

December 15, 1986  
Ordinance Book 35 - Page 238

APPROVED BY CITY COUNCIL  
DATE December 15, 1986

ORDINANCE NO. 2095

AN ORDINANCE AMENDING APPENDIX A  
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. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 3053.1.2 by deleting the existing language and by substituting the following new language.

Periodic Review. In order to assure that the regulations contained in this section are functioning in an efficient fashion to accomplish the purpose of the district, the Charlotte Uptown Development Corporation and other interested parties may furnish suggestions and comments to the Charlotte-Mecklenburg Planning Commission. These suggestions may be submitted every two years on the anniversary of the ordinance adoption (November 17, 1983). The Planning Commission will evaluate any comments or suggestions that it receives and will consider whether amendments are appropriate. If the Planning Commission concludes that amendment of the ordinance is necessary or desirable, an amendment will be initiated by the Planning Commission. If the Planning Commission concludes that amendment is not necessary or desirable, a report to that affect will be transmitted to the City Council. Nothing in this section prevents the City Council or the Planning Commission from initiating an amendment to this ordinance at any time, nor does it prevent any party from filing a petition for an amendment to this ordinance at any time.

2. Amend Section 3053.2.5 by deleting the existing language in its entirety and by substituting the following language.

Institutional uses such as churches, synagogues, parish houses; Sunday school buildings, covents, community recreation centers, country and swim clubs, athletic and sports facilities, libraries, museums, theatres, and art galleries, orphanages, children's homes and similar non-profit institutions providing domiciliary care for children, police and fire stations, public and private elementary, junior and senior high schools, and pumping stations.

3. Amend Section 3053.2.12 by adding the following language before the period.

, including open air or sidewalk cafes

4. Amend Section 3053.2.16 by adding the following language after the word "parking",  
as a principal use providing for public parking, private parking, or parking in conjunction with other permitted uses.

5. Amend Section 3053.3.1 by deleting the existing language in its entirety and by substituting the following language.  
Entertainment establishments such as lounges, night clubs, bars taverns and cabarates provided they are located at least 100 feet from any residential structure located in a residential district.

6. Amend Section 3053.3.2 by deleting the present language after the word "centers" and by adding the following new language;  
, nursing homes, rest homes and homes for the aged in accordance with the standards of Mecklenburg County and the State of North Carolina for the licensing and operation of such facilities.

7. Amend Section 3053.3.3 by deleting the existing language in its entirety and by renumbering the remaining items from 3 to 10 respectively.

8. Amend Section 3053.4.1 by placing a period after the word "use" and by deleting the remainder of the sentence.

9. Amend Section 3053.4.4 by placing a period after the word "building" and by deleting the remainder of the sentence.

10. Amend Section 3053.5.1 by deleting the first and second sentence under "minimum setback," by substituting the following new language;  
12 feet from the back of the curb, without regard to the location of the property line

and by adding new language at the end of the paragraph as follows.

For the purposes of this section, the setback applies to all street frontages, not just to the street toward which the structure is oriented. The intent of this requirement is to assure the provision of adequate sidewalk and planting strips in all cases.

11. Amend Section 3053.5.1 by deleting the existing language dealing with side and rear yards in its entirety and by substituting the following new language in its place.

Minimum side and rear yards - none required. However, if the adjoining lot contains an existing residential structure, a building separation of at least 8' must be maintained to assure the adequate provision of light and air to the existing residential uses. Otherwise, if lot spaces remain in a side or rear yard that are less than 8', those spaces must be closed off from any public street by a wing wall or other architectural extensions of the building facade.

- 12. Amend Section 3053.5.1 by deleting the parenthetical phrase "(excluding UR-C)" from the first sentence under the heading "Maximum Height".
- 13. Amend Section 3053.6.1 by adding the following new language to the end of the first paragraph.

This includes the adopted Central Area Plan and any more specific or detailed plans which may be adopted in the future.

- 14. Amend Section 3053.6.1.2 by deleting the existing language and by substituting the following new language.

Street Walls. The first floors of all buildings, including structured parking, must be designed to encourage and compliment pedestrian-scale activity. It is intended that this be accomplished principally by the use of windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 50% of the length of the first floor street frontage. Works of art, fountains and pools, street furniture, landscaping and garden areas, architecturally articulated facades, and display areas may also be considered in meeting this requirement. Where windows are used they must be transparent. Where expanses of solid wall are necessary, they may not exceed 20 feet in length. The first floor and street level must be designed with attention to adjacent public or private open spaces and existing streetscape improvements. The provision of multiple entrances from the public sidewalk or open spaces is encouraged.

