

APPROVED BY CITY COUNCIL

DATE 3/21/05

Petition No. 2004-120

Petitioner: Eastwood Development Corporation

ORDINANCE NO. 2914-Z

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

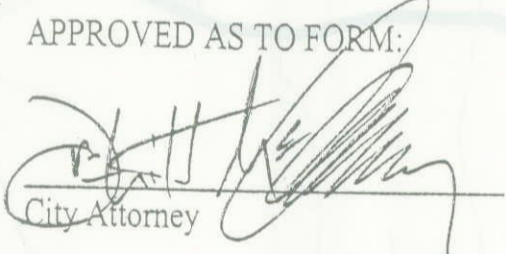
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-9MF(CD) to MX-1(Innovative).

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, Stephanie C. Kelly, 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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 470-471.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 2005.


Stephanie C. Kelly, CMC, Deputy City Clerk

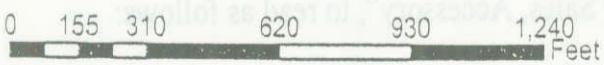
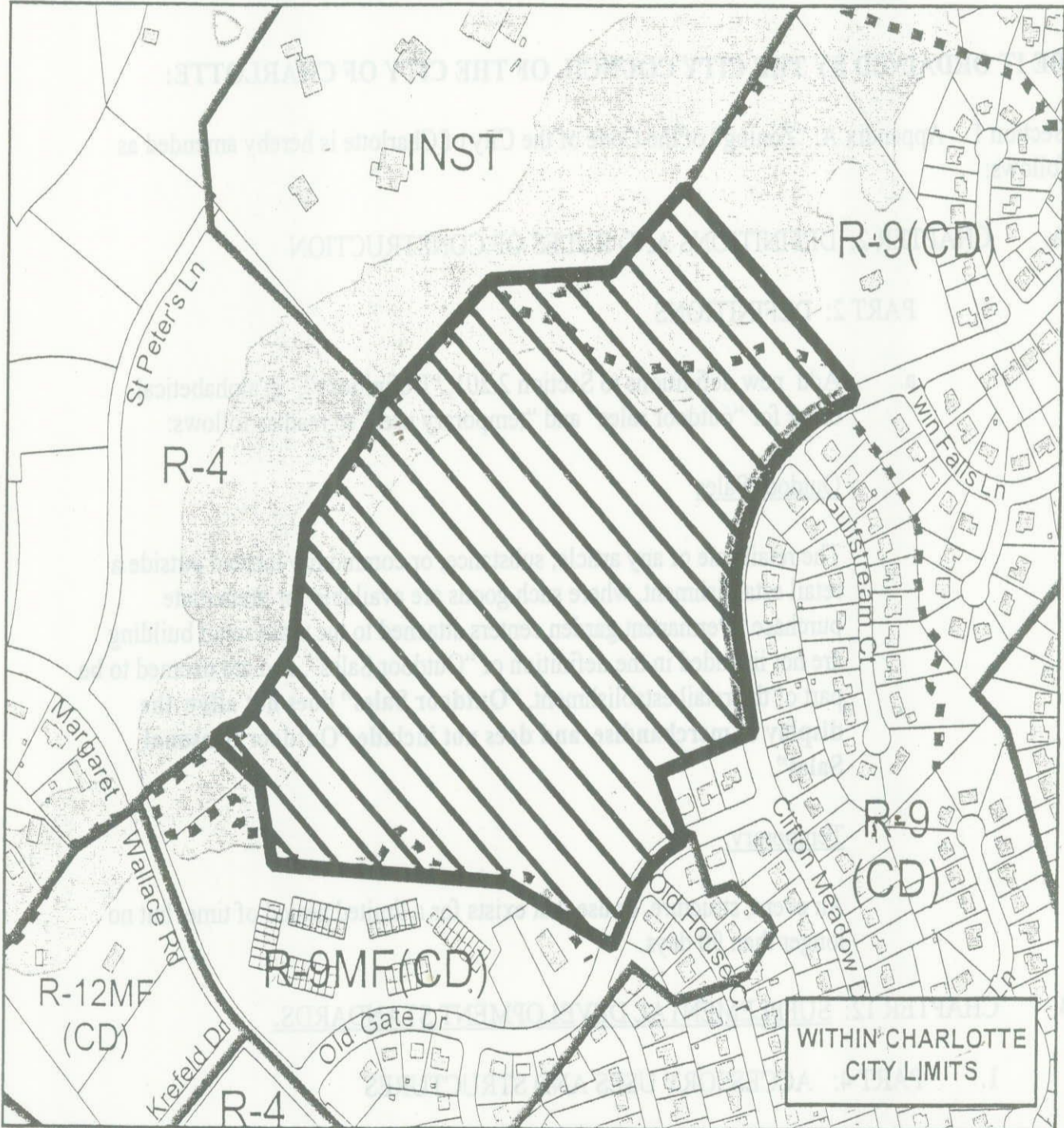
Petition #: **2004-120**

Petitioner: Eastwood Development Corporation

Zoning Classification (Existing): R-9MF(CD)
(Multi-family Residential, Conditional)

Zoning Classification (Requested): MX-1 (Innovative)
(Mixed-Use Residential, Conditional, Innovative)

Acreeage & Location : Approximately 41.24 acres located on the west side of Clifton Meadow Drive, east of Margaret Wallace Road



Zoning Map #(s) **138**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
10-14-2004



	Requested MX-1 (Innovative) from R-9MF(CD)
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Fema Flood Plain
	Lakes and Ponds
	Creeks and Streams

APPROVED BY CITY COUNCIL

Petition # 2004-135

Petitioner: Charlotte Mecklenburg Planning Commission
City of Charlotte

DATE 3/21/05

ORDINANCE NO. 2915

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:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Add new definitions to Section 2.201, "Definitions", in alphabetical order for "outdoor sales" and "temporary uses" to read as follows:

Outdoor Sales

The retail sale of any article, substance, or commodity located outside a retail establishment, where such goods are available for immediate purchase. Permanent garden centers attached to the main retail building are not included in the definition of "Outdoor Sales", and are deemed to be part of the retail establishment. **"Outdoor Sales" does not allow the display of merchandise, and does not include "Outdoor Seasonal Sales"**.

Temporary.

An event, structure, or use that exists for a limited period of time, but no longer than 90 days.

B. CHAPTER 12: SUPPLEMENTAL DEVELOPMENT STANDARDS.

1. PART 4: ACCESSORY USES AND STRUCTURES

Add a new Section 12.417, titled "Outdoor Sales, Accessory", to read as follows:

Section 12.417. Outdoor Sales, Accessory

Except as provided under subsection 12.417(5), below, outdoor sales are permitted only as an accessory use to a retail establishment located in the NS, CC,

MUDD(CD), UMUD(CD), B-1SCD, B-1(CD), B-2(CD) zoning districts, unless noted on the site plan or conditional plan that this use is restricted. An approved, permanent garden center component of a retail use that shares common walls with the principal building is not subject to this section. All outdoor sales shall be clearly incidental to the operation of the principal use, and shall meet the following requirements:

- (1) Outdoor sales shall be operated and maintained under the same ownership, or subject to the control of the property owner, and on the same parcel as the principal use.
- (2) Planning Director approval is required, and an administrative amendment will be required, if the additional outdoor retail sales area is located within the parking or maneuvering area and such outdoor retail sales area is not indicated on an approved conditional plan. The accessory, outdoor retail sales area shall not be counted toward the total allowed square footage.
- (3) Outdoor sales areas shall be fenced on all sides by a fence not less than 3 feet or no higher than 5 feet in height. The fence must be constructed of wrought iron, tubular aluminum, or other approved fencing material. Fencing is not required to be permanently affixed. The fence must be constructed to allow for 75% surveillance from passing vehicles and/or pedestrian traffic. Spaces between bars or slats shall be no greater than 6 inches apart. In no instance will a chain link or barbed wire fence be acceptable. Fencing shall be removed when the outdoor sales end.
- (4) Sales of retail items is allowed on the sidewalk located in front the building, but not on the public sidewalk located within any public right-of-way, however, a minimum clear zone of eight (8) feet shall be maintained for pedestrian use. The area used for sales of retail items on the sidewalk shall not exceed 50 square feet in area to be used continuously for the sale of goods and merchandise. No display of merchandise is permitted. No fencing is required for items on the sidewalk. The sales area in front of the building shall be shown on the site plan or conditional plan.
- (5) All equipment rental and leasing must occur within an enclosed building.
- (6) No tractor-trailer trucks, trailers, or other mobile storage containers, shall be used in conjunction with the outdoor sales area. Tractor trailers or other mobile storage containers may only be located near the loading dock area and shall be screened by a decorative fence from on-site parking lot(s).
- (7) The area designated for outdoor sales shall not be located in any minimum required parking area required by this ordinance. The outdoor sales area shall not require additional parking spaces.

- (8) The area(s) designated for outdoor sales shall not exceed 10% of the gross building square footage of the retail establishment for which this is an accessory use.

C. CHAPTER 9: TABLE OF USES AND HIERARCHY OF DISTRICTS

1. PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS

Amend Table 9.101 by adding "Outdoor Sales, Accessory", in alphabetical order to the table of uses under "Accessory Uses and Structures". Under the NS, CC, MUDD, UMUD, B-1 and B-2 zoning districts add a "PC" for the "Outdoor Sales, Accessory" line item.

D. CHAPTER 12: SUPPLEMENTAL DEVELOPMENT STANDARDS.

1. PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES

- a) Add a new Section 12.534 titled, "Periodic Retail Sales Events, Off-premise". The new section shall read as follows:

Section 12.534. Periodic Retail Sales Events, Off-Premise

- (1) Any person or persons, corporation, or, agent who engages in or solicits, either in one location or by traveling from place to place, a periodic outdoor business selling and exhibiting for sale, or auction, goods, food, wares and merchandise who in furtherance of such purpose, hires, leases, uses or occupies any temporary structure, outdoor tent, parking lot, or other place on a site, or who operates from a truck, vending cart, or other area outside of a permanent structure on property not owned or leased by the person, firm, or corporation, shall meet the following requirements:
 - (a) Periodic retail sales events may only be located in the UR-C, B-1, B-2, TOD, MUDD, UMUD, and Industrial zoning districts. Periodic retail sales events shall also be permitted in the B1-SCD, B-1 (CD), B-2-CD, MX-2, MX-3, NS, and CC zoning districts, as part of a retail center, unless noted on the site plan or conditional plan that this use is restricted.
 - (b) The event shall not have ingress/egress access to a Class V (collector), Class VI, (local), or Class VI-L (cul-de-sac).
 - (c) The event shall not involve or require the construction of a permanent building.

