

APPROVED BY
CITY COUNCIL.
OCT 17 2007

Petition No.2004-095
Petitioner: *Christ Lutheran Church.*

ORDINANCE NO. 3708-Z

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

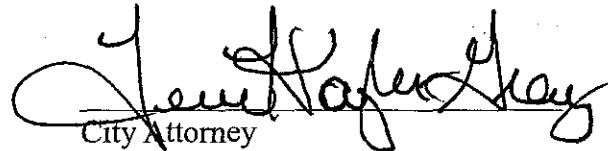
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to INST(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.

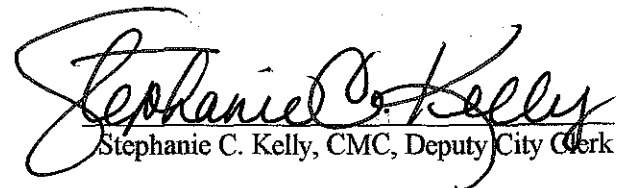
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 17th day of October, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s)105-106.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28th day of April, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

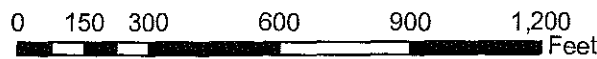
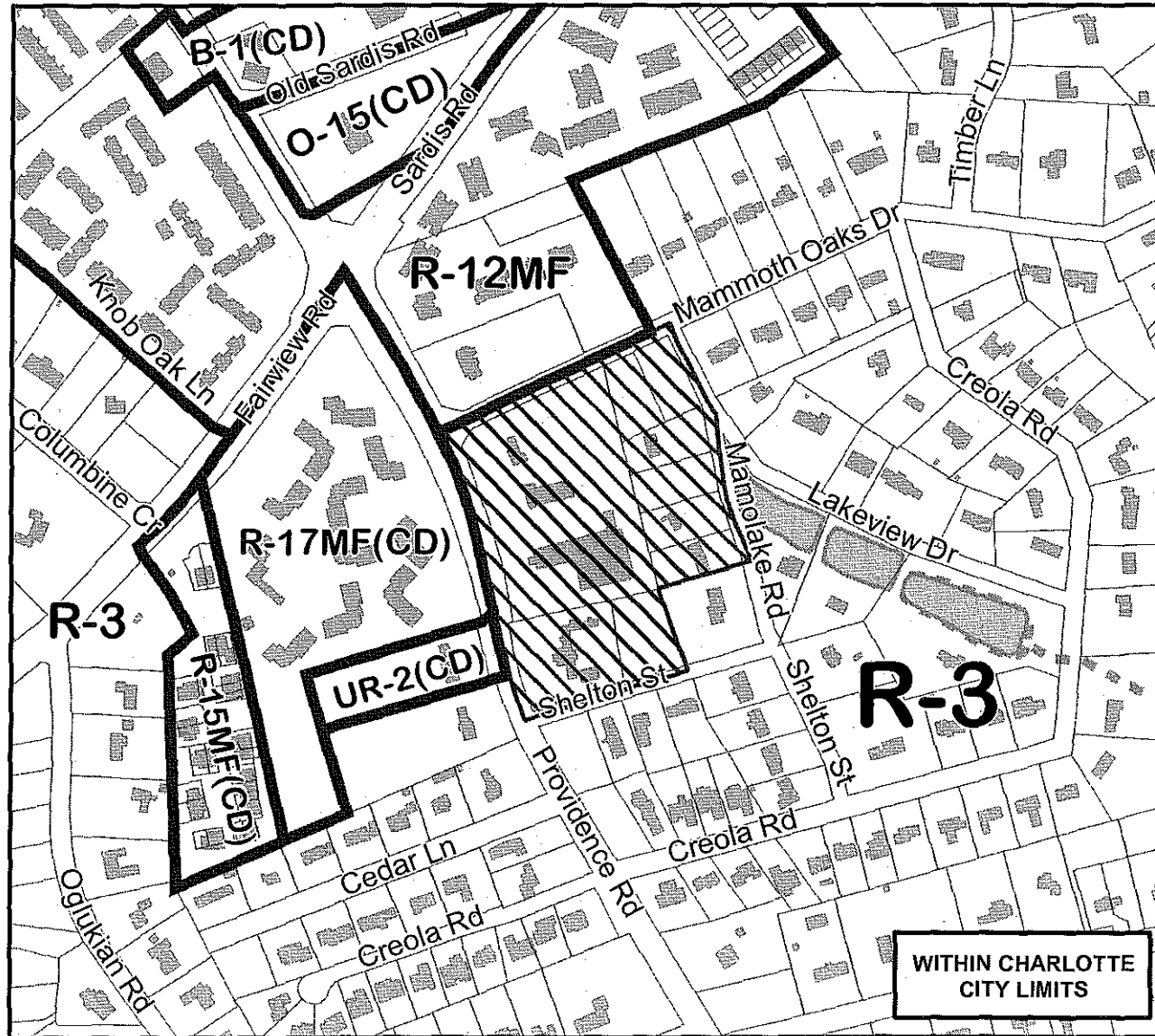
Petition #: **2004-095**

Petitioner: Christ Lutheran Church

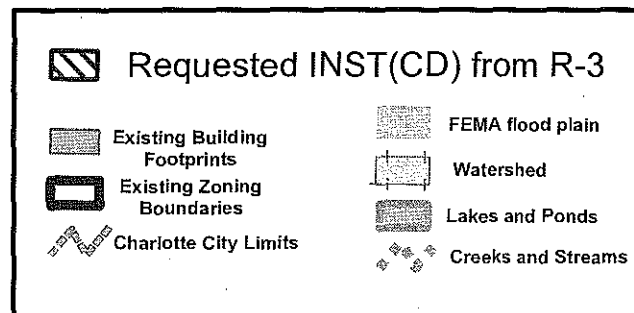
Zoning Classification (Existing): R-3
(Single-Family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): INST(CD)
(Institutional, Conditional)

Acreage & Location : Approximately 9.84 acres located on the east side of Providence Road between Mammoth Oaks Drive and Shelton Street.



Zoning Map #(s) **136**



APPROVED BY
CITY COUNCIL
OCT 17 2007

Petition #: 2006-112
Petitioner: Charlotte-Mecklenburg Planning Commission
ORDINANCE #3709

**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 9: GENERAL DISTRICTS.

1. Amend Section 9.1105, “Development standards for industrial districts”, subsection (1) by adding references to Section 12.102, where other regulations apply if the lot is fronted by three or more streets, or if the lot is irregularly shaped. Also, delete the “Cross-reference” text at the end of subsection (1). The revised section shall read as follows:

Section 9.1105. Development standards for industrial districts.

All uses and structures permitted in the I-1 and I-2 districts shall meet the applicable development standards established in this Section and all other requirements of these regulations:

(1) Area, yard and bulk regulations shall be as follows:

	I-1	I-2
(a) Maximum Floor Area Ratio	80	1.00
(b) Minimum lot area (square feet)	8,000	8,000
(c) Minimum lot width (feet)	50	50
(d) Minimum setback (feet) (See Section 12.102 if the lot abuts a residential zoning district; if the lot is fronted on three or more sides by streets; or if the lot is irregularly shaped)	20	20
(e) Minimum side yard (feet) (See Section 12.102 if the lot is adjacent to a railroad rights-of-way or alley; abuts two or more streets; or is a corner lot; or is an irregularly shaped lot)	0 or 5*	0 or 5*
(f) Minimum rear yard (feet)	10	10

(See Section 12.102 if the lot is adjacent to a railroad rights-of-way or alley; abuts two or more streets, or is an irregularly shaped lot.)

(g) Maximum height (feet)² 40 40

*In I-1 and I-2 districts, no side yard is required, but if one is provided, it must be a minimum of five (5) feet.

NOTES TO CHART:

¹ If a parking deck is constructed as part of a building, the allowable floor area ratio may be increased by 50 percent.

² A building in a district may be erected to a height in excess of 40 feet, provided the minimum side yard is increased 1 foot for every 2 feet in building height in excess of 40 feet. If a building abuts a residential zoning district, it may not be constructed above the 40-foot limit unless the side and/or rear yard which abuts the residential zoning district is increased 1 foot for each foot in building height in excess of 40 feet. Height requirements for other permitted structures are set forth in Section 12.108.

2. Amend Section 9.1105, "Development Standards for industrial districts", subsection (3) "Buffers and Screening" by noting that buffer requirements may require a larger side or rear yard than the minimum requires, and that a new industrial use located across the public right-of-way from a residentially zoned or used property shall provide one-half of a Class A buffer, based on lot size.

- (3) Buffers and Screening. Development of any use in the I-1 and I-2 districts shall comply with applicable buffer and screening requirements in Chapter 12, Part 3. Applicable buffer requirements may require a larger side or rear yard than the minimum required. In addition, the use shall comply with the following requirements:

Development of any industrial use in the I-1 or I-2 zoning districts that is directly across the public right-of-way from a residentially zoned or used property, shall provide a buffer along the frontage that is directly across the public right-of-way from the residential property (i.e. a full buffer along the entire street frontage is not necessarily required). This buffer shall be one-half the width of a Class A buffer, based on the size of the industrial lot. The required buffer shall not be reduced with the use of a fence or wall; however berms may be used as per Section 12.302(8A) Required landscaping for street trees can be counted toward meeting the landscaping requirements of Section 12.302. The buffer may be located in the required front setback, but not in the public right-of-way.

3. Amend Section 9.1105, "Development standards for industrial districts", subsection (6) by adding a requirement for industrial development to screen outdoor storage areas from property used or zoned for residential uses. The revised section shall read as follows:

- (6) Outdoor Storage. Development of any use in the I-1 and I-2 districts shall conform to the following requirements:
- (a) Outdoor storage of goods and materials used in the assembly, fabrication or processing is permitted in the I-1 and I-2 districts, but shall not exceed 25% of the floor area of all buildings on a lot in the I-1 district.
 - (b) Outdoor storage shall be screened from the public right-of-way and from property used or zoned for residential purposes in accordance with Section 12.303.

4. Amend Section 9.1105, "Development standards for industrial districts", subsection (7) by reorganizing the requirements into the same format as the previous subsections. The revised section shall read as follows:

Setbacks and Yards

(7)

- (a) Development of any industrial use in the I-1 or I-2 zoning districts may require larger setback and yard requirements in the following situations:
- 1. Along certain streets subject to the regulations of Section 12.103.
 - 2. When a nonresidential use abuts a residential zoning district. See subsection 12.102(1).
 - 3. For properties bordering Lake Norman, Lake Wylie, Mountain Island Lake and the Catawba River, see Section 12.515 for piers and other water-related facilities development are applicable.

5. Add a new subsection (8), (9), and (10) to Section 9.1105, "Development standards for industrial districts," regarding dumpsters, solid waste containers and recycling containers; outdoor lighting; and security. The new subsection (8), (9), and (10) shall read as follows:

- (8) Dumpsters, solid waste containers, and recycling containers. Development of any industrial use in the I-1 or I-2 zoning districts

shall conform to the screening requirements of Section 12.303, with the following additional requirement:

(a) Uses allowed under prescribed conditions in the I-2 zoning district shall locate dumpsters, solid waste containers, or recycling containers a minimum of 60' from residentially used or zoned property. Distances shall be measured from the closest edge of the dumpster or container to the property line of the residentially used or zoned property.

(9) Outdoor Lighting. Development of any use in the industrial district shall meet the requirements of Section 12.402.

(10) Security Fencing. If security fencing is desired along property boundaries abutting residentially used or zoned property, such fencing shall meet one of the following requirements:

a. Non-decorative security fencing (such as chain link with or without vinyl or wood slats) shall not be located in any required buffer area.

b. Vinyl coated security fencing (without any concertina or barbed wire) may be located in the required buffer area, but shall be located no closer than the midpoint of the buffer width.

c. Decorative security fencing (such as wrought iron) may be located in the required buffer area but will not reduce the size of the buffer itself.

