

**APPROVED BY  
CITY COUNCIL**

Petition No.: 2010-022  
Petitioner: Housing Authority of the City of Charlotte

SEP 20 2010

**ORDINANCE NO. 4516-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING  
ORDINANCE.**

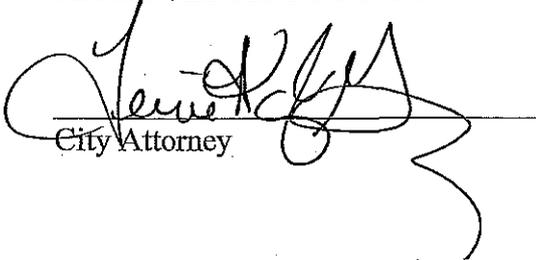
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 TOD-M(CD) and R-22MF to TOD-MO and TOD-RO.

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.

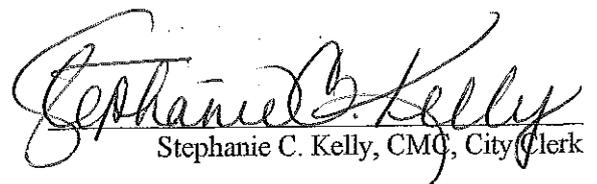
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 20<sup>th</sup> day of September, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s) 760-761.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

  
Stephanie C. Kelly, CMC, City Clerk

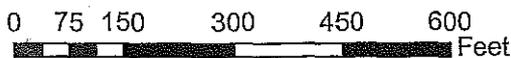
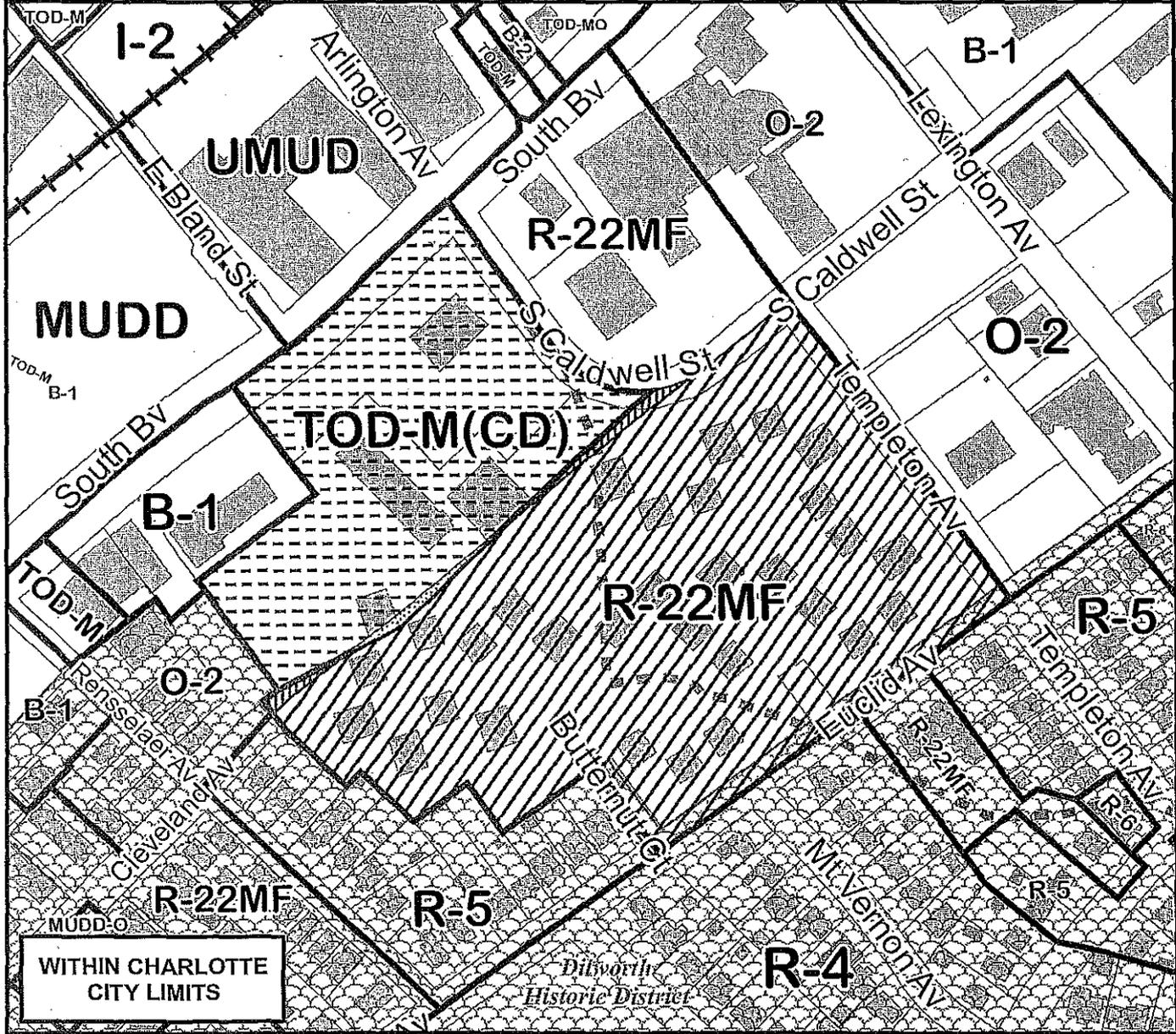
Petition #: **2010-022**

