

Petition No. 2001-101
Petitioner: Hills Communities of Charlotte, Inc.

ORDINANCE NO. 1952-Z

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

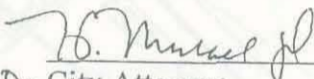
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 R-3 to MX-2.

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:


Sv. Dq. City Attorney

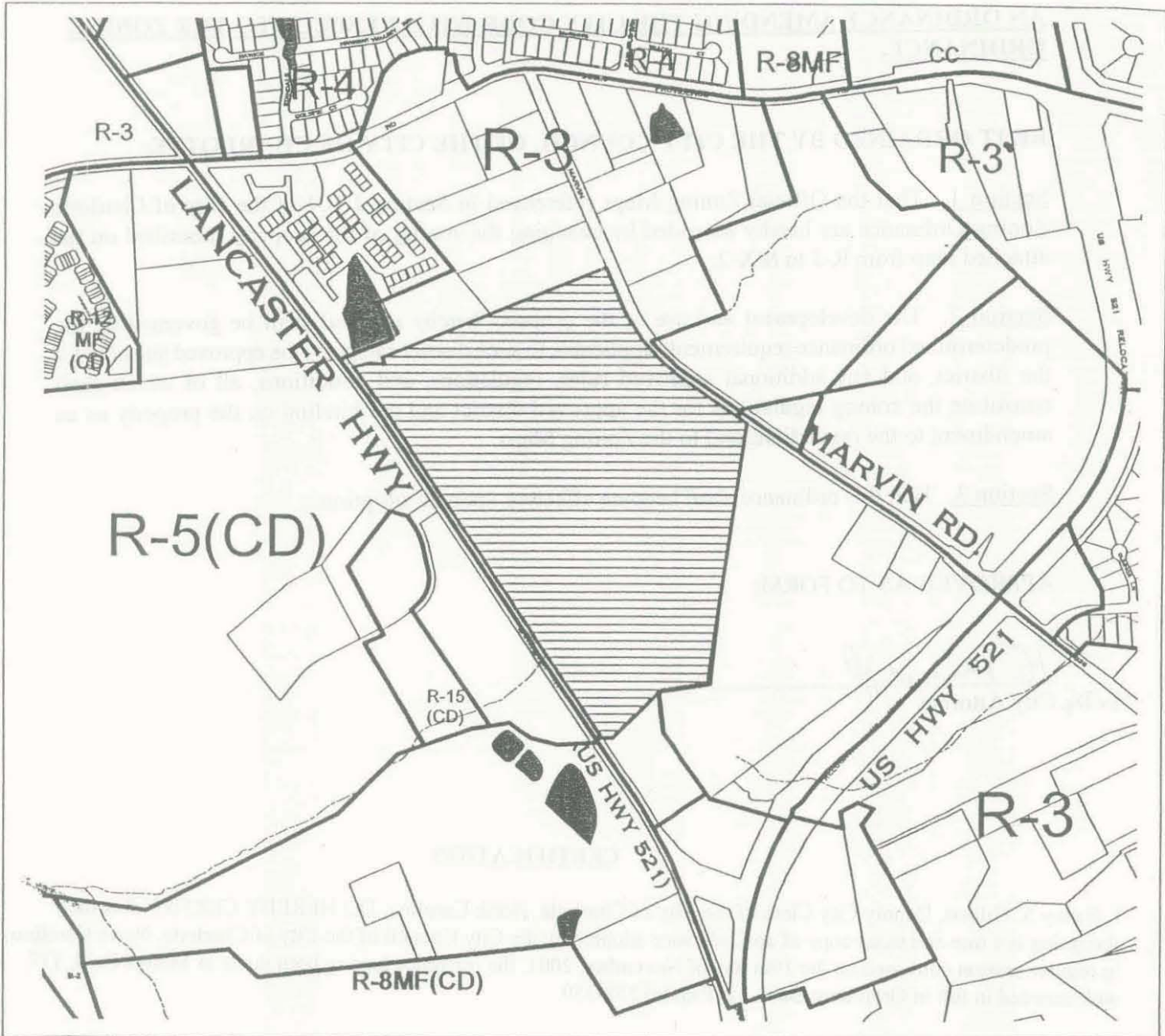
CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 358-359.








WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2001-101
 Petitioner: Hills Communities of Charlotte, Inc.
 Hearing Date: September 17, 2001
 Zoning Classification (Existing): R-3
 Zoning Classification (Requested): MX-2
 Acreage & Location: Approximately 62.2 acres located between Lancaster Highway (US Hwy. 521) and Marvin Road, south of Providence Road West.



Map Legend

	ETJ		Floodplain.shp
	Airnoise.shp		County Line
	Watershed		City Limits(arc)
	Historic District		

Zoning Map #(s); 182,183,185

Charlotte-Mecklenburg Planning Commission

Petition No.: 2001-114
Petitioner: Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 1953

**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:

**CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 5:
SPECIAL REQUIREMENTS FOR CERTAIN USES**, by adding a new section as follows:

Section 12.529. Sidewalk Connections to Public Streets.

