

April 21, 2003
Ordinance Book 52, Page 196

Petition No. 2002-107
Petitioner: NFM Properties, LLC

ORDINANCE NO. 2280-Z

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

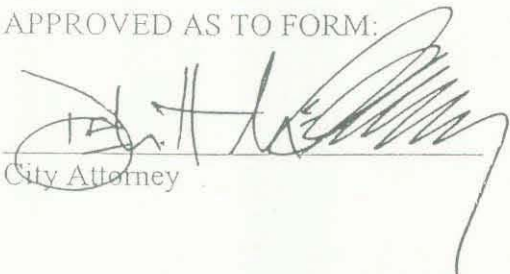
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 I-2 to MUDD-O.

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:


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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 196-197.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2002-107**

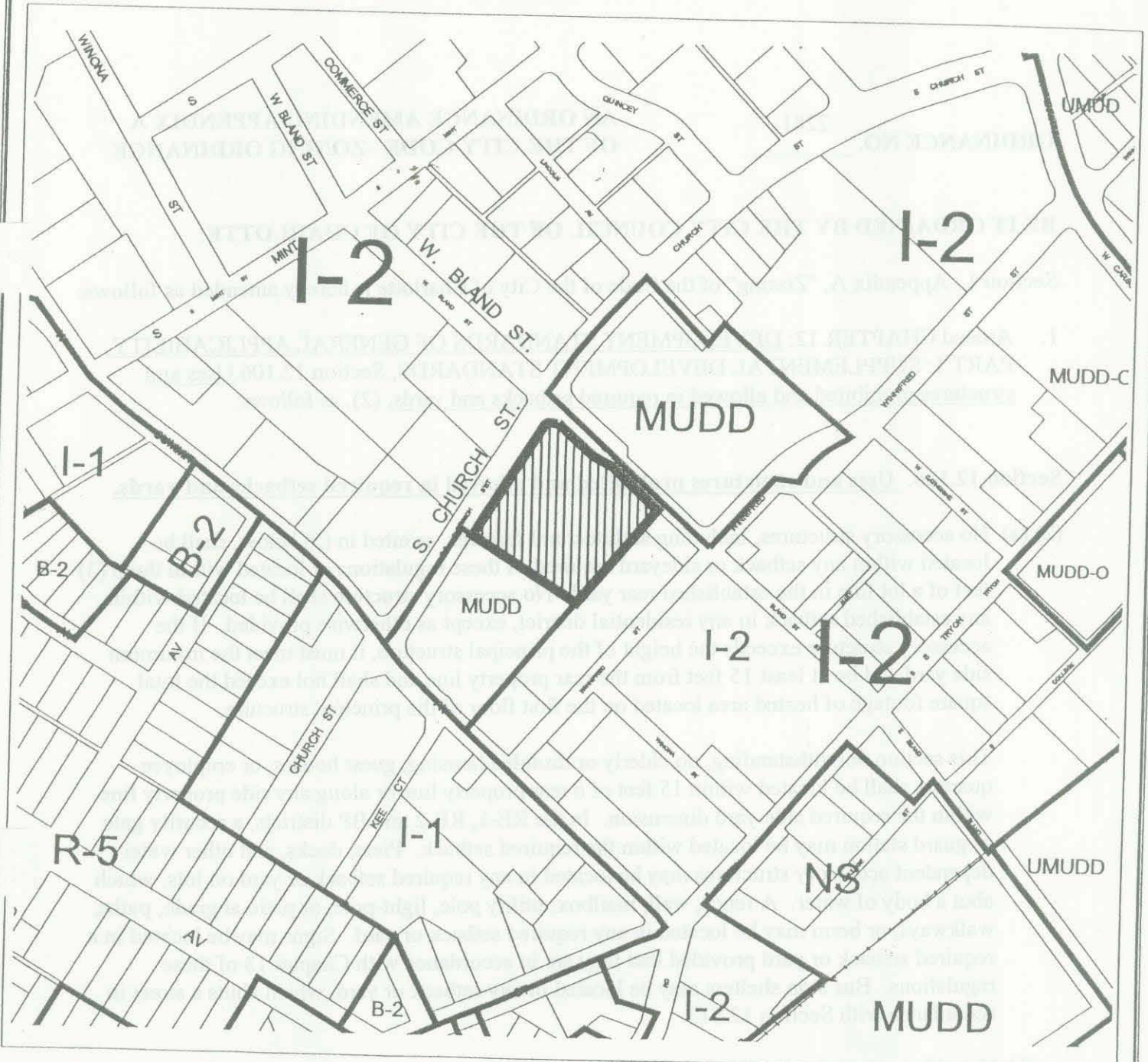
Petitioner: **NFM Properties, LLC**

Hearing Date: ~~October 23, 2002~~ **December 16, 2002**

Zoning Classification (Existing): **I-2**

Zoning Classification (Requested): **MUDD-O**

Acresage & Location **Approximately 1.9 acres located at the southeast corner of South Church Street and West Bland Street**



Zoning Map #(s); **102**

Map Legend

	EU		Floodplain.shp
	Airnoise.shp		County Line
	Watershed		City Limits.shp
	Historic District		

CLAY

Petition #: 2002-121
Petitioner: City Attorney's Office

ORDINANCE NO. 2281

**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. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 1: SUPPLEMENTAL DEVELOPMENT STANDARDS, Section 12.106. Uses and structures prohibited and allowed in required setbacks and yards, (2), as follows:

Section 12.106. Uses and structures prohibited and allowed in required setbacks and yards.

- (2) (a) No accessory structures, including architectural features, as cited in (5) below, shall be located within any setback or sideyard required of these regulations or located within three (3) feet of a lot line in the established rear yard. No accessory structure shall be located within any established setback in any residential district, except as otherwise provided. If the accessory structure exceeds the height of the principal structure, it must meet the minimum side yard and be at least 15 feet from the rear property line and shall not exceed the total square footage of heated area located on the first floor of the principal structure.