- (d) The event, including all sale and display items shall not be located in any required setback, any sight distance triangle, or required buffer.
 - (e) Any operator of a periodic retail sales event must receive a permit from the Zoning Administrator, which describes the type of event involved, and the duration of the sales operation or event. As part of the application, the operator shall submit to the Zoning Administrator proof of property owner permission to use the property.
 - (f) No more than twelve (12) periodic retail sales events shall be allowed per tax parcel, per calendar year, not including Outdoor Seasonal Sales.
 - (g) No one event shall be longer than 5 days, including set-up and breakdown time.
 - (h) There shall only be one Periodic Retail Sales Event (either off-premise or on-premise), or Outdoor Seasonal Sales event held at any one time on a tax parcel.
 - (i) No detached signs are permitted
 - (j) Hours of operation shall be between 8:00 a.m. and 9:00 p.m.
 - (k) The event shall not locate in any minimum required parking spaces for other businesses on the site.
 - (l) The event shall have adequate parking facilities based upon the size of the area used for the event. Parking spaces may be shared with other uses on the site, unless the Zoning Administrator determines that parking congestion problems will be present on the site during the times of the event. The Zoning Administrator may require additional parking to alleviate the congestion. If enough parking cannot be provided, the use may not be located on the site.
 - (m) The operator is responsible for the removal of all trash or refuse upon cessation of the event.
 - (n) All applicable local and state codes shall be met.
- (2) Any person so engaged shall not be relieved from complying with the provisions of this section by reason of association with any local dealer, trader, operator, merchant, organization, or auctioneer, or by conducting such periodic retail sales event in

connection with, as part of, or in the name of any local dealer, trader, operator, merchant, organization, or auctioneer.

- (3) Section 12.534(1) and (2) shall not be applicable in the following situations:
 - (a) Persons or organizations participating in duly recognized fundraising events, including but not limited to, religious, charitable, non-profit, patriotic, or philanthropic events. If such persons or organizations are associated with an outdoor temporary retail sales event, the event would not be considered exempt from these regulations.
 - (b) On site, permanent business and retail establishments holding grand opening or re-opening events, tent sales, sidewalk sales, and similar special events. (See Section 12.535 for requirements).
 - (c) Outdoor Seasonal Sales such as Christmas tree sales, pumpkin sales, plant sales, or fresh produce sales, and similar events. (See Section 12.519 for requirements)
- b) Add a new Section 12.535 titled, "Periodic Retail Sales Events, On-Premise". The new section shall read as follows:

Section 12.535. Periodic Retail Sales Events, On-premise

On-premise outdoor periodic sales events shall include grand openings, re-openings, periodic tent sales, sidewalk sales, or other special events sponsored by a business operating from a permanent structure or building on premise. Such events shall meet the following requirements:

- (1) The event, including all sale and display items shall not be located in the required setback, and shall not be located in any sight distance triangle, or required buffer.
- (2) The event shall have adequate off-street parking facilities.
- (3) The operator is responsible for the removal of all trash or refuse upon cessation of the event.
- (4) No one event shall be longer than 4 days, including set-up and breakdown time.
- (5) There shall only be one Periodic Retail Sales Event, (either off-premise or on-premise), or Outdoor Seasonal Sales event held at any one time per tax parcel.

- c) Amend Section 12.519, "Outdoor Seasonal Sales", first paragraph, by adding references to "temporary retail sales events". Also, remove the second from the last sentence, as it is no longer needed due to the new temporary sales events and accessory outdoor sales amendments above. All the conditions will remain unchanged. The current paragraph reads as follows:

Section 12.519. Outdoors Seasonal Sales.

Outdoors seasonal sales are temporary uses, which include but are not limited to Christmas tree sales, pumpkin sales, plant sales, fresh produce sales and similar uses. Outdoors seasonal sales are not intended to include the sale of manufactured items such as furniture, bedding, automobile parts, or household goods. Such sales are permitted in all nonresidential zoning districts as a use by right subject to the standards of the underlying zoning district. Outdoors seasonal sales shall be permitted in all residential districts subject to the following conditions:

- (1) Any operator of a seasonal sales use must receive a permit from the Zoning Administrator, which describes the type of sales involved, and the duration of the sales operation.
- (2) Such sales shall not operate more than a total of 45 days out of the year. The owner of the seasonal sales lot shall be required to maintain an account of the days of all sales operations and shall make such records available upon request of the Zoning Administrator.
- (3) The use may only be located on a vacant lot or on a lot occupied by a nonresidential use such as a church or school. The use shall not operate as an accessory to a principal residential use on a lot. In addition, the use shall not be located on a lot, which adjoins a residential use unless the lot is located on a major thoroughfare.
- (4) The use shall be located on a Class III, III-C, or IV street.
- (5) The use shall not involve or require the construction of a permanent building.
- (6) Any signage, which identifies the use, shall be in accordance with the underlying zoning district.
- (7) Five off-street parking spaces shall be provided for the use.
- (8) The use, including all sale items, parking and maneuvering shall observe a setback of 15 feet and sale items shall not be located in the sight distance triangle.

- (9) The operator is responsible for the removal of any vestige upon cessation of the seasonal sale including signage.

The new paragraph shall read as follows:

Section 12.519. Outdoors Seasonal Sales.

Outdoors seasonal sales are temporary **seasonal** uses, which include but are not limited to Christmas tree sales, pumpkin sales, plant sales, and **similar** fresh produce sales. Outdoors seasonal sales are not intended to include **periodic retail sales events (on-premise or off-premise)** or the sale of manufactured items such as furniture, bedding, automobile parts, household goods, **spas, pools, or other similar items**. Such sales are permitted in all nonresidential zoning districts as a use by right subject to the standards of the underlying zoning district. **Outdoor seasonal sales of landscaping plants as an accessory use to a retail establishment, shall meet the requirements of Section 12.417.**

Outdoors seasonal sales shall be permitted in all residential districts subject to the following conditions:

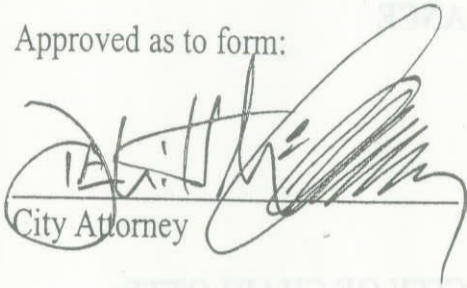
- (1) Any operator of a seasonal sales use must receive a permit from the Zoning Administrator, which describes the type of sales involved, and the duration of the sales operation.
- (2) Such sales shall not operate more than a total of **90 consecutive days per calendar year.**
- (3) The use may only be located on a vacant lot or on a lot occupied by a nonresidential use such as a church or school. The use shall not operate as an accessory to a principal residential use on a lot. In addition, the use shall not be located on a lot, which adjoins a residential use unless the lot is located on a major thoroughfare.
- (4) The use shall be located on a Class III, III-C, or IV street.
- (5) The construction of a permanent building is not permitted.
- (6) Any signage, which identifies the use, shall be in accordance with the underlying zoning district.
- (7) Five off-street parking spaces shall be provided for the use.
- (8) The use, including all sale items, parking and maneuvering shall observe a setback of 15 feet and sale items shall not be located in the sight distance triangle.

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- (9) The operator is responsible for the removal of any vestige upon cessation of the seasonal sale including signage.
- (10) **There shall be no more than one Periodic Retail Sales Event (either off-premise or on-premise), or one Outdoor Seasonal Sales permit issued at any one time on a tax parcel.**

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

Approved as to form:

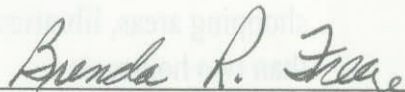


City Attorney

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 472-479.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

APPROVED BY CITY COUNCIL

DATE 3/21/05

Petition #: 2005-013
Petitioner: Charlotte Department of Transportation
City of Charlotte

ORDINANCE NO. 2916

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 2: DEFINITIONS AND RULES OF CONSTRUCTION.

A: Part 2, DEFINITIONS, Section 2.201, Definitions:

Add the following definitions in alphabetical order:

Bicycle Parking Space

A bicycle parking space is an area 1) two feet by six feet, or 2) the area occupied by a bicycle when using a bicycle parking device as designed.

Long term bicycle parking space

A long term bicycle parking space is defined as protecting the entire bicycle and its components from inclement weather. It is to be located where it will serve the needs of cyclists who need to leave their bicycles unattended for extended periods of time, such as employees, tenants or residents. Examples of long term parking may include indoor parking, racks in covered loading dock areas, racks in garage structures, bicycle lockers or other means which provide coverage to bicycles. Such parking may be restricted to use only by employees, tenants, residents or others at the discretion of the property owner or management.

Short term bicycle parking space

A short term bicycle parking space is defined as a rack to which the frame and at least one wheel can be secured with a user-provided U-lock or padlock and cable. This type of parking is appropriate for short-term parking such as shopping areas, libraries, other places where the typical parking duration is less than two hours.

2. CHAPTER 12: DEVELOPMENT STANDARDS.

A: Part 2: OFF-STREET PARKING AND LOADING

- a. Amend section 12.201(2), "Purpose; parking plans" by adding a statement to include bicycle parking.

The current Section 12.201(2) reads as follows:

Section 12.201. Purpose; parking plans

- (2) For any parking lot, garage, vehicle storage area operated on a commercial basis, reconfiguration of an existing parking lot or any other off-street parking area required under this Part (but excluding off-street parking for detached, duplex, triplex and quadraplex dwellings on a single lot), a plan shall be submitted to the Zoning Administrator to review for compliance with these regulations and any other applicable ordinances. Any such parking plan shall show the number of parking spaces, the percentage of required spaces to be designated for use only by compact cars, the arrangement of parking aisles, the location of driveway entrances, provisions for vehicular and pedestrian circulation, the location of sidewalks and curbs on or abutting the property, the location of utilities, barriers, shelters, and signs, the location of landscaped areas and the types of vegetation to be located in them, typical cross sections of pavement, storm water drainage facilities, and any other relevant information requested by the Zoning Administrator, as provided in these regulations. The Zoning Administrator shall forward all plans to the Charlotte Department of Transportation for review and comment.

The revised text shall read as follows:

Section 12.201. Purpose; parking plans

- (2) For any parking lot, garage, vehicle storage area operated on a commercial basis, reconfiguration of an existing parking lot or any other off-street parking area required under this Part (but excluding off-street parking for detached, duplex, triplex and quadraplex dwellings on a single lot), a plan shall be submitted to the Zoning Administrator to review for compliance with these regulations and any other applicable

ordinances. Any such parking plan shall show the number of motor vehicle parking spaces, the percentage of required spaces to be designated for use only by compact cars, the required number of existing spaces for bicycle parking and the location of bike parking facilities, the arrangement of parking aisles, the location of driveway entrances, provisions for vehicular and pedestrian circulation, the location of sidewalks and curb on or abutting the property, the location of utilities, barriers, shelters, and signs, the location of landscaped areas and the types of vegetation to be located in them, typical cross sections of pavement, storm water drainage facilities, and any other relevant information requested by the Zoning Administrator, as provided in these regulations. The Zoning Administrator shall forward all plans to the Charlotte Department of Transportation for review and comment.

- b. Amend the title of Section 12.202, "Required number of off-street parking spaces" by including bicycle spaces and amend the section to include bicycle parking.

The current section 12.202 reads as follows:

Section 12.202. Required number of off-street parking spaces.

- (1) Except as otherwise provided in subsection (2), below, and in Section 12.205, each use in a parcel shall be provided with at least the number of off-street parking spaces indicated for that use in Table 12.202, Parking requirements listed are for the principal use.