6. Amend Section 9.1102, "Uses permitted by right" by deleting the following uses (to later be moved into "Uses Allowed with Prescribed Conditions". Renumber the remaining uses in alphabetical order.

7. Amend Section 9.11023, "Uses Allowed with Prescribed Conditions" by adding the following uses, with the following conditions. Renumber all the uses in alphabetical order.

Abattoirs

(a) All structures and buildings shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the structure to the property line of the residential use or zoning district.

(b) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Agricultural industries (I-2 only)

- (a) All structures and buildings shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the structure to the property line of the residential use or zoning district.
- (b) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Building material sales, retail, and wholesale

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Contractor offices and accessory storage (I-2 only)

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Equipment rental and leasing

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Fence and fence materials, retail and wholesale

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Foundries (I-2 only)

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.
- (b) Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.

Lumber mills and storage yards (I-2 only)

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Manufacturing (light) uses

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.
- (b) Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.

Manufacturing (heavy) uses (I-2 only)

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

All structures and buildings shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the structure to the property line of the residential use or zoning district.

- (c) Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.

Nursery/greenhouses, retail and wholesale

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.
- (b) Products sold outdoors shall be screened from residentially zoned property and from public streets by a minimum 5' buffer, including a wall, fence, or landscaping that meets the requirements of Section 12.303.

Tire recapping and retreading

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C

(commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

- (b) Outdoor production, processing, or repair of equipment shall be located no closer than 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the outdoor production, processing, or repair area to the property line of the residential use or zoning district.

Waste incinerators, excluding medical waste incinerators (I-2 only)

- (a) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

Junkyards

- (a) The use must be enclosed by a fence which is not easily climbable from six to seven feet in height, and located at least 20 feet from the public street right-of-way.
- (b) The use shall be located a minimum of 300' from any abutting residentially used or zoned property. Distances shall be measured from the closest edge of the property line to any residential use or zoning district.
- (c) The use shall provide a Class C buffer along all public streets, in accordance with the standards in Section 12.303.
- (d) Primary vehicular access to the use shall be provided by a Class II (limited access arterial), Class III (major arterial), Class III-C (commercial arterial), Class IV (minor arterial), Class V-C (commercial street), or by a commercial cul-de-sac.

B. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

- 1. Amend Section 12.302, "Buffer requirements" Section (4) by revising the types of buffers needed for institutional and residential uses. The revised text shall read as follows:

- (4) One hundred (100%) percent of the applicable buffer requirements shall be the responsibility of the developing land use, except as follows:

- (a) Institutional uses.

- (1) For institutional uses developing abutting an existing more intensive use prior to the approval of this ordinance and for which no buffer is in place, the institutional use shall be responsible for providing a minimum of 50 percent of the required buffer specified for the more intensive use.

(2) For institutional uses developing directly across the public right-of-way from an industrially used property, without a required buffer in place, the institutional use shall provide a buffer along the frontage that is directly across the public right-of-way from the industrial property (i.e. a full buffer along the entire street frontage is not necessarily required). This buffer shall be one-half the width of a Class A buffer, based on lot size, and contain one-half the landscaping materials required in Table 12.302(b). Required landscaping for street trees can be counted toward meeting the landscaping requirements of this section. The buffer may be located in the required front setback, but not in the public right-of-way.

(b) Residential Uses:

(1) For Residential uses developing abutting industrial uses or zoning districts, the residential use shall be responsible for providing 50 percent of the required buffer specified for the more intensive use.

(2) For residential uses developing abutting an existing, more intensive, non-industrial use developed prior January 1, 1992, that do not have a required-buffer in place, the residential use shall be responsible for providing a minimum of 50 percent of the required buffer specified for the more intensive use.

(3) For residential uses developing directly across the public right-of-way from an industrially used property, that do not have a required buffer in place, the residential use shall provide a buffer along the frontage that is directly across the public right-of-way from the industrial property (i.e. a full buffer along the entire street frontage is not necessarily required). This buffer shall be one-half the width of a Class A buffer, based on lot size, and contain one-half the landscaping materials required in Table 12.302(b). Required landscaping for street trees can be counted toward meeting the landscaping requirements of this section. The buffer may be located in the required front setback, but not in the public right-of-way.

2. Amend Section 12.302, "Buffer requirements", subsection (5), and (6) to cross-reference the fact that all residential development that abuts industrially zoned property shall provide a full Class A buffer on the residential property. The revised section shall read as follows:

- (5) If an abutting parcel contains a required buffer or screen, it shall count towards the buffer requirements of the developing property, subject to the regulations in Section 12.304 with the exception that a buffer provided by a residential property abutting a developed industrial zoned property, shall not count toward the buffer required by the industrial property.
- (6) If the land use relationships between two abutting lots change so that a lesser buffer would be required under these regulations, the width of the buffer may be reduced accordingly, with the exception that a buffer provided by a residential property abutting a developed industrial zoned property, shall not count toward the buffer required by any more intensive use.

3. Amend Section 12.302, "Buffer requirements" subsection (8) to cross-reference the fact that all residential development that abuts industrially zoned property shall provide a full Class A buffer on the residential property. Add a new subsection (8A) to allow the reduction in the buffer width for industrial uses in certain circumstances. The revised section shall read as follows:

- (8) The width of any required buffer may be reduced by 25% if a wall, fence, or berm is provided that meets the following standards, with the exception that buffers required for residential uses abutting industrial property, or for industrial uses abutting residential property shall meet the standards of Section 12.202(8A).
 - (a) Any fence or wall shall be constructed in a durable fashion of brick, stone, other masonry materials or wood posts and planks or metal or other materials specifically designed as fencing materials, or any combination thereof as may be approved by the Zoning Administrator. Other materials may also be considered through the alternate buffer and screening process as detailed in Section 12.304. No more than 25 percent of the fence surface shall be left open and the finished side of the fence shall face the abutting property. A chain link fence with plastic, metal or wooden slats may not be used to satisfy the requirements of this section when abutting residential uses and districts;
 - (b) Walls and fences shall be a minimum height of 6 feet;
 - (c) Berms shall be a minimum height of 4 feet with a maximum slope of 3:1. Berms in excess of 6 feet height shall have a maximum slope of 4:1 as measured from the exterior property line;
 - (d) Berms shall be stabilized to prevent erosion and landscaped; and
 - (e) Shrubs are not required if a fence or wall is built. If a berm is constructed, shrubs are required but the number may be reduced by

25%. However, the number of trees is not modified by the reduction of buffer width.

- (f) Walls and fences must be located within the inner half of the buffer. However, the location of the fence or wall may be varied on sites that feature unusual topography as per Section 12.304.

(8A) The width of any required buffer for residential uses abutting industrial property, or for industrial uses abutting residential property may be reduced by 25% if a berm is provided that meets the following standards.

- (a) Berms shall be a minimum height of 4 feet with a maximum slope of 3:1. Berms in excess of 6 feet height shall have a maximum slope of 4:1 as measured from the exterior property line;
- (b) Berms shall be stabilized to prevent erosion and landscaped; and
- (c) If a berm is constructed, shrubs are required but the number may be reduced by 25%. However, the number of trees shall not be modified by the reduction of buffer width.

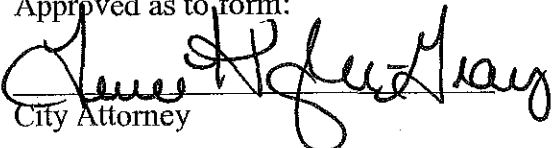
- 4. Amend Table 12.303(a) "Minimum Buffer Requirements, By Use and District Categories" by adding a new row titled, "Single-Family" to the column titled, "Developing Uses". Also, add a new column at the end of the table titled, "Industrial" under "Existing Abutting Uses and Districts". Add a requirement for single-family and multi-family development that develop after industrial uses have developed on abutting property:

TABLE 12.303(a) Minimum Buffer Requirements, By Use and District Categories

	EXISTING ABUTTING USES AND DISTRICTS						
	Single Family Use or Zoning	Multi-Family Use or Zoning	Institutional Use Intensity or Zoning	Office Use or Zoning	Business Use or Zoning	Parks and Greenways	Industrial Use
DEVELOPING USES							
1. SINGLE-FAMILY Attached, detached, duplex, triplex, and quadraplex							A
2. MULTI-FAMILY Attached, multi-family with 5-11 units Attached, multi-family in one building with more than twelve units; Planned multi-family developments and manufactured home parks	C						A A

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

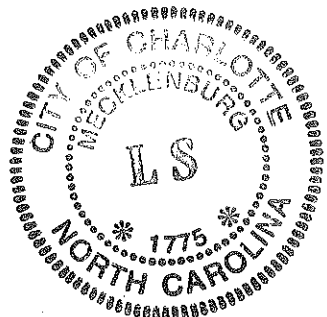
Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of October, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 107-118.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of December, 2007.




Brenda R. Freeze, CMC, City Clerk

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APPROVED BY
CITY COUNCIL

OCT 17 2007

Petition No.2007-010
Petitioner: *Reed Enterprises of CLT.*

ORDINANCE NO. 3410-Z

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

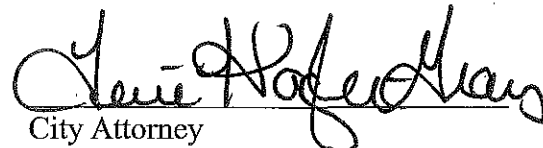
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to MX-2.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

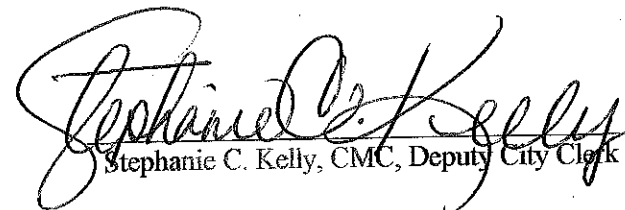
APPROVED AS TO FORM:


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 17th day of October, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 119-120.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of February, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