- 15. Amend Section 3053.6.1.2 by adding the following language to the end of the paragraph.

Structured parking facilities must be designed so that the only openings at the street level are those to accommodate vehicle entrances and pedestrian access to the structure. The remainder of the street level frontage must be either occupied retail space or an architecturally articulated facade designed to screen the parking areas of the structure, to encourage pedestrian scale activity, and to provide for urban open space.

- 16. Amend Section 3053.6.1.3 by deleting the word "Permanent" from the beginning of the second sentence, by deleting all of the language in the second sentence after the word "shrubs" and by substituting the following new language in its place;

and/or evergreen trees planted at the most appropriate spacing for the species used or by solid walls or fences not exceeding 4 feet in height.

and by deleting the third and fourth sentences in their entirety, and by adding the following new language in place of the third and fourth sentences.

Trees used to fulfill this requirement must be located on private property in planters, a planting strip, berm, or tree lawn, any of which must be at least 8' wide and at least 2' deep; the areas between the trees to be landscaped or grassed. The trees must be of a small maturing evergreen variety and be at least 10' tall at the time of planting. Plant material used to fulfill this requirement must be provided with an automatic

irrigation system which does not rely on drainage from the street, sidewalk, or buildings. All plant material must conform to the "American Standard for Nursery Stock" published by the American Association of Nurserymen. The developer must provide written certification that the plant material meets this standard. Trees employed to meet the screening requirement may not be counted toward the street tree planting or urban open space tree requirements. Any lot which becomes vacant through the removal of a structure for any reason must be screened from all abutting public street rights-of-way in accordance with the provisions of this section.

- 17. Amend Section 3053.6.1.4 by adding the following new sentence to the end of the paragraph.

No vehicular access from surface or structured parking will be allowed to or from the Transit Mall.

- 18. Amend Section 3053.6.1.6 by adding the following new sentence to the end of the paragraph.

Renovated and rehabilitated structures that are already in place do not have to comply with the setback requirements or urban open space requirements, but must not modify or add to the existing structure in any fashion that would result in a reduction in the distance from the back of the curb to the existing building front.

- 19. Amend Section 3053.6.1.7 by deleting the existing language and substituting the following new language in its place.

Street Trees. In addition to all other requirements of this subsection, at least one tree of 4 inches caliper for large maturing trees or 3 inch caliper for small maturing trees must be planted for each 25 feet or fraction over 25 feet for small maturing trees and for each 35 feet or fraction of 35 feet for large maturing trees of the entire building lot which abuts any public street right-of-way. Trees must not be planted closer than 2 feet to the back of the curb. Above ground planters may not be used to fulfill the street tree requirement.

For the purposes of this section all specifications for measurement and quality of trees must be in accordance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen. The developer must provide within certification that the plant material meets this standard. Trees used to fulfill this requirement may be located on public or private property. Any such trees proposed to be located on public property must conform to the permit requirements in Chapter 21 of the City Code. Any such trees proposed to be located on private property must relate to the street frontage for which they are required. All trees planted to comply with this requirement must be approved as to compliance with the Street Tree Planting program or any adopted streetscape plan for the area and must be irrigated. Trees planted under this section may not be used to satisfy the tree planting requirements for screening or urban open space.

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20. Amend Section 3053.6.1 by adding three new paragraphs as follows:

3053.6.1.10. Building Entrances. Doorways must be recessed into the face of the building to provide a sense of entry and to add variety to the streetscape. For structures less than 100,000 square feet the entry way must be 1 square foot for each 1,000 square feet of floor area with a 15 square foot minimum. For buildings over 100,000 square feet, the entry way must be at least 100 square feet.

3053.6.1.11. Base of High Rise Building. (Those exceeding 5 stories.) The base of high rise buildings (equivalent to the 1st 3 floors above street grade) must be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment. Such elements as cornices, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpturing of the base as are appropriate must be provided to add special interest to the base. In addition special attention must be given to the design of windows in the base. Band windows are discouraged. Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions, and other treatments are encouraged.

3053.6.1.12. Overstreet Connections. No connections between structures which pass over a public street may be approved except through the UMUD Optional Process. In evaluating a request for an overstreet connection, the Council will consider at least the Adopted Central Area Plan, any specific public policies relative to such a facility, the use of the air rights over the public street, and the relationship of the proposed connection to the street and street level objectives and activities.

