

APPROVED BY CITY COUNCIL
MAY 19, 2009

Petition No.: 2009-010
Petitioner: Charlotte-Mecklenburg Planning Commission

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

ORDINANCE NO. 4169

ORDINANCE NO.

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 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 5: SPECIAL REQUIREMENT FOR CERTAIN USES

- a. Amend Section 12.521, "Bed and Breakfasts (B&B's)", by adding UR-2 and UR-3 to the list of zoning districts where bed and breakfast establishments are permitted. Also add MUDD to the list of districts where B&B's are permitted. B&B's are already permitted in the MUDD district, but were not added to this list. In addition, modify subsection (1) to clarify that B&B's cannot be located on a local or local limited street. Delete subsection (8) in its entirety. The revised text shall read as follows:

Section 12.521. Bed and Breakfasts (B & B's).

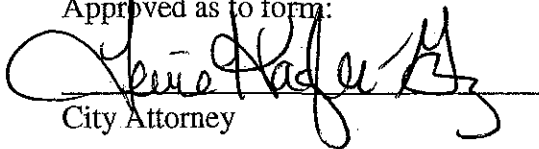
Bed and Breakfasts (B & B's) are permitted in all Single Family, Multi-Family, and Office districts, the UR-1, UR-2, UR-3, B-1, B-2, MUDD, UMUD districts, and the Mixed Use (MX-1, MX-2, and MX-3) conditional districts subject to the following standards that apply to the applicable districts:

- (1) A bed and breakfast in any Single Family district and in the Mixed Use (MX-1, MX-2, MX-3) conditional districts shall be located on a major, minor, or collector street. B & B's in any other district may be located on any class of street.
- (2) Number of guest rooms permitted;
 - (a) All Single Family and Mixed Use districts, and the UR-1 district - limited to four (4).
 - (b) All other districts where permitted - maximum of eight (8).
 - (c) Elderly and disabled housing when permitted as an accessory to any single family detached dwelling unit will not count as part of the number of bed and breakfast guest rooms, nor can they be used to house guests.

- (3) The quarters to be utilized by the guests and the occupants of the premises shall be in the principal residential structure. Separate structures, accessory buildings and garages are not permitted to be used as living units or sleeping rooms for bed and breakfast guests. No separate exterior doorways for individual guest rooms shall be permitted, unless the separate doorway was part of the original architecture of the house and was in existence prior to the adoption date of this provision.
- (4) Guests are limited to a length of stay of no more than seven (7) consecutive days. The resident owner shall keep a current guest register including names, permanent addresses, dates of occupancy, and motor vehicle license number of all guests.
- (5) B & B's may provide food service, but only to guests lodging in the facility. No food preparation will be allowed in any guest bedroom.
- (6) Any signage which identifies the use shall be in accordance with the underlying zoning district.
- (7) The location of parking shall comply with Section 12.206 as a single family detached dwelling unit, except any additional parking beyond what can be accommodated in a driveway no wider than to sufficiently park 2 cars must be out of the required setback and yards as specified in Section 12.206. Parking for guests shall not be served by a separate driveway from that serving the principal residential structure.

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

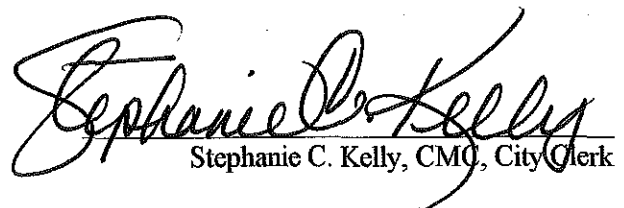
Approved as to form:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th May, 2009, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 56, Page(s) 162-163.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of July, 2009.


Stephanie C. Kelly, CMC, City Clerk

APPROVED BY CITY COUNCIL
MAY 19, 2009

Petition No.: 2009-022
Petitioner: Grubb Properties, Inc.
ORDINANCE NO. 4170-Z

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

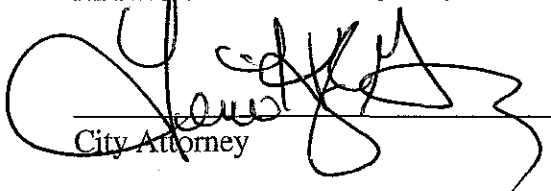
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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.

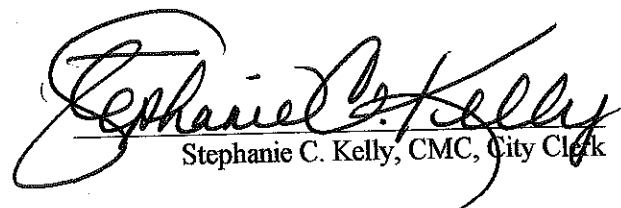
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th May, 2009, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 56, Page(s) 164-165.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of July, 2009.