In order to promote and encourage pedestrian circulation, it is important to provide safe and adequate sidewalk facilities. Therefore, sidewalk connections will be required as described below for new commercial development, except for the following exceptions:

- (a) A change of use in an existing building from a commercial use to another commercial use.
 - (b) Expansions of less than 5% of the building area or 1,000 square feet, whichever is less.
 - (c) Facade improvements to existing buildings.
 - (d) Individual uses within a shopping center or a unified complex are not required to provide separate sidewalk connections as long as the entire center or complex as a whole provides common sidewalk connections.
1. Sidewalk connections shall be required after the effective date of this amendment between certain commercial buildings and all adjoining public streets except for freeways or expressways.

2. Commercial uses requiring sidewalk connections to streets include residential buildings of four (4) or more dwelling units, general offices and medical clinics, institutional uses, retail establishments, and industrial uses, except for the following uses:

Various kinds of care centers with less than six (6) patrons provided there is a driveway connection to the street.

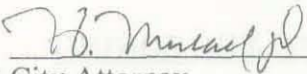
- Abattoirs
- Agricultural industries and farms
- Airports
- Boarding stables and riding academies
- Contractor offices and accessory storage
- Foundries
- Hazardous materials storage and treatment
- Heliports and helistops, unlimited
- Junkyards
- Lumber mills and storage yards
- Medical waste disposal facilities as a principal use
- Outdoor seasonal sales
- Petroleum storage facilities
- Power generation plants
- Quarries
- Raceways and drag strips
- Radio and television towers
- Sanitary landfills
- Theatres, drive-in-motion picture
- Truck stops
- Truck terminals
- Utility operations centers
- Warehousing
- Waste incinerators

3. Sidewalk connections shall be made to all streets adjoining the use.

4. Sidewalk connections shall be a minimum width of five (5) feet and must be constructed of concrete, asphalt, or other material suitable to the individual landscape setting as determined by the Planning Director or assigns. An individual sidewalk connection will not be required if it would result in a length of 1320 feet or more.

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


Approved as to form:


City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 360-362.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 2001-117

Petitioner: Thomas and Sarah E. Pinion

ORDINANCE NO. 1954-Z

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

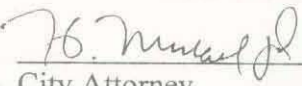
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 R-4 to R-8MF(CD).

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:



S. P. City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Pages 363-364.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 31st day of January, 2002.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2001-117**