This section notwithstanding, no elderly or disabled housing, guest houses, or employee quarters shall be located within 15 feet of a rear property line or along any side property line within the required side yard dimension. In the RE-1, RE-2 and BP districts, a security gate or guard station may be located within the required setback. Piers, docks, and other water-dependent accessory structures may be located in any required setback or yard on lots, which abut a body of water. A fence, wall, mailbox, utility pole, light-pole, or patio at grade, paths, walkways, or berm may be located in any required setback or yard. Signs may be located in a required setback or yard provided that they are in accordance with Chapter 13 of these regulations. Bus stop shelters may be located in any setback or yard, which abuts a street in accordance with Section 12.513.

- (b) Notwithstanding the provisions of subsection (a), above-ground structures (other than a back-flow preventer) connected to and associated with underground electric, natural gas, telecommunications or cable television distribution lines, pipes, or conduits may be located in the setback subject to the following:

- i. A structure of a dimension that does not exceed four (4) feet in width, four (4) feet in length, or three (3) feet in height may be located no closer that two (2) feet to the existing or proposed road right-of-way based on the street classification and no closer than ten (10) feet to the back of curb or edge of pavement.
- ii. A structure of a dimension that does not exceed four (4) feet in width, eight (8) feet in length, or six (6) feet in height may be located no closer than ten (10) feet to the existing or proposed road right-of-way based on the street classification.

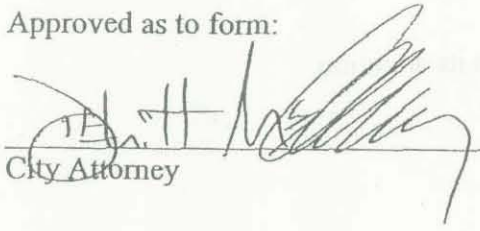
The dimension restrictions contained in subsections (b)(i) and (ii) shall not apply to structures located in the setback prior to April 1, 2003.

This subsection shall not apply in the UR-1, UR-2, UR-3, UR-C, MUDD, UMUD, or PED zoning districts and shall not constitute a regulation of utilities in the right-of-way.

- (c) Above-ground structures located in a setback, side yard, or rear yard pursuant to this section are subject to the sight requirements of Section 14-16 of the City Code.

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

Approved as to form:

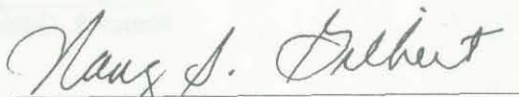


City Attorney

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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Page(s) 198-199.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.



