

A RESOLUTION PROVIDING FOR A PUBLIC HEARING March 21, 1960, ON A
PROPOSED AMENDMENT TO THE ZONING ORDINANCE.
(Adding an Office-Institution Classification to the Perimeter Zoning Ordinance.)

WHEREAS, at the meeting of the City Council on February 8, 1960, the
following amendment to the City Code was introduced:

"Ordinance No. 652. An Ordinance Amending Chapter 21, Article II
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 21, Article II, Section 5 of the City Code
of the City of Charlotte (O. B. 10) be amended by inserting in the first
paragraph of said Section, between "Residence 2 Districts" and "Business 1
Districts" the words "Office-Institution Districts", and further amend said
Section by inserting in the second paragraph thereof the symbol "O-I" after
the symbol "R 2" and the words "Office-Institution" after the words "Resi-
dence 2".

Section 2. Further amend Chapter 21, Article II by inserting between
Section 8 and Section 9 a new Section as follows:

Section 8. (A) OFFICE-INSTITUTION DISTRICTS.

A. Uses permitted.

1. One-family dwellings; two-family dwellings; multiple dwellings.
2. Customary home occupations in a residence, provided that such oc-
cupation shall be carried on only by persons residing in the resi-
dence, and provided further that not more than twenty-five (25)
percent of the floor space of the residence is used in the conduct
of such activities, only articles made on the premises are sold on
the premises, and no articles for sale are displayed so as to be
visible from the street.
3. Churches.
4. Public, private and commercial schools.
5. Parks, playgrounds, buildings and structures for recreational
purposes not operated for profit.
6. Libraries, museums, art galleries.
7. Buildings for dramatic, musical and other cultural activities
not operated for profit.
8. Buildings for fraternal, social and civic organizations not
operated for profit.
9. Buildings for social service organizations.
10. Hospitals, sanitariums, nursing homes and clinics not used pri-
marily for the treatment of contagious diseases, alcoholics or
drug addicts.
11. Orphanages, homes for the aged, rest homes, convalescent homes,
charitable institutions not used primarily for the treatment of
contagious diseases, alcoholics or drug addicts.

-2-

12. Professional offices for accountants, architects, attorneys, chiropidists, chiropractors, dentists, engineers, optometrists, osteopaths, physicians, surgeons.
13. Business offices and buildings for the display of sample merchandise to wholesalers and retailers of the merchandise displayed, provided deliveries of merchandise are not made from the premises and the merchandise displayed is not visible from the exterior of the building.
14. Governmental offices.
15. Studios for artists, designers, photographers, musicians.
16. Radio and television stations, provided however that no tower structure intended for the transmission or reception of radio or television signals shall be higher, as measured from the base to the top of said tower structure, than the least dimension from the base of the tower to the nearest lot line.
17. Banks.
- 17-A. Funeral Homes.
18. Public utilities, except utility service and storage yards.
19. Signs illuminated only by non-flashing, indirect means announcing the existence of the uses permitted in this Section, provided however, that such signs shall be limited to one sign mounted flat to the front wall of the main building, and one sign detached from the main building; provided further, however, that the detached sign shall not exceed twelve (12) square feet in area and six (6) feet in height, and shall comply with the provisions of Chapter 7, Section 265 of the Code of the City of Charlotte.
20. Uses and structures customarily incidental to the uses permitted in this Section.

B. Building and Area Regulations.

1. Area: There shall be a minimum of 5,000 square feet of lot area for each dwelling designed for not more than two families and an additional 1,000 square feet of lot area for each dwelling unit in excess of two.
2. Front Yard: A front yard shall be required for every main building. The minimum depth of the required front yard shall be twenty (20) feet. No parking of motor vehicles shall be permitted in the required front yard.
3. Side Yard: A side yard shall be required on each side of every main building. The minimum width of the required side yard shall be one-fourth (1/4) the height of the main building, but not less than eight (8) feet.
4. Rear Yard. A rear yard shall be required for every main building. Main buildings to be used in whole or in part as dwellings shall have a rear yard equivalent in depth to the height of the main building, but not less than thirty (30) feet. Main buildings to be used for purposes other than dwelling shall have a rear yard equivalent to one-fourth (1/4) the height of the main building but not less than eight (8) feet. Accessory buildings shall not occupy rear yard space in excess of twenty-five (25) percent of the required rear yard area, plus fifty (50) percent of any additional space in the rear of the main building.