The revised text shall read as follows:

Section 12.202. Required number of off-street parking and bicycle spaces.

- (1) Except as otherwise provided in subsection (2), (4), and (5) below, and in Section 12.205, each use in a parcel shall be provided with at least the number of off-street motor vehicular parking spaces indicated for that use in Table 12.202, and the greater number of bicycle parking spaces indicated for that use in Table 12.202. Parking requirements listed are for the principal use. If more than one principal use is on a site, the bicycle parking spaces required shall be a sum of the spaces required for each individual use.

- c. Amend Section 12.202(3), "Required number of off-street parking spaces" by including when bicycle parking requirements would apply.

The current section 12.202(3) reads as follows:

Section 12.202. Required number of off-street parking spaces.

- (3) Use changes or additions may be made to existing buildings and uses that do not meet the minimum requirements for the number of off-street parking spaces if any such use changes or additions do not represent an

additional parking requirement of more than 5 off-street parking spaces.

The revised text shall read as follows:

Section 12.202. Required number of off-street parking spaces.

- (3) Use changes or additions may be made to existing buildings and uses that do not meet the minimum requirements for the number of off-street parking spaces if any such use changes or additions do not represent an additional parking requirement of more than 5 off-street parking spaces. If change of use conditions require more than 5 additional auto parking spaces, then the bicycle parking requirements will apply.
- d. Amend Section 12.202(4), "Required number of off-street parking spaces" by including bicycle parking in districts in which automobile parking is exempt.

The current section 12.202(4) reads as follows:

Section 12.202. Required number of off-street parking spaces

- (4) This section shall not apply to the MUDD, NS, PED, TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO, UI, UMUD, and UR districts established in these regulations

The revised text shall read as follows:

Section 12.202 Required number of off-street parking spaces

- (4) The off-street motor vehicular parking requirements of this section shall not apply to the MUDD, NS, PED, TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO, UI, UMUD, and UR districts established in these regulations, however, bicycle parking shall apply in these districts with requirements based not on the zoning district, but on the table of uses.
- e. Add a new section 12.202 (5) and (6) to specify exemptions from the bicycle parking requirements.

The new section 12.202 (5) and (6) shall read as follows:

- (5) Long-term bicycle parking is not required if the entire development has a gross floor area of 2,500 square feet or less.
- (6) Commercial surface parking lots located within the I-277 freeway are exempt from providing bicycle parking.
- f. Add a new Section 12.202A, titled "Bicycle Parking Standards" to describe minimum requirements for bicycle parking locations.

The new Section 12.202A, "Bicycle Parking Standards", to read as follows:

Section 12.202A. Bicycle parking standards.

(1) Short-term bicycle parking shall meet the following standards:

- (a) Covered spaces. If twenty (20) or more short-term bicycle spaces are required, then at least fifty (50) percent of the required short-term bicycle spaces shall be covered. Coverage may be provided under roof overhangs or awnings, in bicycle lockers or within or under other structures.
- (b) Location. Short-term bicycle parking should be located along a major building approach line and clearly visible from the approach. The rack area should be no more than a 30-second walk (120 feet) from the entrance it serves and should preferably be within 50 feet. A rack area should be as close or closer than the nearest nonhandicap car parking space. A rack area should be clearly visible from the entrance it serves. A rack area should be provided near each actively used entrance. In general, multiple buildings should not be served with a combined, distant rack area. It is preferred to place smaller rack areas in locations that are more convenient.
- (c) The requirements of Section 12.202A(3) shall be met.
- (d) Lighting. Lighting in the bicycle parking area shall meet the IESNA recommended maintained minimum horizontal and vertical illumination values and the recommended maximum to minimum uniformity ratios.
- (e) Design. Bicycle parking areas shall meet the design specifications in the Charlotte-Mecklenburg Land Development Standards Manual Chapter. Other designs and manufacturers may be deemed acceptable by the Plans Review staff.

(2) Long-term bicycle parking shall meet the following standards:

- (a) Covered spaces. All spaces shall be fully covered from inclement weather.
- (b) Location. Long-term bicycle parking shall be located no more than 500 feet from a primary entrance of the use they are intended to serve. Long-term bicycle parking may consist of indoor parking, racks in covered loading dock areas, racks in garage structures, bicycle lockers or other means which provide coverage to the bicycle. Such

parking may be restricted to use only by employees, tenants, residents or others at the discretion of the property owner or management.

(c) Lighting. Lighting in the bicycle room, compound or locker area shall meet the IESNA recommended maintained minimum horizontal and vertical illumination values and the recommended maximum to minimum uniformity ratios.

(d) Design. Bicycle parking areas shall meet the design specifications in the Charlotte-Mecklenburg Land Development Standards Manual . Other designs and manufacturers may be deemed acceptable by the Plans Review staff.

(e) The standards of Section 12.202A(3) shall be met.

(3) General standards for all bicycle parking areas:

(a) Secured. Bike lockers and racks shall be securely anchored to the ground and on a hard surface.

(b) Maneuvering areas. Each required bicycle parking space shall be accessible without moving another bicycle. An aisle at least five (5) feet wide is required between the building wall and the bicycle parking rack to allow room for bicycle maneuvering, unless specified otherwise in the Charlotte-Mecklenburg Land Development Standards Manual. Bicycle parking spaces should provide a clearance of at least four (4) feet on adjacent sidewalks. Bicycle lockers should be situated so there are no obstructions within 5 feet of the entry door(s) of the locker.

(c) Signs. If required bicycle parking is not clearly visible from the entrance to the building, parking structure, transit station, or lot, a sign shall be posted at the primary entrances indicating the location of the parking.

(d) Use. Required bicycle parking spaces shall be available for residents, visitors, customers and/or employees of the use.

- g. Replace existing Table 12.202, "MINIMUM REQUIRED OFF-STREET PARKING SPACES, BY USE" with the following table:

Table 12.202

MINIMUM REQUIRED OFF-STREET PARKING SPACES BY USE*

PERMITTED USES	REQUIRED NUMBER OF AUTO PARKING SPACES	LONG-TERM BICYCLE	SHORT-TERM BICYCLE
RESIDENTIAL USES:			
Bed & Breakfasts (B & B's)	1 additional space per guest room	n/a	n/a
Boarding houses	1 additional space per boarding room	n/a	n/a
Dormitories	1 space per 2 residents	1 space per 2 residents	1 space per 8 units; min. 4
Dwellings, detached	2 spaces per unit	n/a	n/a
Dwellings, duplex	2 spaces per unit	n/a	n/a
Dwellings, triplex	1.5 spaces per unit	none	none
Dwellings, quadraplex	1.5 spaces per unit	none	none
Dwellings, attached	1.5 spaces per unit	n/a	n/a
Dwellings, multi-family	1.5 spaces per unit	none	2, or 1space per 20 units
Dwellings, multi-family elderly or disabled	.25 spaces per unit	n/a	n/a
Dwellings, accessory elderly or disabled	1 space per unit	n/a	n/a
Dwellings, low income	1 space per unit	n/a	n/a
Dwellings, mixed use	1 space per unit	none	2, or 1space per 20 units
Manufactured housing	2 spaces per unit	n/a	n/a
INSTITUTIONAL USES:			
Adult care centers	1 space per employee, plus 1 space per 6 adults	2, or 1 per 20 employees	2
Child care centers	1 space per employee, plus 1 space per 10 children	2, or 1 per 20 employees	2

Civic, social service or fraternal facilities	1 space per 250 square feet	2, or 1 per 10,000 square feet	5% of auto parking
PERMITTED USES	REQUIRED NUMBER OF AUTO PARKING SPACES	LONG-TERM BICYCLE	SHORT-TERM BICYCLE
Cultural facilities	1 space per 4 seats	2, or 1 per 10,000 square feet	2, or 1 space per 20 seats
Elementary, middle or junior high schools	1 space per classroom	none	1 space per classroom
Fire stations	1 space per 300 sq. ft., excluding apparatus room	2 per station	None
Government buildings	1 space per 300 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Group homes	2 spaces per unit	2, or 1 per 10,000 square feet	none
Health institutions	1.2 spaces per bed	2, or 1 per 10,000 square feet	5% of auto parking
High schools	1 space per classroom, plus 1 space per 5 students	none	1 space per classroom
Jails	1 space per 2 employees	2, or 1 per 10,000 square feet	5% of auto parking
Nursing homes, retirement homes, etc. Dependent living facility Independent living facility	1 space per 3 beds 1.5 spaces per unit	2, or 1 per 10,000 square feet	5% of auto parking
Religious institutions	1 space per 4 seats	none	2% of auto parking
Stadiums, arenas or coliseums	1 space per 3 seats	none	2% of seats or per CMPC review
Universities, colleges or junior colleges	1 space per 2 students	2 spaces per office building, except for dormitories, above	10% of auto parking
Rail or bus stations, transit centers without parking lots		A minimum of 8 or per CDOT review	A minimum of 8 or per CDOT review
Park and Ride Lots with parking lots (rail or bus)		4% of auto spaces for lots < 400 auto spaces or a minimum of 8 3% of auto spaces of lots of 400-800 auto spaces 2% of auto spaces of lots > 800 auto spaces or per CDOT review.	A minimum of 6 or per CDOT review

PERMITTED USES	REQUIRED NUMBER OF AUTO PARKING SPACES	LONG-TERM BICYCLE	SHORT-TERM BICYCLE
Other institutional uses	1 space per 250 square feet	2, or 1 per 10,000 square feet	5% of auto parking
OFFICE AND BUSINESS USES:			
Bus terminals and train stations	1 space per 4 seats in the terminal	5 % of auto parking or a minimum of 8 or per CDOT review	A minimum of 6 or per CDOT review
Clinics	1 space per 200 square feet	2, or 1 per 70,000 square feet or per CMPC review*	5% of auto parking
Financial institutions	1 space per 200 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Showrooms	1 space per 1000 sq ft	2, or 1 per 20,000 square feet	5% of auto parking
Hotels/motels (a) Per room for rent (b) Per meeting room capacity (c) Restaurant/entertainment facility	1 space per room or suite, plus 1 space per 4 seats, plus 1 space per 250 square feet	1 space per 20 rentable rooms	None
Indoor recreation - Swimming pool - Tennis or racquet court - Other indoor recreation	1 space per 75 square feet of water 3 spaces per court 1 space per 200 square feet	2, or 1 per 10,000 square feet, or per CMPC review	5% of auto parking
Laboratories	1 space per 400 square feet	2, or 1 per 10,000 square feet, or per CMPC review*	5% of auto parking
Marinas	1 space per boat slip	1 per 20 berths	5% of auto parking
Offices	1 space per 300 square feet	2, or 1 per 10,000 square feet	2, or 1 per 40,000 square feet
Medical offices	1 space per 200 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Neighborhood food and beverage service	1 space per 175 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Nightclubs, lounges and bars	1 space per 75 square feet	none	5% of auto parking
PERMITTED USES	REQUIRED	LONG-TERM	SHORT-TERM