Nancy S. Gilbert, CMC, Deputy City Clerk

April 21, 2003
Ordinance Book 52, Page 200

Petition No. 2003-015
Petitioner: Ale House Management, Inc.

ORDINANCE NO. 2282-Z

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

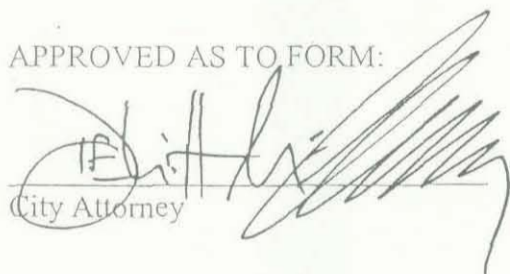
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 O-15(CD) to B-1(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.

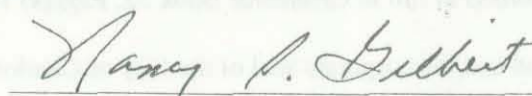
APPROVED AS TO FORM:


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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 200-201.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2003-15

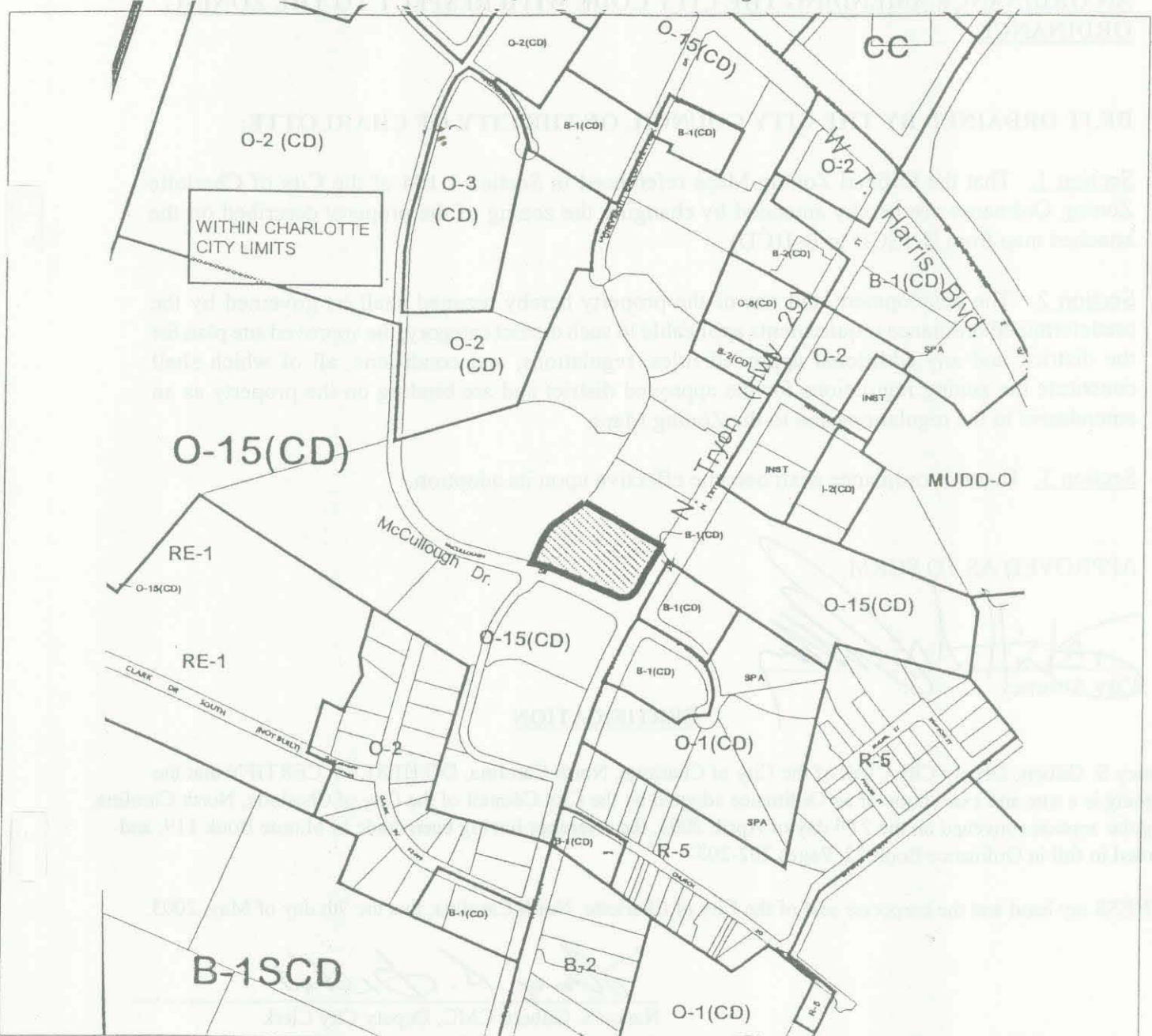
Petitioner: Ale House Management, Inc.

