

Ordinance No. 485An 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. Chapter 23 "ZONING" of the Code of the City of Charlotte  
is hereby amended as follows:

1. Amend Article III, Division 3, by adding a new Section 23-36.1 as follows:

"Section 23-36.1 R-20MF Multi-Family District.

- (a) The purpose of the R-20MF Multi-family District is to provide for low-density apartment development in areas which would be unsuited for multi-family use on a higher density, less restricted basis. By having high dimensional standards and requiring site plan approval, maximum control of development can be achieved through this District. The following procedures and requirements are established for the development of R-20MF Multi-Family Districts.
- (b) An application for rezoning to R-20MF Multi-Family District shall be accompanied by schematic plans showing:
  - (1) Proposed locations of buildings and their general exterior dimensions.
  - (2) Proposed use of all land within the area requested for rezoning.
  - (3) Dimensions between all buildings and from buildings to property lines.
  - (4) Traffic, parking and circulation plan, showing proposed locations and arrangement of parking spaces and ingress and egress to and from adjacent streets.
  - (5) Proposed location and material of any screening walls, fences, or plantings.
  - (6) Proposed exterior design of buildings.
  - (7) Schedule of number and size of apartments within the project.
  - (8) Proposed time schedule and staging, if any, for construction of the project.
- (c) Development requirements within the R-20MF Multi-Family District shall be as specified below:
  - (1) The minimum area requirement shall be 20,000 sq. ft. for the first dwelling unit in the project and 5,000 sq. ft. for each additional dwelling unit.
  - (2) The minimum setback from street, and minimum side and rear yards shall be 40 feet.
  - (3) The minimum unobstructed open space shall be 70% of total lot area.
  - (4) The maximum height of structures shall be 40 feet except that principal buildings may be erected to a height in excess of 40 feet provided minimum side and rear yards at exterior property lines shall be increased by one foot for every two feet of building height in excess of forty feet.

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- (5) Every building shall be separated on every side, from any other building within the building group by a distance of at least 25 feet.
- (6) Parking of motor vehicles shall not be permitted within the required setback.
- (d) Permitted uses within the R-20MF Multi-Family Districts shall be limited to Multi-Family use only.
- (e) In approving an application for R-20MF Multi-Family Districts, the City Council shall find that the proposed development will be compatible with general neighborhood development plans, will not place excessive traffic load on local streets and that the site can be developed according to a site plan that will minimize adverse effects on any adjacent single-family residential areas.
- (f) Site development within the R-20MF Multi-Family District shall conform to the schematic plan and associated requirements approved by the City Council. Modification of the development plan and associated requirements may be made by the City Council subsequent to their initial approval upon application thereof by the owner of the property.
- (g) Following City Council approval of an R-20MF Multi-Family District, the property for which approval was granted shall be labeled "R-20MF M.D. on the Official Zoning Map."

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

Approved as to form:

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City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 20th day of June, 1966, the reference having been made in Minute Book 47, and recorded in full in Ordinance Book 14, at Page 336-37.

Ruth Armstrong  
Deputy City Clerk

ORDINANCE NO. 486AMENDING CHAPTER 23  
ARTICLE IV, DIVISION 1,  
AND ARTICLE V, DIVISION 1AN ORDINANCE AMENDING CHAPTER 23 OF THE CODE OF THE CITY OF CHARLOTTE WITH  
RESPECT TO OFF-STREET PARKING.

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

Section 1. Chapter 23, Article IV, Division 1, of the Code of  
the City of Charlotte is hereby amended by adding a new section to be  
designated Section 23-46.1 as follows:

"Section 23-46.1. Parking in Setback Prohibited. No parking  
of motor vehicles shall be permitted in the required setback on  
any lot used for multi-family purposes in any residential district.  
The space within the required setback shall not be used as maneu-  
vering 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. On corner lots parking shall  
not be permitted within the side yard and rear yard adjacent to  
the street for a distance back from the street right-of-way as  
follows: R-1, OMF, R-6MF-H, R-6MF, R-9MF Districts - 6 feet;  
R-12MF, R-15MF Districts - 10 feet."