Petitioner: Housing Authority of the City of Charlotte

Zoning Classification (Existing): TOD-M(CD) and R-22MF  
 (Transit Oriented Development, Mixed-Use, Conditional and Multi-Family Residential, up to 22 dwelling units per acre)

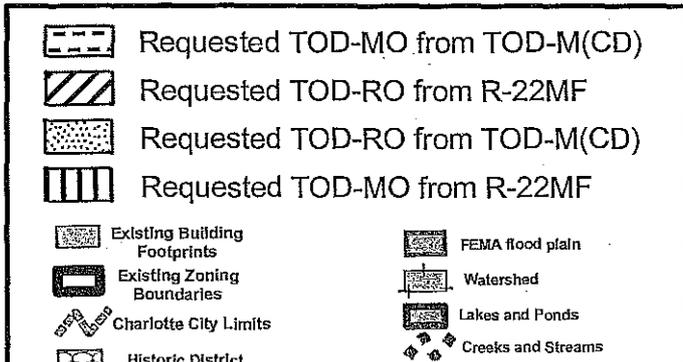
Zoning Classification (Requested): TOD-MO and TOD-RO  
 (Transit Oriented Development, Mixed-Use, Optional and Transit Oriented Development, Residential, Optional)

Acreeage & Location : Approximately 16.70 acres located south of the intersection of South Boulevard and South Caldwell Street and bounded by Templeton Avenue and Euclid Avenue.



Zoning Map #(s) **102**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 3-29-2010



APPROVED BY  
CITY COUNCIL

SEP 20 2010

ORDINANCE NO. 4517-Z

CITY ZONE CHANGE

Petition No.: 2010-039  
Petitioner: Charlotte-Mecklenburg  
Planning Commission

ZONING REGULATIONS

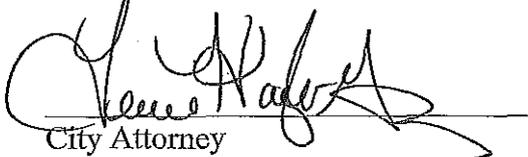
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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.

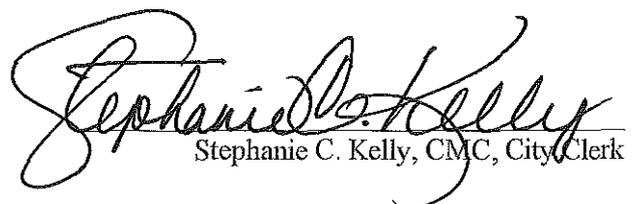
APPROVED AS TO FORM:

  
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 20<sup>th</sup> day Of September, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s)762-763.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18<sup>th</sup> day of October, 2010.