Hearing Date: February 17, 2003

Zoning Classification (Existing): O-15(CD)

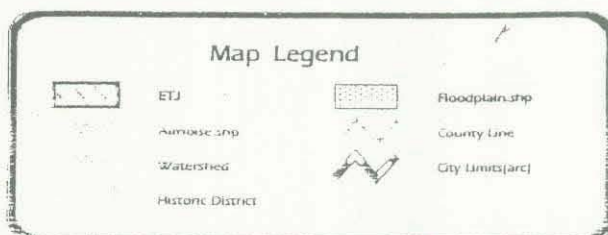
Zoning Classification (Requested): B-1(CD)

Acreage & Location Approximately 2.9 acres located on the northwest corner of North Tryon Street (NC Hwy 29) and McCullough Drive



Zoning Map #(s):

58



Petition No. 2003-017
Petitioner: New South Properties of the Carolina, LLC

ORDINANCE NO. 2283-Z

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

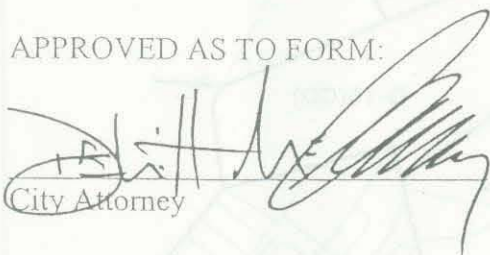
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 B-1SCD to B-1(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.

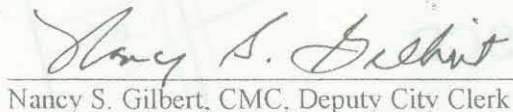
APPROVED AS TO FORM:


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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 202-203.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2003-17**