Section 2. Chapter 23, Article V, Division 1, Section 23-62 of  
the Code of the City of Charlotte, is hereby amended by adding to the list  
of uses requiring parking plan approval "Dwelling, two-family" and "Dwellings,  
Multi-Family" by placing X's at the appropriate places.

Section 3. Chapter 23, Article 5, Division 1, Section 23-70 (b)  
of the Code of the City of Charlotte is hereby amended by adding between the  
words "garages" and the words "or into yard spaces where parking is pro-  
hibited."

Section 4. 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 meeting on the 20th day of June, 1966, the reference  
having been made in Minute Book 47, at Page 230-33 and recorded in full in  
Ordinance Book 14, at Page 338.

Ruth Armstrong  
Deputy City Clerk

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE CITY OF CHARLOTTE, NORTH CAROLINA

WHEREAS, the City Council of the City of Charlotte, North Carolina, has been petitioned under G. S. 160-452, as amended, to annex the area described herein and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held in the Council Chamber, in the City Hall,

3 o'clock P. M., on the 20th day of June, 19 66.  
and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160-452, as amended.

NOW, THEREFORE, BE IT ORDINANED by the City Council of the City of Charlotte, North Carolina:

Section 1. By virtue of the authority granted by G. S. 160-452, as amended, the following described territory is hereby annexed and made part of the City of Charlotte, as the day of June 20th, 19 66.

Beginning at a point on the Northerly R/W line of Plaza Road Extension said point being on the present City Limits line and on the center line of the Duke Power Company transmission R/W and runs thence with the present City Limits and the center line of the Duke Power Company R/W N 31°-47'-40" W 2435.36 Ft. to an iron on the present City Limits line and the center line of Duke Power Company R/W on a bearing at N 65°-27'-30" E 1364.11 Ft. to an old iron, thence S 24°-44'-10" E 520-70 Ft. to an old iron thence S 24°-46'-E 300.01 Ft. to an old iron, thence S 18°-09'-55" E 323.26 Ft. to an old iron, thence S 16°-21'-30" E 767.04 Ft. to an old iron thence S 17°-18'-40" E 355.87 to a point on the Northerly R/W line of Plaza Road extension, then with the Northerly R/W line of Plaza Road extension S 53°-42'-20" W 187.09, thence leaving Plaza Road extension N 36°-17'-40" W 224.22 to an old iron thence S 53°-42'-40" W 174.12 Ft. to an old iron, thence S 36°-17'-40" E 224.22 Ft. to the Northerly line of Plaza Road extension, thence with the Northerly R/W line of Plaza Road extension S 53°-42'-20" W 529.73 Ft. to the point and Place of beginning containing 60.79 Acres as shown on a map by David R. Lanter, Surveyor dated March, 1965.

Section 2. Upon and after the 20th day of June, 19 66, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes levied for the fiscal year beginning July 1, 19 66.

Section 3. The Mayor of the City of Charlotte shall cause to be recorded in the Office of the Register of Deeds of Mecklenburg County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section I hereof, together with a duly certified copy of this ordinance.

Section 4. This ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Charlotte.

Adopted this 20th day of June, 1966.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

*J. W. Kiser*  
\_\_\_\_\_  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 20th day of June, 1966, reference having been made in Minute Book 47, at Page 236, and recorded in full in Ordinance Book 14, at Page 339.

Ruth Armstrong  
Deputy City Clerk

WHEREAS, the City Council of the City of Charlotte, North Carolina, has been petitioned under G. S. 160-452, as amended, to annex the area described herein and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held in the Council Chamber, in the City Hall,

at 3 o'clock P. M., on the 20th day of June, 19 66.

and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160-452, as amended.

NOW, THEREFORE, BE IT ORDIANED by the City Council of the City of Charlotte, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160-452, as amended, the following described territory is hereby annexed and made part of the City of Charlotte, as the day of June 20th, 19 66.