	NUMBER OF AUTO PARKING SPACES	BICYCLE	BICYCLE
Outdoor recreation (See specific district for location) -Driving range - Golf Course (9 and 18 holes) - Par 3 golf course - Riding academy - Swimming pool - Swimming pool (as part of planned dev.) - Tennis or racquet court - Tennis courts (as part of planned dev.)	1.2 spaces per tee 90 spaces per 9 holes 40 spaces per 9 holes 1 space per horse stall 1 space per 75 square feet of water 1 space per 100 square feet of water 3 spaces per court 2 spaces per court	2, or 1 per 10,000 square feet (for employees)	None for Golf Course (9 and 18 holes) and Par 3 golf course. 5% of auto parking for all other uses.
Post offices	1 space per 400 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Restaurants	1 space per 75 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Retail establishments - Motion Picture Theatres - Other retail establishments	1 space per 3 seats 1 space per 250 square feet	2, or 1 per 12,000 square feet	5% of auto parking
Shopping centers, greater than 50,000 square feet	1 space per 250 square feet	2, or 1 per 12,000 square feet	5% of auto parking
Wholesale establishments	.25 space per 1,000 square feet for the wholesaling portion plus 1 space per 400 square feet for any accessory office	2, or 1 per 40,000 square feet	5% of auto parking
Other business uses	1 space per 250 square feet	2, or 1 per 10,000 square feet	5% of auto parking
INDUSTRIAL USES:			
Airports	1 space per 4 seats in the terminal	Per CMPC review*	Per CMPC review
Manufacturers and warehouses	25 space per 1,000 square feet for the manufacturing or warehousing portion plus 1 space per 400 square feet for any accessory office	2, or 1 per 40,000 square feet	1% of auto parking
PERMITTED USES	REQUIRED	LONG-TERM	SHORT-TERM

	NUMBER OF AUTO PARKING SPACES	BICYCLE	BICYCLE
Other industrial uses	1 space per 400 sq feet	2, or 1 per 40,000 square feet	1% of auto parking

Planning Commission staff in conjunction with CDOT may waive or reduce bicycle parking depending on the surrounding land uses of a particular development, and the accessibility of a site by bicycle. One example of a location where less bicycle parking would be required is at a freeway interchange with no connection to the surrounding neighborhoods.

* - All square footage is gross footage.

3. CHAPTER 12: RESERVED

A: Part 2, [RESERVED]

a. CHAPTER 12, PART 2, Section 12.209, "RESERVED" is replaced with the following title and text to provide standards for reducing automobile parking in exchange for additional bicycle parking:

Section 12.209 Allowable reductions and restrictions of parking.

When at least one hundred (100) motor vehicular parking spaces are required in Table 12.202 to serve institutional, office and industrial uses on a parcel, a reduction in required parking is permitted provided a minimum of five (5) Class II (short-term) bicycle parking spaces are provided. The remaining number of parking spaces may be reduced by one (1) for each additional Class II (short-term) bicycle parking space provided. The remaining number of parking spaces may also be reduced by 2% for the addition of two showers and four lockers for every 250 employees. The number of motor vehicular parking spaces shall be reduced by no more that 25%.

4. CHAPTER 9: GENERAL DISTRICTS

A: Part 4: URBAN RESIDENTIAL DISTRICTS

a. Amend Section 9.4208, "Urban Residential Districts, off-street parking and loading standards" by adding a new item (6) to include bicycle parking:

(6) Bicycle parking. The bicycle parking standards of Section 12.202 and Section 12.202A are applicable in this district.

5. CHAPTER 9: GENERAL DISTRICTS

A: Part 8.5: MIXED USE DEVELOPMENT DISTRICT

- a. Amend Section 9.8507, "Mixed Use Development District, parking and loading standards" by adding a new item (7) to include bicycle parking:

- (7) Bicycle parking. The bicycle parking standards of Section 12.202 and Section 12.202A are applicable in this district.

6. CHAPTER 9: GENERAL DISTRICTS

A: Part 9: UPTOWN MIXED USE DISTRICT

- a. Amend Section 9.907, "Urban Residential Districts, parking and loading standards" by adding a new item (3) to include bicycle parking:

- (3) Bicycle parking. The bicycle parking standards of Section 12.202 and Section 12.202A are applicable in this district.

7. CHAPTER 9: GENERAL DISTRICTS

A: Part 10: URBAN INDUSTRIAL DISTRICT

- a. Amend Section 9.1007, "Urban Industrial District, off-street parking" by adding a new item (3) to include bicycle parking:

- (3) Bicycle parking. The bicycle parking standards of Section 12.202 and Section 12.202A are applicable in this district.

8. CHAPTER 10: OVERLAY DISTRICTS

A: Part 8: PEDESTRIAN OVERLAY DISTRICT

- a. Amend Section 10.803(6), "Parking standards" by adding a new item (j) to include bicycle parking:

- (j) The bicycle parking standards of Section 12.202 and Section 12.202A are applicable in this district.

9. CHAPTER 11: CONDITIONAL ZONING DISTRICTS

A: Part 5: NEIGHBORHOOD SERVICES DISTRICT

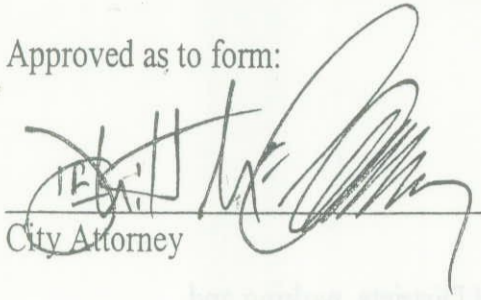
- a. Amend Section 11.506, "Parking requirements" by adding a new item (5) to include bicycle parking:

- (5) The bicycle parking standards of Section 12.202

and Section 12.202A are applicable in this district.

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

Approved as to form:



City Attorney

APPROVED BY CITY COUNCIL

DATE 3/21/05

CERTIFICATION

Petition No. 2005-17
Petitioner: East Dilworth LLC
ORDINANCE NO. 2017-3

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 480-493.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.

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

Brenda R. Freeze

Brenda R. Freeze, CMC, City Clerk

Section 1. The Ordinance is hereby amended by changing the zoning of the property described on the attached map from R-5 to TOD-R(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:

[Signature]

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 480-493.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.

Brenda R. Freeze

Brenda R. Freeze, CMC, City Clerk

APPROVED BY CITY COUNCIL

Petition No. 2005-17
Petitioner: Lofts Dilworth LLC
ORDINANCE NO. 2917-Z

DATE

3/21/05

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

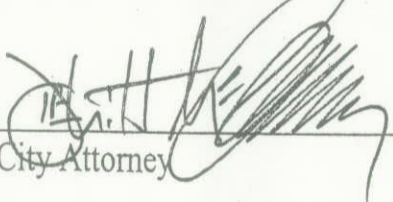
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-5 to TOD-R(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, 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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 494-495.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

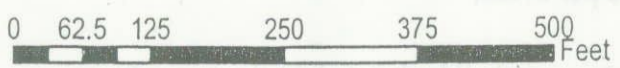
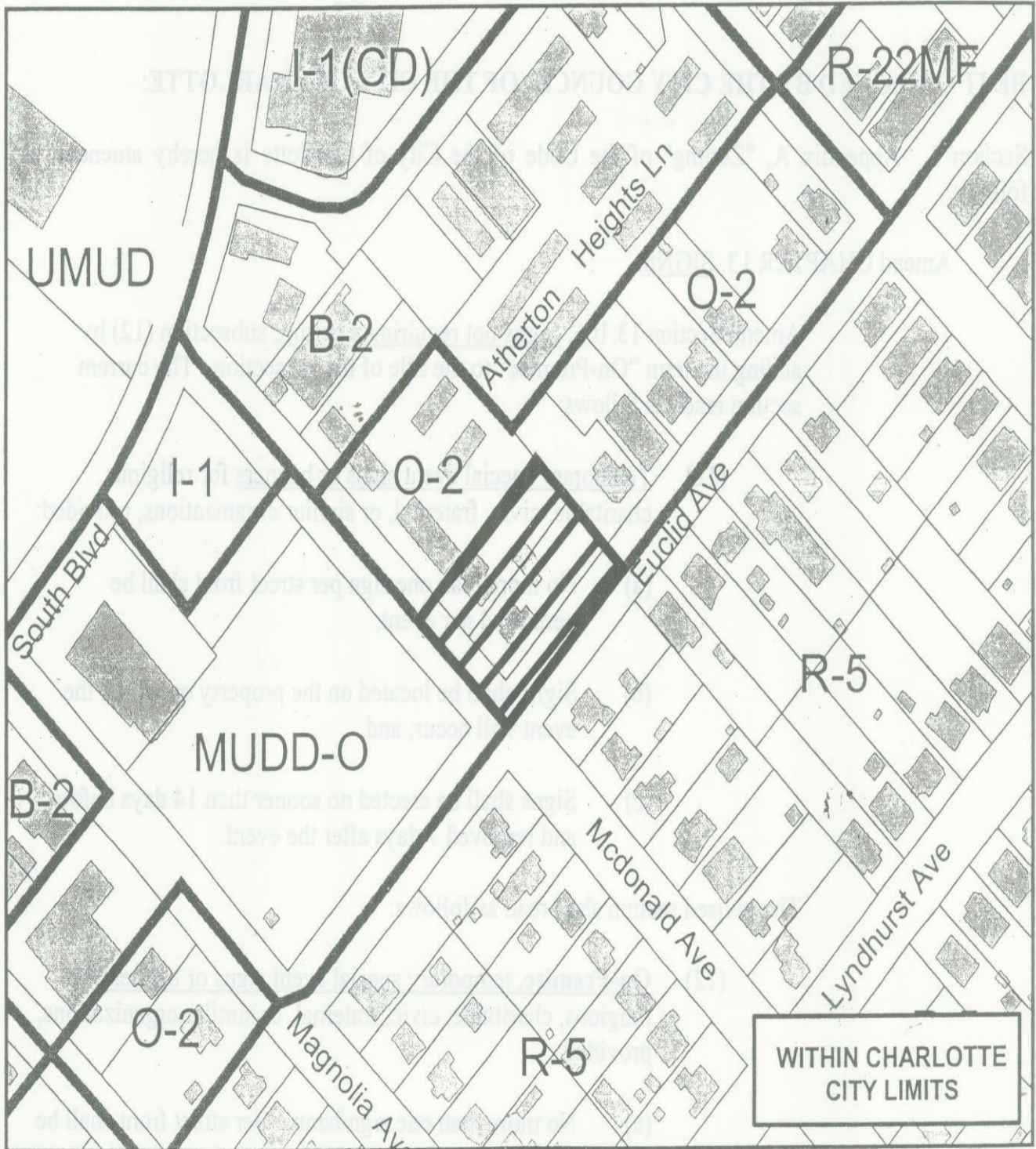
Petition #: **2005-017**

Petitioner: Lofts Dilworth, LLC

Zoning Classification (Existing): R-5
(Single-family Residential, up to 5 dwelling units per acre)

Zoning Classification (Requested): TOD-R(O)
(Transit Oriented Development, Residential, Optional, Conditional)

Acreeage & Location : Approximately .45 acres located north of the intersection
of McDonald Ave and Euclid Ave



Zoning Map #(s) **111**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
12-29-2004



	Requested TOD-R(O) from R-5		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

APPROVED BY CITY COUNCIL

DATE 3/21/05

Petition #: 2005-007
Petitioner: Land Use and Environmental Services Agency

ORDINANCE NO. 2918

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 13, SIGNS.