-3-

C. Off-street Parking.

1. Off-street parking for automobiles shall be provided in conjunction with all buildings, structures or uses of land established in this District in accordance with the following requirements:

- (a) Dwellings shall have one off-street parking space for each dwelling unit.
- (b) All other buildings, structures and uses of land shall have off-street parking space as required by Section 10, Business 1-A Districts, Sub-section C, Off-street Parking Requirements.

Section 3. That this ordinance shall become effective upon its adoption after a public hearing in connection therewith."

AND, WHEREAS, under the law no amendment to the zoning ordinance can be adopted until a public hearing thereon is held, of which public hearing notice is required to be given publication not less than fifteen days immediately preceding the date of such hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

1. That March 21, 1960, at 3 o'clock p.m., be fixed as the time and the Council Chamber in the City Hall as the place for the public hearing on the proposed amendment as above set out.

Approved as to form:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, on the 8th day of February, 1960, the reference having been made in Minute Book 39, at Page 238, and recorded in full in Resolutions Book 3, beginning at Page 453.

Lillian R. Hoffman
City Clerk

A RESOLUTION PROVIDING FOR A PUBLIC HEARING March 21, 1960, ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE. (EASTWAY DRIVE - SHAMROCK DRIVE TO SPRINGWAY DRIVE)

WHEREAS, at the meeting of the City Council on February 8, 1960, the following amendment to the City Code was introduced:

"Ordinance No. 653. An Ordinance Amending Chapter 21 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 21, Article II, Section 5 of the City Code of the City of Charlotte (O. B. 10) be amended by having Building Zone Map of the Charlotte Perimeter Area amended by changing from Residence 1 and Residence 2 to Business 1 the following described property:

BEING all of Lots 10-19 in Block D as shown on a map of Eastway recorded in Map Book 3, page 463 in the office of the Register of Deeds for Mecklenburg County, North Carolina.

Section 2. That this ordinance shall become effective upon its adoption after a public hearing in connection therewith."

AND, WHEREAS, under the law no amendment to the zoning ordinance can be adopted until a public hearing is held, of which public hearing notice is required to be given publication not less than fifteen days immediately preceding the date of such hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

1. That March 21, 1960 at 3 o'clock P.M., be fixed as the time and the Council Chamber in the City Hall as the place for the public hearing on the proposed amendment as above set out.

Approved as to form:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, on the 8th day of February, 1960, the reference having been made in Minute Book 39, at Page 239, and recorded in full in Resolutions Book 3, at Page 456.

Lillian R. Hoffman
City Clerk

A RESOLUTION PROVIDING FOR A PUBLIC HEARING March 21, 1960, ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE. (

WHEREAS, at the meeting of the City Council on February 8, 1960, the following amendment to the City Code was introduced:

"ORDINANCE NO. 655. An ordinance Amending Chapter 21 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 21, Article II, Section 5, of the City Code of the City of Charlotte, (O. B. 10), be amended by having Building Zone Map of the Charlotte Perimeter Area amended by changing from Business 1 to Industrial, the following described property:

BEGINNING at a point in the southeasterly margin of Hoskins Road, (formerly South Hoskins Avenue) said point being the intersection of said margin with the center line of the Piedmont and Northern Railroad track and running thence with said center line S. 26-07 E. 612.57 feet to a point; thence S. 60-56-30 W. 224.96 feet to a point in the margin of Rochelle Lane; thence with said margin following a circular curve to the left, having a radius of 40.0 feet, an arc distance of 34.98 feet to a point; thence N. 39-31-30 W. 120.39 feet to a point; thence N. 28-46-30 W. 136.46 feet to a point; thence N. 24-20 W. 36.01 feet; thence N. 16-15 W. 89.46 feet to a point; thence N. 19-24-15 W. 105.39 feet to a point; thence N. 14-58-40 W. 151.25 feet to a point in the southeasterly margin of Hoskins Road; thence with said margin following a circular curve to the left, having a radius of 2,318.20 feet, an arc distance of 132.59 feet to a point; thence N. 60-11 E. 98.18 feet to the BEGINNING, being a 3.80 acre tract belonging to Ervin Construction Company, Inc.

Section 2. That this ordinance shall become effective upon its adoption after a public hearing in connection therewith."

AND, WHEREAS, under the law no amendment to the Zoning Ordinance can be adopted until a public hearing thereon is held, of which public hearing notice is required to be given publication not less than fifteen days immediately preceding the date of such hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

1. That March 21, 1960, at 3 o'clock p.m., be fixed as the time and the Council Chamber in the City Hall as the place for the public hearing on the proposed amendment as above set out.

Approved as to form: Read, approved and adopted by the City Council of the City of Charlotte, N. C. on the 8th day of February, 1960, the reference having been made in Minute Book 39, at Page 239, and recorded in full in Resolutions Book 3, at Page 458.

City Attorney

Lillian R. Hoffman, City Clerk

A RESOLUTION PROVIDING FOR A PUBLIC HEARING March 21, 1960, ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE. (West side of Park Road from near Woodlawn Road to Park Road Baptist Church Property.)

WHEREAS, at the meeting of the City Council on February 8, 1960, the following amendment to the City Code was introduced:

"Ordinance No. 656. An Ordinance Amending Chapter 21 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 21, Article II, Section 5 of the City Code of the City of Charlotte, (O. B. 10) be amended by having Building Zone Map of the Charlotte Perimeter Area amended by changing from Residence 1 and Residence 2 to Office-Institution the following described property:

BEGINNING at a point in the westerly margin of Park Road, said point being the common front corner of Lots 2 and 3 as shown on a map of the Doggett Property recorded in Book 1438, at Page 490 in the office of the Register of Deeds for Mecklenburg County, North Carolina, and running thence N. 83-37-30 W. 254.19 feet to the southwest corner of said Lot 3; thence N. 4-37-50 W. 97.42 feet to the northwest corner of said Lot 3; thence S. 83-24-30 E. 105.18 feet to the southwest corner of Lot A as shown on a map of Rosedale Heights recorded in Map Book 6, at Page 463, in the office of the aforementioned Register of Deeds; thence with the rear of Lots A, B, C, and D as shown on said map of Rosedale Heights N. 4-57-30 W. 304.25 feet to the northwest corner of said Lot D; thence with the rear of Lots E and F as shown on said Map of Rosedale Heights N. 83-37 W. 111.92 feet to the southeast corner of Lot 11 as shown on a map of Heather Knoll, recorded in Map Book 7, at Page 25, in the office of the aforementioned Register of Deeds; thence with the easterly side lines of Lots 11 and 1 as shown on said Map of Heather Knoll N. 3-34 E. 426.47 feet to the northeast corner of said Lot 1, with said corner being also a corner of Lot 5 in Block 1, as shown on a map of Elva B. Holmes property, recorded in Book 1698, at Page 391, in the office of the aforementioned Register of Deeds; thence with the rear of Lots 5, 4, 3 and 2 in Block 1, as shown on said map of Elva B. Holmes property four courses as follows: (1) N. 7-41 E. 80 feet; (2) S. 82-19 E. 99 feet; (3) N. 5-40 E. 195.1 feet; (4) N. 51-01-20 E. 50.62 feet to the southwest corner of Lot 1 in Block 1 as shown on said map of Elva B. Holmes property; thence with the westerly property line of said Lot 1 and an extension thereof across Holmes Drive N. 5-47-15 E. 160 feet to a point in the northerly margin of Holmes Drive; thence in a northwesterly direction with said margin 195 feet, more or less, to the southeast corner of Lot 7 in Block 3, as shown on a map of a Portion of Elva B. Holmes Property recorded in Book 1844 at Page 357 in the office of the aforementioned Register of Deeds; thence with the easterly property line of said Lot 7 two courses as follows: (1) N. 25-12-40 E. 112.55 feet; (2) N. 11-27 E. 111.13 feet to a point in the southerly property line of Park Road Baptist Church; thence with said property line S. 79-19-40 E. 258.3 feet to a point in the westerly margin of Park Road; thence in a southerly direction with said margin, crossing Holmes Drive, Heather Lane, and Drexel Place, 1,557.02 feet, more or less, to the BEGINNING, and being all the property fronting on the westerly side of Park Road between Park Road Baptist Church property and a point 223.58 feet south of the southerly margin of Drexel Place.

Section 2. That this ordinance shall become effective upon its adoption after a public hearing in connection therewith."

AND, WHEREAS, under the law no amendment to the zoning ordinance can be adopted until a public hearing thereon is held, of which public hearing notice is required to be given publication not less than fifteen days immediately preceding the date of such hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

1. That March 21, 1960 at 3 o'clock p.m. be fixed as the time and the Council Chamber in the City Hall as the place for the public hearing on the proposed amendment as above set out.

Approved as to form:

City Attorney

Read, Approved and adopted by the City Council of the City of Charlotte, N.C. on the 8th day of February 1960, the reference having been made in Minute Book 39, at Page 239, and recorded in full in Resolutions Book 3, at Page 459.

Lillian R. Hoffman, City Clerk

A RESOLUTION PROVIDING FOR A PUBLIC HEARING March 21, 1960, ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE. (Both sides of Camp Greene Street, South of Freedom Drive.)

WHEREAS, at the meeting of the City Council on February 8, 1960, the following amendment to the City Code was introduced:

"Ordinance No. 657. An Ordinance Amending Chapter 21 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 21, Article I, Section 2, of the City Code of the City of Charlotte, (O. B. 10) be amended by having Building Zone Map of the City of Charlotte amended by changing from Residence 2 to Business 1 the following described property:

TRACT I: BEGINNING at a point in the northwesterly margin of Camp Greene Street, said point being a common corner of property belonging to Marsh Land Company and P. B. Melton, and running thence with said margin in a southwesterly direction following a circular curve to the left, having a radius of 873.83 feet, an arc distance of 236.87 feet; thence N. 65-07-40 W. 237.59 feet; thence N. 60-19-47 W. 80.08 feet; thence N. 69-30-40 W. 79.57 feet to the westerly margin of a Duke Power Company right-of-way line; thence with said margin N. 22-47-20 E. 51.55 feet, more or less, to an existing Business 1 zone boundary line; thence with said boundary line three courses as follows: (1) S. 67-39 E. 205 feet; (2) with the arc of a circular curve to the right, having a radius of 1073.83 feet, an arc distance of 240 feet; (3) S. 46-51-10 E. 200 feet, more or less, to the BEGINNING.

TRACT II: BEGINNING at a point in the southeasterly margin of Camp Greene Street, said point being in an existing Business 1 zone boundary line and also being in a line which is parallel to and 200 feet southwest of the southwest-erly margin of Freedom Drive and running thence with said parallel line S. 46-51-10 E. 200 feet to a point in a line which is parallel to and 200 feet southeast of the southeasterly margin of Camp Greene Street; thence in a southwesterly direction with said parallel line 183 feet, more or less, to a point in a line which is parallel to and 200 feet northwest of the northwesterly margin of an unopened street, said unopened street enters Camp Greene Street 150 feet south of Royston Road; thence with said parallel line S. 75-54-40 E. 360 feet, more or less, to an existing Industrial zone boundary line; thence in a southerly direction with said boundary line 76.09 feet, more or less, to a property line of Marsh Land Company; thence with said property line S. 24-20 W. 233.49 feet, more or less, to a corner of said Marsh Land Company property; thence N. 75-54-3 W. 192.51 feet to the easterly margin of Greene Street; thence with said margin N. 14-05-30 E. 102.80 feet to the northerly margin of the aforementioned unopened street; thence with said margin N. 75-54-3 W. 370.17 feet to the southeasterly margin of Camp Greene Street; thence with said margin in a northeasterly direction a total distance of 494.90 feet to the BEGINNING.

Section 2. That this ordinance shall become effective upon its adoption after a public hearing in connection therewith."

AND, WHEREAS, under the law no amendment to the zoning ordinance can be adopted until a public hearing thereon is held, of which public hearing notice is required to be given publication not less than fifteen days immediately preceding the date of such hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

1. That March 21, 1960, at 3 o'clock p.m. be fixed as the time, and the Council Chamber in the City Hall as the place for the public hearing on the proposed amendment as above set out.

Approved as to form:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, on the 8th day of February, 1960, the reference having been made in Minute Book 39, at Page 239 and recorded in full in Resolutions Book 3 - Page 460.

Lillian R. Hoffman, City Clerk