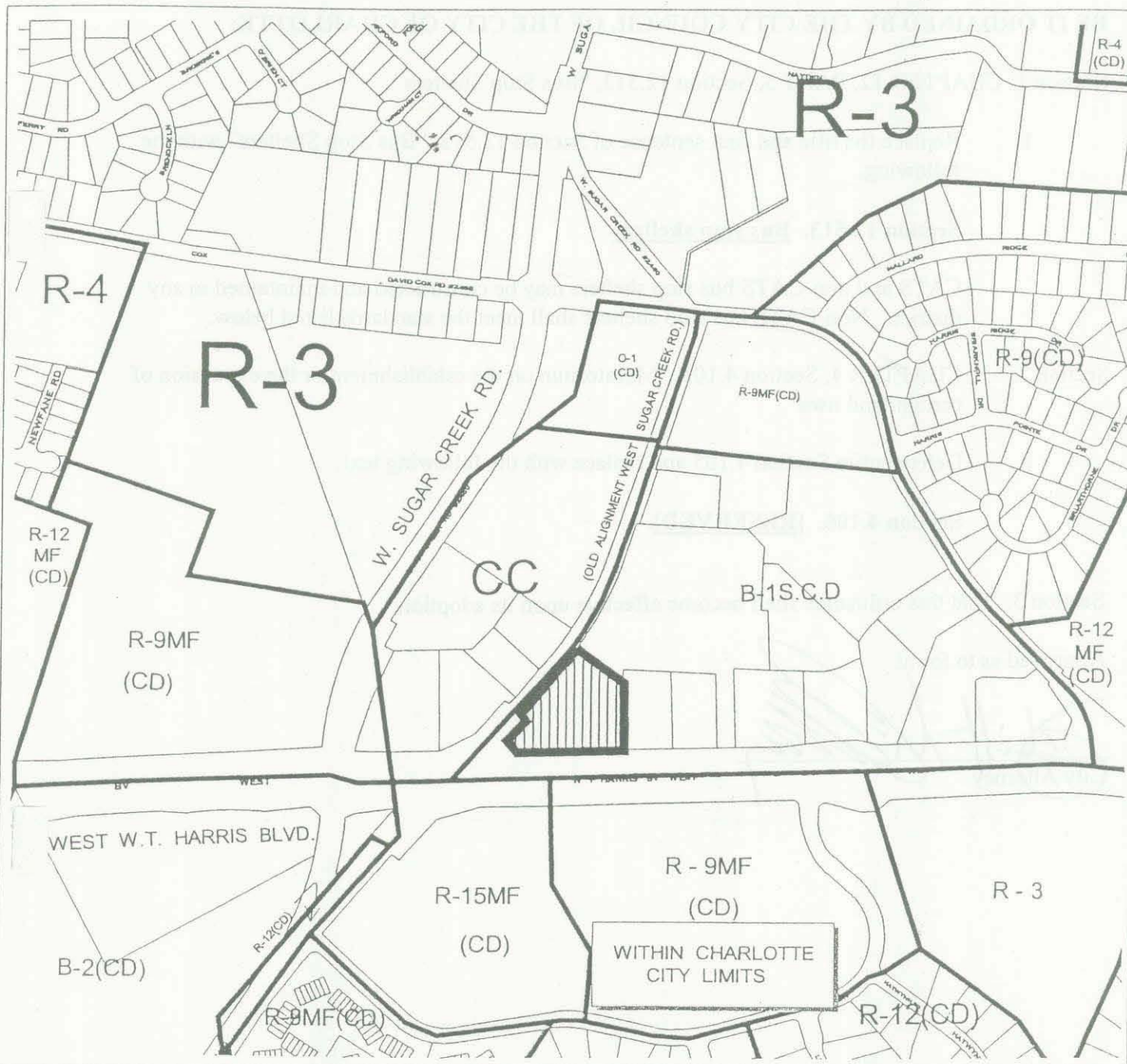
Petitioner: **New South Properties of the Carolinas, LLC**

Hearing Date: **February 17, 2003**

Zoning Classification (Existing): **B-1 S.C.D.**

Zoning Classification (Requested): **B-1(CD)**

Acreage & Location **Approximately 2.6 acres located on the northeast corner of West W. T Harris Boulevard and the old alignment of West Sugar Creek Road**



Zoning Map #(s):

52

Map Legend

	ETJ		Housename/Map
	Airspace/Map		County Line
	Watershed		City Limits(part)
	HISTORIC DISTRICT		

Petition No: 2003-019
Petitioner: Charlotte Mecklenburg Planning Commission
City of Charlotte

ORDINANCE NO. 2284-Z

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: CHAPTER 12, PART 5, Section 12.513, "Bus Stop Shelters".

1. Replace the title and first sentence of Section 12.513, "Bus Stop Shelters" with the following:

Section 12.513. Bus stop shelters.

CATS and non-CATS bus stop shelters may be constructed and maintained in any district. Non-CATS bus stop shelters shall meet the standards listed below:

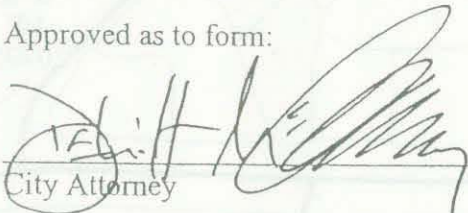
Section 2: CHAPTER 4, Section 4.105, "Moratorium on the establishment or the expansion of certain land uses".

1. Delete entire Section 4.105 and replace with the following text:

Section 4.105. [RESERVED].

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

Approved as to form:


City Attorney

April 21, 2003
Ordinance Book 52, Page 205

April 21, 2003
Ordinance Book 52, Page 205

Ordinance No. 2003-119
The Board of Commissioners

ORDINANCE NO. 2003-119

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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 204-205.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.



Nancy S. Gilbert, CMC, Deputy City Clerk





Nancy S. Gilbert, CMC, Deputy City Clerk

April 21, 2003
Ordinance Book 52, Page 206

Petition No. 2003-023
Petitioner: The Bissell Companies

ORDINANCE NO. 2285-7

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 B-1SCD to B-1(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:



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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 206-207.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: **2003-23**

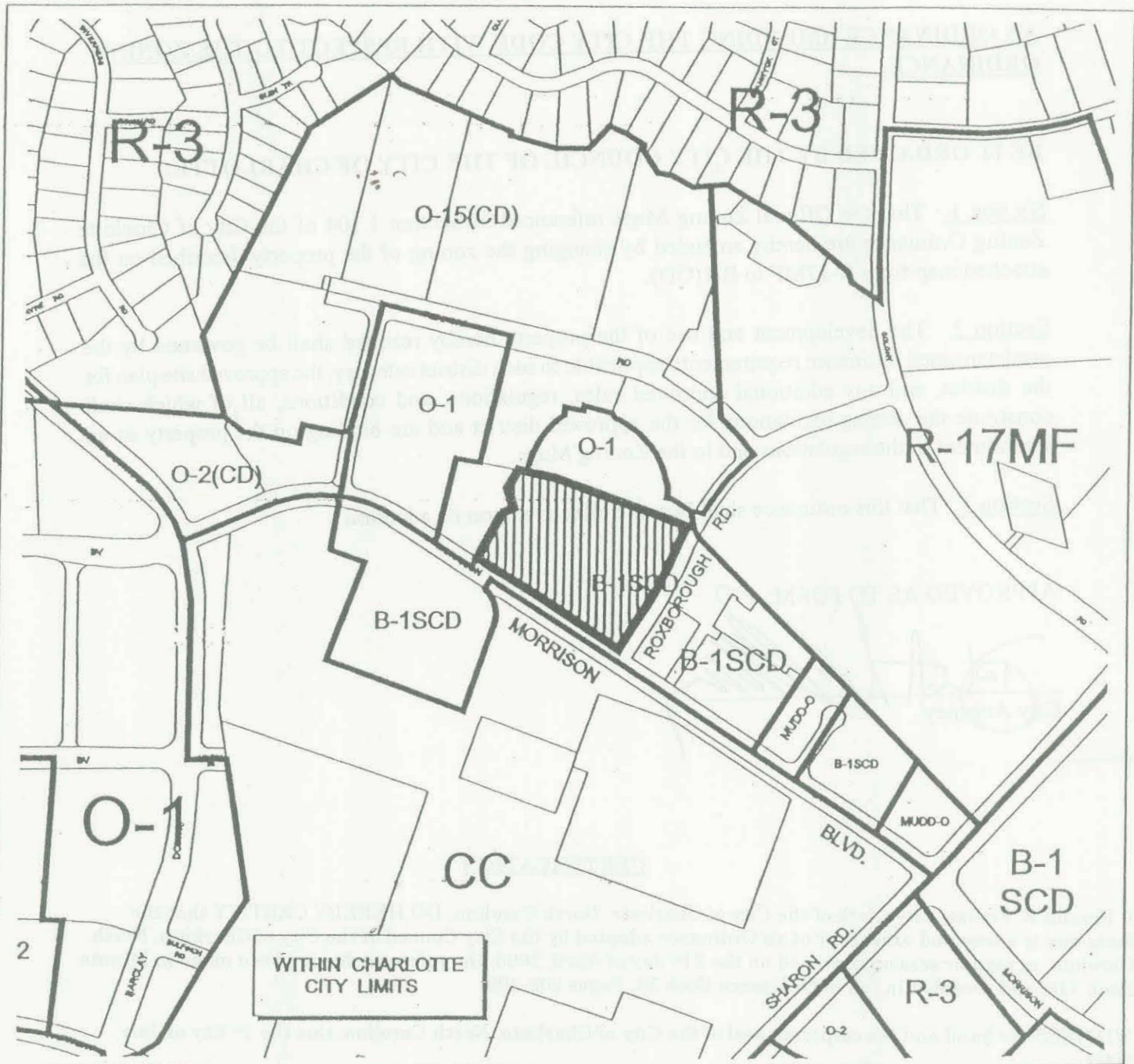
Petitioner: The Bissell Companies

Hearing Date: March 17, 2003

Zoning Classification (Existing): B-1SCD

Zoning Classification (Requested): B-1(CD)

Acresage & Location Approximately 6.4 acres located at the northwest corner of Morrison Boulevard and Roxborough Road



Zoning Map #(s); **135**

Map Legend

	ETU		Neighborhood
	Atmosphere		County Line
	Watershed		City Unincorporated
	Mark World		

Petition No. 2003-026
Kent Olson

ORDINANCE NO. 2286-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-17MF to B-1(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.

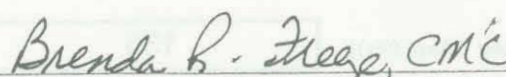
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, 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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 208-209.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1st day of July, 2003.


Brenda R. Freeze, CMC, City Clerk

Petition #: **2003-26**

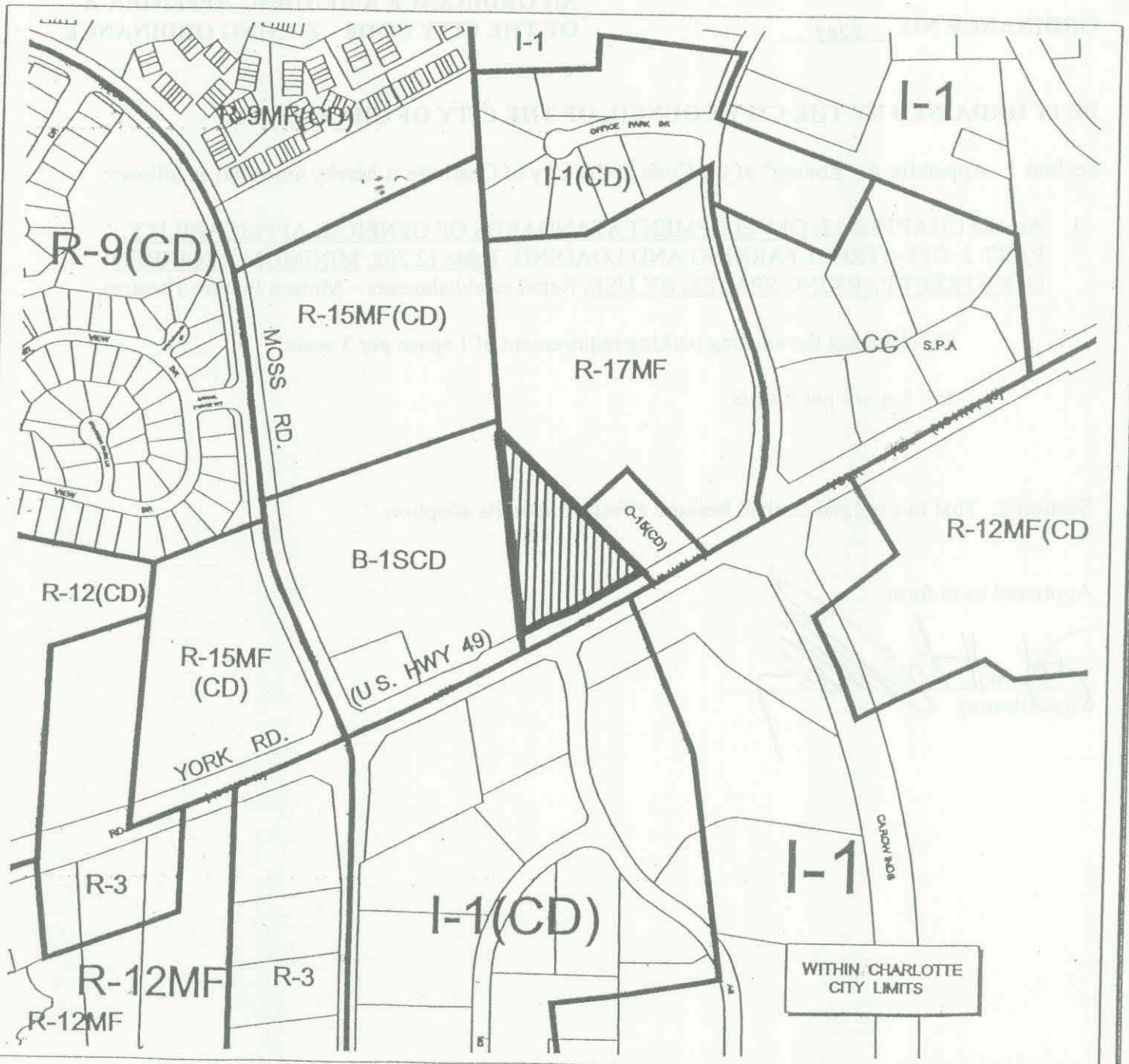
Petitioner: **Kent Olson**

Hearing Date: **March 17, 2003**

Zoning Classification (Existing): **R-17MF**

Zoning Classification (Requested): **O-1(CD)**

Acresage & Location **Approximately 4 acres located on the north side of York Road (U.S. Highway 49), east of Moss Road**



Zoning Map #(s); **155**

Map Legend

	EU		Wardship City
	Abandon City		County Line
	Wardship		City Unincorporated
	Historic District		

Petition #: 2003-029
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 2287

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

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

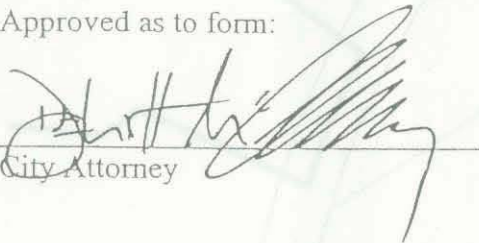
Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 2: OFF-STREET PARKING AND LOADING, Table 12.202, MINIMUM REQUIRED OFF-STREET PARKING SPACES, BY USE, Retail establishments – Motion Picture Theatres,

By changing the existing parking requirement of 1 space per 3 seats,
to: 1 space per 5 seats.

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

Approved as to form:


City Attorney

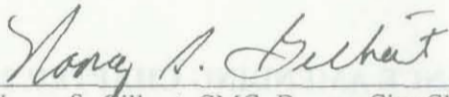


April 21, 2003
Ordinance Book 52, Page 211

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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 210-211.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition No. 2003-030 SUB
Petitioner: City Engineering and Property Management

ORDINANCE NO. 2288 AMENDING CHAPTER 20