  
Stephanie C. Kelly, CMC, City Clerk

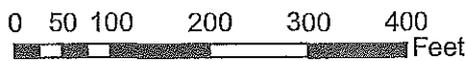
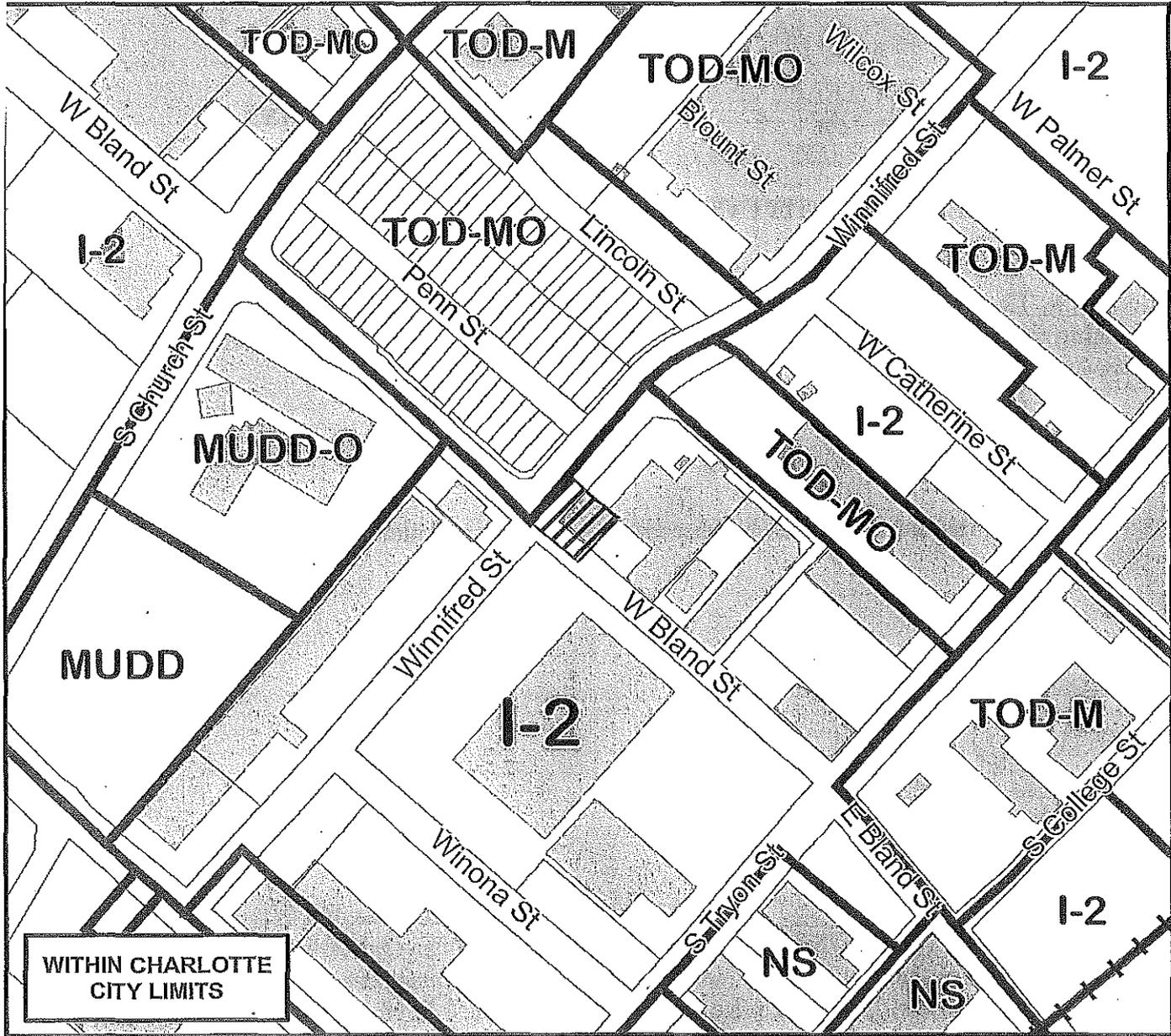
Petition #: **2010-039**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-2  
 (General Industrial)