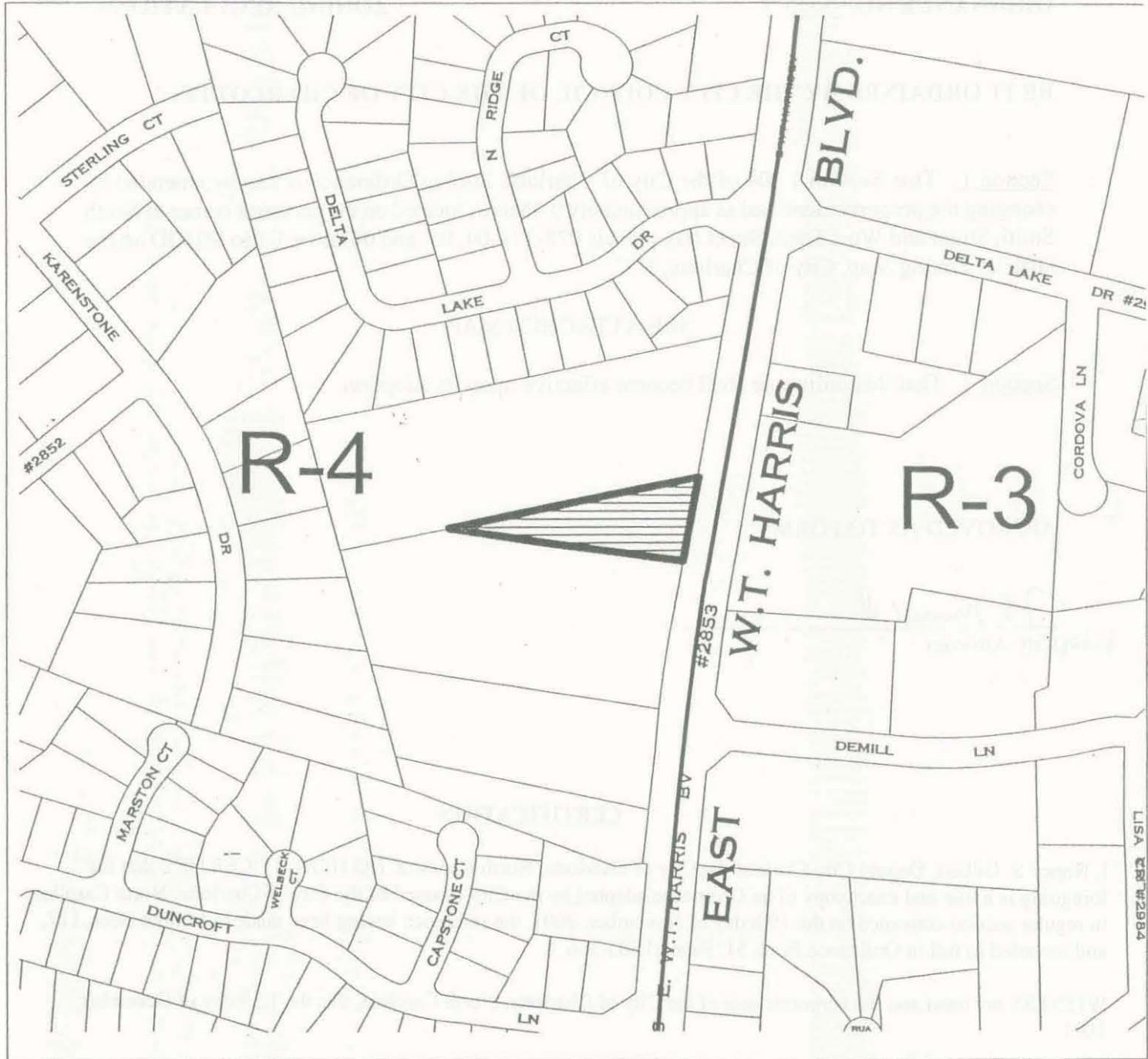
Petitioner: Thomas and Sarah Pinion

Hearing Date: October 17, 2001

Zoning Classification (Existing): R-4

Zoning Classification (Requested): R-8ME(CD)

Acresage & Location Approximately 1 acre located on the west side of East W. T. Harris Boulevard, south of Delta Lake Drive.



Zoning Map #(s);

91

Map Legend

	ETJ		Floodplain.shp
	Airnode.shp		County Line
	Watershed		City Limits(arc)
	Historic District		

CITY ZONE CHANGE

Petition No. 01-120
Eugene M. Duvant, Sr.

ORDINANCE NO. 1955-Z

ZONING REGULATIONS

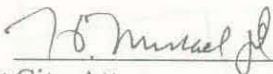
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 0.46 acres located on the northeast corner of North Smith Street and West Tenth Street (tax parcels 078-231-04, 05, and 06) from I-1 to MUDD 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, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 365-366.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2001-120

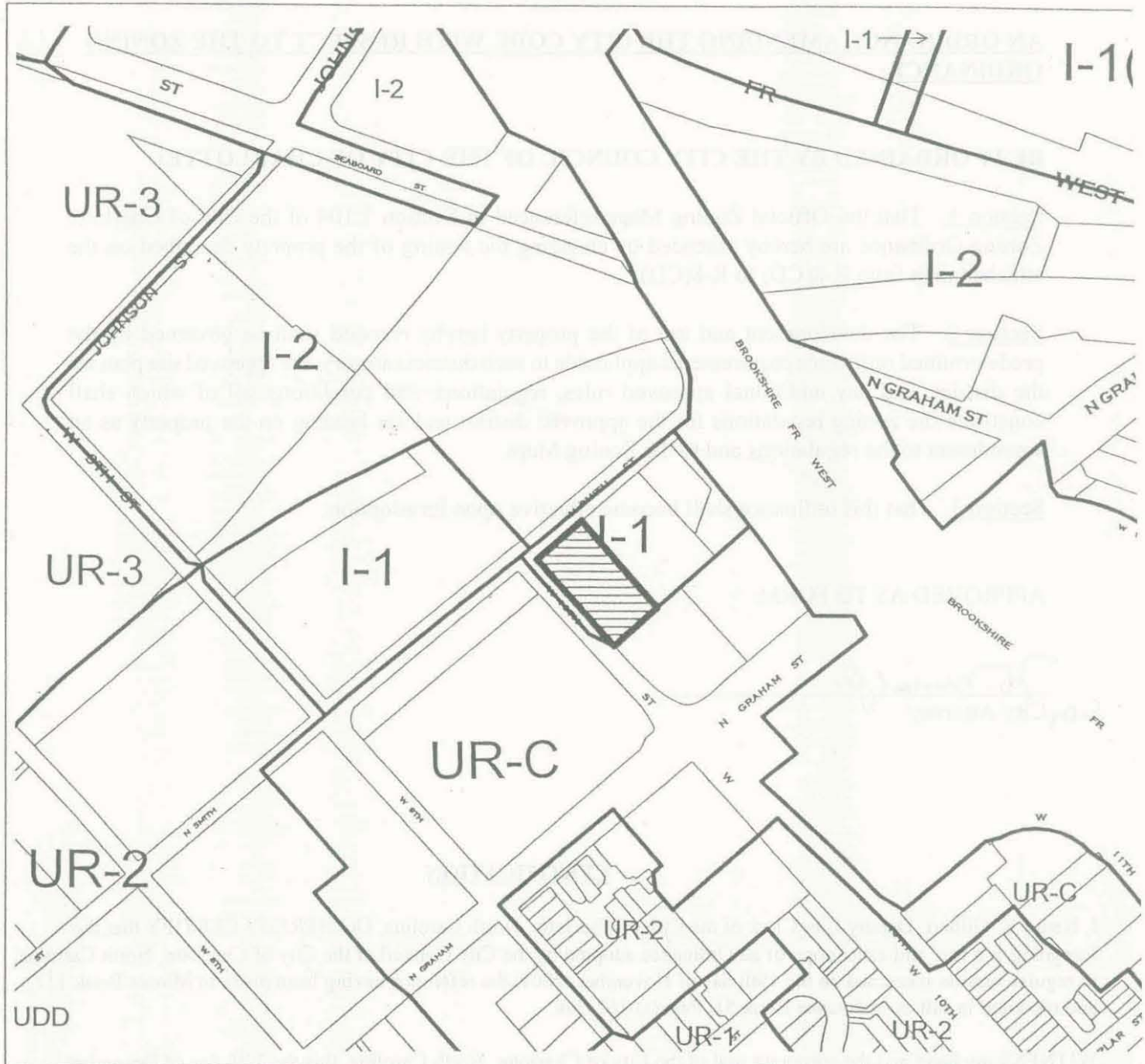
Petitioner: Eugene M. Davant, Sr.