A. Amend Section 13.106. Signs not requiring a permit, subsection (12) by adding the term "On-Premise" to the title of the subsection. The current section reads as follows:

- (12) Temporary special event signs or banners for religious, charitable, civic, fraternal, or similar organizations, provided:
- (a) No more than one sign per street front shall be permitted per event;
 - (b) Signs shall be located on the property on which the event will occur; and
 - (c) Signs shall be erected no sooner than 14 days before and removed 7 days after the event.

The revised section shall read as follows:

- (12) On-Premise, temporary special event signs or banners for religious, charitable, civic, fraternal, or similar organizations, provided:
- (a) No more than one sign/banner per street front shall be permitted per event;
 - (b) The sign/banner shall be located on the property on which the event will occur; and
 - (c) The sign/banner shall be erected no sooner than 14 days before and removed 7 days after the event.

B. Amend Section 13.107, "Temporary signs requiring permits", by 1) changing the title and text to "Temporary signs and banners requiring permits" to accommodate temporary banner regulations, 2) adding a new section titled, "Off-premise Major Event Banners" that includes a purpose statement and requirements. The current section reads as follows:

Section 13.107. Temporary signs requiring permits.

The following temporary signs shall be allowed subject to the applicable standards in lieu of real estate or construction signs.

(1) Temporary Planned Development Signs, provided:

- (a) Only one primary sign and two secondary signs shall be allowed per street front of development;
- (b) The maximum sign face area of a primary sign shall not exceed 48 square feet for residential districts, and 64 square feet in nonresidential districts;
- (c) The maximum sign face area of secondary signs shall not exceed 12 square feet;
- (d) Within thirty- (30) days after 99% of certificates of occupancy have been granted, the primary signs must be removed. All secondary signs shall be removed when the first permit issued expires; and
(Petition No. 2002-032, § 13.107(d), 04-15-02
- (e) Temporary directional signs within a planned development, but not visible from the road(s) fronting the overall development shall be permitted so long as such signs do not exceed 12 square feet in sign area, and signs are removed upon completion of the portion of the project to which the signs are giving direction.
- (f) The maximum height of the primary sign shall not exceed 10 feet, and for any secondary signs the maximum height shall not exceed 6 feet.
(Petition No. 2002-032, § 13.107(f), 04-15-02

The revised text shall read as follows:

Section 13.107. Temporary signs and banners requiring permits.

(1) Temporary Planned Development Signs, shall be allowed subject to the applicable standards in lieu of a real estate or construction sign provided:

(a) Only one primary sign and two secondary signs shall be allowed per street front of development;

(b) The maximum sign face area of a primary sign shall not exceed 48 square feet for residential districts, and 64 square feet in nonresidential districts;

(c) The maximum sign face area of secondary signs shall not exceed 12 square feet;

(d) Within thirty- (30) days after 99% of certificates of occupancy have been granted, the primary signs must be removed. All secondary signs shall be removed when the first permit issued expires; and
(Petition No. 2002-032, § 13.107(d), 04-15-02

(e) Temporary directional signs within a planned development, but not visible from the road(s) fronting the overall development shall be permitted so long as such signs do not exceed 12 square feet in sign area, and signs are removed upon completion of the portion of the project to which the signs are giving direction.

(f) The maximum height of the primary sign shall not exceed 10 feet, and for any secondary signs the maximum height shall not exceed 6 feet.

(2) Off-premise Major Event Banners

The purpose this type of banner is to inform the public of major events, open to the public, with community-wide interest or regional significance. Major events may include, but are not limited to, religious, educational, charitable, civic, fraternal, sporting, or similar events including, but not limited to, golf tournaments, festivals, and major or seasonal sporting events. The banner is off-premise from the location of the major event.

An off-premise major event banner differs from a "Temporary Banner" (See Section 13.106(13) in that no advertising copy is permitted on the major

event banner other than limited sponsorship.

Major event banners may be located in any non-residential district, provided they meet the following requirements:

- (a) The total area of a temporary major event banners combined shall not exceed 32 square feet per establishment.
- (b) Banners shall not contain any advertising, however, up to 10% of the banner area may include the name of the major event sponsors or supporters, a description of the products, services or activities provided or engaged in by the sponsors or supporters, and recognized trademarks, logotypes or symbols customarily associated with the sponsors or supporters. See Section 13.106(12) for regulations regarding on-site temporary banners that allow advertising.
- (c) Banners shall be erected no sooner than 3 days before the major event and removed within 2 days after the event.
- (d) Banners shall be attached in total to a building wall or permanent canopy extending from a building, and shall not exceed 45' in height above grade. Banners shall be adequately secured.
- (e) Banners shall be made of durable material. Paper banners are not permitted.
- (f) No inflatables, tethered balloons, streamers, pennants, flags, ribbons, spinners, or other prohibited devices shall be included or incorporated with the display of a banner under this section.
- (g) A banner permit from the Zoning Administrator is required for each

major event, or seasonal event. If sports related, each game or competition shall be considered a separate event. Seasonal events such as regional team sporting events (i.e. Bobcats, Panthers, Checkers, etc.) may be issued one permit for the season.

- (h) The permit number and duration shall be visible on the banner.
- (i) Due to the short-term nature of banners, any violation of the provisions of these regulations shall be cited by the Zoning Administrator. A one-day warning notice of violation requesting immediate compliance will be issued first. Citations can then be issued for any violation that has not been corrected.

This subsection does not preempt the regulations of Section 206 of Chapter 19, Article 7 of the City Code for decorative banners and signs.

2. Amend CHAPTER 9, GENERAL DISTRICTS, PART 9, "UPTOWN MIXED USE DISTRICT"

1. Amend Section 9.906, "Uptown Mixed Use District: urban design and development standards", subsection (e), "Signs, banners, flags and pennants" by adding a new subsection that would allow major event banners, off-premise in the UMUD zoning district. The current section reads as follows:

- (e) Signs, banners, flags and pennants. Where signs, banners, flags and pennants for identification or decoration are provided, they must conform to the requirements of Chapter 13.

The revised section shall read as follows:

- (e) Signs, banners, flags and pennants. Where signs, banners, flags and pennants for identification or decoration are provided, they must conform to the requirements of Chapter 13, with the exception that Off-premise Major Event Banners shall meet the following requirements:

1. Off-premise Major Event Banners

The purpose this type of banner is to inform the public of major events, open to the public, with

community-wide interest or regional significance. Major events may include, but are not limited to, religious, educational, charitable, civic, fraternal, sporting, or similar events including, but not limited to, golf tournaments, festivals, and major or seasonal sporting events. The banner is off-premise from the location of the major event.

(g) An off-premise major event banner differs from a "Temporary Banner" (See Section 13.106(13) in that no advertising copy is permitted on the major event banner other than limited sponsorship.

Major event banners may be located in the UMUD zoning district provided they meet the following requirements:

- (a) The total area of temporary event banners combined shall not exceed 200 square feet in area per establishment.
- (b) Banners shall not contain any advertising, however, up to 10% of the banner area may include the name of the major event sponsors or supporters, a description of the products, services or activities provided or engaged in by the sponsors or supporters, and recognized trademarks, logotypes or symbols customarily associated with the sponsors or supporters. See Section 13.106(12) for regulations regarding on-site temporary banners that allow advertising.
- (c) Banners shall be erected no sooner than 3 days before the major event and removed within 2 days after the event.
- (d) Banners shall be attached in total to a building wall or permanent canopy extending from a building. Banners shall be adequately secured.
- (e) Banners shall be made of durable material. Paper banners are not permitted.

(f) Community-wide interest or regional significance. Major events may include, but are not limited to, religious, educational, charitable, civic, fraternal, sporting or similar events including, but not limited to, golf tournaments, festivals, a major or seasonal sporting event. The banner is off-camera from the location of the major event.

(g) An off-camera major event banner differs from a "Temporary Banner." (See Section 13.100(13) in that no advertising copy is permitted on the major event banner other than limited sponsorship.

(h) Major event banners may be located in the UMUD zoning district provided they meet the following requirements:

(a) The total area of temporary event banners combined shall not exceed 300 square feet in area per establishment.

(b) Banners shall not contain any advertising, however, up to 10% of the banner area may include the name of the major event sponsors or supporters, a description of the products, services or activities provided or engaged in by the sponsors or supporters, and recognized trademarks, logos or symbols customarily associated with the sponsor or supporter. See Section 13.100(13) for regulations regarding on-site temporary banners that show advertising.

(c) Banners shall be erected no sooner than 3 days before the major event and removed within 5 days after the event.

(d) Banners shall be attached in total to a building wall or permanent canopy extending from a building. Banners shall be adequately secured.

(e) Banners shall be made of durable material. Paper banners are not permitted.

No inflatables, tethered balloons, streamers, pennants, flags, ribbons, spinners, or other prohibited devices shall be included or incorporated with the display of a banner under this section.

A banner permit from the Zoning Administrator is required for each major event, or seasonal event. If sports related, each game or competition shall be considered a separate event. Seasonal events such as regional team sporting events (i.e. Bobcats, Panthers, Checkers, etc.) may be issued one permit for the season.

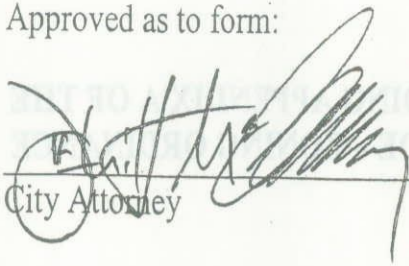
(h) The permit number and duration shall be visible on the banner.

(i) Due to the short-term nature of banners, any violation of the provisions of these regulations shall be cited by the Zoning Administrator. A one-day warning notice of violation requesting immediate compliance will be issued first. Citations can then be issued for any violation that has not been corrected.

This subsection does not preempt the regulations of Section 206 of Chapter 19, Article 7 of the City Code for decorative banners and signs.

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

Approved as to form:

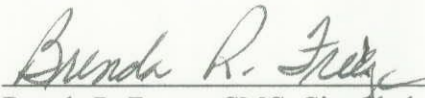


City Attorney

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 496-502a.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

APPROVED BY CITY COUNCIL

DATE 3/21/05

Petition # 2005-018

Petitioner: Land Use and Environmental Services Agency (LUESA)

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

ORDINANCE NO. 2919

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 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

A. PART 2: "Off Street Parking and Loading"

1. Amend Section 12.218 by adding language to prohibit the parking of large commercial vehicles in residential areas at any time, unless the vehicle is making a delivery or providing a service. The current section reads as follows:

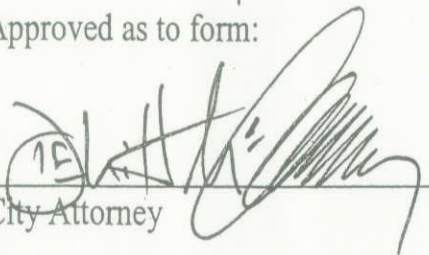
(c) Large commercial vehicles are prohibited from parking overnight in all residential districts.