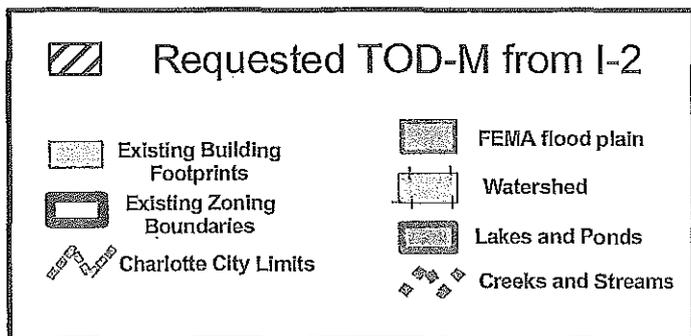
Zoning Classification (Requested): TOD-M  
 (Transit Oriented Development, Mixed Use)

Acreeage & Location : Approximately 0.056 acres located on the northeast corner of W Bland Street and Winnifred Street.



Zoning Map #(s) **102**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 05-20-2010



APPROVED BY  
CITY COUNCIL

CITY ZONE CHANGE

SEP 20 2010

ORDINANCE NO. 4518-Z

Petition No.: 2010-041  
Petitioner: Charlotte-Mecklenburg  
Planning Commission

ZONING REGULATIONS

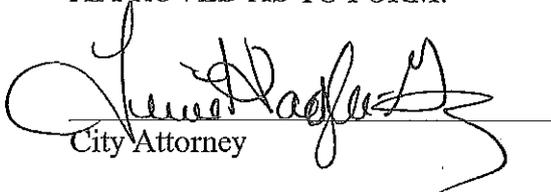
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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.

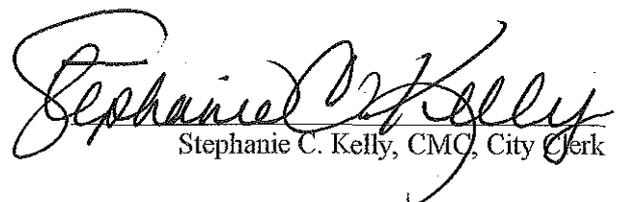
APPROVED AS TO FORM:

  
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 20<sup>th</sup> Of September, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s)764-765.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18<sup>th</sup> day of October, 2010.