21. Amend Section 3053.6.3.1 by deleting the third sentence.
22. Amend Section 3053.6.3.4 by changing "18" to "24" in the second sentence, by changing "12" and "20" to "16" and "36" respectively in the third sentence, and by adding the following language between the words "inches" and "and" in the sixth sentence;

, a maximum height of 36 inches,

23. Amend Section 3053.6.3.5 by deleting the existing language and by substituting the following new language.

Trees. Within the open spaces area(s), 1 tree must be planted for each 500 square feet or portion thereof up to 2,000 square feet. One additional tree is required for each additional 1,000 square feet of urban open space. Trees planted on unenclosed urban open spaces must have minimum caliper of 4 inches at the time of planting. Trees planted on enclosed urban open spaces must have a minimum caliper of 3 inches at the time of planting. Maintenance of trees required under these provisions must conform to Section 1601.6. All specifications for measurement and quality of trees must be in accordance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen.

24. Amend Section 3053.6.3.6 by changing the word "third" to "half" in the third sentence, and by deleting the fourth sentence.

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25. Amend Section 3053.6.3.8 by changing the word "is" to "are" and by adding the words "jointly and severally" after the word "are" in the first sentence.
26. Amend Section 3053.6.5 by deleting the existing language and substituting the following new language in its place,

Preliminary Review. Applicants planning any development or redevelopment are required to meet with the Charlotte-Mecklenburg Planning staff at 2 points in the design process: (1) during the conceptual design process in order that the staff may offer input into urban design objectives and to interpret the approved streetscape plan for that area, and (2) during the design development stage to insure that the plans meet the desired objectives and the minimum standards for the district. Building permits will not be issued until the planning staff approves the proposal as in conformance with this ordinance.

27. Amend Section 3053.6 by adding the following new paragraph.

3053.6.7. First Floor Retail Required. In order to stimulate pedestrian activity at the street level, the first floor (street level) of any new building over 100,000 square feet must devote 50% of the net first floor floor area to retail activities. The term retail includes not only sales of merchandise at retail but will also be construed to mean personal and business services, restaurants, galleries, and similar uses, but not financial institutions. For the purposes of this section, net floor area does not include stairways, elevator shafts, elevator lobbies, rest rooms, mechanical areas, security areas, or service areas. It is encouraged but not mandated that all street level retail tenants which have sidewalk frontage be furnished with direct access to the sidewalk in addition to any other access that may be provided. If individual entrances are provided to street level retail tenants which have sidewalk frontage, the required retail floor area may be reduced by 5% of the net floor area for each separate entrance up to a maximum of 5 entrances. This standard applies to all new development which occurs in the area bounded by or along either side of College Street, 8th Street, Church Street, and Stonewall Street. This standard does not apply to any building with a street frontage of less than 24 feet.

28. Amend Section 3053.6 by adding the following new paragraph.

3053.6.8. Canopies and other Building Entrances. In addition to being permitted in urban open spaces areas, canopies, awning and similar appurtenances are permitted at the entrances to buildings. Such a feature may be constructed of rigid or flexible material designed to compliment the streetscape of the area. Any such facility may extend from the building up to one half of the width of the sidewalk area in front of the building or nine feet, whichever is less. If this extension would reach into the public right-of-way, an encroachment agreement from the City or State is required. In no case may any such facility extend beyond the curb line of any public street, nor should it interfere with the growth or maintenance of street trees. A minimum overhead clearance of 8 feet from the sidewalk must be maintained.

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29. Amend Section 3053.8.1.1 by deleting the existing language and by substituting the following new language in its place.

3053.8.1.1 New office and commercial uses which contain more than 20,000 square feet of gross floor area and are located on lots with a street frontage greater than 40' on any single street must provide parking at the rates specified below.

<u>Floor Area</u>	<u>Parking spaces per 1000 sq. ft.</u>
Up to 200,000	0.5 for each 1000 sq. ft.
200,001 - 500,000	0.75 for each 1000 sq. ft. over 200,000
500,001 - 800,000	1.0 for each 1000 sq. ft. over 500,000
Over - 800,000	1.25 for each 1000 sq. ft. over 800,000

30. Amend Section 3053.8.1.9 by adding the following new sentence to the end of the present language.

This limitation does not apply to parking which extends into the setback area in a parking structure above the 20 foot limit.