The revised subsection shall read as follows:

(c) Large commercial vehicles are prohibited from parking in all residential districts, except as permitted in Section 12.218(4).

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

Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Frazier, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is the true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, at regular session convened on the 21st day of March, 2005, the reference being made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 499-503.

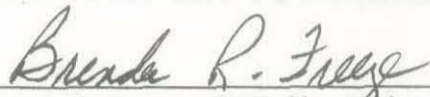
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of March, 2005.


Brenda R. Frazier, City Clerk

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 503-504.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

CITY ZONE CHANGE

Petition No. 2005-19

Petitioner: HJF South LLC

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2920-~~7~~ DATE 3/21/05

ZONING REGULATIONS

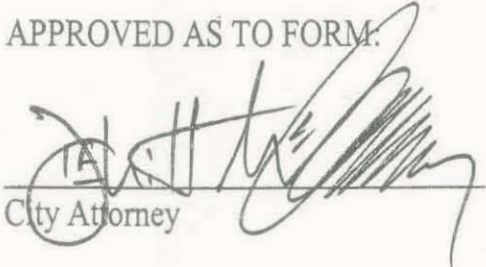
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-2 to TOD-M 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:

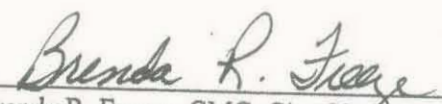


City Attorney

CERTIFICATION

I, 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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 503-506.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of July, 2006.



Brenda R. Freeze, CMC, City Clerk

APPROVED BY CITY COUNCIL

Petition No. 2005-20
Petitioner: Charlotte Arena Operations, LLC

DATE 3/21/05

ORDINANCE NO. 2921-Z

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

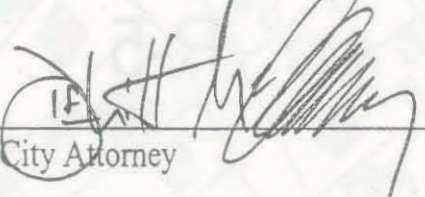
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 UMUD to UMUD-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, 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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 507-508.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

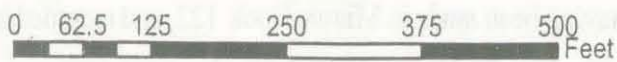
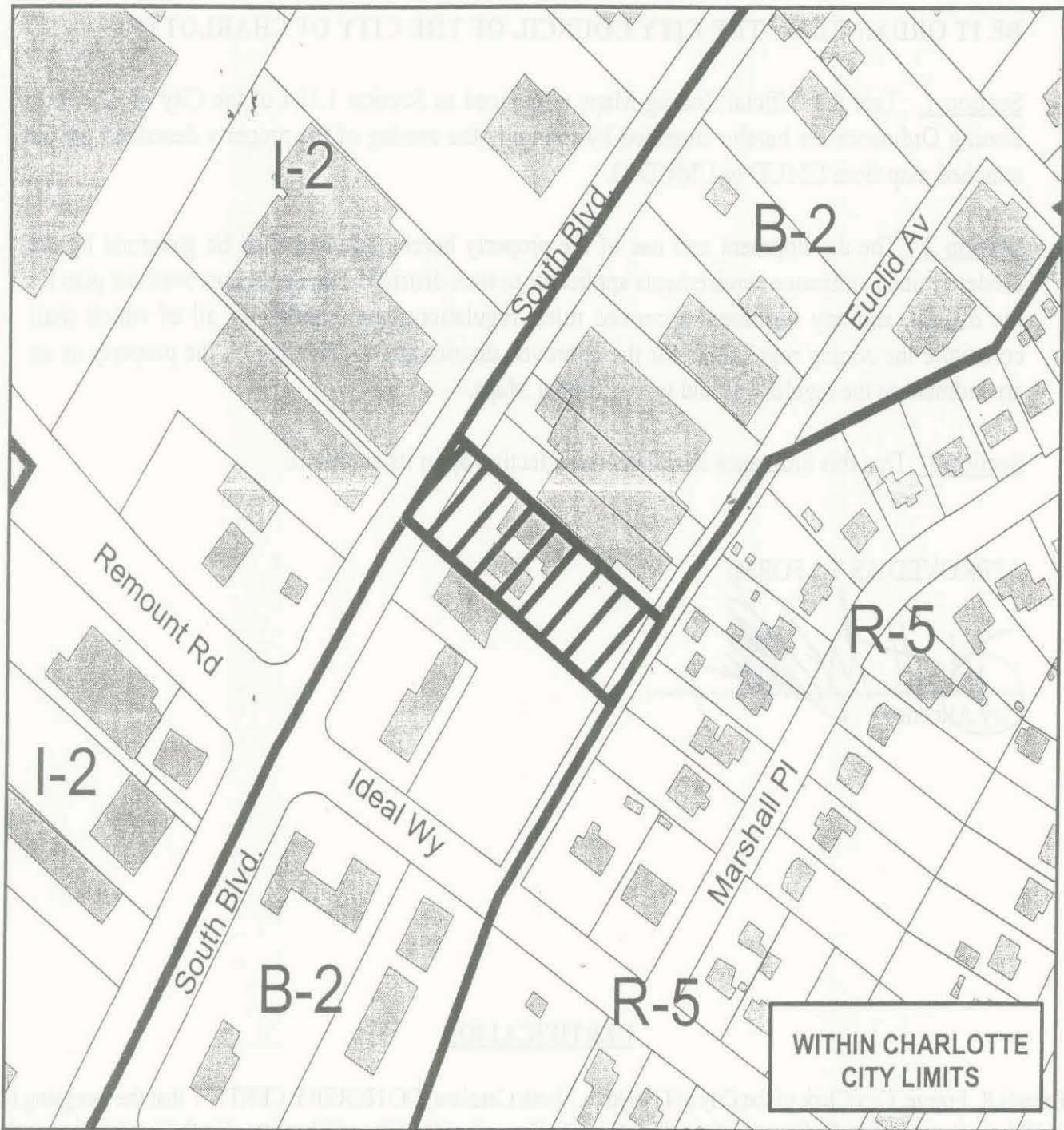
Petition #: **2005-019**

Petitioner: HJF South, LLC

Zoning Classification (Existing): B-2
(General Business)

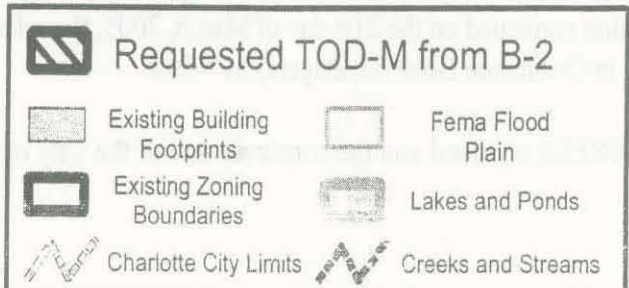
Zoning Classification (Requested): TOD-M
(Transit Oriented Development, Mixed-use)

Acresage & Location : Approximately .5799 acres located on the southeast side of South Blvd, north of Ideal Way



Zoning Map #(s) **110**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-30-2004



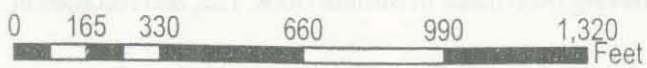
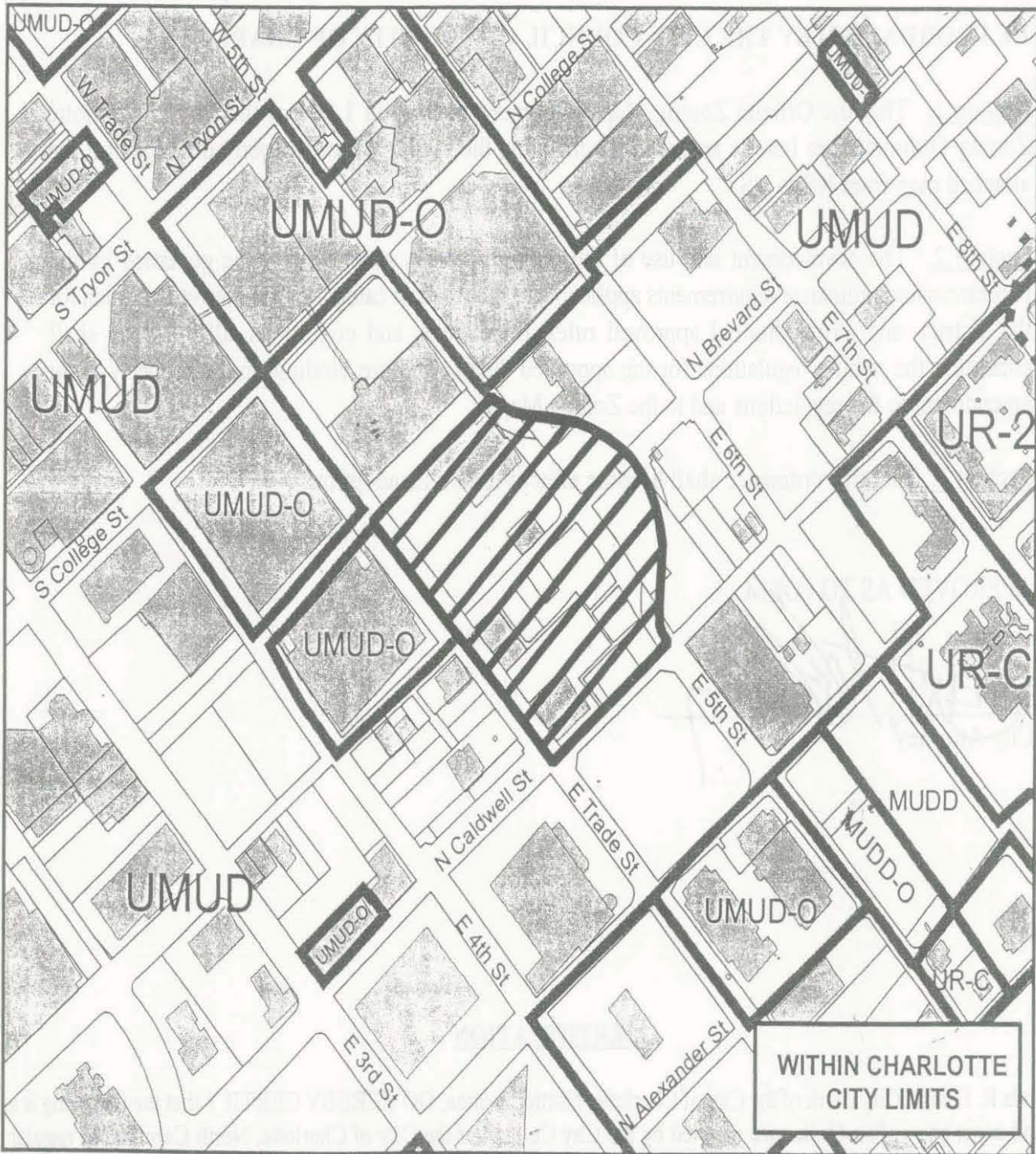
Petition #: **2005-020**

Petitioner: Charlotte Arena Operations, LLC

Zoning Classification (Existing): UMUD
(Uptown Mixed Use District)

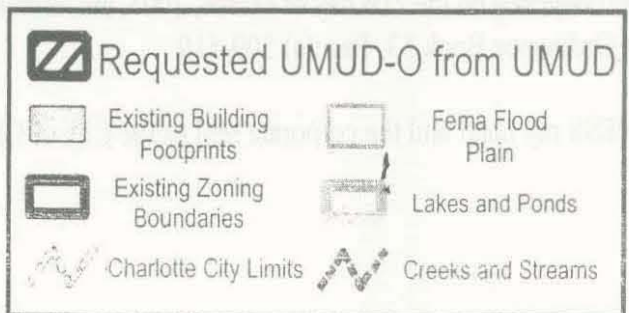
Zoning Classification (Requested): UMUD-O
(Uptown Mixed Use District, Optional, Conditional)

Acres & Location : Approximately 11 acres located north of the intersection of North Caldwell Street and East Trade Street



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-30-2004



APPROVED BY CITY COUNCIL

Petition No. 2005-26

Petitioner: Crosland Commercial, Inc.