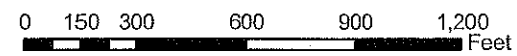
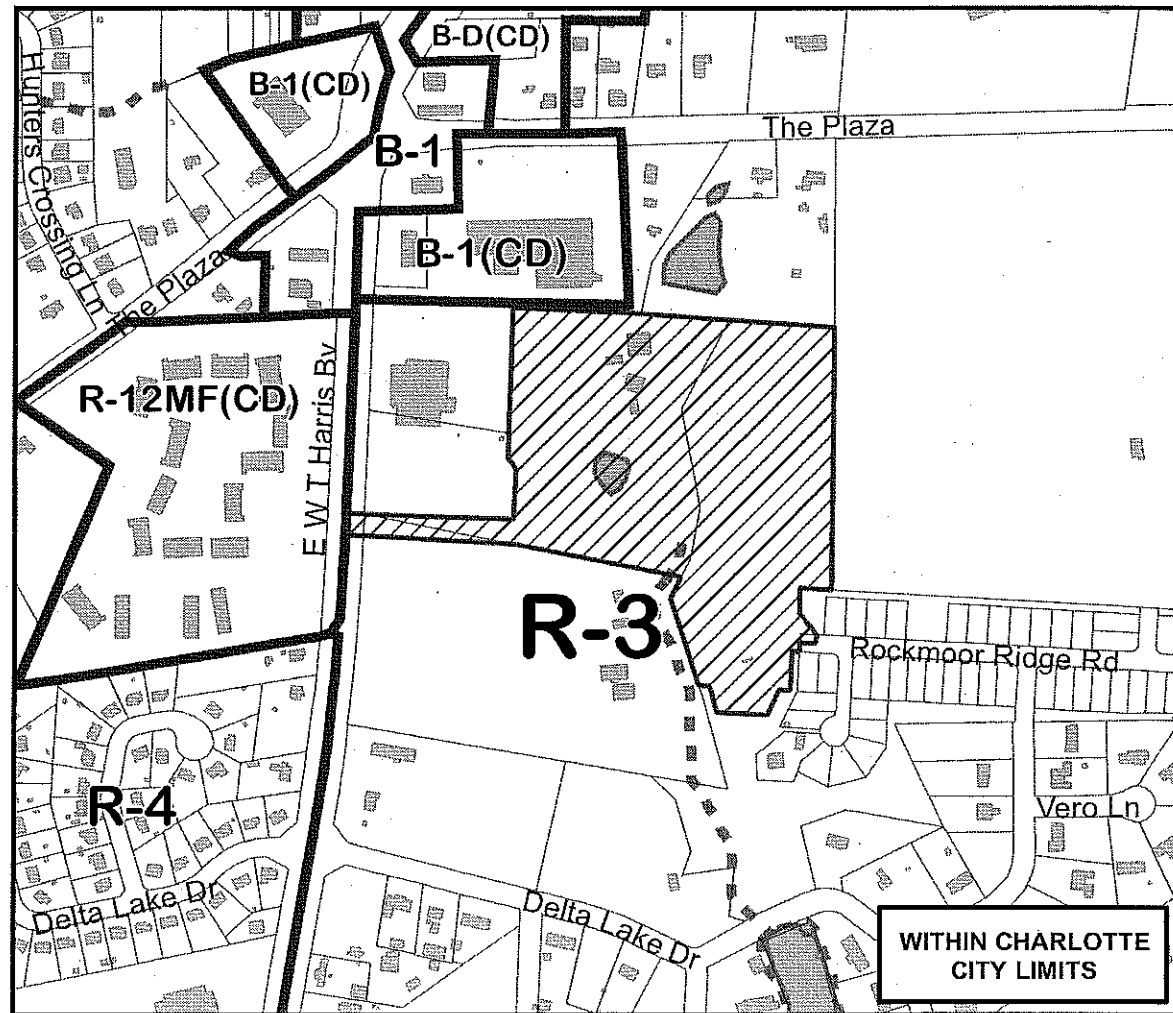
Petition #: **2007-010**

Petitioner: Reed Enterprises of CLT

Zoning Classification (Existing): R-3
(Single-Family Residential, up to 3 dwelling units per acre)

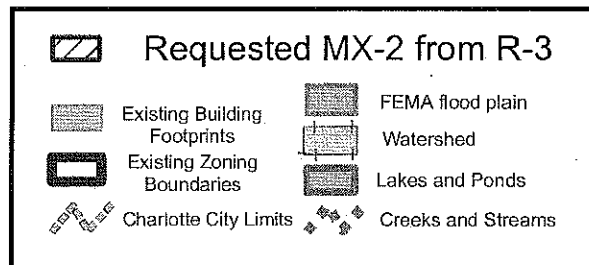
Zoning Classification (Requested): MX-2
(Mixed-Use Residential/Retail, Conditional)

Acreage & Location : Approximately 17.06 acres located east of E W T Harris Boulevard
at the end of Rockmoor Ridge Road.



Zoning Map #(s) **91**

Map Produced by the
Charlotte-Mecklenburg Planning Department
12-20-2006



Petition No. 2007-031
Petitioner: *Tribek Properties*

APPROVED BY
CITY COUNCIL
OCT 17 2007

ORDINANCE NO. 3411-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 NS.

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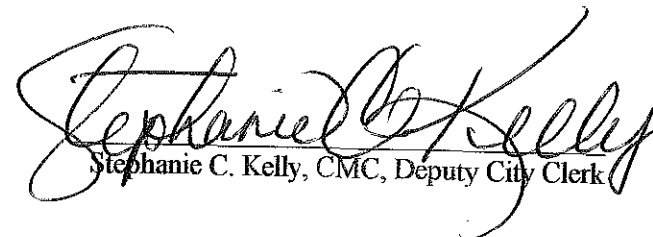
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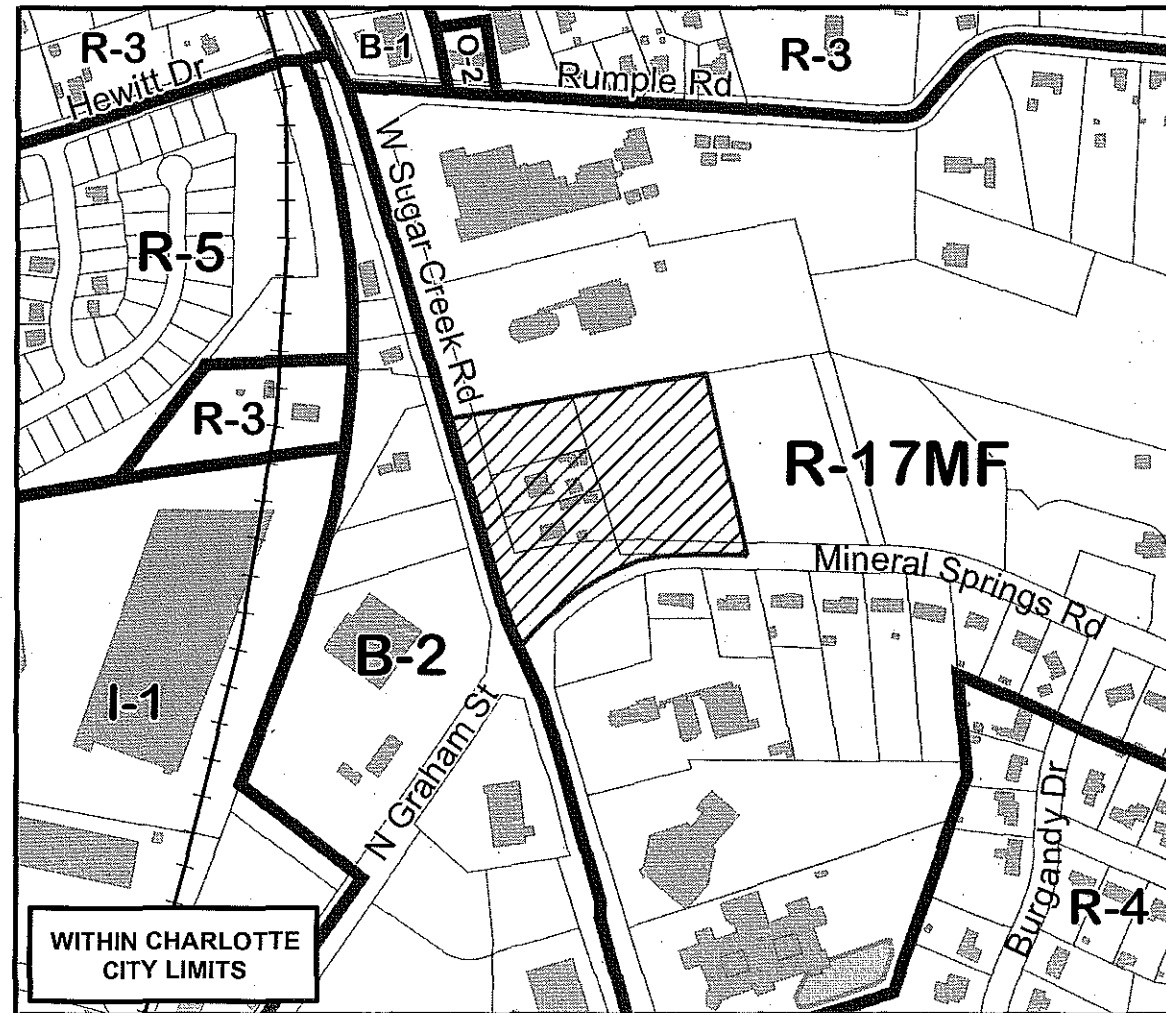
Petition #: **2007-031**

Petitioner: Tribek Properties; c/o Mr. Blanton Hamilton

Zoning Classification (Existing): **R-17MF**
(Multi-Family Residential, up to 17 dwelling units per acre)

Zoning Classification (Requested): **NS**
(Neighborhood Services)

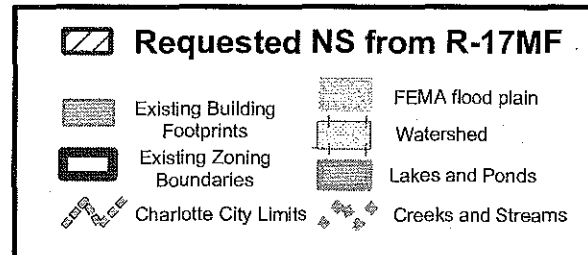
Acreage & Location : Approximately 4.40 acres located on the northeast corner of
W Sugar Creek Road and Mineral Springs Road.



0 125 250 500 750 1,000 Feet

Zoning Map #(s) **70**

Map Produced by the
Charlotte-Mecklenburg Planning Department
02-22-2007



Petition No.2007-103
Petitioner: *NRI Communities Charlotte, LLC*

APPROVED BY
CITY COUNCIL
OCT 17 2007

ORDINANCE NO. 3713-Z

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

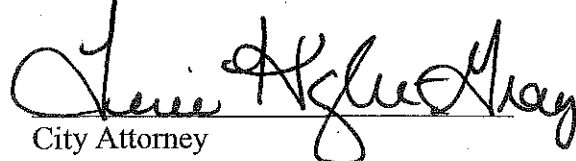
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 CC to CC 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.

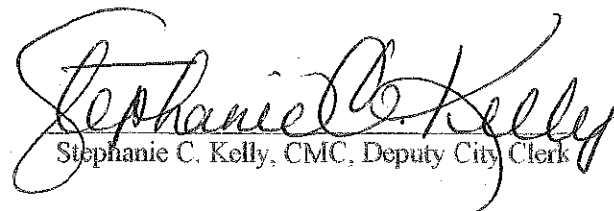
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 17th day of October, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 125-126.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of March, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