Hearing Date: October 17, 2001

Zoning Classification (Existing): I-1

Zoning Classification (Requested): MUDD

Acreeage & Location Approximately 0.46 acres located on the northeast corner of North Smith Street and West Tenth Street.



Zoning Map #(s);

88

Map Legend

	ETJ		Floodplain, etc.
	Alms, etc.		County Line
	Watershed		City Limits, etc.
	Historic District		

Charlotte-Mecklenburg Planning Commission

Petition No. 2001-122
Petitioner: Tuscan Development II, Inc.

ORDINANCE NO. 1956-Z

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

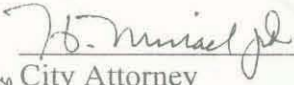
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 R-8(CD) to R-8(CD).

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:




Sv. Dy. City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 367-368.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2001-122

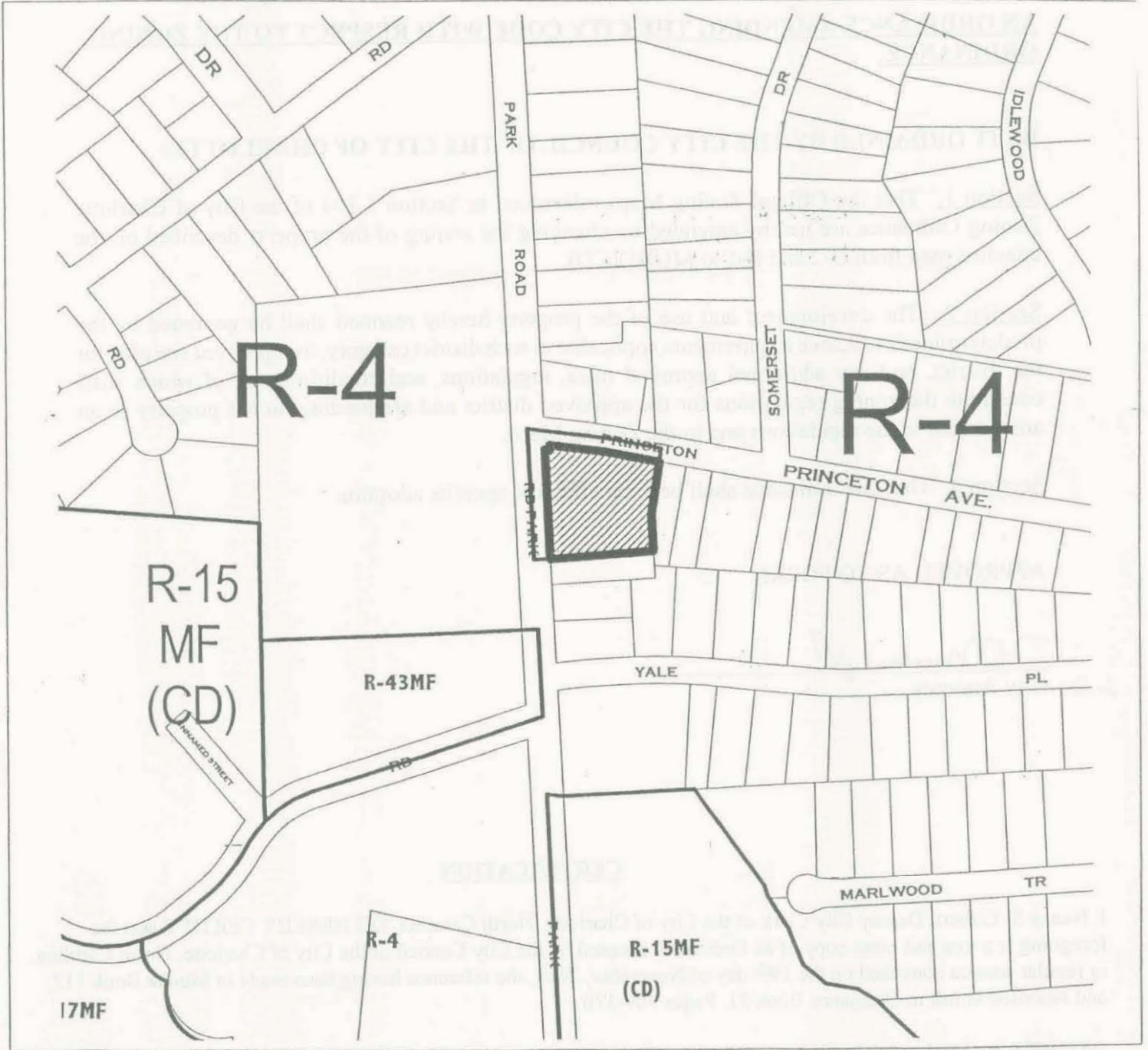
Petitioner: Tuscan Development II, LLC

Hearing Date: October 17, 2001