31. Amend Section 3053.8.3 by deleting the section in its entirety.

32. Amend Section 2111.2 by deleting the words "this section" and by substituting the words "Section 3053.6.8" in the first sentence.

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 15th day of December, 19 86, the reference having been made in Minute Book 87, and recorded in full in Ordinance Book 35, at page 238-244

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Pat Sharkey, City Clerk

December 15, 1986  
Ordinance Book 35 - Page 245

Petition No. 86-102  
Charlotte-Mecklenburg  
Planning Commission

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2096-Z

DATE 12-15-86

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-6MF to R-15MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

9.5 acres located east of Beatties Ford Road, north of Vinton Street and south of Russell Avenue along Grier Avenue and Boone Street in the Beatties Ford Road community of the City of Charlotte and shown more specifically on the attached map.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. 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 15th day of December, 1986, the reference having been made in Minute Book 87, and is recorded in full in Ordinance Book 35, at page 245-246.

Pat Sharkey  
City Clerk



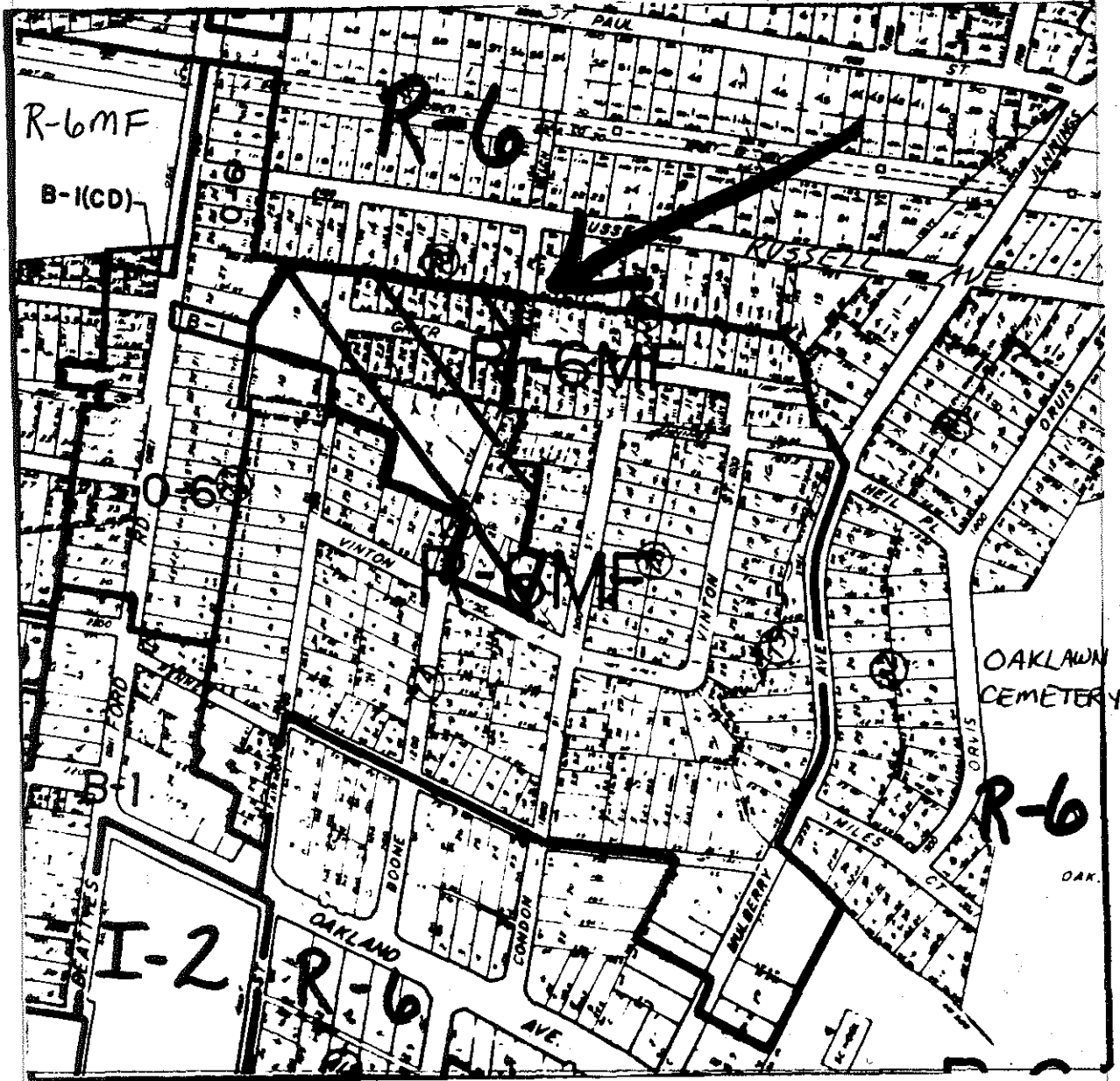
December 15, 1986  
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PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-102 HEARING DATE 11/17/86