Stephanie C. Kelly, CMC, City Clerk

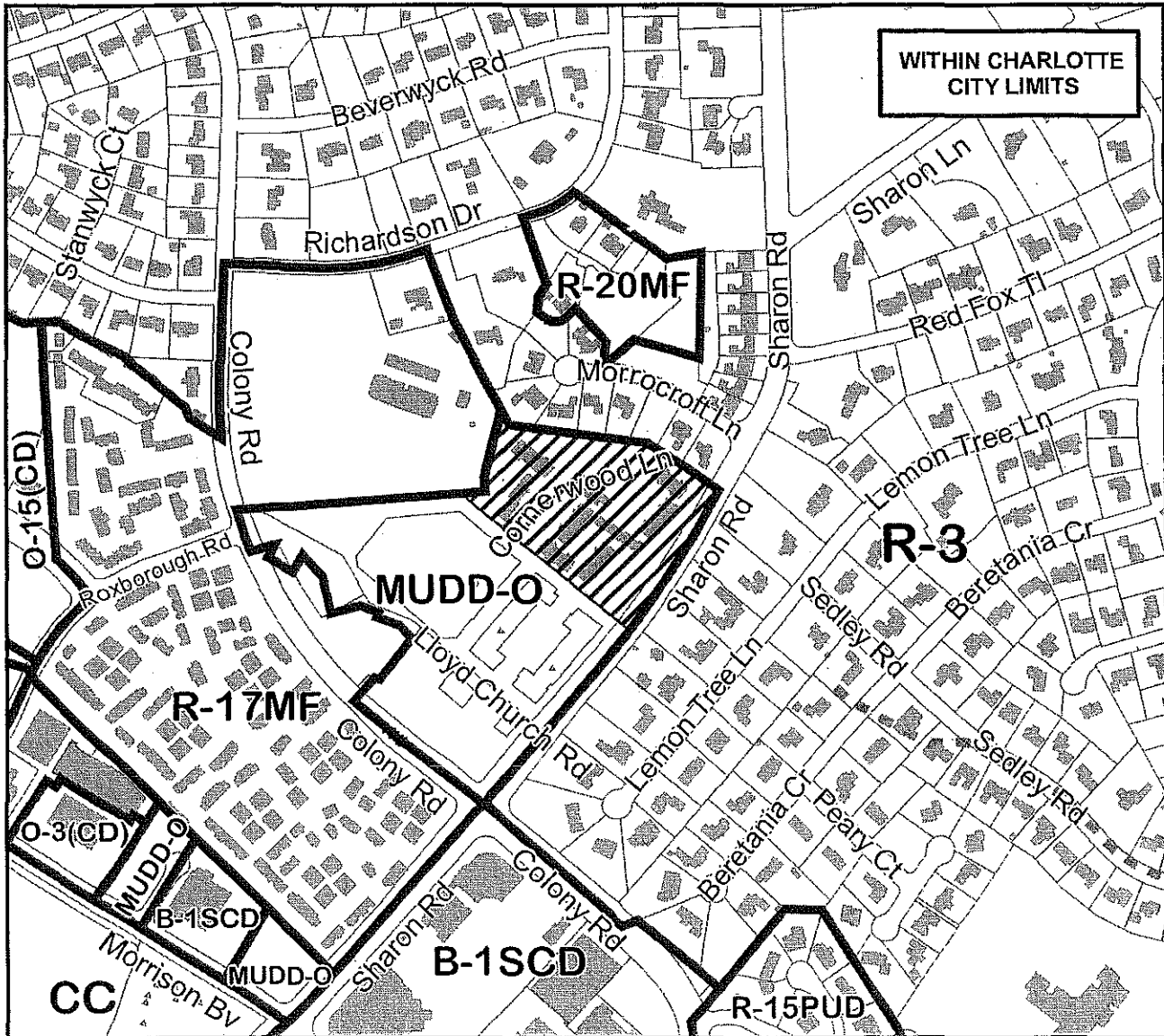
Petition #: **2009-022**

Petitioner: Grubb Properties, Inc.

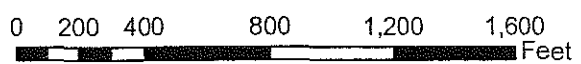
Zoning Classification (Existing): **MUDD-O**
 (Mixed-Use Development District, Optional)

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

Acreeage & Location : Approximately 7.95 acres located on the north side of Sharon Road between Morrocroff Lane and Colony Road.



WITHIN CHARLOTTE CITY LIMITS



Zoning Map #(s) **135**



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

APPROVED BY CITY COUNCIL
MAY 19, 2009

CITY ZONE CHANGE
ORDINANCE NO. 4171-Z

Petition No.: 2009-027
Petitioner: Charlotte-Mecklenburg
Planning Commission

ZONING REGULATIONS

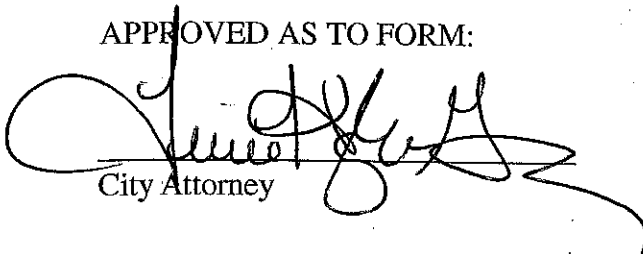
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 I-1 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.