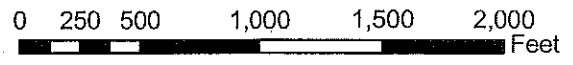
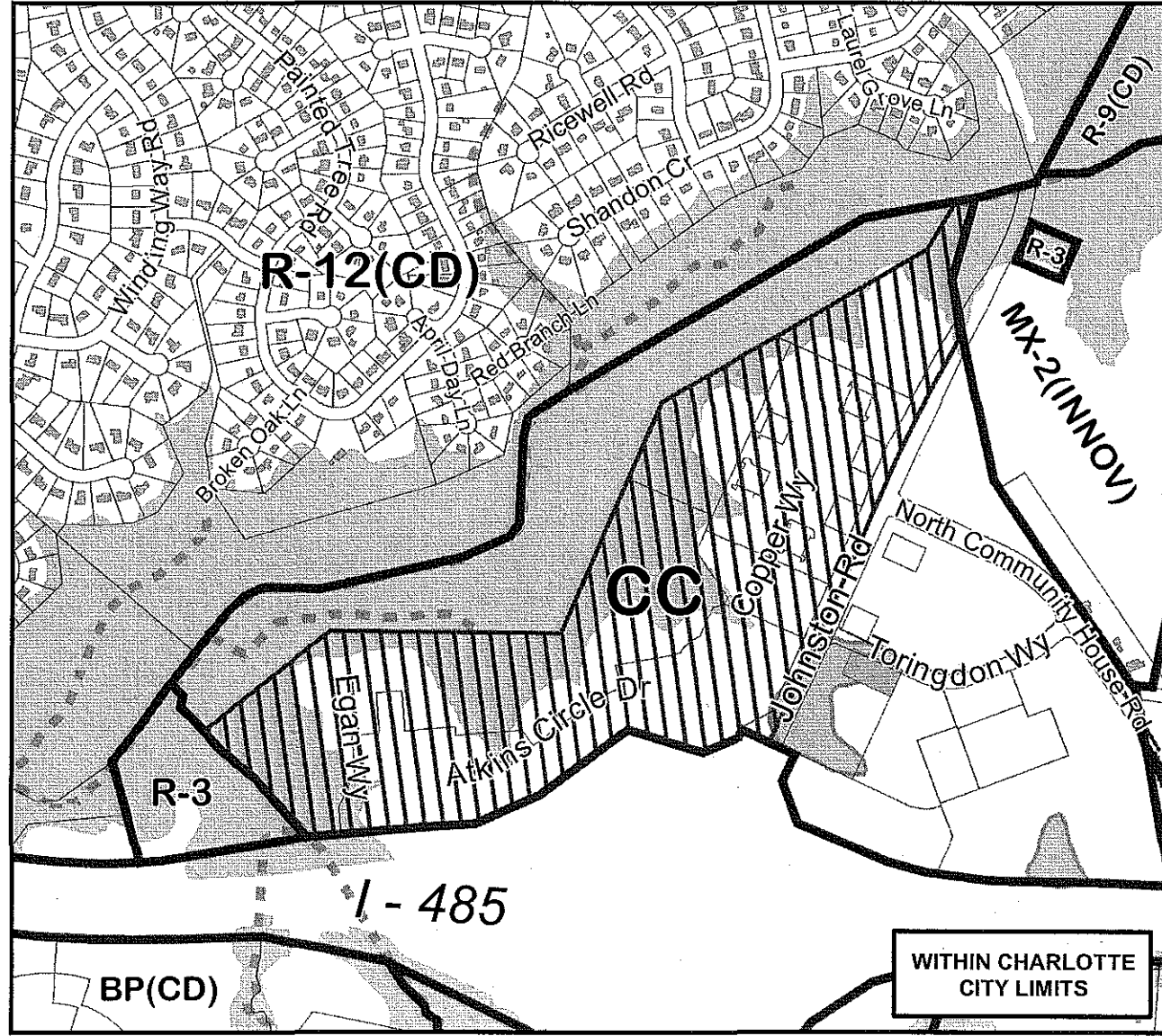
Petition #: **2007-103**

Petitioner: NRI Communities Charlotte, LLC

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

Zoning Classification (Requested): CC S.P.A.
(Commercial Center, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 78.88 acres located on the northwest quadrant of the Johnston Road / I-485 interchange.



Zoning Map #(s) **176**

Map Produced by the
Charlotte-Mecklenburg Planning Department
05-29-2007

	Requested CC S.P.A. from CC
	Existing Building Footprints
	FEMA flood plain
	Existing Zoning Boundaries
	Watershed
	Lakes and Ponds
	Charlotte City Limits
	Creeks and Streams

Petition No. 2007-080
Petitioner: *Griffith Equities, LLC*

APPROVED BY
CITY COUNCIL
OCT 17 2007

ORDINANCE NO. 3814-Z

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

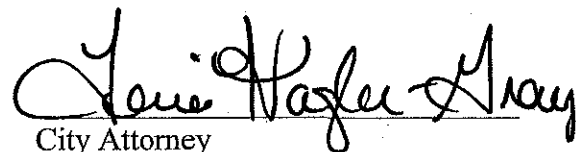
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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, I-1(CD) and R-4 to MUDD-O and MX-3(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.

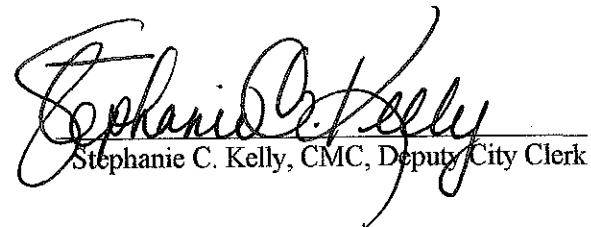
APPROVED AS TO FORM:


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 17th day of October, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 127-128.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of September, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: **2007-080**

Griffith Equities, LLC

Petitioner: c/o Preston Fred Griffith

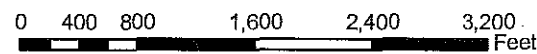
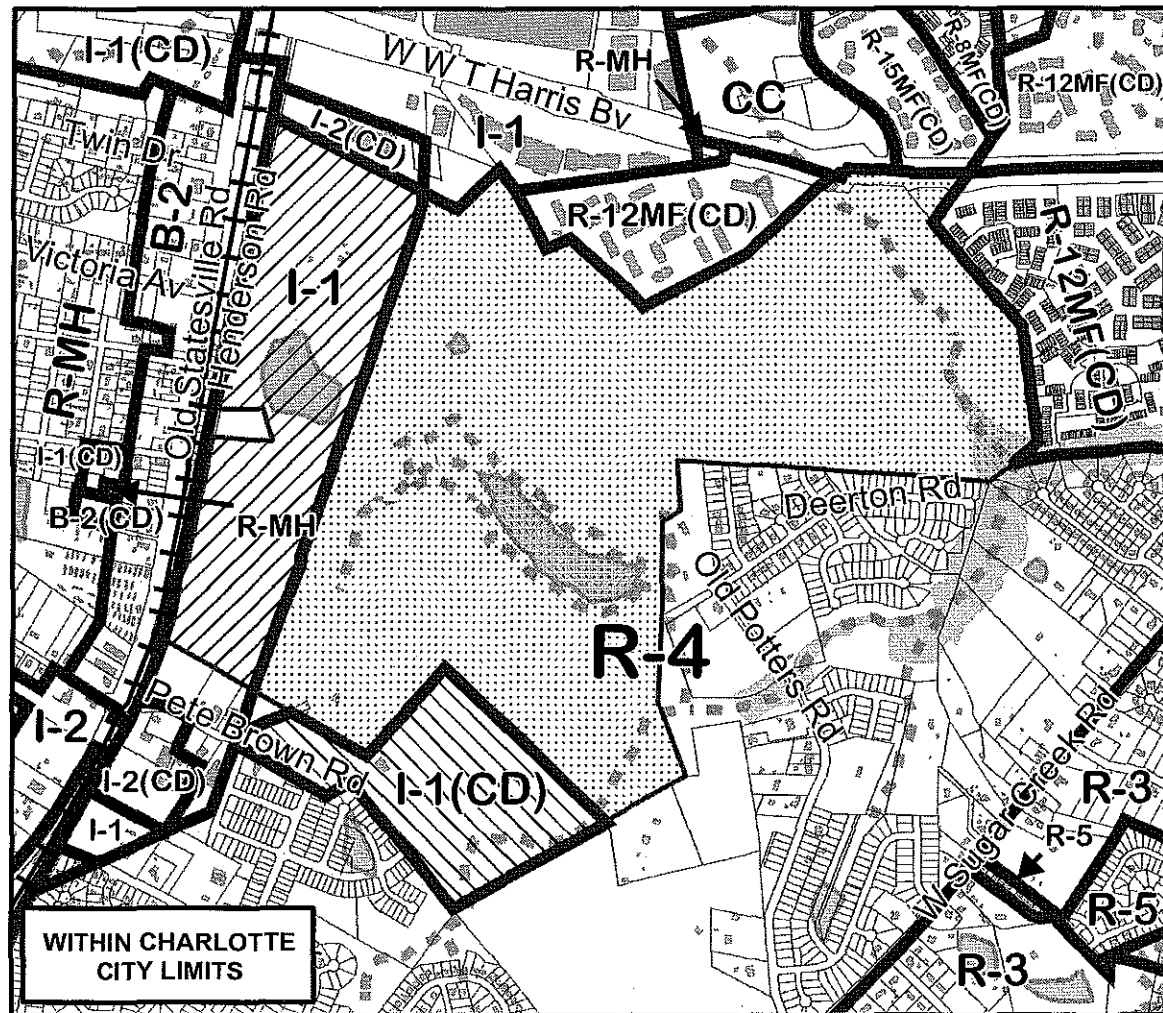
Zoning Classification (Existing): I-1, I-1(CD) and R-4

(Light Industrial, Light Industrial, Conditional and
 Single-Family Residential, up to 4 dwelling units per acre)

Zoning Classification (Requested): MUDD-O and MX-3 (Innovative)

(Mixed-Use Development District, Optional and Mixed-Use
 Residential/Retail, Conditional, Innovative Design Standards)

Acreeage & Location : Approximately 395.00 acres located on the east side of Old Statesville Road between Pete Brown Road and W W T Harris Boulevard.



Zoning Map #(s) **51,52,59,60**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 03-29-2007

	Requested MUDD-O from I-1		Requested MX-3 (Innovative) from R-4
	Requested MX-3 (Innovative) from I-1(CD)		Existing Building Footprints
	Existing Zoning Boundaries		FEMA flood plain
	Charlotte City Limits		Watershed
	Creeks and Streams		Lakes and Ponds

Petition No.2007-106
Petitioner: Charlotte-Mecklenburg Development Corporation
ORDINANCE #3715-Z

APPROVED BY
CITY COUNCIL
OCT 17 2007

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-2, I-1 and R-22MF to I-2(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.

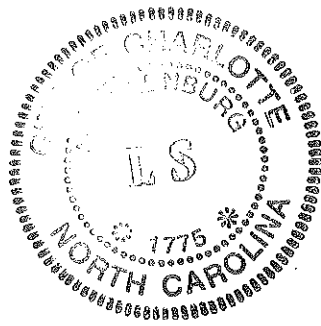
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of October, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 129-130.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of December, 2007.




Brenda R. Freeze, CMC, City Clerk

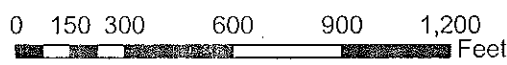
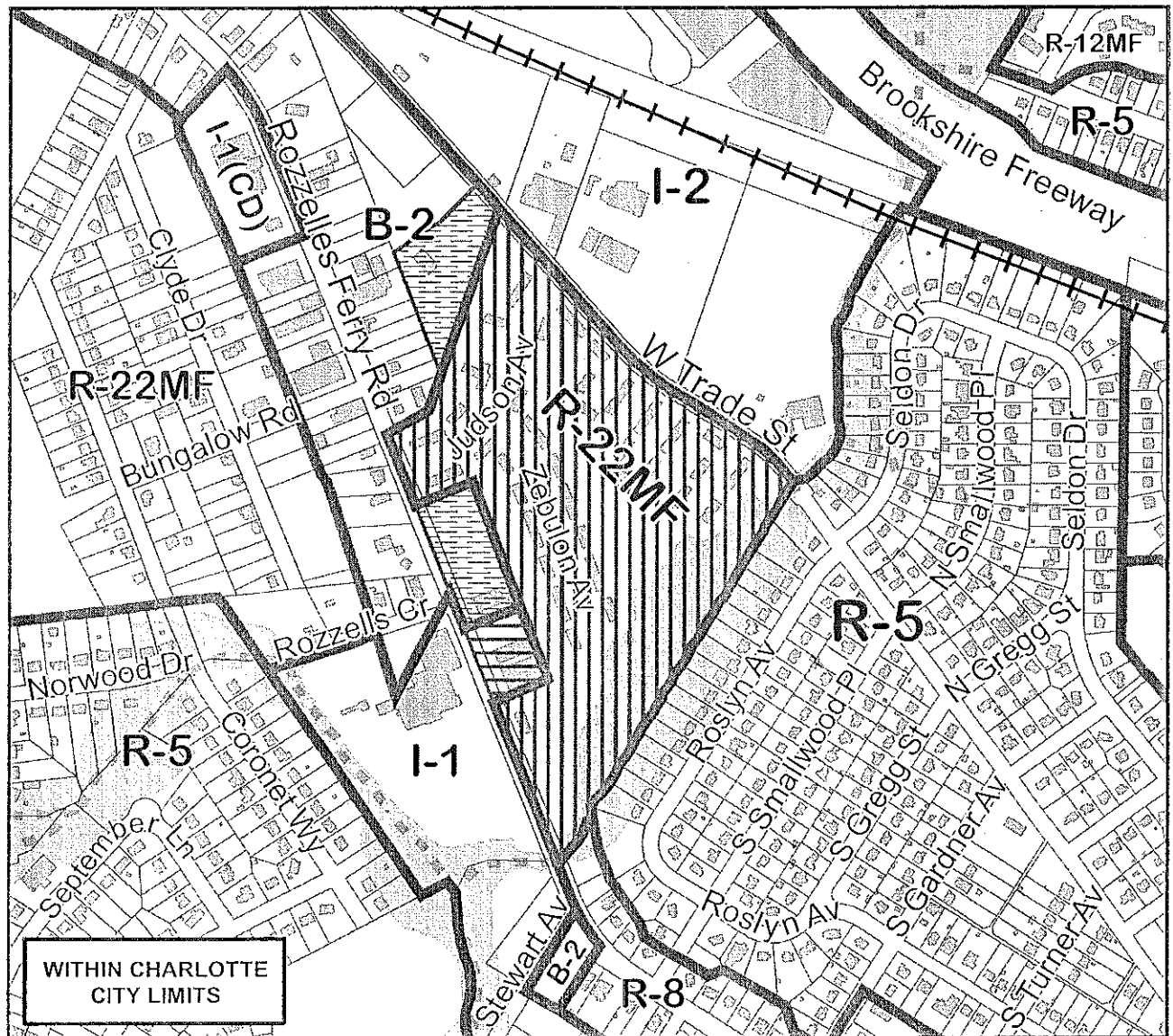
Petition #: **2007-106**