Zoning Classification (Existing): R-8(CD)

Zoning Classification (Requested): R-8(CD) S.P.A.

Acres & Location: Approximately 0.88 acres located on the southeast corner of Park Road and Princeton Avenue.



Zoning Map #(s): 125



Charlotte-Mecklenburg Planning Commission

Petition No. 2001-125
Petitioner: Edens and Avant

ORDINANCE NO. 1957-2

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

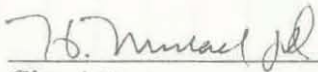
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 O-2 and B-1 to MUDD(CD).

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:



Sr. Dep. City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Pages 369-370.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 31st day of January, 2002.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2001-125

Petitioner: Edens & Avant

Hearing Date: October 17, 2001

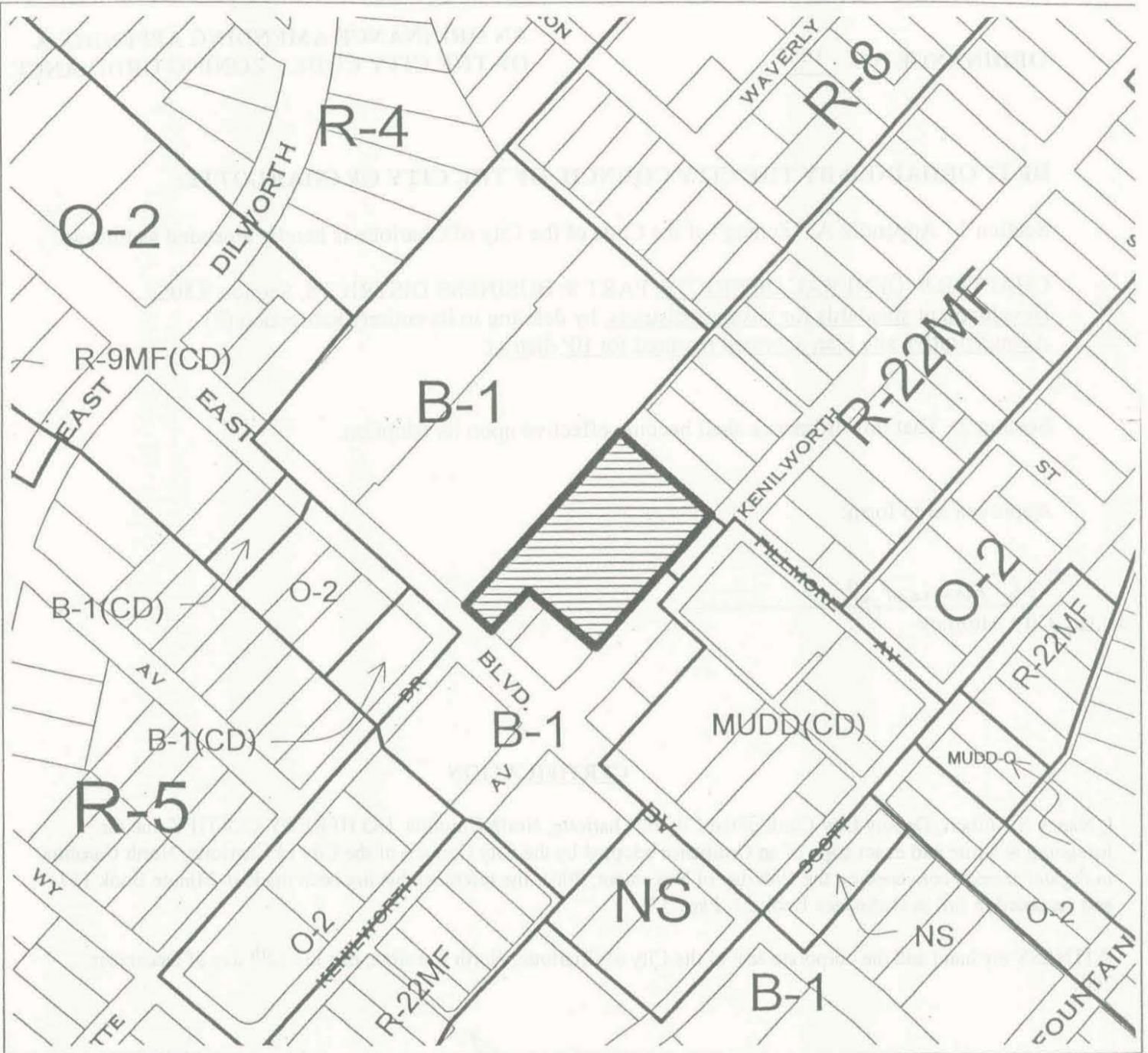
O-2 and B-1

Zoning Classification (Existing):