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, Section 6.600. Final Plat Requirements, 6., is hereby amended as shown below. The amendments are shown as strike-throughs and are deletions from Section 6.600.6.

Section 6.600.6. Final Plat Requirements

The accurate location of monuments which must be established along the rear property lines of lots with a minimum of 2 per block located on a common line, including coordinates computed from the North Carolina Plane Rectangular Coordinate System and the City of Charlotte Primary Control System as extended therefrom, provided a control monument is within two thousand (2,000) feet of the subdivision. Design and material of the concrete monument must be in accordance with the standard detail contained in the Charlotte-Mecklenburg Land Development Standards Manual. The corners of all lots and parcels must be marked with iron posts driven flush with the ground. The iron posts must be placed where lot boundaries intersect railroad and public street rights-of-way. As an alternative the iron posts may be placed behind the curb and gutter on the same line as the property line if the locations of these irons are noted on the record plat.

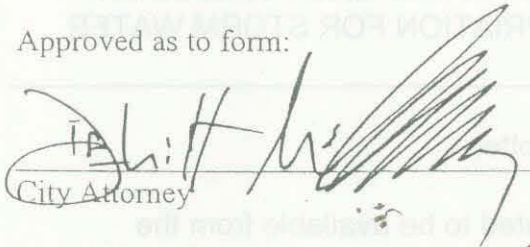
April 21, 2003
Ordinance Book 52, Page 213

May 17, 2003
Ordinance Book 52, Page 213

ORDINANCE NUMBER 2003-1

Section 2. This ordinance shall become effective upon adoption.

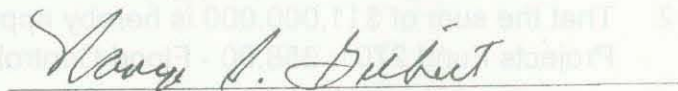
Approved as to form:


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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 212-213.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.


Nancy S. Gilbert, CMC, Deputy City Clerk

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 21st day of April, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 212-213.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of May, 2003.


Nancy S. Gilbert, CMC, Deputy City Clerk