Petitioner: Charlotte Mecklenburg Development Corporation

Zoning Classification (Existing): B-2, I-1 and R-22MF
 (General Business, Light Industrial and Multi-Family Residential, up to 22 dwelling units per acre)

Zoning Classification (Requested): I-2(CD)
 (General Industrial, Conditional)

Acreage & Location : Approximately 28.31 acres located between Rozzelles Ferry Road and W Trade Street, west S Smallwood Place.



Zoning Map #(s) **87**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 08-27-2007

	Requested I-2(CD) from B-2		FEMA flood plain
	Requested I-2(CD) from I-1		Watershed
	Requested I-2(CD) from R-22MF		Lakes and Ponds
	Existing Building Footprints		Creeks and Streams
	Existing Zoning Boundaries		
	Charlotte City Limits		

APPROVED BY
CITY COUNCIL

OCT 17 2007

Petition No. 2007-107

ORDINANCE #37117
Porter LeCompte, LLC

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

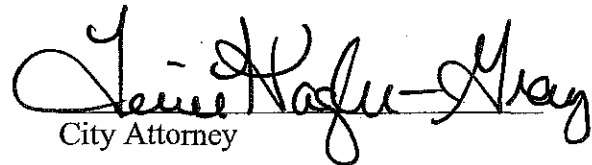
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 and UMUD-O to UMUD-O and UMUD-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.

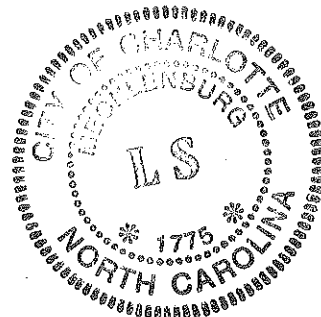
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of October, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 131-132.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of December, 2007.




Brenda R. Freeze, CMC, City Clerk

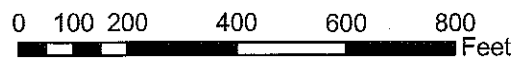
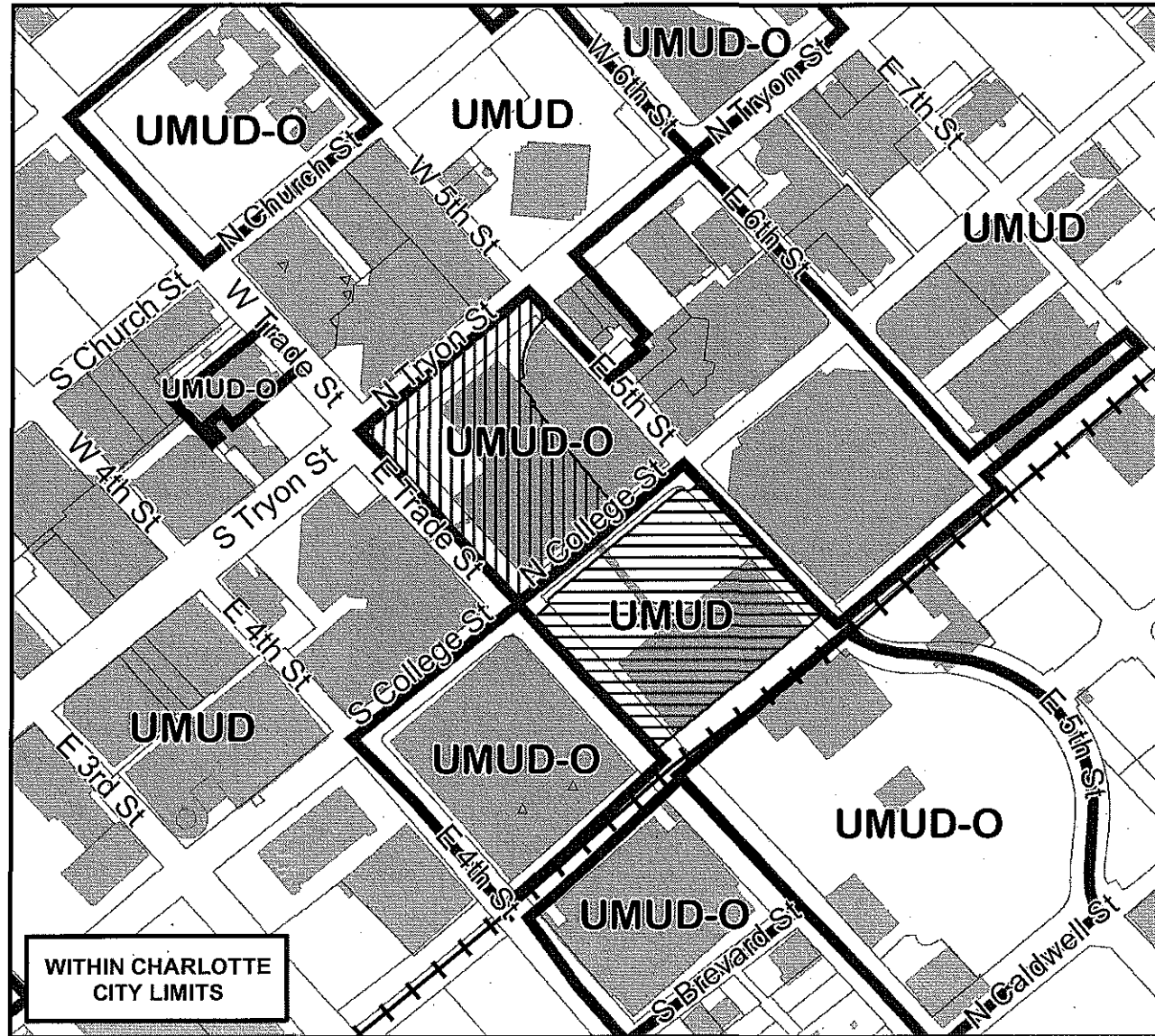
Petition #: **2007-107**

Petitioner: Lincoln Harris LLC

Zoning Classification (Existing): UMUD and UMUD-O
(Uptown Mixed Use District and Uptown Mixed Use District, Optional)

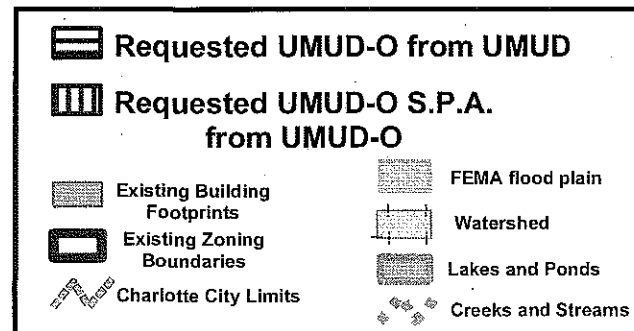
Zoning Classification (Requested): UMUD-O and UMUD-O S.P.A.
(Uptown Mixed Use District, Optional and Uptown Mixed Use District, Optional, Site Plan Amendment)

Acreege & Location : Approximately 5.60 acres located on the northeast and northwest corner of N College Street and E Trade Street.



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Department
06-26-2007



APPROVED BY
CITY COUNCIL.

OCT 17 2007

Petition No. 2007-109
Petitioner: Charlotte-Mecklenburg Planning Commission
ORDINANCE #3717

**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 13: SIGNS

1. Amend Section 13.102, "Definitions", subsection (S7), "Sign Types" by 1) deleting the definition for "Outdoor Advertising Sign" and replacing it with three new definitions to the section in alphabetical order, and re-alphabetizing the list. The new definitions shall read as follows:

(w) Outdoor Advertising Sign, Electronic Changeable Face

A sign, display, or device, or portion thereof, which electronically changes the fixed display screen composed of a series of lights, including light emitting diodes (LED's), fiber optics, or other similar new technology where the message change sequence is accomplished immediately. Electronic changeable face outdoor advertising signs include computer programmable, microprocessor controlled electronic or digital displays that display electronic, static images, static graphics, or static pictures, with or without textual information, and tri-vision outdoor advertising signs. Electronic changeable face outdoor advertising signs do not include animated or scrolling images, graphics, video active images (similar to television images), projected images or messages onto buildings or other objects, or static outdoor advertising signs.

(x) Outdoor Advertising Sign, Static

A type of outdoor advertising sign, generally, but not limited to, a rigidly assembled sign, display, or device, that is free-standing and affixed to the ground, the primary purpose of which is to display advertising messages or information that can be changed manually in the field. Such signs commonly referred to as "billboards" are generally designed so that the copy or poster on the sign can be changed frequently and the advertising space is for lease.

(y) Outdoor Advertising Sign, Tri-vision

A type of electronic changeable face outdoor advertising sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time of up to three images.

2. Amend Section 13.102, "Definitions", subsection by adding new definitions for "nit" and "candela". The new definitions shall read as follows:

Candela.

A unit of measurement of the intensity of light. An ordinary wax candle flame generates approximately one candela.

Nit.

A unit measure of luminance or brightness equal to one candela per square meter, measured perpendicular to the rays of the source.

2. Amend Section 13.111, "Regulations for Outdoor Advertising Signs" by replacing the entire Section with a new table format for presenting the regulations and standards for outdoor advertising signs. In addition, new text and tables have been added to allow light-emitting diode (LED), digital, and tri-vision outdoor advertising signs, with a different set of regulations and standards than for the traditional, static outdoor advertising signs. The revised section shall read as follows:

Section 13.111. Regulations for Outdoor Advertising Signs.

The purpose of this section is to establish regulations for outdoor advertising signs to reduce visual clutter, protect the view of the skyline, reduce distractions for motorists, and reduce conflicts with traffic control signs. These regulations shall be designed to 1) present and perpetuate uncluttered and natural views for the enjoyment and environmental enrichment of the citizens of Charlotte, as well as visitors; 2) promote economic prosperity, civic pride, quality of life, and the general welfare of citizens; 3) enhance the aesthetic values of the city and its economic vitality; 4) protect property values; 5) promote good urban design; and 6) promote safety of motorists.

(1) New Static Outdoor Advertising Signs (excluding electronic changeable face outdoor advertising signs, and similar new technologies)

Permits for new static outdoor advertising signs shall be issued only in accordance with the standards and regulations listed in Table 13.111(1).