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-15MF

LOCATION A 9.5 acre site east of Beatties Ford Road, north of Vinton Street  
and south of Russell Avenue along Grier Avenue and Boone Street



ZONING MAP NO. 79 & 88

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



December 15, 1986  
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Petition No. 86-103  
Charlotte-Mecklenburg  
Planning Commission

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2097-Z DATE 12-15-86

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Approximately 34 acres located east of Beatties Ford Road, north of Oaklawn Avenue and south of Russell Avenue in the Beatties Ford Road community of the City of Charlotte and shown more specifically on the attached map.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. 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 15th day of December, 19 86, the reference having been made in Minute Book 87, and is recorded in full in Ordinance Book 35, at page 247-248.

Pat Sharkey  
City Clerk

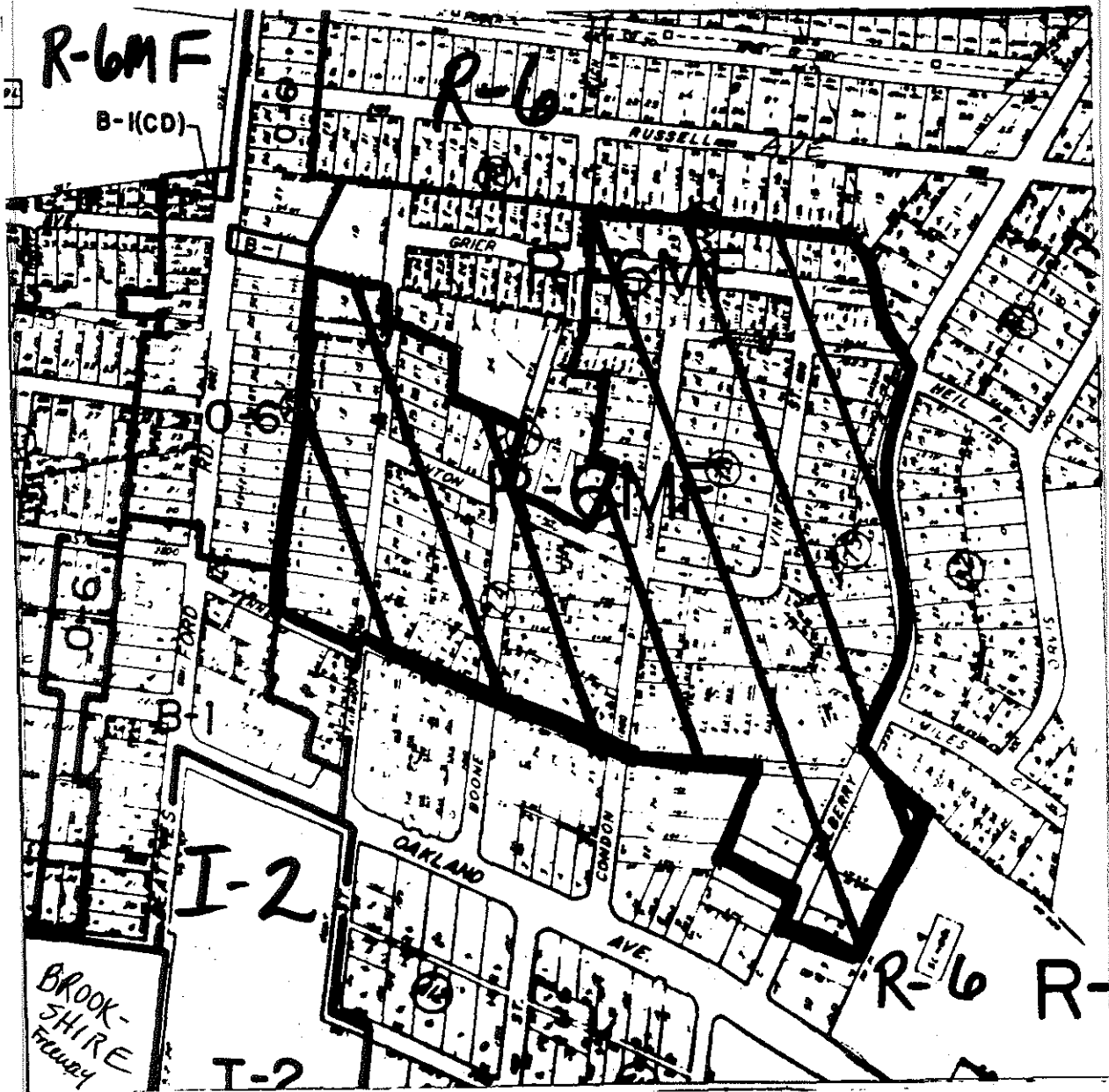
December 15, 1986  
Ordinance Book 35 - Page 248