DATE 3/21/05

ORDINANCE NO. 2922-Z

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

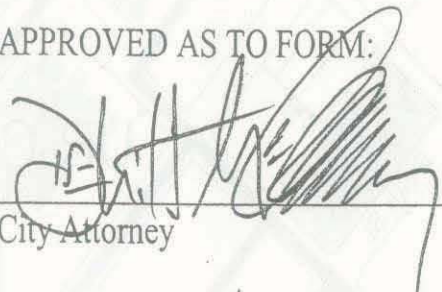
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 NS to NS.

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 509-510.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

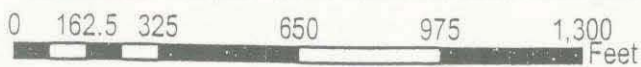
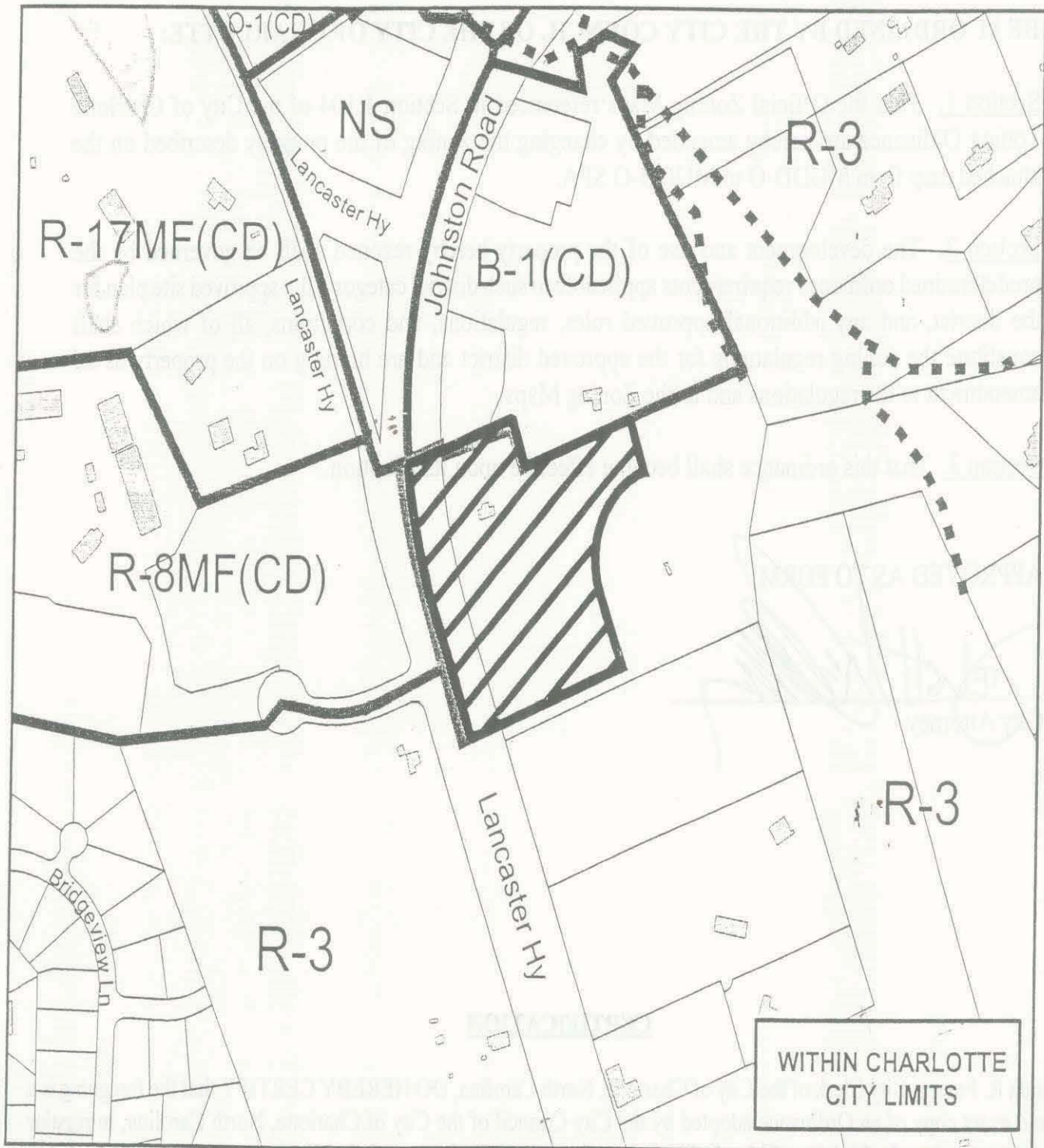
Petition #: **2005-026**

Petitioner: Crosland Commercial, Inc.

Zoning Classification (Existing): NS
(Neighborhood Services, Conditional)

Zoning Classification (Requested): NS S.P.A.
(Neighborhood Services, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 6.6 acres located on the south side of Johnston Road, east of Lancaster Highway



Zoning Map #(s) **185**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-30-2004



	Requested NS(S.P.A.) from NS
	Existing Building Footprints
	Fema Flood Plain
	Existing Zoning Boundaries
	Lakes and Ponds
	Charlotte City Limits
	Creeks and Streams

Petition No. 2005-31
Petitioner: The Ghazi Company

APPROVED BY CITY COUNCIL
DATE 3/21/05

ORDINANCE NO. 2923-Z
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING
ORDINANCE.

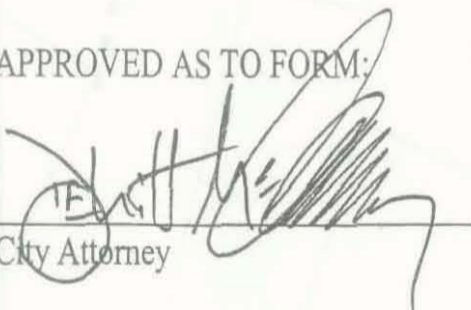
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 MUDD-O to MUDD-O SPA.

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 511-512.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

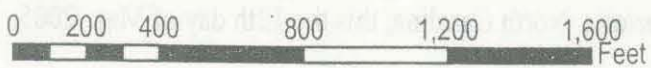
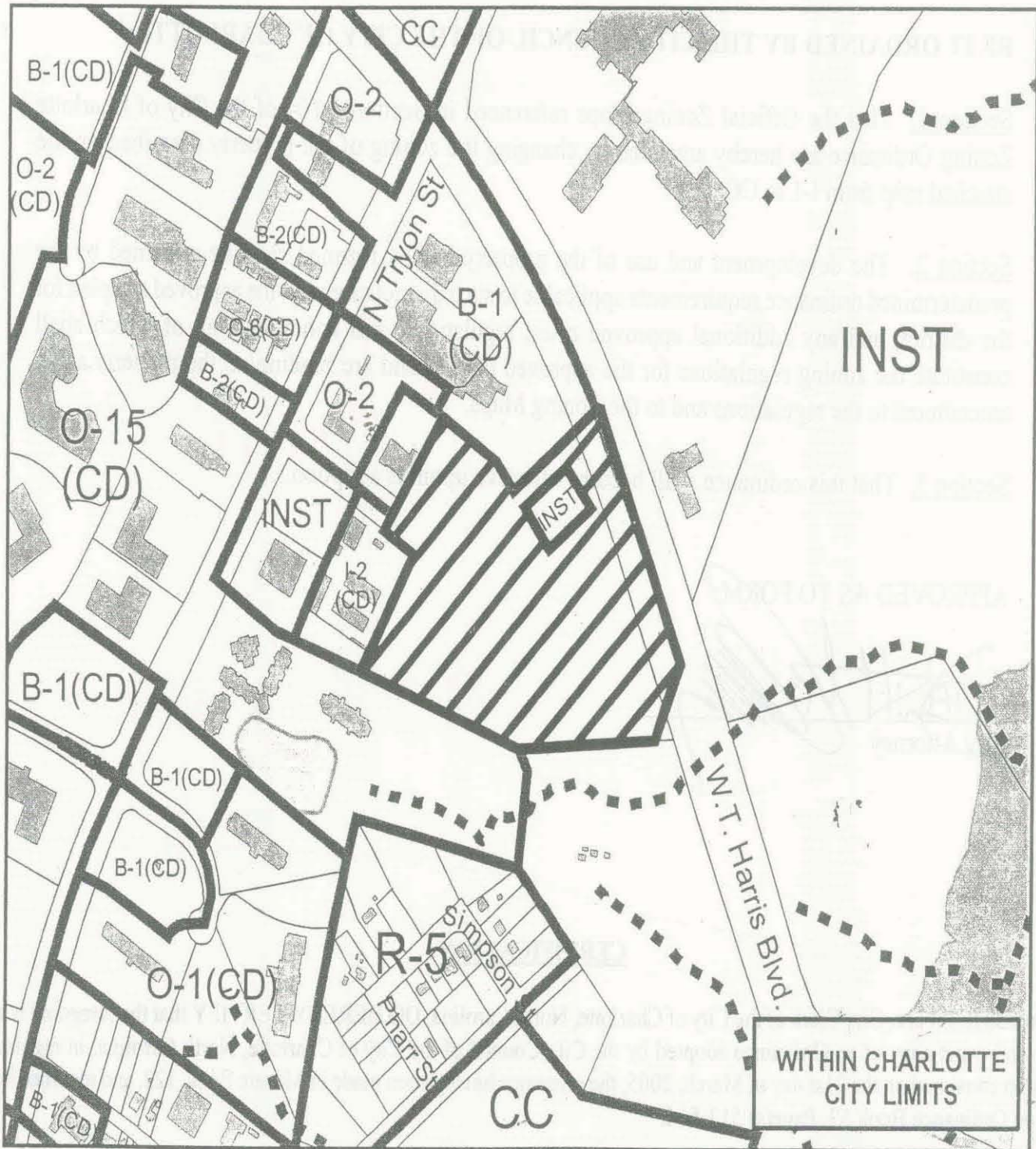
Petition #: **2005-031**

Petitioner: The Ghazi Company

Zoning Classification (Existing): MUDD-O
(Mixed-Use Development District, Optional, Conditional)

Zoning Classification (Requested): MUDD-O S.P.A.
(Mixed-Use Development District, Optional, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 14.6 acres located on the west side of W.T. Harris Blvd, east of North Tryon Street



Zoning Map #(s) **58.71**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-30-2004



APPROVED BY CITY COUNCIL

Petition No. 2005-33
Petitioner: CENTDEV Properties, LLC

DATE 3/21/05

ORDINANCE NO. 2924-Z

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

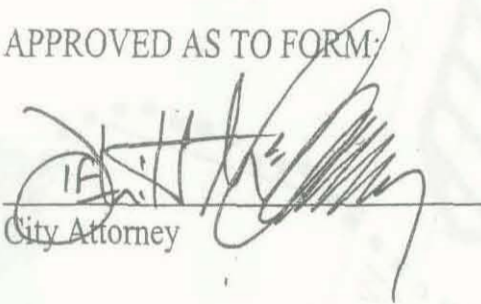
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-1 to CC.