TABLE 13.111(1)

Regulation	Static Outdoor Advertising Signs (excluding electronic changeable face outdoor advertising signs, tri-vision outdoor advertising signs, and other similar new technologies)
Zoning Districts Permitted	1-1 and 1-2 zoning district, located within 150 feet of the right-of-way of Class I Roads.
Location	Located behind the required setback, side, and rear yards of the district.
Maximum Sign Face Area	380 square feet
Maximum Height	50 feet
Maximum Number of Sign Faces	1 per side of sign, totaling no more than 760 square feet
Sign Type/Anchoring	Freestanding with unipole construction only.
Sign Features	Vinyl or similar type of material.
Limitations	No moving, rotating, fluttering, blinking, flashing elements permitted. No animation, video, audio, pyrotechnic components. No automatic changeable face outdoor advertising signs and no bluecasting technology permitted.
Message Duration	The message shall not change more than once within a 24-hour time period.
Illumination	Any illumination devices shall be effectively shielded so as to prevent beams or rays of light from being directed at any portion of a street or highway. Illumination intensity or brilliance shall not cause glare or impair the vision of motorists, and shall not interfere with any driver's operation of a motor vehicle.
Spacing of Sign to Residential Districts and Institutional Uses	There shall be at least 400 linear feet spacing distance between the outdoor advertising sign and any Residential Districts and Institutional uses. The distance shall be the shortest measurable distance between the nearest point of the sign to the edge of residential districts or to the property line of the institutional use. Institutional uses include schools, religious facilities, health institutions, colleges and universities, vocational schools, child care centers, government buildings, recreation centers, public parks, and civic, social and fraternal associations, etc.
Spacing to Outdoor Advertising Signs on the Same Side of the Street	There shall be at least 1000 linear feet spacing distance between outdoor advertising signs on the same side of the street. The distance shall be measured from the nearest point of the sign as projected to the centerline of the street upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest centerline point along the same street.
Spacing to Outdoor Advertising Signs on the Opposite Side of the Street	There shall be at least 500 linear feet spacing distance from any other outdoor advertising sign on the opposite side of the street. The distance shall be measured from the nearest point of the sign as projected to the centerline of the street upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest centerline point along the same street.
Spacing to Other Outdoor Advertising Signs on Nearby Streets	In addition, no two outdoor advertising sign structures within 300 feet of any street right-of-way on the same side of the street shall be spaced less than 1000 feet apart, regardless of the street from which the sign is intended to be viewed. The distance shall be the shortest measured distance between the nearest point of the sign to the nearest point of the other sign.
Spacing to Existing Buildings	There shall be a minimum of 20 feet distance required between an outdoor advertising sign structure and an existing building. The distance shall be the shortest measured distance between the nearest point of the sign to the edge of the building.
Spacing to the Principal Use being Advertised	There shall be a minimum of 500 feet distance to any part of the principal use being advertised. The distance shall be the shortest measured distance between the nearest point of the sign to the nearest edge of the principal use.
Conformity	The outdoor advertising sign shall be conforming in all ways. See also Section 13.112.
Tree-Cutting	Vegetation cutting in the public rights-of-way for the purpose of clearing views for signs shall be prohibited unless approved by the City Arborist. Cutting of any trees required by the Tree Ordinance that are located in the setback on any property is also prohibited.
Historic District	No outdoor advertising sign shall be located directly across the street from, or within, an historic district.

(2) New or Converted Electronic Changeable Face Outdoor Advertising Signs

Permits for new electronic changeable face outdoor advertising signs or a permit to convert a static outdoor advertising sign to an electronic changeable face outdoor sign shall be issued only in accordance with the standards and regulations listed in Table 13.111(2). These regulations shall apply to all outdoor advertising signs, including those with North Carolina Permits.

TABLE 13.111(2)

Regulation	New or Converted Electronic Changeable Face Outdoor Advertising Signs
Zoning District Permitted	I-1 and I-2 zoning district, located within 150 feet of the right-of-way of Class I Roads.
Location	Located behind the required setback, side, and rear yards of the zoning district.
Maximum Sign Face Area	380 square feet
Maximum Height	50 feet
Maximum Number of Sign Faces	One per side of structure, but no more than two sides.
Sign Support	Freestanding with unipole construction only.
Sign Features	Electronic changeable face or tri-vision
Permit Required	A sign permit application for a new or converted electronic changeable face outdoor advertising sign shall be submitted to Neighborhood Development with the required documentation listed in Section 13.103(2)(f).
Limitations	No moving, rotating, fluttering, blinking, or flashing elements are permitted. No animation, video, audio, pyrotechnic, or bluecasting components are permitted.
Message Duration	Advertising messages or information shall remain in a fixed, static position for a minimum of (8) seconds. The change sequence must be accomplished within an interval of two (2) seconds or less.
Message Type	Off-premise advertising
Illumination	<p>The outdoor advertising sign shall have an automatic dimmer (factory set to the illumination intensities set below) and a photo cell sensor to adjust the illumination intensity or brilliance of the sign so that it shall not cause glare or impair the vision of motorists, and shall not interfere with any driver's operation of a motor vehicle. The sign shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk to dawn as measured from the sign's face at maximum brightness.</p> <p>Any external illumination devices shall be effectively shielded so as to prevent beams or rays of light from being directed at any portion of a street or highway, or any residential use.</p>
Spacing of Sign to Residential Districts and Institutional Uses	There shall be a minimum spacing of 400 feet between the electronic changeable face outdoor advertising sign and Residential Districts and Institutional uses. Institutional uses include schools, religious facilities, health institutions, colleges and universities, vocational schools, child care centers, government buildings, recreation centers, public parks, and civic, social and fraternal associations, or other institutional uses as classified in the Zoning Ordinance. The distance shall be calculated as the shortest measurable distance between the nearest point of the sign to the edge of residential district or to the property line of the institutional use.
Spacing to Outdoor Advertising Signs on the Same Side of the Street	There shall be a minimum spacing of 2,000 feet between an electronic changeable face outdoor advertising sign and any other electronic changeable face outdoor advertising sign on the same side of the street. There shall also be 1) a minimum of 1,000 feet spacing between electronic changeable face outdoor advertising signs on the same side of the street and any other static outdoor advertising signs. The distance shall be measured from the nearest point of the sign as projected to the centerline of the street upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest centerline point along the same street.
Spacing to Outdoor Advertising	There shall be a minimum spacing of 1,000 feet between electronic changeable face

Signs on the Opposite Side of the Street	outdoor advertising signs on the opposite side of the street. There shall also be a minimum of 500 feet spacing between electronic changeable face outdoor advertising signs and static outdoor advertising signs on the opposite side of the street. The distance shall be measured from the nearest point of the sign as projected to the centerline of the street upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest centerline point along the same street.
Spacing to Other Outdoor Advertising Signs	No two electronic changeable face outdoor advertising signs within 300 feet of any street right-of-way on the same side of the street shall be spaced less than 2,000 feet apart, regardless of the street from which the sign is intended to be viewed. In addition, no electronic changeable face outdoor advertising sign within 300 feet of any street right-of-way on the same side of the street shall be spaced less than 1,000 feet apart from any static outdoor advertising sign, regardless of the street from which the sign is intended to be viewed. The distance shall be the shortest measured distance between the nearest point of the sign to the nearest point of the other sign.
Spacing to Existing Buildings	20 feet minimum between an electronic changeable face outdoor advertising structure and any existing building. The distance shall be the shortest measured distance between the nearest point of the electronic changeable face outdoor advertising sign to the edge of the building.
Relationship to Nearby Non-Conforming Outdoor Advertising Signs	An electronic changeable face outdoor advertising sign will not be permitted if there is a non-conforming static outdoor advertising sign, owned by the same company, whether or nor it has a North Carolina permit, located within 1,000' or less of the proposed location, unless the non-conforming structure becomes conforming, prior to the issuance of a sign permit, with respect to 1) sign face area, 2) number of sides, 3) height 4) support structure (unipole) or 5) if located within 300' of residential or institutional uses is removed. For outdoor advertising signs facing the same street, the distance shall be measured from the nearest point of the sign as projected to the centerline of the street upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest centerline point along the same street. For outdoor advertising signs that face other streets, the distance shall be the shortest measured distance between the nearest point of the sign to the nearest point of the other sign.
Spacing to the Principal Use being Advertised	500 feet minimum spacing, to any part of the principal use being advertised. The distance shall be the shortest measured distance between the nearest point of the sign to the nearest edge of the principal use.
Conformity	Electronic changeable face signs shall be conforming in all ways. See also Section 13.112.
Tree-Cutting	Vegetation cutting in the public rights-of-way for the purpose of clearing views for signs shall be prohibited unless approved by the City Arborist. Cutting of any trees required by the Tree Ordinance that are located in the setback on any property is also prohibited.
Historic District	No outdoor advertising sign shall be located within an historic district, or within 400' of an historic district boundary.
System Malfunction	Electronic changeable face outdoor advertising signs shall contain a default design that will freeze the sign in one position with no more than a maximum illumination of 500 nits if a malfunction occurs.

(3) Existing Outdoor Advertising Signs

Existing outdoor advertising signs that conform to the following standards shall be allowed to remain so long as they maintain a conforming status. Signs may be rebuilt to conform to the following standards; however, no existing sign shall be increased in size or height when rebuilt. All signs that do not conform to the regulations shall be removed in accordance with Section 13.112(5) of these regulations.

TABLE 13.111(5)

Regulation	Existing Outdoor Advertising Signs
Zoning District Permitted	I-1 and I-2 on Class I, II, III, IV, V and VI Roads B-2 on Class I, II, III, IV, V, and VI Roads
Location	Located outside of the front setback, side and rear yards of the district.

Maximum Sign Face Area	380 square feet in I-1 and I-2 zoning districts; 300 square feet in B-2 zoning district
Maximum Height	Class I Roads in I-1 and I-2: 50 feet Class II, III, IV, V, and VI Roads in I-1 and I-2: 40 feet Class I, II, III, IV, V, and VI Road in B-2: 30 feet
Maximum Number of Sign Faces	1 per side of sign, totaling no more than 760 square feet
Sign Type	Freestanding with unipole construction only.
Limitations	No dimming, flashing, fading, or scrolling messages. No moving, rotating, fluttering, blinking, flashing elements permitted. No animation, video, audio, pyrotechnic components. No automatic changeable face outdoor advertising signs, and no bluecasting technology permitted.
Message Duration	The message shall not change more than once within a 24-hour period.
Illumination	No outdoor advertising sign shall remain lighted between the hours of 12:00 a.m. and 5:00 a.m. except those signs located along Class I and II streets. All illumination devices shall be effectively shielded so as to prevent beams or rays of light from being directed at any portion of a street or highway. Illumination intensity or brilliance shall not cause glare or impair the vision of motorists, and shall not interfere with any driver's operation of a motor vehicle.
Spacing of Sign to Residential Districts and Institutional Uses	There shall be at least 400 linear feet spacing distance between the outdoor advertising sign and Residential Districts and Institutional uses. Institutional uses include schools, religious facilities, health institutions, colleges and universities, vocational schools, child care centers, government buildings, recreation centers, public parks, and civic, social and fraternal associations, or other institutional uses as classified in the Zoning Ordinance. The distance shall be calculated as the shortest measurable distance between the nearest point of the sign to the edge of residential district or to the property line of the institutional use.
Spacing to Outdoor Advertising Signs on the Same Side of the Street	There shall be at least 1000 linear feet spacing distance between outdoor advertising signs on the same side of the street. The distance shall be measured from the nearest point of the sign as projected to the centerline of the street upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest centerline point along the same street.
Spacing to Outdoor Advertising Signs on the Opposite Side of the Street	There shall be at least 500 linear feet spacing distance from any other outdoor advertising sign on the opposite side of the street. The distance shall be measured from the nearest point of the sign as projected to the centerline of the street upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest centerline point along the same street.
Spacing to Other Outdoor Advertising Signs on Nearby Streets	In addition, no two outdoor advertising sign structures within 300 feet of any street right-of-way on the same side of the street shall be spaced less than 1000 feet apart, regardless of the street from which the sign is intended to be viewed. The distance shall be the shortest measured distance between the nearest point of the sign to the nearest point of the other sign.
Spacing to Existing Buildings	There shall be a minimum of 20 feet distance required between an outdoor advertising sign structure and an existing building. The distance shall be the shortest measured distance between the nearest point of the sign to the edge of the building.
Spacing to the Principal Use being Advertised	There shall be a minimum of 500 feet distance to any part of the principal use being advertised. The distance shall be the shortest measured distance between the nearest part of the sign to the nearest point of the principal use.
Tree-Cutting	Vegetation cutting in the public rights-of-way for the purpose of clearing views for signs shall be prohibited unless approved by the City Arborist. Cutting of any trees required by the Tree Ordinance that are located in the setback on any property is also prohibited.
Conformity	Existing signs that conform to the standards in this Table shall be allowed to remain so long as they maintain a conforming status. Signs may be rebuilt to conform to these standards; however, no existing sign shall be increased in size or height when rebuilt. All signs that do not conform to the regulations shall be removed in accordance with Section 13.112 of these regulations.

