

Ord. No. 625

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, Section 23-6 by adding a new paragraph as follows:

"(d) B-3T Transitional Central Business District. This District is designed to provide locations for high-density structures in the area surrounding the Central Business District. High rise structures are encouraged by the limited sideyard requirements but setback and parking requirements are maintained to provide some open space and reduce congestion along the streets. Locations for the use of this District should be related to major streets serving as access into the central area. This District is designed primarily for offices, retail trade and business, professional and financial services."

2. Amend Article II, Division 1, Section 23-15, paragraph (a) by adding after the designation "B-2" in the table the designation "B-3T", thereby inserting a corner lot sideyard requirement of 4 feet for the B-3T District.
3. Amend Article III, Division 1, Section 23-31, Table of Permitted Uses, by adding to the Table a new Business District designated "B-3T" to be listed in a separate column with the Business District as permitted uses all those uses now listed as being permitted in the B-2 District except "wholesale sales with related storage and warehousing ----."
4. Amend Article III, Division 1, Section 23-31, category (b), Table of Permitted Uses, by inserting therein in property alphabetical order the words, "Wholesale sales without related storage and warehousing", as a use to be permitted in the B-3T District by inserting an "X" in the appropriate column of said Table opposite said permitted use.

Ord. No. 625 cont.

5. Amend Article III, Division 2, Section 23-33, paragraph (a) by inserting after the designation "B-2" the designation "B-3T".
6. Amend Article IV, Division 3, Section 23-53 (a) by inserting between the B-2 and B-3 Districts a new District to be known as "B-3T" with the following requirements:
  - Minimum Setback (feet) - 20
  - Minimum Side Yard (feet) - (none required)
  - Minimum Rear Yard (feet) - 10
7. Amend Article IV, Division 3, Section 23-53 (c) by deleting the word "District" and inserting after the designation "B-3" the following: "and B-3T Districts."
8. Amend Article IV, Division 3, Section 23-54 (a) by inserting between the B-2 and B-3 Districts a new District to be known as "B-3T" with the following requirements:
  - Minimum Setback (feet) - 20
  - Minimum Side Yard (feet) - 10
  - Minimum Rear Yard (feet) - 20
9. Amend Article IV, Division 3, Section 23-55 (b) by deleting the word "District" and inserting after the designation "B-3" the following: "and B-3T Districts."
10. Amend Article VI, Division 2, Section 23-83 by changing the heading of this section to read:
  - "Section 23-83, B-2 and B-3T Business Districts. I-1, I-2 and I-3 Industrial Districts."
11. Amend Article VII, Division 3, Section 23-96 (d) by inserting between "16" and "17" in the listing contained therein, the following: "16a. B-3T."

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

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 29th day of May, 1967, the reference having been made in Minute Book 48, Page \_\_\_\_\_, and recorded in full in Ordinance Book 15, at Page 24 and 25.

Ruth Armstrong  
City Clerk

Ordinance No. 626-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-9MF to I-1 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

BEGINNING at the intersection of the northwesterly margin of Delane Avenue and the southwesterly margin of the right-of-way of the Seaboard Airline Railroad and running thence with said margin of Delane Avenue S. 54-02 W. 165.59 feet; thence N. 36-00 W. 70.0 feet; thence S. 54-00 W. 199.9 feet to a point in Delane Avenue; thence N. 36-00 W. 130.0 feet to an existing I-1 Zoning District boundary line; thence with said line N. 53-58 E. 375 feet, more or less, to the right-of-way of Seaboard Airline Railroad; thence with said right-of-way S. 32-18 E. 193.28 feet to the BEGINNING.

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 meeting on the 29th day of May, 1967, the reference having been made in Minute Book 48, at Page , and recorded in full in Ordinance Book 15, at Page 26.

Ruth Armstrong  
City Clerk

Ord. No. 627-X

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 304 ORANGE STREET PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 15, CHAPTER 160 OF THE GENERAL STATUTES OF NORTH CAROLINA.

WHEREAS, the dwelling located at 304 Orange Street in the City of Charlotte has been found by the Superintendent of Building Inspection to be unfit for human habitation and the owners thereof have been ordered to demolish and remove said dwelling, all pursuant to the Housing Code of the City of Charlotte and Article 15, Chapter 160 of the General Statutes of North Carolina, and

WHEREAS, said owners have failed to comply with said order served by registered mail on the 24th day of February, 1966 and the 17th day of April, 1967, NOW, THEREFORE,

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Superintendent of Building Inspection is hereby ordered to cause the demolition and removal of the dwelling located at 304 Orange Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte and Article 15, Chapter 160 of the General Statutes of North Carolina.

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 29th day of May, 1967, the reference having been made in Minute Book 48, at Page , and recorded in full in Ordinance Book 15, at Page 27.

Ruth Armstrong  
City Clerk

Ordinance No. 628-7

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-1 to B-3 on the Official Zoning Map, City of Charlotte, N. C. and Perimeter Area the following described property:

BEGINNING at the point of intersection of the northerly edge of East Morehead Street with the easterly edge of South Caldwell Street; thence two calls with the easterly edge of South Caldwell Street (1) N 50-13 E 168.04 feet, (2) N 48-52-50 E 129.89 feet to a point in the southerly edge of Royal Court; thence with the southerly edge of Royal Court S 38-11-10 E 180.90 feet to a point in the westerly edge of Lot 1, Block 17 of The Royal Land & Investment as shown on map recorded in Map Book 332 at page 2 of the Mecklenburg Registry; thence with the westerly edge of said lot in a northeasterly direction approximately 10 feet to the north-westerly corner of said lot, said point also being in the southerly edge of Royal Court; thence in an easterly direction with the southerly edge of Royal Court 249.48 feet to the northeasterly corner of the J. A. Jones Construction Company property; thence with the Jones property line in a south-westerly direction 320 feet to a point in the northerly edge of East Morehead Street; thence two calls with the northerly edge of East Morehead Street (1) N 36-00 W 229.79 feet, (2) with the arc of a circular curve to the right of radius 2677.70 feet a distance of 182.15 feet to the point or place of BEGINNING.

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 meeting on the 29th day of May, 1967, the reference having been made in Minute Book 48, at Page , and recorded in full in Ordinance Book 15, at Page 28.

Ruth Armstrong  
City Clerk