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:

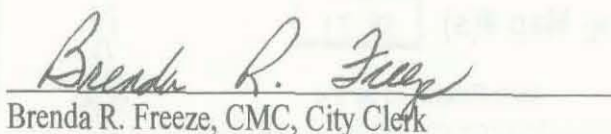


City Attorney

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 513-514.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

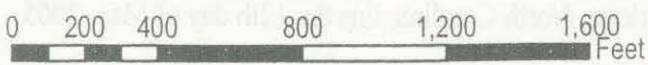
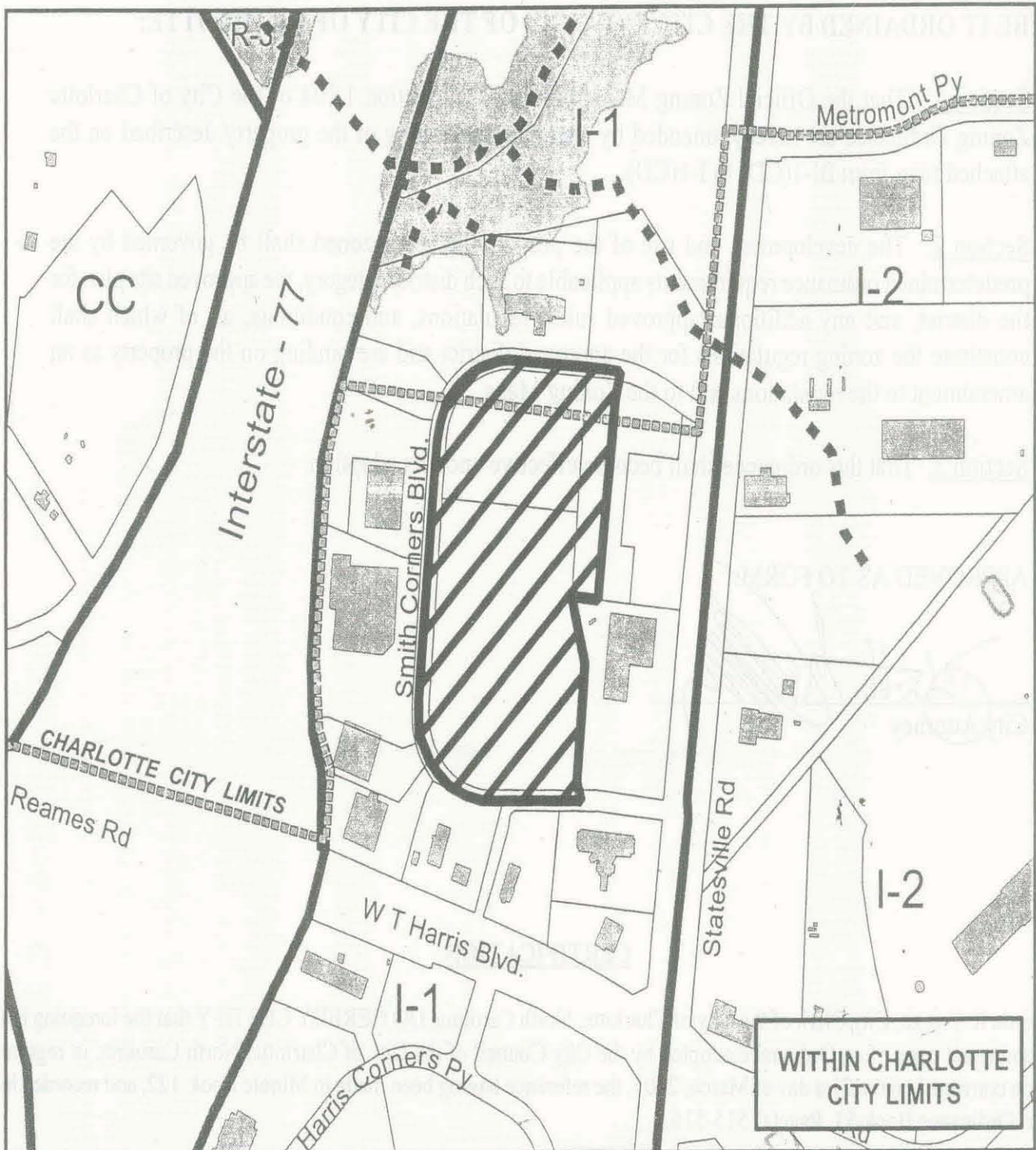
Petition #: **2005-033**

Petitioner: CENTDEV Properties, LLC

Zoning Classification (Existing): I-1
(Light Industrial)

Zoning Classification (Requested): CC
(Commercial Center, Conditional)

Acreeage & Location : Approximately 14.839 acres located west of Statesville Ave,
north of W.T. Harris Blvd



Zoning Map #(s) **44**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-30-2004



	Requested CC from I-1		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No. 2005-57
Petitioner: Hendrick Automotive Group

APPROVED BY CITY COUNCIL

DATE 3/21/05

ORDINANCE NO. 2925-Z

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

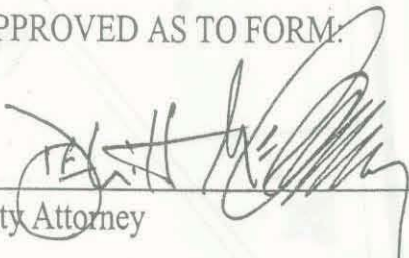
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 BI-1(CD) to I-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:

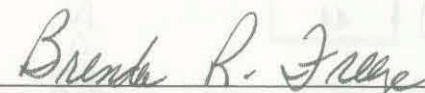


City Attorney

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 March, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 515-516.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

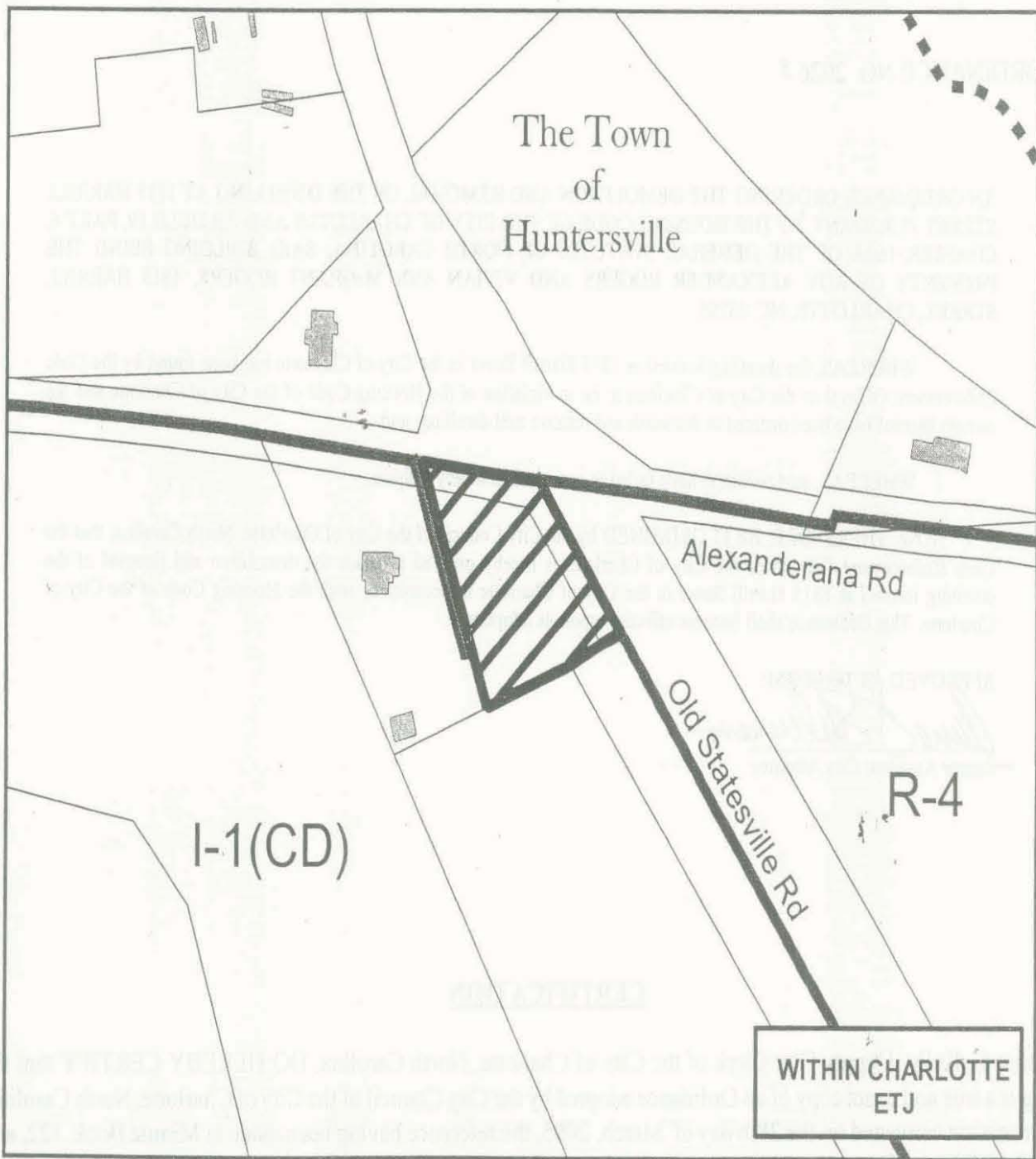
Petition #: **2005-057**

Petitioner: Hendrick Automotive Group

Zoning Classification (Existing): B-1(CD)
(Neighborhood Business, Conditional)

Zoning Classification (Requested): I-1(CD)
(Light Industrial, Conditional)

Acreage & Location : Approximately 1.03 acres located at the southwest corner of the intersection of Alexanderana Road, and Old Statesville Road



Zoning Map #(s) **37**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
01-25-2005