3. Amend Section 13.103(2) by replacing subsection (f) with an expanding the list of information that must be submitted with a sign permit application. The revised section shall read as follows:

Permits for all outdoor advertising signs, shall attach the following information to the sign permit application:

- (1) A survey prepared by a registered surveyor showing the following:
 - a. Location of the outdoor advertising sign for which the permit is requested, showing a scaled representation of the structure, for measuring purposes.
 - b. The zoning district in which the sign is located.
 - c. Type of outdoor advertising sign (electronic changeable face, tri-vision, or static)
 - d. Message duration time, if applicable.
 - e. Maximum sign height.
 - f. Maximum sign face area.
 - g. The tax parcel identification number of the property.
 - h. The setback, side and rear yards of the site.
 - i. All buildings located on the site within 20' of the subject sign, as measured from of the nearest point of the sign to the nearest point of the building.
 - j. Distance from the outdoor advertising sign to any residential zoning district or institutional use (schools, religious facilities, health institutions, colleges and universities, vocational schools, child care centers, government buildings, recreation centers, public parks, and civic, social and fraternal associations, or other institutional uses as classified in the Zoning Ordinance) within 400' feet. The distance shall be the shortest measurable distance between the nearest point of the sign to the edge of residential districts or to the property line of the institutional use.⁴
 - k. If the outdoor advertising sign is advertising a principal use located within 500' of the sign, then provide the distance of the nearest point of the outdoor advertising sign to any part of the principal use being advertised. The distance shall be the shortest measured distance between the nearest point of the

sign to the nearest edge of the principal use.⁴

1. Identify any historic district on the proposed site, or within 400' of the nearest point of the outdoor advertising sign.⁴

- m. Show the location and type of all nearby existing outdoor advertising signs (static, electronic changeable face, and tri-vision) in the vicinity, and provide the following information:
 1. Distance spacing⁴ for proposed static outdoor advertising signs:
 - a. Provide the distance from the proposed sign to all existing outdoor advertising signs located on the same side of the street, and located within 1,000 linear feet¹.
 - b. Provide the distance from the proposed sign to all existing outdoor advertising signs located on the opposite side of the street, and located within 500 linear feet¹.
 - c. Provide the distance from the proposed sign to all existing outdoor advertising signs located within 300 feet of any street right-of-way on the same side of the street, and located within 1,000' of the subject sign.²
 - d. Is the existing outdoor advertising sign located within 400' of residential and/or institutional uses? If so, what is the distance?^{3,4}

 2. Distance spacing⁴ for proposed electronic changeable face or tri-vision outdoor advertising signs:
 - a. Provide the distance from the proposed sign to all existing outdoor advertising signs located on the same side of the street, and located within 2,000 linear feet¹.
 - b. Provide the distance from the proposed sign to all existing outdoor advertising signs located on opposite side of the street, and located within 1,000 linear feet.¹
 - c. Provide the distance from the proposed sign to all existing outdoor advertising signs located within 300 feet of any street right-of-way on the same side of the street, and located within 2,000' of the subject sign.²

d. Is the existing outdoor advertising sign located within 400' of residential and institutional uses? If so, what is the distance?^{3,4}

¹ The distance shall be measured from the nearest point of the sign as projected to the centerline of the street upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest centerline point along the same street.

² The distance shall be the shortest measured distance between the nearest point of the subject sign to the nearest point of the other sign.

³ The distance shall be the shortest measurable distance between the nearest point of the sign to the edge of residential districts or to the property line of the institutional use.

⁴ Distances can be measured on the County website at <http://polaris.mecklenburgcountync.gov/website/redesign/viewer.htm>

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

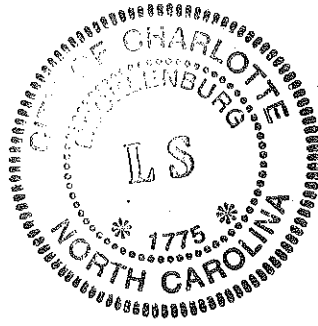
Approved as to form


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of October, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 133-142.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of December, 2007.




Brenda R. Freeze, CMC, City Clerk

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Petition No.2007-112
Petitioner: Charter Properties, Inc.
ORDINANCE NO. 3718-Z

APPROVED BY
CITY COUNCIL
OCT 17 2007

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

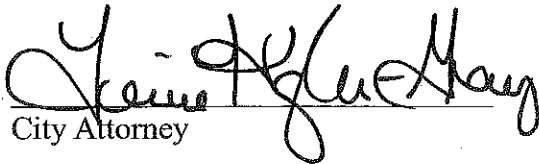
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-1(CD) and R-22MF(CD) to UR-2(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, 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 17th day of October, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 143-144.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of March, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: **2007-112**

Petitioner: Charter Properties, Inc.

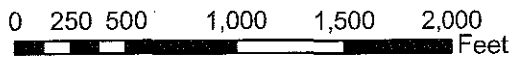
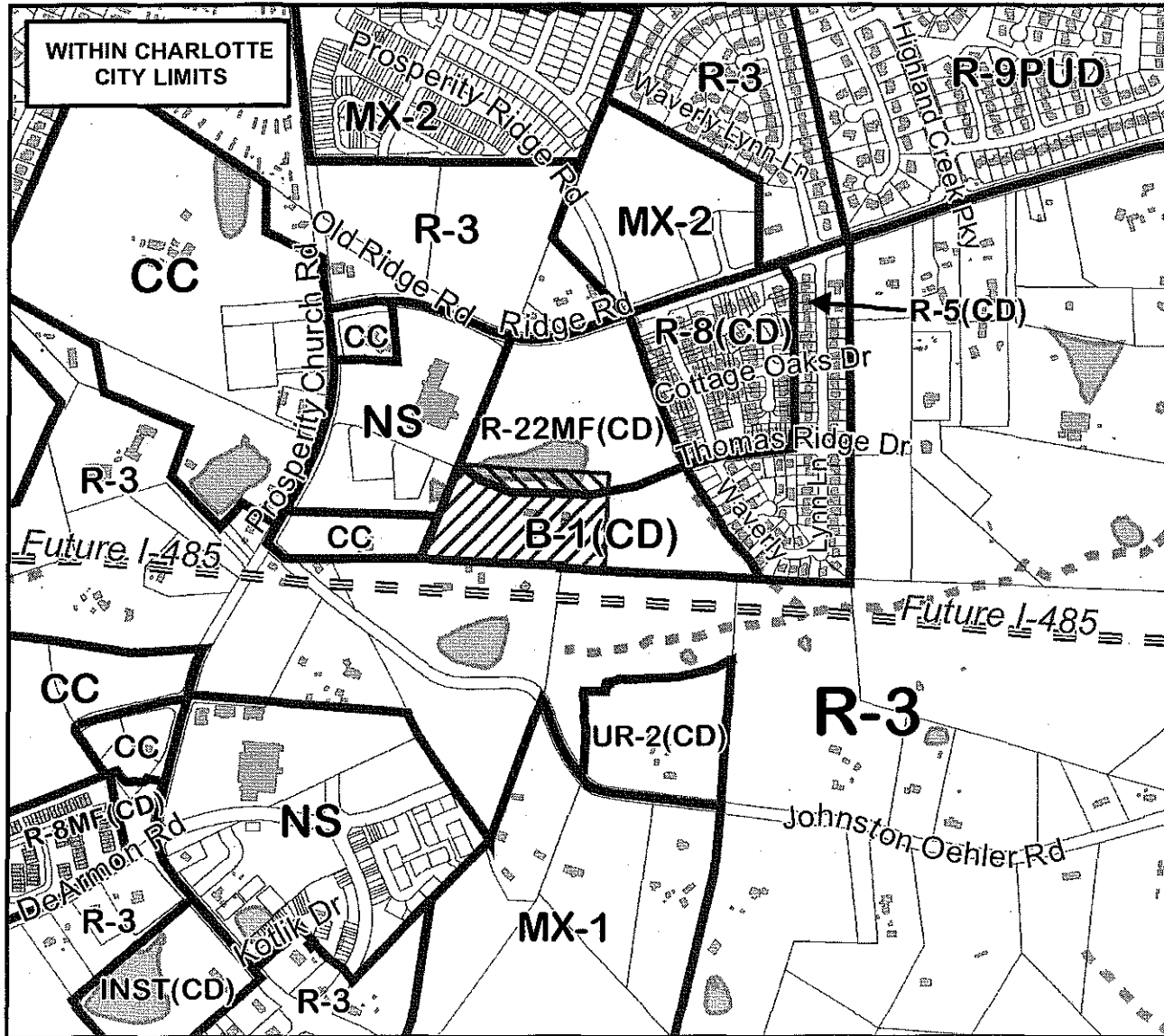
Zoning Classification (Existing): B-1(CD) and R-22MF(CD)

(Neighborhood Business, Conditional and Multi-Family Residential, up to 22 dwelling units per acre, Conditional)

Zoning Classification (Requested): UR-2(CD)

(Urban Residential, Conditional)

Acreage & Location : Approximately 9.39 acres located east of Prosperity Church Road and south of Ridge Road, just north of Future I-485.



Zoning Map #(s) **39**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 08-30-2007

	Requested UR-2(CD) from B-1(CD)		FEMA flood plain
	Requested UR-2(CD) from R-22MF(CD)		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No.2007-114
Petitioner: Faison-Hollow, LLC.
ORDINANCE #3719-Z

APPROVED BY
CITY COUNCIL
OCT 17 2007

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

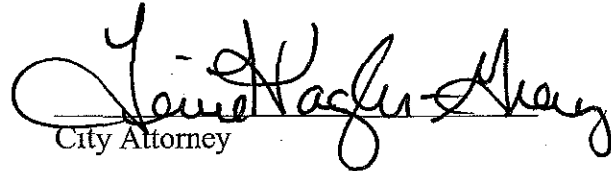
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 and R-20MF to MX-2(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.

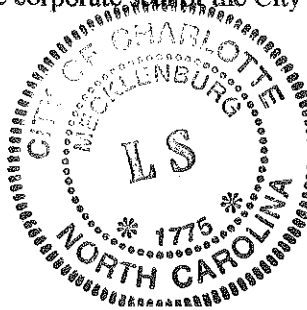
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of October, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 145-146.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of December, 2007.




