2,975-5,250
15,001 or greater	30	4,500 or greater

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 ____, 2007, 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 _____, 2007.