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-103 HEARING DATE 11/17/86

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

LOCATION A 34 acre site located east of Beatties Ford Road, north of Oaklawn Avenue and south of Russell Avenue



ZONING MAP NO. 79 & 88

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



December 15, 1986  
Ordinance Book 35 - Page 249

Petition No. 86-106  
John W. McDonald

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2098-Z DATE 12-15-86

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a 3.09 acre site located east of Beatties Ford Road between "A" Avenue and Wilson Avenue from R-9 and B-1 to B-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on November 17, 1986; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-9 and B-1 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point in the eastern edge of the Beatties Ford Road right-of-way, said point of Beginning being 53.61 feet northwest of the corner formed by the intersection of the northern edge of Wilson Avenue with the eastern edge of the Beatties Ford Road right-of-way and runs thence with the eastern edge of said right-of-way N.01-53-38W., 149.83 feet to a point; thence N.89-13-16E., 446.56 feet to a point; thence N.12-32-00W., 200.14 feet to a point in the southern edge of "A" Avenue, which point is located in the dividing lines of Lots 44 and 45 in Block "D" of Wilson Heights, as shown on map thereof recorded in Map Book 3, at Page 82, of the Mecklenburg Public Registry; and runs thence with the southern edge of "A" Avenue N.89-44-00E. 75.16 feet to a point; thence S.12-31-15E., 199.56

feet to a point; thence N.89-14-30E., 74.90 feet to a point; thence S.12-51-30E., 196.49 feet to a point in the northern edge of Wilson Avenue; thence along the northern edge of Wilson Avenue S.88-34-37W., 613.76 feet to a point; thence N.23-47-47W., 53.61 feet to the point and place of BEGINNING.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of December, 1986, the reference having been made in Minute Book 87, and recorded in full in Ordinance Book 35, beginning on Page 249.

Pat Sharkey  
City Clerk

December 15, 1986  
Ordinance Book 35 - Page 251

Petition No. 86-109  
Mammoth Oaks Homeowners  
Association

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2099-Z

DATE 12-15-86

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-15MF to R-15 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

Section 1: R-15

BEGINNING at a point located at the southeastern-most corner of the property of Ila H. Everett, which property was conveyed to her and her deceased husband, George H. Everett by deed dated the 26th day of May, 1953 and recorded the 27th day of May, 1953 in Deed Book 1625, at Page 29, Mecklenburg County Public Registry, and continuing from said Beginning point the following calls and distances: N.87-34-00W., 158 feet; S.69-15-00W., 125.55 feet; N.53-54-00E., 241.54 feet; S.36-53-00E., 131.71 feet to the point or place of BEGINNING.

Section 2: R-15

Several parcels located between Mammoth Oaks Drive and Sardis Road and shown more specifically on the attached map.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. 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 15th day of December, 1986, the reference having been made in Minute Book 87, and is recorded in full in Ordinance Book 35, at page 251-252.

Pat Sharkey  
City Clerk

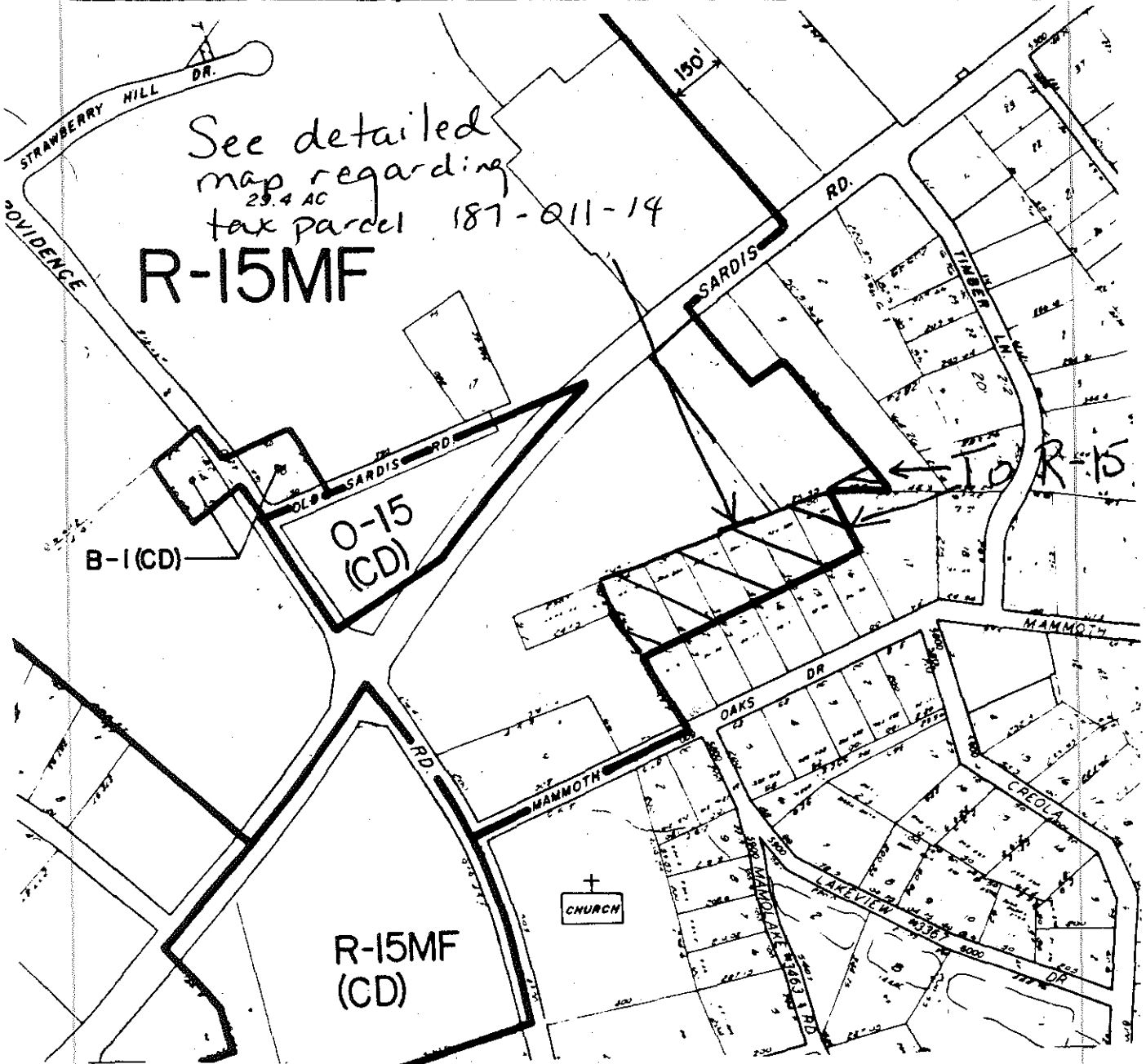
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PETITIONER Mammoth Oaks Homeowners Association

PETITION NO. 86-109 HEARING DATE 11/17/86

ZONING CLASSIFICATION, EXISTING R-15MF REQUESTED R-15

LOCATION Approximately 7 acres bounded by Providence Road, Sardis Road  
and Mammoth Oaks Drive



ZONING MAP NO. 136

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



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

APPROVED BY CITY COUNCIL

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE: DATE 12-15-86

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. Amend portions of the Research District as follows:

1. Add to Section 3024, Accessory Uses, a new Item "7" as follows:

"7. Satellite dishes and towers. See Section 3026.3."

2. Add a new subsection ".3" to Section 3026 Development Standards for Various Uses.

".3 The following standards apply to satellite dishes and towers in the RE-1 and RE-2 districts.

- .1 Satellite dishes and towers are permitted only when they are a necessary part of a permitted use utilizing such equipment as part of its normal operation.
- .2 Such dishes and towers may not be located within the setback area of any lot or within the street side yard of a corner lot.
- .3 Screening shall be installed on the exterior sides of such dishes and towers in accordance with Section 1601. If walls are chosen for this screening, materials must be compatible with the exterior of other buildings on the site."

3. Add a new standard to Section 3025, Area, Yard and Height Regulation as follows:

"Minimum side yards on corner lots--for exterior side yards on lots greater than 10 acres--100 feet; on lots 4 to 10 acres--75 feet."

4. Add a new subsection ".4" to Section 3026, Development Standards for Various Uses, as follows:

".4 The following standards apply to all uses in the RE-1 and RE-2 districts.



.1 At least one-half of the exterior depth of the setback, side and rear yards, except where driveway access or utility easements are required, must be maintained with existing vegetation and natural features. Under certain circumstances the retention of existing vegetation or natural features may be inappropriate or ineffective. In such cases an alternative landscaping and screening plan may be submitted to the Planning Director for consideration and approval. These plans must contain sufficient information to indicate why maintenance of existing conditions would be inappropriate or ineffective due to site design, topography, unique relationships to other properties, natural vegetation or other special considerations. Details of the proposed landscaping treatment shall indicate topographic changes as well as number, type and size of plan material. Within 20 days the Planning Director shall advise the applicant of the disposition of the alternate proposal. If no specific alternative plan can be approved the maintenance of existing features must be observed. It should be understood that the alternative plan procedure is strictly voluntary and that requirements other than those normally associated with the screening section (1601) of this Ordinance may be imposed in order to insure that the intent of this section is met.

.2 As a minimum the requirements of Section 1601, Screening shall be enforced for all uses.

.3 An area equal to at least 10% of the paved surface of any parking area containing more than 20 spaces must be landscaped with plantings and trees. This requirement is in addition to any perimeter screening requirements for the parking areas and must be placed in the interior of the lot. The minimum width of landscaped islands or planting strips where provided shall be 8 feet. If a sidewalk is included in the planting strip, the landscaped area may be reduced to 6 feet."

5. Amend the first sentence of Section 3028.1 to read as follows:

"Parking of motor vehicles is not permitted in any required setback or in the front one half of any required exterior side yard of a corner lot or within 20 feet of any interior lot line, except that on through lots adjacent to an Interstate Highway parking is permitted in the setback to within 50 feet of the Interstate right-of-way."

6. Amend Section 2108.2 (Research District Signs) by rewriting the portion on "Permitted Number of Signs" as follows:

"Permitted Number of Signs: Identification-Attached 1 per building except on lots having frontage on 2 or more streets in which case 2 signs per building are permitted (1 for each street front). In the event more than 1 building is located on a lot, buildings permitted to have 2 signs are limited to those having either front and rear or front and side yards adjacent to streets.

Identification-Detached 1 per building except on lots having frontage on 2 or more streets in which case 2 signs per building are permitted (1 for each street front). In the event more than 1 building is located on a lot, buildings permitted to have 2 signs are limited to those having either front and rear or front and side yards adjacent to streets. No limit on number of signs not exceeding 4 square feet in area giving information concerning the location or use of accessory off-street parking facilities or loading or unloading facilities."

7. Amend Section 2108.2.1 (Research District Signs) by adding to the portion on "Permitted Illumination" after ". . . . light source)." the following:

"(Except as provided in Section 3027)"

8. Amend Section 3027 (Signs - Research District) by adding after ". . . . 2100" the following:

"and in accordance with those standards below.

- .1 Signs in the Research District may be luminous.
- .2 Signs lighted internally must be contained within an opaque background with only letters, numbers and symbols being translucent. The intent of this requirement is to provide for signs which consist of lighted letters, numbers and symbols on an opaque background."

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 15th day of December 19 86, the reference having been made in Minute Book 87, and recorded in full in Ordinance Book 35, at page 253-255.

Pat Sharkey, City Clerk

December 15, 1986  
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APPROVED BY CITY COUNCIL

06-111

DATE 12-15-86

ORDINANCE NO. 2101

AN ORDINANCE AMENDING APPENDIX A  
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. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 3032 Institutional District - Permitted Uses by adding a new item:

"16. Group home for up to 10 clients."

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 15th day of December 19 86, the reference having been made in Minute Book 87, and recorded in full in Ordinance Book 35, at page 256.

Pat Sharkey, City Clerk