Brenda R. Freeze, CMC, City Clerk

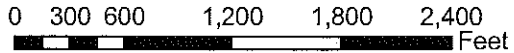
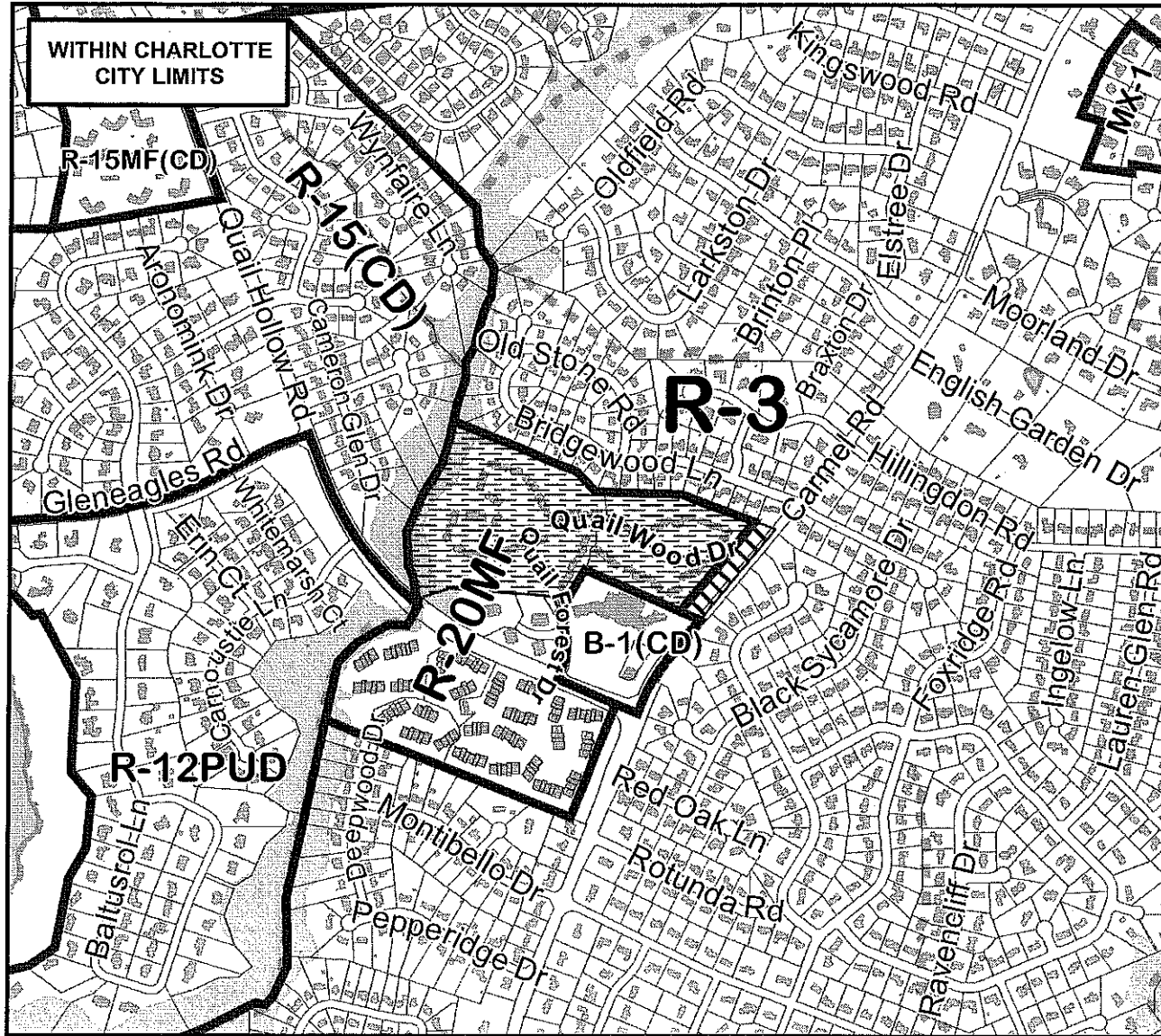
Petition #: **2007-114**

Petitioner: Faison-Hollow, LLC

Zoning Classification (Existing): R-3 and R-20MF
 (Single-Family Residential, up to 3 dwelling units per acre
 and Multi-Family Residential, up to 20 dwelling units per acre)

Zoning Classification (Requested): MX-2 (Innovative)
 (Mixed-Use Residential/Retail, Conditional, Innovative Design Standards)

Acreeage & Location : Approximately 33.70 acres located at the intersection
 of Quail Wood Drive and Quail Forest Drive.



Zoning Map #(s) **158**

	Requested MX-2 (Innovative) from R-3		FEMA flood plain
	Requested MX-2 (Innovative) from R-20MF		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

CITY ZONE CHANGE

Petition No. 2007-123
Petitioner: The YMCA of Greater
Charlotte

APPROVED BY
CITY COUNCIL
OCT 17 2007

ORDINANCE #3720-Z

ZONING REGULATIONS

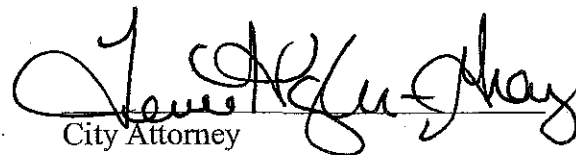
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-12PUD (Planned Unit Development to INST on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

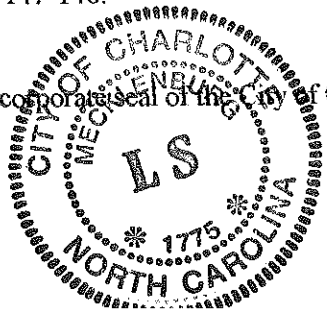
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of October, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 147-148.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of December, 2007.




Brenda R. Freeze, CMC, City Clerk

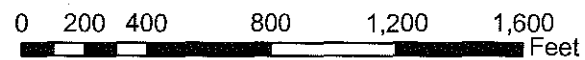
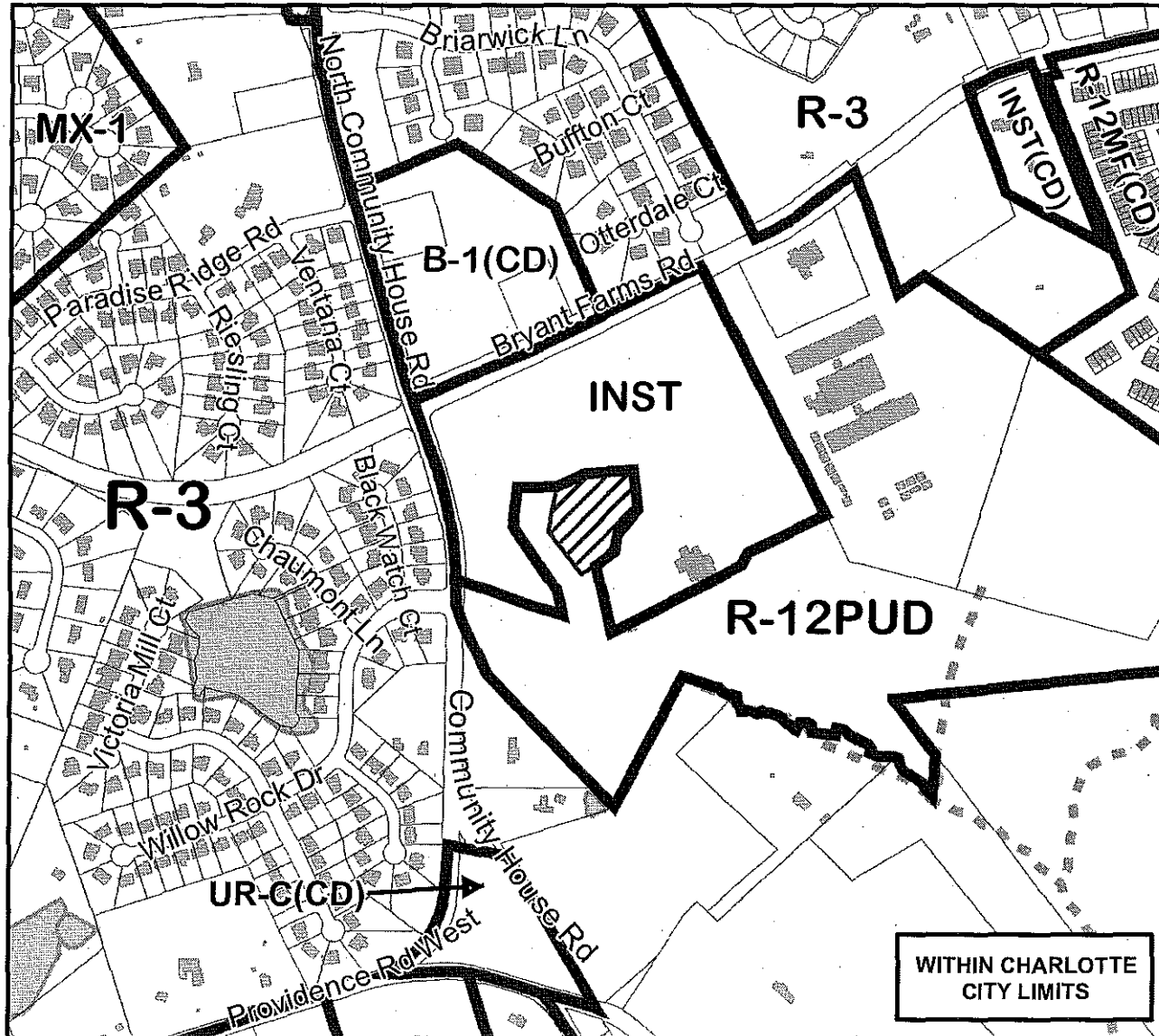
Petition #: **2007-123**

Petitioner: The YMCA of Greater Charlotte

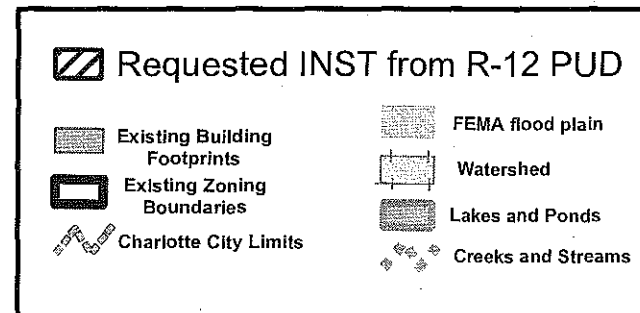
Zoning Classification (Existing): R-12 PUD
(Residential, Planned Unit Development)

Zoning Classification (Requested): INST
(Institutional)

Acreage & Location : Approximately 1.92 acres located on the south side of Bryant Farms Road and the east side of Community House Road.



Zoning Map #(s) **182**



**APPROVED BY
CITY COUNCIL**
DEC 17 2007

Petition No.: 2007-099
Petitioner: *Boulevard Centro*

ORDINANCE NO. 3781-Z

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

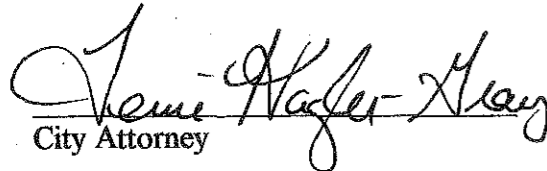
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-1(HD-O) and R-22MF(HD-O) to UR-2(CD) (HD-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.

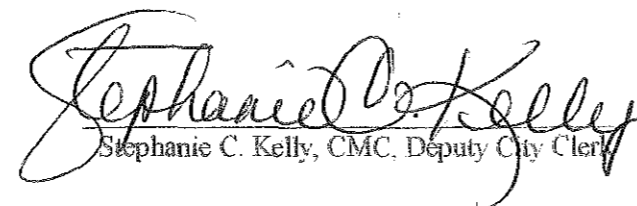
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 17th day of October, 2007, the reference having been made in Minute Book 126, and recorded in full in Ordinance Book 55, Page(s) 303-304.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of March, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk