

May 18, 1970
Ordinance Book 17 - Page 100

Ordinance No. 606

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: Chapter 23 "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1- Amend Article II, Division 1 by adding a new Section 23-4.2 as follows:

"Sec. 23-4.2. Institutional District.

(a) INST Institutional District. This district is intended primarily to provide locations where concentrations of institutional and related uses are desirable, can be properly controlled and a proper environment created for them. Since many of these institutional uses can have considerable impact on the area in which they are located, the standards of this district are written to provide protection for nearby property as well as to relate uses within the district satisfactorily to each other. This district is designed to forestall traffic and congestion problems by giving special consideration to the relationship between individual institutional - type developments and their impact on the street system"

2- Amend Article II, Division 3, Sec. 23-13.01 by adding between the word "research" and the word "office" the word "institutional".

3- Amend Article II, Division 3, Sec. 23-15 (a) by adding a new line between the line beginning with "RE" and the line beginning with "O-6" as follows:

"INST -----20"

4- Amend Article II, Division 3, Sec. 23-15 (b) by adding between the word "research" and the word "or" the word "institutional".

5- Amend Article III, Division 1, Sec. 23-31, Table of Permitted Uses by adding to the table a new District designated "Institutional District (INST)" to be placed between the Research District and the Office District and assigning to it the following uses which, if not already listed, will be inserted in proper alphabetical order in the designated paragraphs of Sec. 23-31:

= Paragraph (a)

(1) Accessory residential uses and structures clearly incidental to the permitted principal use, including servants quarters, guest houses and bomb shelters excluding accessory dwellings of other types.

(2) Churches, synagogues, parish houses, Sunday school buildings, convents and similar uses.

(3) Commercial uses in conjunction with certain multi-family

- and office buildings subject to regulations in Sec. 23-33.1 and as a Special Use under Sec. 23-40.41.
- (4) Community recreation centers, subject to regulations in Sec. 23-43.
 - (5) Country clubs and swimming clubs operated on a non-commercial membership basis, as a Special Use under Sec. 23-40.41.
 - (6) Customary home occupations, subject to conditions listed in Sec. 23-32.
 - (7) Day nurseries, day care centers and pre-schools, subject to regulations, in Sec. 23-43.
 - (8) Dwellings one family attached as a Special Use under Sec. 23-40.41.
 - (9) Dwellings, one family detached.
 - (10) Dwellings, one family semi-detached.
 - (11) Dwelling, condominium, as a Special Use under Sec. 23-40.41.
 - (12) Dwellings, two family
 - (13) Dwellings, multi-family, a single building on a separate lot as a Special Use under sec. 23-40.41.
 - (14) Dwellings, Multi-family, Planned Multi-Family Developments as a Special Use under Sec. 23-40.41.
 - (15) Farms, either in conjunction with or separate from dwellings, which may conduct retail sales of products produced on the premises.
 - (16) Golf courses, public and private, as a Special Use under Sec. 23-40.41.
 - (17) Hospitals and sanitoriums, subject to regulations in Sec. 23-43.
 - (18) Libraries subject to regulations in Sec. 23-43.
 - (19) Nursing homes, rest homes, and homes for the aged, as a Special Use under Sec. 23-40.41.
 - (20) Parks and playgrounds, operated on a non-commercial basis for purposes of public recreation.
 - (21) Police and fire stations, subject to regulations in Sec. 23-43.

- (22) Room renting limited to no more than six roomers or boarders per dwelling unit, displaying on sign advertising such use, and providing no separate cooking facilities for the roomers or boarders.
- (23) Schools, elementary, junior and senior high, public and private, subject to regulations in Sec. 23-43.
- (24) Sewage treatment plants and pumping stations, subject to regulations in Sec. 23-43.
- (25) Young Men's Christian Associations and comparable organizations as a Special Use under Sec. 23-40.41.

Paragraph (b)

- (1) Amusement, commercial, outdoors limited to par 3 golf courses, golf driving ranges and archery ranges as a Special Use under Sec. 23-40.41.
- (2) Banks as a Special Use under Sec. 23-40.41.
- (3) Buildings for dramatic, musical or other cultural activities as a Special Use under Sec. 23-40.41.
- (4) Buildings for social, fraternal, social service, union and civic organizations as a Special Use under Sec. 23-40.41.
- (5) Business and professional offices, provided that retail sales and deliveries of merchandise are not made from the premises and merchandise displayed is visible only within the building, as a Special Use under Sec. 23-40.41.
- (6) Clinics, medical, dental and doctor's offices, as a Special Use under Sec. 23-40.41.
- (7) Coliseums and stadiums, as a Special Use under Sec. 23-40.41.
- (8) Commercial schools, and schools providing adult training in any of the arts, sciences, trades and professions, provided that no retail sales of merchandise or services are made on the premises, as a Special Use under Sec. 23-40.41.
- (9) Laboratories and other facilities for research, both basic and applied, in enclosed buildings, conducted by or for any individual, organization or concern whether public or private, subject to the requirements of Sec. 23-46.5, as a Special Use under Sec. 23-40.41.
- (10) Motels, motor courts and hotels with associated commercial uses subject to regulations in Sec. 23-32.2 and as a Special Use under Sec. 23-40.41.

May 18, 1970
Ordinance Book 17 - Page 103

- (11) Office buildings and offices as a Conditional Use under Sec. 23-40.2.
- (12) Post offices as a Special Use under Sec. 23-40.41.
- (13) Studios for artists, designers, photographers, musicians, sculptors, gymnasts as a Special Use under Sec. 23-40.41.

Paragraph (c)
None

Paragraph (d)

- (1) All uses within this paragraph shall be assigned as permitted uses within the Institutional District except (a) Off-street parking for office, business and industrial uses, and (b) Sanitary landfill and garbage disposal".

- 6- Amend Article III, Division 1, Sec. 23-31 (a), Table of Permitted Uses by deleting the category "Colleges, subject to regulations in Sec. 23-43" and insert in lieu thereof the following:

"Colleges and universities with all accessory facilities except stadiums, subject to regulations in Sec. 23-43" as a use to be permitted in all Residential Districts, the Institutional District, all Office Districts and the B-1 District; and
"colleges and universities" as a use to be permitted in the B-2, B-3T, B-3 Districts and all Industrial Districts.

- 7- Amend Article III, Division 1, Sec. 23-31 (a), Table of permitted Uses by deleting the category beginning "Dormitories for the students....." and insert in lieu thereof the following:

"Dormitories for the students of colleges, commercial schools, schools providing adult training and for the staffs of hospitals, operated by and located on the principal site of the institution served, subject to regulations in Sec. 23-43" as a use to be permitted in all Residential Districts and the Institutional District.

"Dormitories, for the students of colleges, commercial schools, schools providing adult training and for the staffs of hospitals, other than those operated by and located on the principal site of the institution served as a Special Use under Sec. 23-40.41", as a use to be permitted in the Institutional District".

"Dormitories for the students of colleges, commercial schools, schools providing adult training and for the staffs of hospitals" as a use to be permitted in all Office and Business Districts.

- 8- Amend Article III, Division 2, Sec. 23-32 by adding in the first sentence thereof between the word "residential" and the word "or" the word "institutional" and in the second sentence thereof between the word "In" and word "office" add the words "institutional and".
- 9- Amend Article III, Division 2, Sec. 23-32.1 by adding in the first sentence thereof between the word "residential" and the word "or" the word, "instirutional", and amend paragraph (g) to read as follows:
- "(g) Permitted commercial uses shall be limited to the following: In multi-family residential and institutional districts - beauty shops and barber shops. In multi-family, institutional and office districts - laundry and dry-cleaning pick up stations, restuarants, snack bars and sundries shops. In institutional and office districts - dispensing of drugs and flower shops".
- 10- Amend Article III, Division 2, Sec. 23-32.2 by adding a new paragraph (d) as follows:
- "(d) Motels, motor courts and hotels may be established in the institutional district subject to area, yard and height regulations of that district and provided no part of the property so used is located within one hundred (100) feet of any residential district. Associated commercial uses may be established in the institutional district in conjunction with motels, motor courts and hotels subject to the limitations of paragraph (c) above except that restaurants and food and beverage service facilities shall be exempt from these limitations".
- Amend Article III, Division 2, Sec. 23-32.2 (c) (7) by adding after the word "resturant" the words and food and beverage service facilities".
- 11- Amend Article III, Division 2, Sec. 23-33 (b) by adding between the word "residential" and the words "B-1 business" the word "institutional" and amend Sec. 23-33 (b) (6) by adding at two places in that paragraph between the word "residential and the word "or" the word "institutional".
- 12- Amend Article III, Division 2, Sec. 23-34 (b) by adding between the word "residential" and the word "and" the word institutional".
- 13- Amend Article III, Division 3, Sec. 23-39 by adding in the first sentence thereof between the word "with" and the word "office, the word "institutional".
- 14- Amend the title of Article III to read as follows: "Article III. Permitted Uses, Special Districts, Conditional Uses and Special Use Permits".

May 18, 1970
Ordinance Book 17 - Page 105

Amend Article III by adding a new Division 3A as follows:

"Division 3A. Special Use Permits.

Sec. 23-40.40. Special Use Permits Authorized.

- (a) In addition to land uses permitted by right and land uses permitted by conditional approval of governing body after public hearing, there are some land uses which are basically in keeping with the intent and purposes of the district where permitted, but which may, nevertheless, have an impact on the area around them which can only be determined by review of the specific proposal. These uses, under certain conditions and with proper controls, may be established in such a manner as to minimize any adverse effects. In order to insure that these uses, in their proposed locations would be compatible with surrounding development and in keeping with the purposes of the district in which they are located, their establishment shall not be as a matter of right but only after review and approval of a special use permit as hereinafter provided.
- (b) The special uses, as specified in the table of permitted uses, may be established only after approval by the governing body subsequent to the recommendation of the Planning Commission. Applications for special use permits or amendments thereto, shall be filed in the office of the Planning Commission, then forwarded by the Commission with a recommendation on the request to the governing body for review and consideration. The governing body in granting such requests may attach such controls and conditions as may be necessary to maintain the spirit and intent of this section. Subsequent to approval, the use of all land and structures pertaining to the special use shall be in accordance with the approved plan and other conditions specified by the governing body..
- (c) The Board of Adjustment shall have no authority to grant a variance from any decision of the governing body pertaining to a special use permit. Any appeal from the governing use permits shall be taken to the Superior Court in the same manner as an appeal from a Board of Adjustment decision.

Sec. 23-40.41 Uses in the Institutional District Requiring Special Use Permits.

- (a) Because of the impact which many uses have on the surrounding area some control is necessary in order to insure their being located at suitable sites.

At the same time many of these uses can satisfactorily be located in the Institutional District. In order, therefore, to introduce the flexibility of a wider range of uses but at the same time retain control through individual proposal review, the following procedures and requirements are established for the location of certain uses in the Institutional District.

- (b) Certain uses, as specified in the table of permitted uses and listed below, may be established in the Institutional District as special uses subject to the following requirements and other applicable requirements of this ordinance.
- 1- Amusement, commercial, outdoors limited to par 3 golf courses, golf driving ranges and archery ranges.
 - 2- Banks
 - 3- Buildings for dramatic, musical or other cultural activities.
 - 4- Buildings for social, fraternal, social service, union and civic organizations.
 - 5- Business and professional offices, provided that retail sales and deliveries of merchandise are not made from the premises and merchandise displayed is visible only from within the building.
 - 6- Clinics, medical, dental and doctors offices.
 - 7- Coliseums and stadiums.
 - 8- Commercial schools and schools providing adult training in any of the arts, sciences, trades and professions, provided that no retail sales of merchandise or services are made on the premises.
 - 9- Commercial uses in conjunction with certain multi-family and office buildings subject to regulations in Sec. 23-33.1.
 - 10- Country Clubs and swimming clubs operated on a non-commercial membership basis.
 - 11- Dormitories for the students of colleges, commercial schools, school providing adult training and for the staffs of hospital, other than those operated by and located on the principal site of the institution served.
 - 12- Dwellings, one family attached.
 - 13- Dwellings, condominium.

- 14- Dwellings, multi-family, a single building on a separate lot.
- 15- Dwellings, multi-family, planned multi-family developments.
- 16- Golf courses, public and private.
- 17- Laboratories and other facilities for research, both basic and applied, in enclosed buildings, conducted by or for any individual, organization or concern whether public or private subject to the requirements of Sec. 23-46.5.
- 18- Motels, motor courts and hotels with associated commercial uses subject to regulations in Sec. 23-32.2.
- 19- Nursing homes, rest homes and homes for the aged.
- 20- Post Offices.
- 21- Studios for artists, designers, photographers, musicians, sculptors, gymnastics.
- 22- Young Mens Christian Associations and Comparable organizations.

(c) An application for special use permit approval within the Institutional District shall be accompanied by a schematic plan showing:

- (1) Proposed locations of buildings and their general exterior dimensions.
- (2) Proposed height and number of stories of buildings.
- (3) Proposed use of all buildings and land.
- (4) Traffic, parking and circulation plan, showing proposed location and arrangement of parking spaces and ingress and egress to and from adjacent streets and highways.
- (5) Concepts of landscaping and treatment of significant natural features.
- (6) Location of any walls, fencing or screen planting proposed.

- (d) Prior to approving an application for a special use permit within the Institutional District the governing body shall find that the proposed use will agree with the purposes and objectives of this district, will contribute to a desirable overall development pattern for the area, will be compatible with existing or probable nearby land uses, will not disrupt unduly any natural features of the site such as topography, streams or tree cover, will provide for adequate access to the public street system without causing undue congestion and will not create or compound traffic problems for the area.
- (e) Site development shall conform to the schematic plan and associated requirements approved by the governing body.

Sec. 23-40.42. Multi-family use of existing nonresidential structures with inadequate yard space in B-3 districts.

- (a) Existing nonresidential structures in the B-3 district which do not comply with the minimum yard space requirements for multi-family use in that district may be used for multi-family purposes after special use approval subject to the following requirements and such other requirements as the board may impose:
- (1) The usual area requirement for multi-family use in the B-3 district shall be applicable in determining the amount of multi-family space permitted.
 - (2) No structure which will contain less than 10 multi-family dwelling units shall be eligible for use in accordance with this section.
 - (3) Only structures existing as of Jan. 29, 1962 shall be eligible for use in accordance with this section.
- (b) A request for special use approval under this section shall be accompanied by a plot plan showing the location of the building on the property with an indication of existing yard spaces, a sketch showing any exterior alterations to be made, and information concerning number, size and layout of multi-family dwelling units to be established.
- (c) As a prerequisite to approval of an application for this special use, the governing body shall find that the proposed use of the building for multi-family purposes will create a desirable residential environment".

Amend Article VII, Division 2, by deleting Sec. 23-95.1 and Sec. 23-95.2 in their entirety.

- 15- Amend Article IV, Division 1, Sec. 23-42(b) by adding between the word "districts", and the word "office" the words "institutional districts".
- 16- Amend Article IV, Division 1, Sec. 23-43 (e) by adding between the word

"residential," and the word "office" the word "institutional".

17- Amend Article IV by adding a new Division 1B between Division 1A and Division 2 as follows:

"DIVISION 1B. INSTITUTIONAL DISTRICT

Sec. 23-46.6 Nonresidential uses in the institutional district.

Non-residential uses in the institutional district shall be subject to the following requirements:

Minimum lot area - 15,000 square feet.

Minimum lot width - 80 feet.

Minimum side yard - 10 feet.

Minimum setback - 40 feet.

Maximum height - 40 feet (except as provided in Sec. 43-46.)

Minimum rear yard adjacent to residential districts - 40 feet.

Minimum rear yard adjacent to other than residential districts - 20 feet.

Sec. 23-46.7 Residential uses in the institutional district.

(a) Dimensional requirements for buildings and lots used wholly or partially for residential purposes in the Institutional District shall be the same as those required in the R-12MF District.

(b) Dormitories may be established subject to the dimensional requirements for institutional uses in the R-12MF District.

Sec. 23-46.8 Parking in required setback, side yards and rear yards.

(a) No ground level parking of motor vehicles shall be permitted in the required setback on any lot in the institutional district. The space within the required setback shall not be used as maneuvering space for the parking or unparking of vehicles, except that driveways providing ingress and egress to the parking area may be installed across the setback area. Above-ground parking structures shall not be permitted within any required setback side yard, or rear yard.

(b) Underground parking structures shall be permitted within any required setback, side yard, or rear yard on any lot in the institutional district, provided no portion of the underground structures extends above grade more than five feet at any point nor more than four feet for seventy-five per cent of its length along any lot line. A balustrade, parapet or railing may extend above the permitted structure height

provided it is not greater than thirty-two inches in height, is set back from the property line at least three feet and has openings equal to at least thirty percent of its surface along each side. Along any lot line abutting a street, "grade" shall mean ground elevation at the property line. Such structures shall conform to any corner site distance requirements which may be in effect at the time the underground structure is built and the portion of the structure within the setback area shall be covered with a pedestrian deck.

Sec. 23-46.9 Screening required.

A durable masonry wall, fence or hedge or other natural planting of comparable opacity, designed to be compatible with the residential character of adjoining properties, shall be provided along the side and or rear lines of any lot in the institutional district, used for nonresidential purposes, wherever such side and or rear lines adjoin a lot in any residential district. Such fences and wall shall be at least five feet in height but not greater than seven feet in height, measured from the ground along the common lot line of the adjoining lot in the residential district. Hedges or comparable natural plantings shall be planted at an initial height of at least three feet and shall be of such variety that an average height of at least six feet could be expected by normal growth within no later than two years from the time of planting. Fences and walls shall be limited to a height of five feet along the common side lot line between the street line and the required setback of the adjoining lot in the residential district.

Sec. 23-46.10. Modification of maximum building height.

Principal buildings in institutional districts may be erected to a height in excess of forty feet, provided that minimum side yards on each side shall be increased by one foot for every two feet of building height in excess of forty feet".

- 18- Amend Article IV, Division 2, Sec. 23-47 by amending the last column heading to read "Adjacent to institutional, office, business or industrial districts".
- 19- Amend Article IV, Division 3, Sec. 23-53 by adding in the title thereof between the word "adjoining" and the word "office" the word "institutional".
- 20- Amend Article IV, Division 4, Sec. 23-58 by adding in the title thereof between the word "in" and the word "office" the word "institutional".
- 21- Amend Article V, Division 1, Sec. 23-62 by adding to the schedule of off-street parking requirements between the category "museum" and art galleries" and the category "public libraries" a new category "Buildings for social, fraternal, social service, union and civic organizations" with an "X" placed in column entitled "Parking plan approved required" and the following inserted under the column entitled "Standards". "One space for each three

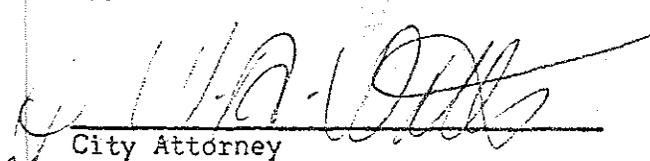
- residents, or per each 4 fixed seats in largest assembly room or area, or for each 40 square feet of floor area available for the accomodation of movable seats in the largest assembly room, or i space per each 150 square feet of gross floor area whichever is needed by the facility".
- 22- Amend Article VI, Division 2 by adding a new Sec. 23-80.2 as follows:
- "Sec. 23-80.2 Institutional District.
- (a) Signs on premises of residential uses shall be regulated as in paragraphs (a) (b) and (c) of Sec. 23-80 above.
- (b) Signs on premises of uses other than residential shall be regulated as in paragraphs (d) (e) and (f) of Sec. 23-80 above and paragraphs (b) and (c) of Sec. 23-81 following"
- 23- Amend Article VII, Division 3, Sec. 23-96 (d) by adding between item "(10a) RE" and item (11) O-15 a new item as follows: "(10b) INST"
- 24- Amend Article III, Division 3, Sec. 23-34.1 by adding a new paragraph (c) as follows:
- "(c) Conformancy of existing special uses in the Institutional District. Uses which are listed in this ordinance as special uses in the Institutional District and were already in existence prior to being zoned institutional shall be considered as conforming uses. Such uses may expand and/or rebuild without a special use permit as a conforming use provided no additional property is acquired to accommodate the expansion or rebuilding and further provided that such expansion or rebuilding conforms to other pertinent provisions of this ordinance. The use of contiguous property under common ownership at the time the land is zoned institutional shall not be construed to be acquiring additional property".
- 25- Amend Article VII, Division 3, Sec. 23-96 (b) by adding at the end of the first sentence after the word "expenses" the following:
- "except that a request for approval of a special use permit shall not be subject to this filing fee".
- 26- Amend Article VII, Division 3, Sec. 23-96 (c) by adding a new sentence at the end of the paragraph as follows: " This waiting period shall not apply to an application for approval of a special use permit".
- 27- Amend Article II, Division 3, Sec. 23-25 (b) by adding between the words "limits in" and word "office" the words "research, institutional" and adding between the words "adjoin other" and the word "office" the words "research, institutional".
- 28- Amend Article II, Division 3, Sec. 23-30 by changing the second sentence to read as follows:

May 18, 1970
Ordinance Book 17 - Page 112

"Every use, activity and process in business and industrial districts shall be so operated that regularly recurring noises, as detected by the human sense of hearing, without instruments, at adjoining residential, research, institutional, or office district boundary lines, shall not exceed the normal noise level generated by uses permitted in residential, research, institutional, and office districts".

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 regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 463, and recorded in full in Ordinance Book 17, beginning on Page 100.

Ruth Armstrong
City Clerk

May 18, 1970

Ordinance Book 17 - Page 113

Ordinance No. 607-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-12, RE, and B-2 to INST on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located on the northerly side of Harris Boulevard extending from Interstate Highway 85 to U. S. Highway 29 North and from Harris Boulevard to Mallard Creek and the southerly line of the Frank Ratcliffe property, as shown on the attached Map.

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

Approved as to form:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 464, and recorded in full in Ordinance Book 17, at Page 113.

Ruth Armstrong
City Clerk

Ordinance No. 608-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-12, R-12MF and B-2 to INST and B-1 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being two tracts of land located on the northwesterly side of University City Boulevard bounded on the north by Mallard Creek Church Road, on the east by Mary Alexander Road, and University City Boulevard, on the south by Harris Boulevard, and on the west by U. W. Highway 29 North and as shown on the attached map.

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

Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 464, and recorded in full in Ordinance Book 17, at Page 114.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 115

Ordinance No. 609-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-12, R-12MF and B-2 to INST on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located on the easterly side of U. S. Highway 29 north and bounded on the north by Harris Boulevard, on the east by University City Boulevard and the rear line of lots on Shady Hills Circle, and on the west by U. S. Highway 29 north, and as shown on the attached map.

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

Approved as to form:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 464, and recorded in full in Ordinance Book 17, at Page 115.

Ruth Armstrong
City Clerk

Ordinance No. 610-ZAn Ordinance Amending Chapter 23
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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-12 and R-12MF to INST on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being located on the southeasterly side of University City Boulevard and generally bounded on the north by Mark Twain Road and containing an area located west and south of the College Downs subdivision to a line 1000 feet parallel to and east of the westerly line of the John Kirk property, then in a westerly direction along existing property lines to a point at the intersection of University City Boulevard and Carolyn Lane, and then north along University City Boulevard to Mark Twain Road, and more specifically as shown on the attached map.

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

Approved as to form:

Henry W. Underhill Jr.

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 465, and recorded in full in Ordinance Book 17, at Page 116.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 117

Ordinance No. 611-Z

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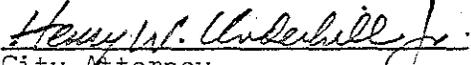
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That, Chapter 23, Section 23-8, of the Code of the City of Charlotte is hereby amended from R-12MF and O-15 to INST on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located on the easterly side of University City Boulevard and bounded on the north by Mallard Creek Church Road, on the east by the Charlotte Perimeter line, on the south by a series of property lines, and on the west by University City Boulevard, and more specifically 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 regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 466, and recorded in full in Ordinance Book 17, at Page 117.

Ruth Armstrong
City Clerk

Ordinance No. 612-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 ORDIANED 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 B-2 to B-1 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located on the easterly side of Old Concord Road, bounded on the north by a property line, on the east by the centerline of the Southern Railroad right-of-way, on the south by an existing I-2 zoning district, and on the west by Old Concord Road, and more specifically as shown on the attached map.

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

Approved as to form:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 466, and recorded in full in Ordinance Book 17, at Page 118.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 119

Ordinance No. 613-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-12MF and B-2 to INST and
B-1 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area
the following described property:

Being two tracts of land located on the northwesterly side of
University City Boulevard generally bounded on the north by the Charlotte
Perimeter Line and an existing property line extending to the northerly
end of Marlynn Drive, on the southeast by University City Boulevard,
on the south and west by Mary Alexander Road, Mallard Creek Church Road
and U. S. Highway 29 North, excluding that area at the northeasterly
corner of University City Boulevard and Mallard Creek Church Road
which is already zoned B-1, and more specifically as shown on the
attached map.

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

Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte,
North Carolina, in regular session convened on the 18th day of May, 1970,
the reference having been made in Minute Book 53, at Page 466, and
recorded in full in Ordinance Book 17, at Page 119.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 120

Ordinance No. 614-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-12MF to R-9 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located on the northerly side of University City Boulevard, generally bounded on the northeast by the Charlotte Perimeter Line, on the southeast by University City Boulevard, and on the south and west by existing property lines running in a northwesterly direction, and more specifically as shown on the attached map.

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

Approved as to form:

Henry W. Cluddehill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 466, and recorded in full in Ordinance Book 17, at Page 120.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 121

Ordinance No. 615-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 B-2 to B-1 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located, on the southerly side of University City Boulevard, generally bounded on the north by the Charlotte Perimeter Line, on the east by the centerline of the Southern Railroad right-of way, on the south by a property line, and on the west by University City Boulevard, and more specifically as shown on the attached map.

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

Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 467, and recorded in full in Ordinance Book 17, at Page 121.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 122

Ordinance No. 616-Z

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

An Ordinance Amending the City Code
with respect to the Zoning Ordinance

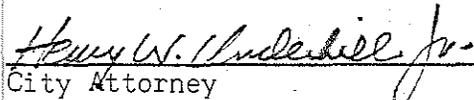
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That, Chapter 23, Section 23-8, of the Code of the City of Charlotte is hereby amended by changing from R-12MF to R-12 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land bounded generally by Suther Road on the north and east, on the south by the southern boundary of the College Downs subdivision and on the west by the rear lines of lots of the College Downs subdivision parallel to University City Boulevard, and more specifically 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 regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 467, and recorded in full in Ordinance Book 17, at Page 122.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 123

Ordinance No. 617-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-12 to R-12MF and B-1 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being two tracts of land located on the westerly side of Old Concord Road, generally bounded on the north, by an existing property line, said line being approximately parallel to and 1,200 feet from the northerly margin of Rocky River Road, on the west by existing property lines, said lines being approximately parallel to and 1,900 feet and 1,700 feet from the westerly margin of Old Concord Road, on the south by existing property lines, said lines being approximately parallel to and 600 feet from the southerly margin of Rocky River Road, and on the east by Old Concord Road, and more specifically as shown on the attached map.

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

Approved as to form:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 467, and recorded in full in Ordinance Book 17, at Page 123.

Ruth Armstrong
City Clerk

Ordinance No. 618-Z

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

An Ordinance Amending the City Code
with respect to the Zoning Ordinance

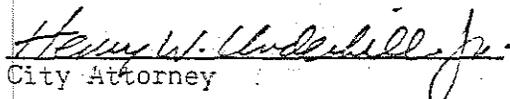
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That, Chapter 23, Section 23-8, of the Code of the City of Charlotte is hereby amended by changing from R-12 to B-2 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located 400 feet east of U. S. Highway 29 north and north of Sandy Avenue, bounded generally on the south by the rear lot lines of lots fronting on Sandy Avenue, on the west by an existing B-2 zoning line parallel to and 400 feet from the easterly margin of U. S. Highway 29 north, on the north by an existing B-2 zoning line, and on the east by a line running from the southeasterly corner of an existing B-2 zoning district to the northerly corner formed by the rear lines of lots fronting on Sandy Avenue, and more specifically 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 regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 467, and recorded in full in Ordinance Book 17, at Page 124.

Ruth Armstrong
City Clerk

Ordinance No. 619-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 amending by changing from R-12 to B-2 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located on the northwesterly side of University City Boulevard, north of the intersection of University City Boulevard and U. S. Highway 29, north, and generally bounded on the north by an existing property line, on the east by University City Boulevard, on the south by an existing B-2 zoning line, and on the west by an existing B-2 zoning line parallel to and 400 feet from the easterly margin of U. S. Highway 29 north, and more specifically as shown on the attached map.

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

Approved as to form:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 467, and recorded in full in Ordinance Book 17, at Page 125.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 126

Ordinance No. 620-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-12 to O-6 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located at the intersection of the centerlines of Harris Boulevard and Salisbury Road (U. S. Highway 29 North), and bounded on the north by the centerline of Harris Boulevard and east by the centerline of Salisbury Road, and south by an existing O-6 zoning line and west by a line parallel to Salisbury Road and said line extended from the northwesterly corner of the O-6 tract of land to the centerline of Harris Boulevard, and as shown on the attached map.

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

Approved as to form:

Harold W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 468, and recorded in full in Ordinance Book 17, at Page 126.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 127

Ordinance No. 621-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-12 to RE on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located on the south of Harris Boulevard and bounded on the north by the centerline of Harris Boulevard, on the east by a line parallel to U. S. Highway 29 north, and extending the adjoining rear lot line to the centerline of Harris Boulevard and on the south and south west by an existing RE zoning line, and as shown on the attached map.

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

Approved as to form:

Henry W. Ludwick Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 468, and recorded in full in Ordinance Book 17, at Page 127.

Ruth Armstrong
City Clerk

Ordinance No. 622-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-12 to RE on the Official Zoning Map, City of Charlotte, N. C. and perimeter Area the following described property:

Being a tract of land located at the south easterly corner of the intersection of Harris Boulevard and Interstate Highway 85, and bounded on south by an existing RE zoning line, and on the west by the centerline of Interstate Highway 85, and on north by the centerline of Harris Boulevard and 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 regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 468, and recorded in full in Ordinance Book 17, at Page 128.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 129.

Ordinance No. 623-Z

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

An Ordinance Amending the City Code
with respect to the Zoning Ordinance

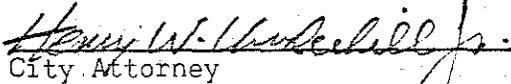
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That, Chapter 23, Section 23-8, of the Code of the City of Charlotte is hereby amended by changing from R-12 to R-12MF on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Being a tract of land located on the north side of Mallard Creek Road and bounded on the east and south by Mallard Creek Road, on the north by on property line approximately perpendicular to Mallard Creek Road, and said line being approximately 2,700 feet from intersection of Mallard Creek and Mallard Creek Road, and on west by a property line approximately parallel to Mallard Creek Road, and 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 regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 468, and recorded in full in Ordinance Book 17, at Page 129.

Ruth Armstrong
City Clerk

ORDINANCE 624

AMENDING CHAPTER 10A

AN ORDINANCE TO AMEND CHAPTER 10A OF THE CHARLOTTE CITY CODE
ENTITLED HOUSING.

BE IT ORDAINED by the City Council of the City of Charlotte, North
Carolina:

Section 1. Chapter 10A entitled "The Housing Code of the City of
Charlotte" is hereby amended by the addition of the following:

"Sec. 10A-11. Alternative Remedies. Neither this ordinance
nor any of its provisions shall be construed to impair or limit
in any way the power of the City to define and declare nui-
sances and to cause their abatement by summary action or
otherwise, and the enforcement of any remedy provided herein
or in other ordinances or laws.

Sec. 10A-12. Violations; Penalty. It shall be unlawful for
the owner of any dwelling or dwelling unit to fail, neglect,
or refuse to repair, alter, or improve the same, or to vacate
and close and remove or demolish the same, upon order of
the Inspector duly made and served as herein provided,
within the time specified in such order, and each day that
any such failure, neglect, or refusal to comply with such
order continues shall constitute a separate and distinct
offense.

The violation of any provision of this ordinance shall
constitute a misdemeanor, as provided by G. S. 14-4 and
Section 1-6 of the City Code."

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

Approved as to form:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte,
North Carolina, in regular session convened on the 18th day of May, 1970,
the reference having been made in Minute Book 53, at Page 472, and
recorded in full in Ordinance Book 17, at Page 130.

Ruth Armstrong
City Clerk

May 18, 1970
Ordinance Book 17 - Page 131

ORDINANCE 625-X

AN ORDINANCE TO AMEND ORDINANCE NO. 255-X, THE 1969-70 BUDGET ORDINANCE, AUTHORIZING THE TRANSFER OF A PORTION OF REDEVELOPMENT BOND FUNDS TO FIRST WARD URBAN RENEWAL.

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina:

Section 1. That the sum of \$140,000 of Redevelopment Bond Funds is hereby transferred to Capital Project Account No. 535.7 - First Ward Urban Renewal, said amount then to be used for the design, construction and purchase of property for improvements carried out as part of the First Ward Urban Renewal Project.

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

Approved as to form:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May, 1970, the reference having been made in Minute Book 53, at Page 472, and recorded in full in Ordinance Book 17, at Page 131.

Ruth Armstrong
City Clerk