  
Stephanie C. Kelly, CMC, City Clerk

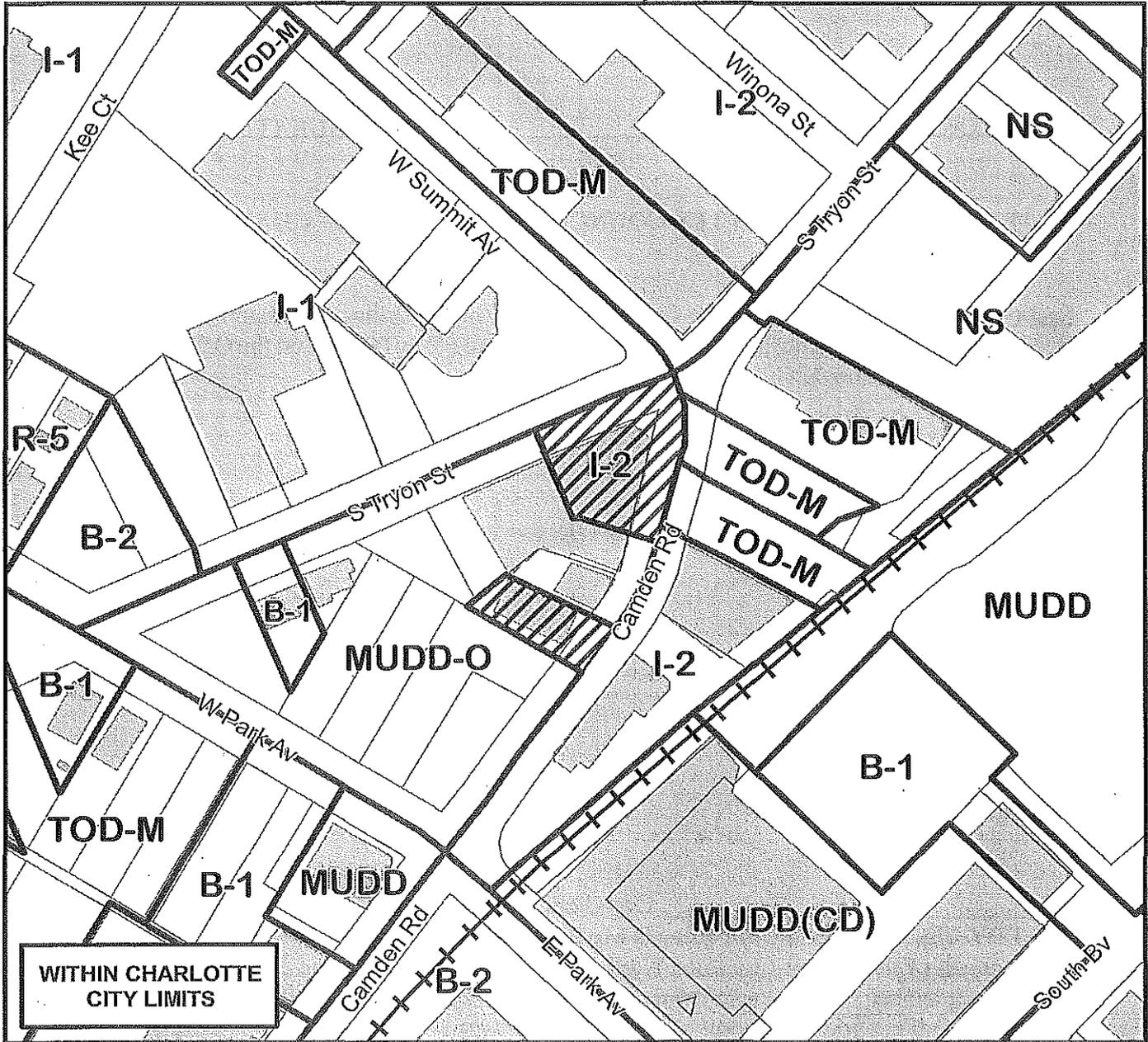
Petition #: **2010-041**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-2  
(General, Industrial)

Zoning Classification (Requested): TOD-M  
(Transit Oriented Development - Mixed Use)

Acreage & Location : Two parcels with approximately .31 acres: one located at the intersection of South Tryon Street and Camden Road and the second located along Camden Road between South Tryon Street and Park Avenue.

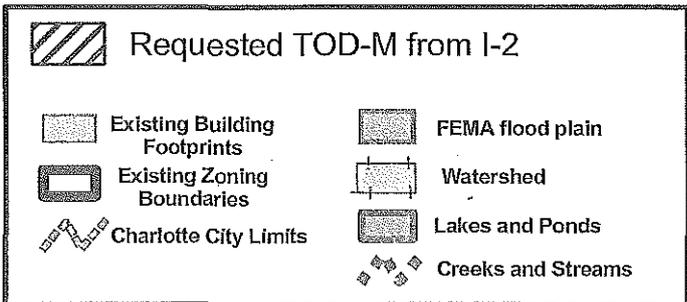


**WITHIN CHARLOTTE CITY LIMITS**



Zoning Map #(s) **102**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
5-19-2010



APPROVED BY  
CITY COUNCIL

Petition No.: 2010-042  
Petitioner: David R. Krug Associates, Inc.

SEP 20 2010

**ORDINANCE NO. 4519-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 I-2, R-17MF and R-5 to NS Five-Year Vested Rights.

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:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 20<sup>th</sup> day Of September, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s)766-767.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18<sup>th</sup> day of October, 2010.

  
Stephanie C. Kelly, CMC, City Clerk

Petition #: **2010-042**

Petitioner: **David R. Krug Associates Inc.**

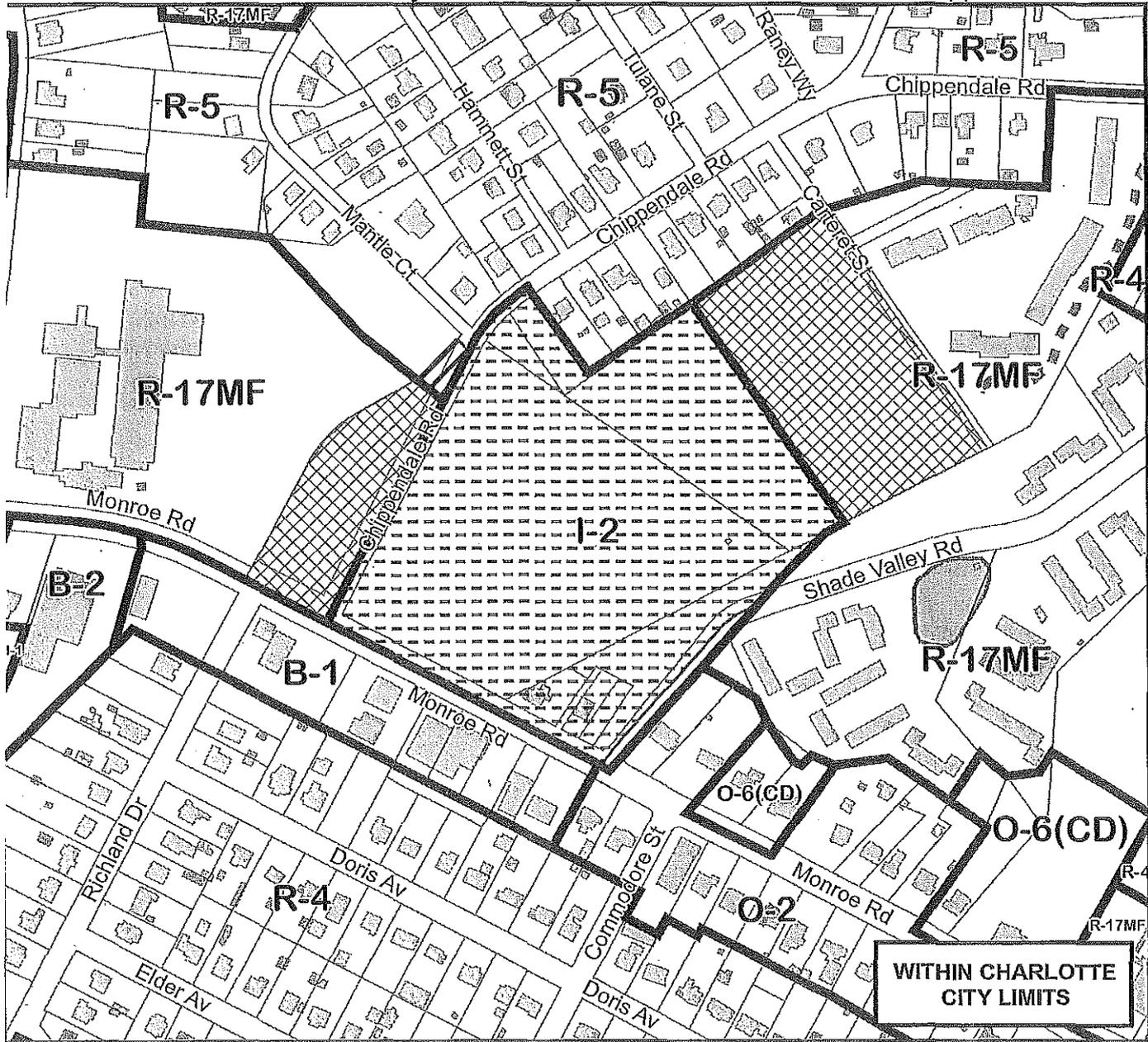
Zoning Classification (Existing): **I-2, R-17MF, and R-5**

(Industrial; Multi-Family Residential, up to 17 dwelling units per acre; and Single Family, up to 5 dwelling units per acre.)

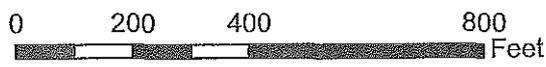
Zoning Classification (Requested): **NS 5 Year Vested Rights**

(Neighborhood Services, Five Year Vested Rights)

Acreeage & Location : Approximately 18.20 acres located off Monroe Road and generally bounded by Shade Valley Road, Cateret Street, and Chippendale Road.



**WITHIN CHARLOTTE CITY LIMITS**



Zoning Map #(s) **112, 113**

-  Requested NS from R-5
-  Requested NS from I-2
-  Requested NS from R-17MF
-  Existing Building Footprints
-  Existing Zoning Boundaries
-  Charlotte City Limits
-  FEMA flood plain
-  Watershed
-  Lakes and Ponds
-  Creeks and Streams

APPROVED BY  
CITY COUNCIL

SEP 20 2010

Petition No: 2010-044  
Petitioner: Charlotte-Mecklenburg Planning Commission

**ORDINANCE NO. 4520**

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

**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" to include new definitions for "pet services indoor" and "pet services indoor/outdoor" in order to identify a wider range of activities and uses as they relate to household pets. The new text shall appear as follows:

Pet services indoor.

Pet services indoor means a use for grooming, breeding, training, boarding, medical services, sales, or other services provided to small animals typically considered as household pets. Such a use shall be totally enclosed in a building and may include one or more of the following: retail sales, pet day care, veterinary clinic, indoor dog park, indoor training or storage, commercial indoor kennel, and similar services. Areas for outdoor pet activities are not permitted.

Pet services indoor/outdoor.

Pet services indoor/outdoor means a use for grooming, breeding, training, boarding, medical services, sales, or other services provided to small animals, typically considered as household pets. Such a use may include one or more of the following: retail sales, pet day care, veterinary clinic, dog park, training or storage, commercial kennel, and similar services. Areas for outdoor pet activities are permitted.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 1: Table of Uses and Hierarchy of Districts

- a. Amend Table 9.101, "Table of Uses" by inserting a new row labeled "pet services indoor" under "Other Uses", and adding an "X" (permitted) in the following zoning districts:

Other Uses	UR-2	UR-3	UR-C	B-1	B-2	I-1	I-2	MUDD	UMUD	TOD	CC	MX-2	MX-3	NS
Pet services indoor	X	X	X	X	X	X	X	X	X	X	X	X	X	X

- b. Amend Table 9.101, "Table of Uses" by inserting a new row labeled "pet services indoor/outdoor" under "Other Uses", and adding a "PC" (prescribed conditions) in the following zoning districts:

Other Uses	UR-2	UR-3	UR-C	B-1	B-2	I-1	I-2	MUDD	UMUD	TOD	CC	MX-2	MX-3	NS
Pet services indoor/outdoor	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

- c. Amend Table 9.101, "Table of Uses" by removing commercial kennels from uses permitted as of right and uses permitted under prescribed conditions:

	B-2	I-1	I-2

2. PART 8: BUSINESS DISTRICTS

- a. Amend Section 9.802, "Uses permitted by right" to include "pet services indoor/outdoor" as item (61.1) and add it in numerical order. The new text shall appear as follows:

(61.1) Pet services indoor.

- b. Amend Section 9.803, "Uses permitted under prescribed conditions" to include "pet services indoor/outdoor" as item (26.2) and add it in numerical order, and modify text "kennels, commercial" and replace with "Reserved" as item (16). The new text shall appear as follows:

(16) Reserved.

(26.2) Pet services indoor/outdoor (B-1 and B-2 only), subject to the regulations of Section 12.541.

3. PART 8.5: MIXED USE DEVELOPMENT DISTRICT

- d. Amend Section 9.8502, "Mixed use development district; uses permitted by right" to include "pet services indoor" and add it in alphabetical order. The new text shall appear as follows:

Pet services indoor.

- e. Amend Section 9.8503, "Mixed Use Development District; uses permitted under prescribed conditions" to include "pet services indoor/outdoor" and add it in alphabetical order. The new text shall read as follows:

Pet services indoor/outdoor, subject to the regulations of Section 12.541.

4. PART 9: UPTOWN MIXED USE DISTRICT

- a. Amend Section 9.902, "Uptown Mixed Use District; uses permitted by right" to include "pet services indoor" as item (13.1) and add it in numerical order. The new text shall appear as follows:

(13.1) Pet services indoor.

- b. Amend Section 9.903, "Uptown Mixed Use District; uses permitted under prescribed conditions" to include "pet services indoor/outdoor" as item (14.4) and add it in numerical order. The new text shall appear as follows:

(14.4) Pet services indoor/outdoor, subject to the regulations of

Section 12.541.

5. PART 11: INDUSTRIAL DISTRICT

- a. Amend Section 9.1102, "Uses permitted by right" to include "pet services indoor" as item (50.1) and add it in numerical order. The new text shall appear as follows:

(50.1) Pet services indoor.

- b. Amend Section 9.1103, "Uses permitted under prescribed conditions" to include "pet services indoor/outdoor" as item (38.1) and add it in numerical order, and modify text "kennels, commercial and replace with "Reserved" as item (23). The new text shall appear as follows:

(23) Reserved.

(38.1) Pet services indoor/outdoor, subject to the regulations of Section 12.541.

6. PART 10: TRANSIT ORIENTED DEVELOPMENT DISTRICTS

- a. Amend Section 9.1205, "Uses Permitted by Right" to include "pet services indoor" as item (18.1) and add it in numerical order. The new text shall appear as follows:

(18.1) Pet services indoor.

- b. Amend Section 9.1206, "Uses Permitted Under Prescribed Conditions" to include "pet services indoor/outdoor" as item (7.1) and add it in numerical order. The new text shall appear as follows:

(7.1) Pet services indoor/outdoor, subject to the regulations of Section 12.541.

C. CHAPTER 11: CONDITIONAL ZONING DISTRICTS

1. PART 4: COMMERCIAL CENTER DISTRICT

- a. Amend Section 11.402, "Uses permitted by right" to include "pet services indoor" as item (21.1) and add it in numerical order. The new text shall appear as follows:

(21.1) Pet services indoor.

- b. Amend Section 11.403, "Uses permitted under prescribed conditions" to include "pet services indoor/outdoor" as item (8.2) and add it in numerical order. The new text shall appear as follows:

(8.2) Pet services indoor/outdoor, subject to the regulations of Section 12.541.

D. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES

- a. Amend Part 5, "Special Requirements for Certain Uses" and create Section 12.541 that provides specific conditions for "pet services indoor/outdoor" as a new permitted use. The new text shall appear as follows:

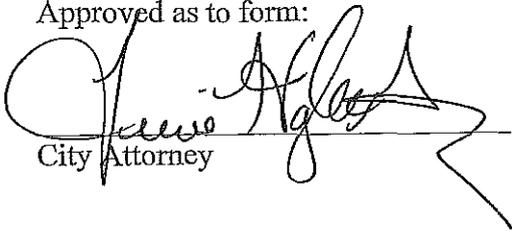
**Section 12.541. Pet services indoor/outdoor.**

Pet services indoor/outdoor are permitted in the UR-2, UR-3, UR-C, B-1, B-2, I-1, I-2, MUDD, UMUD, TOD, CC, MX-2, MX-3 and NS, subject to the following conditions:

- (1) All outdoor uses are located at least 300 feet from any lot in a residential zoning district or in residential use.
- (2) All outdoor uses are completely fenced.

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

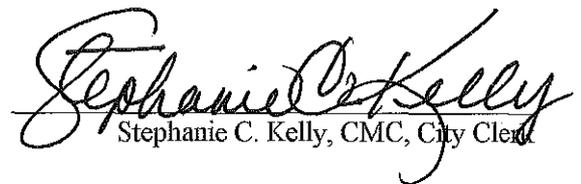
Approved as to form:

  
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 20<sup>th</sup> day Of September, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s)762-763.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18<sup>th</sup> day of October, 2010.

  
Stephanie C. Kelly, CMC, City Clerk