MUDD(CD)

Zoning Classification (Requested):

Acresage & Location Approximately 1.5 acres located on the north side of East Boulevard, west of Kenilworth Avenue.



Zoning Map #(s);

111

Map Legend

- | | | | |
|--|-------------------|--|------------------|
| | ETJ | | Floodplain.shp |
| | Altitude.shp | | County Line |
| | Watershed | | City Limits(are) |
| | Historic District | | |

Petition No: 2001-126
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO 1958

**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:

CHAPTER 9: GENERAL DISTRICTS, PART 8: BUSINESS DISTRICTS, Section 9.805.
Development standards for business districts, by deleting in its entirety subsection (8)
Administrative site plan approval required for BP district.

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

Approved as to form:

H. Mumacl Jr
Sr. Dep. City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page 371.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.

Nancy S. Gilbert
Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No: 2001-127
Petitioner: Stanley Watkins, Key Business Executive
Neighborhood Development Department
City of Charlotte

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

ORDINANCE NO. 1959

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

Section 1: CHAPTER 2, Part 2, Section 2.201 “Definitions” and CHAPTER 12, Part 5, “Special Requirements for Certain Uses” of the Code of the City of Charlotte are hereby amended as follows:

1. Amend CHAPTER 2, Part 2, Section 2.201 “Definitions” by adding the following definitions in alphabetical order after “Customary Home Occupations”, to read as follows:

Day Labor Service Agency.

Any person or entity engaged in the business of employing day laborers to provide services to or for any third party employer pursuant to a contract with the day labor service and the third party employer. For purposes of this definition, the following terms are further defined:

- i. Day Laborer. A person who contracts for employment with a day labor service agency.
- ii. Day Labor. Labor or employment that is occasional or irregular at which a person is employed for not longer than the time period required to complete the assignment for which the person was hired. Wage payments are made directly or indirectly by the day labor service agency or the third party employer for work undertaken by day laborers pursuant to a contract between the day labor service agency with the third party employer. “Day Labor” does not include labor or employment of a professional or clerical nature.

iii. Third Party Employer. Any person that contracts with a day labor service agency for the employment of day laborers.

2. Amend CHAPTER 9, Part 1, "Table of Uses and Hierarchy of Districts to add "Day Labor Service Agencies" as a use in the table, and allowed in the following zoning districts (which are more restrictive than when this use was allowed as an "Office" use:

	INST	RE-1	RE-2	O-1	O-2	O-3	B-1	B-2	B-BD	BP	UMUD	U-I	I-1	I-2
OTHER USES														
Day Labor Service Agencies	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

3. Amend CHAPTER 12, Part 5, "Special Requirements for Certain Uses" by adding a new subsection 12.530 "Day Labor Service Agencies" to read as follows:

Section 12.530. Day Labor Service Agencies.

Day labor service agencies are permitted in the Institutional, Research, Office, Business, UMUD, U-I and Industrial zoning districts subject to approval of a site plan that shall meet the following special requirements:

- (1) Minimum Spacing Requirements: Any structure in which a day labor service agency is the principal or accessory use shall be separated by a distance of at least six hundred feet (600') from any residentially zoned district or from any existing residential use. The distance shall be measured in a straight line from the closest edge of any building occupied by a day labor service agency to the nearest residential zoning district or to the property line of a residential use.
- (2) Minimum Spacing Between Day Labor Service Agencies: Any structure in which a day labor service agency is the principal or accessory use shall be separated by a distance of at least one thousand feet (1000') from any other day labor service agency. The distance shall be measured in a straight line from the closest edges of the buildings occupied by day labor service agencies.
- (3) Operation and On-Site Management: On-site management shall be provided during normal business hours, defined as the usual time of day laborers begin to gather, or 7:00 a.m., whichever occurs first.

Adequate on-site management includes having an employee on-premises during the hours of operation. The employee must be accessible to day laborers, law enforcement personnel, and any other individuals who need to establish communication upon or about the premises. Adequate on-site management also requires that the employee has the authority to exercise control over the premises to ensure that the use of the premises does not result in littering, nuisance activities, noise, or other activities that interfere with the peaceful enjoyment and use of surrounding properties.

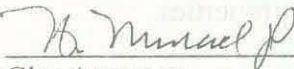
(4) Day Laborer Waiting Area and Permanent Interior Restroom Facilities: The day labor service agency shall provide adequate seating for day laborers in an accessible waiting area of the day labor service agency. The day laborer waiting area shall allow for access to restrooms and water, during the hours of operation, but starting no later than 7:00 a.m. The day laborer waiting area shall be sized to adequately accommodate the maximum number of day laborers expected per day, and have a minimum size of 12' X 12'.

(5) Nonconformity and Amortization: If there is a use of a structure that purports to be a lawful "day labor service agency" under the Zoning Ordinance, before the effective date of this ordinance, then such use must have lawfully come into existence pursuant to any required Zoning Ordinance permits, and must have complied with, and continued to comply with, any of the applicable Zoning Ordinance standards when the use lawfully came into existence. All existing non-conforming agencies that are nonconforming with respect to Section 12.530 (1), (2), (3) or (4) must comply with the provisions of this Section within the following amortization periods:

- (a) Section 12.530(1) "Minimum Spacing Requirements", within two (2) years of the effective date of Section 12.530.
- (b) Section 12.530(2), "Minimum Spacing Between Day Labor Service Agencies", within two (2) years of the effective date of Section 12.530.
- (c) Section 12.530(3), "Operation and On-Site Management", within six (6) months of the effective date of Section 12.530.
- (d) Section 12.530(4) Day Labor Waiting Area and Permanent Interior Restrooms", within two (2) years of the effective date of Section 12.530.

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

Approved as to form:


City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 372-375.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2001-128
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 1960

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:

Amend CHAPTER 9: GENERAL DISTRICTS, Footnotes to Charts 9.205(1), 9.305(1), 9.705(1), and 9.805(1), by adding a new sentence at the end of each footnote # 1 as follows:

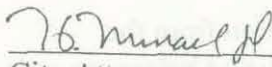
1. For lots located on an existing publicly maintained street that does not have any record of right-of-way dedication, the density is calculated by multiplying the gross land area, minus the area within the maintained street (typically ditch to ditch) incorporated within the property, times the maximum density number for the zoning district.

The revised footnotes # 1 will read in their entirety as follows:

1. The maximum residential density number, when multiplied by the number of acres in a lot, controls the allowable number of dwelling units permitted on a lot. Density is calculated by multiplying the gross land area, minus any existing dedicated rights-of-way incorporated within the property, times the maximum density number established for the zoning district. For lots located on an existing publicly maintained street that does not have any record of right-of-way dedication, the density is calculated by multiplying the gross land area, minus the area within the maintained street (typically ditch to ditch) incorporated within the property, times the maximum density number for the zoning district.

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

Approved as to form:


David M. Munnell
City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page 376.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No: 2001-129
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 1961

**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:

1. CHAPTER 9: GENERAL DISTRICTS, PART 3: MULTI-FAMILY DISTRICTS,

A. Section 9.303. Uses permitted under prescribed conditions, (19) Planned multi-family and attached developments, a single multi-family or attached building on a lot with more than 12 units in a building, by inserting a new item (f) and designating the existing (f), (g), and (h), as (g), (h), and (i) respectively

(f) The following standards shall apply when both sides of a public street, other than a thoroughfare, are located within or runs through the boundaries of a project subject to this Section:

- (i) All buildings may have a minimum 15-foot separation from the public street right-of-way provided the conditions listed below are met.
- (ii) Architectural features such as cornices, eaves, steps, gutter, and fire escapes may project up to 3 feet into this 15-foot separation area.
- (iii) All garages must have a minimum separation of 22 feet from the public street right of way while the remainder of the structure may be located at the minimum 15-foot separation from the public street right-of-way.

- (iv) All dwelling units with the 15-foot minimum street separation must have the building elevation facing the street as a front architectural facade with an entrance doorway. Rear and back facades are not permitted to face the street.
- (v) No parking or maneuvering space is permitted in the 15-foot separation area, except that common driveways providing access to parking areas may be installed across it. However, parking behind garages is allowed so long as the parking is out of the required planting strip and sidewalk area or the right-of-way, whichever is greater.

On-street parallel parking or recessed parallel parking entirely within the public right-of-way is permitted and encouraged in locations approved by the Charlotte Department of Transportation (CDOT). Such parking may be counted toward meeting the minimum number of parking spaces as required by this ordinance.

In the event that the City or State removes any such on-street parking that was allowed to count toward the minimum required, the existing use will not be required to make up the difference and the use will not be made non-conforming.

All parallel parking shall have a minimum width of 8 feet and be at least 22 feet in length.

- B. Section 9.305. Development standards for multi-family districts, (1) Area, yard and bulk regulations shall be as follows: (e) Minimum setback (feet), by adding, (except as provided for in Section 9.303(f), to the second item. The revised item will read as follows:

-All other buildings, including planned multi-family developments (except as provided for in Section 9.303(f)

- 2. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 2: OFF-STREET PARKING AND LOADING, Section 12.206. Location of required parking, (3) by deleting the last sentence that reads:

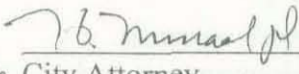
The above restrictions shall not apply to residential units with individual driveways or driveways shared by no more than two residential units which provide direct vehicular access to the individual units and when located on a Class V, Class VI, or Class VI-L street, except that single family detached or duplex units may be located on a Class III or Class IV street.

And replacing it with the following:

The above restrictions in this subsection (3) shall not apply to single family detached or duplex units. These parking location restrictions also do not apply to other residential dwellings consisting of 3 or more dwelling units, each with individual attached garages accessed by individual or shared driveways, when located on a Class V, VI, or VI-L street. The garages must be a minimum of 22 feet from the public right-of-way. Individual dwelling unit driveways or shared driveways shall have a maximum width at any one point of 20 feet.

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

Approved as to form:




City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 377-379.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No: 2001-130
Petitioner: Charlotte-Mecklenburg Planning Commission

**AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE – ZONING ORDINANCE**
ORDINANCE NO. 1962

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, CHAPTER 10, OVERLAY DISTRICTS, is hereby amended as follows:

1. PART 5: MOUNTAIN ISLAND LAKE WATERSHED OVERLAY, Section 10.508. Buffer Areas Required, 3. Additional buffer requirements,

Subsection a.

Delete the wording, Mecklenburg County Environmental Protection Guidelines, in the second sentence and replace with the wording, "Watershed Buffer Guidelines for Mecklenburg County" contained in Appendix 5.

The revised sentence will thusly read as follows:

Trees less than 2-inch caliper and undergrowth may be removed to be replaced by an effective stabilization and filtering ground cover based upon the "Watershed Buffer Guidelines for Mecklenburg County" contained in Appendix 5 and as approved by the County Environmental Protection Department.

Subsection d.

Delete the wording, Mecklenburg County Environment Protection Department guidelines, and replace with the wording, Watershed Buffer Guidelines for Mecklenburg County" contained in Appendix 5.

The revised sentence will thusly read as follows:

During new development or the expansion of existing development the City can require enhancement of the existing vegetation in the buffer if necessary so that the buffer can effectively perform its filtering and absorption functions based on the "Watershed Buffer Guidelines for Mecklenburg County" contained in Appendix 5.

Add a new item 4 as follows:

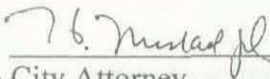
4. Mitigations of disturbed buffers required.

Should existing vegetation within the buffer be disturbed (except as allowed by this Ordinance) or should vegetation, which was added to a buffer pursuant to the requirement that existing vegetation in the buffer be enhanced, be disturbed (except as allowed by this Ordinance), the Zoning Administrator shall require that any vegetation remaining in the buffer be enhanced in accordance with the "Watershed Buffer Guidelines for Mecklenburg County" contained in Appendix 5 so that the buffer can effectively perform its filtering and absorption functions,

- 2. PART 6: CATAWBA RIVER/LAKE WYLIE WATERSHED OVERLAY, Section 10.608. Buffer areas required, by deleting subsections 4. Diffuse flow requirements, 5. Pools, and 6. Buffer delineation.

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

Approved as to form:

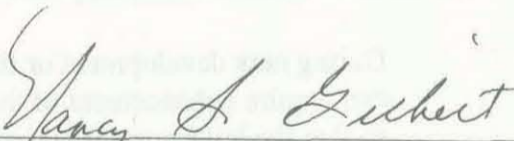


 Sr. Dep. City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 380-381.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.



 Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 2001-131 SUB
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 1963

AMENDING CHAPTER :

**AN ORDINANCE AMENDING CHAPTER 20, (SUBDIVISION REGULATIONS) OF
THE CODE OF THE CITY OF CHARLOTTE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE,
NORTH CAROLINA:**

Section 1. The City of Charlotte Subdivision Ordinance is hereby amended as follows:

1. Section 7.200. Design Standards for Lots,

A. Delete item number 10. (Reserved) and replace with the following:

10. New Subdivisions Within a Watershed Protection Overlay Zoning District.

New subdivisions within a Watershed Protection Overlay Zoning District must submit a buffer plan in accordance with Appendix B of this ordinance. The buffer plan will be submitted with the Subdivision Preliminary Plan application to the Planning Commission.

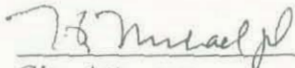
B. Delete in its entirety item number 11. Lots Within Catawba River/Lake Wylie Protection Area.

2. Delete Appendix A. CATAWBA RIVER/LAKE WYLIE WATERSHED PROTECTION AREAS, and replace with the following:

APPENDIX A (Reserved)

Section 2. This ordinance shall become effective upon adoption.

Approved as to form:

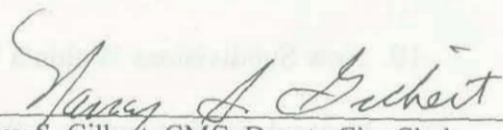


City Attorney

CERTIFICATION

Nancy S. Gilbert, Deputy 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, regular session convened on the 19th day of November, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 382-383.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of December, 2001.



Nancy S. Gilbert, CMC, Deputy City Clerk