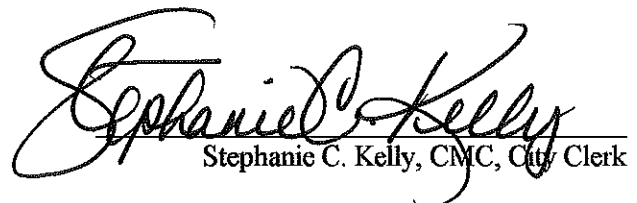
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 May, 2009, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 56, Page(s) 166-167.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of July, 2009.


Stephanie C. Kelly, CMC, City Clerk

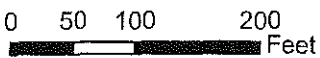
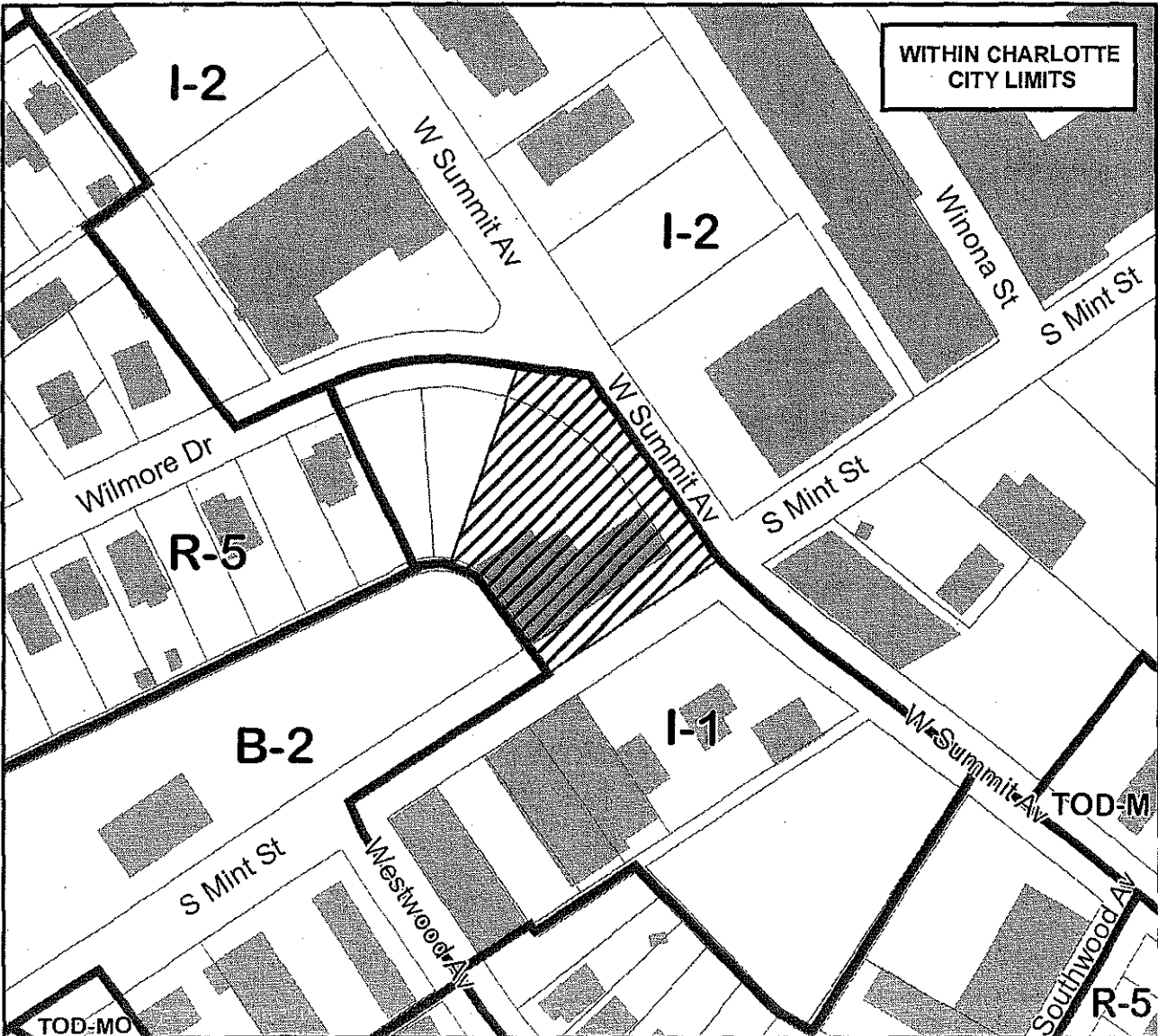
Petition #: **2009-027**

Petitioner: City of Charlotte - Planning

Zoning Classification (Existing): I-1
Light Industrial

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

Acreage & Location : Approximately 0.53 acres located on the northwest corner of S Mint Street and W Summit Avenue.



Zoning Map #(s) **102**