Beginning at a point on the Northerly R/W line of Plaza Road extension, said point being the center line of the Duke Power Company transmission line, said point also being on the present City limits line. Thence with the center line of the Duke Power Company R/W line S  $31^{\circ}-47'-40''$  E 683.33 Ft. to an angle in the Duke Power Company R/W line, thence continuing with the center line of the Duke Power Company R/W S  $12^{\circ}-15'-10''$  E 1491.90 Ft. to a common corner of the Ervin Construction and John Crosland Company property, thence with the Ervin and Crosland line N  $57^{\circ}-38'-00''$  W 875.55 Ft. to a corner of the Mecklenburg County Board of Education proper, thence with the Board of Education and Crosland Line N  $46^{\circ}-52'-40''$  W 361.42 Ft. to a corner on the J. C. Berryhill property thence with the Berryhill property N  $52^{\circ}-47'-40''$  W 282.93 Ft. to a point on the present City limits line thence with the present City limits line N  $6^{\circ}-00'-50''$  E 833.71 Ft. crossing Plaza Road extension to a point on the Northerly R/W line of Plaza Road extension, thence with the Northerly R/W line of Plaza Road extension  $50^{\circ}-19'-50''$  E 105.30 Ft. to a point thence continuing with the Plaza Road R/W line on a circle curve to the right with a radius of 5121.49 Ft. an arc length of 301.67' to a point thence E  $53^{\circ}-42'-20''$  E 161.33 Ft. to the point and place of beginning.

Section 2. Upon and after the 20th day of June, 19 66, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes levied for the fiscal year beginning July 1, 19 66.

Section 3. The Mayor of the City of Charlotte shall cause to be recorded in the Office of the Register of Deeds of Mecklenburg County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section E hereof, together with a duly certified copy of this ordinance.

Section 4. This ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Charlotte.

Adopted this 20th day of June, 19 66.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

*J. W. Kreis*  
\_\_\_\_\_  
City Attorney

Read, Approved and Adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 20th day of June, 1966, the reference having been made in Minute Book 47, at Page 236, and recorded in full in Ordinance Book 14, at Page 341.

Ruth Armstrong  
Deputy City Clerk

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-9MF & I-1 to R-6MF on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

Tract I R-9MF to R-6MF

Beginning at a point in the southerly margin of Dalecrest Drive said point being located 203.78 feet east of the easterly margin of Woodstone Drive and running thence with said margin of Dalecrest Drive N.63-22-50W. 188.95 feet; thence with the arc of a circular curve to the left having a radius of 20 feet a distance of 25.52 feet to a point in the easterly margin of Woodstone Drive; thence with said margin of Woodstone Drive S.43-30-10W. 141.93 feet; thence S.63-22-50E. 203.78 feet; thence N.43-30-10E. 156.76 feet to the point of beginning.

Tract II R-9MF & I-1 to R-6MF

Beginning at a point in the northerly margin of Dalecrest Drive said point being located 203.78 feet east of the easterly margin of Woodstone Drive and running thence with said margin of Dalecrest Drive two courses as follows: (1) N.43-30-10E. 5.22 feet; (2) S.63-22-50E. 162.26 feet; thence with the arc of a circular curve to the left having a radius of 20 feet a distance of 31.42 feet to a point in the westerly margin of Cedarhurst Drive; thence with said margin of Cedarhurst Drive in a northerly direction 317.84 feet; thence S.43-30-10W. 72.67 feet; thence N.44-42-10W. 151.44 feet to a point in the easterly margin of Woodstone Drive; thence with said margin of Woodstone Drive in a southerly direction 299.13 feet; thence with the arc of a circular curve to the left having a radius of 20 feet a distance of 37.38 feet to a point in the northerly margin of Dalecrest Drive; thence with said margin of Dalecrest Drive S.63-22-50E. 176.80 feet to the point of beginning.

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

Approved as to form:

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City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 20th day of June, 1966, the reference having been made in Minute Book 47, and recorded in full in Ordinance Book 14, at Page 343.

Ruth Armstrong  
Deputy City Clerk



