

Petition No.: 2017-142
Petitioner: Judson Stringfellow

ORDINANCE NO. 9263-Z

ZONING REGULATIONS

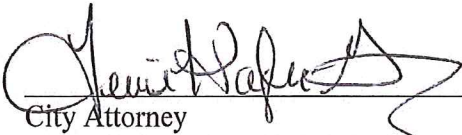
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-3 LWPA (Single Family Residential, Lake Wylie Protected Area) to R-4 LWPA (Single Family Residential, Lake Wylie Protected Area).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

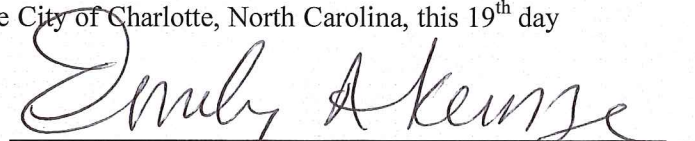

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of February, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 242-243.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

2017-142 : Judson Stringfellow

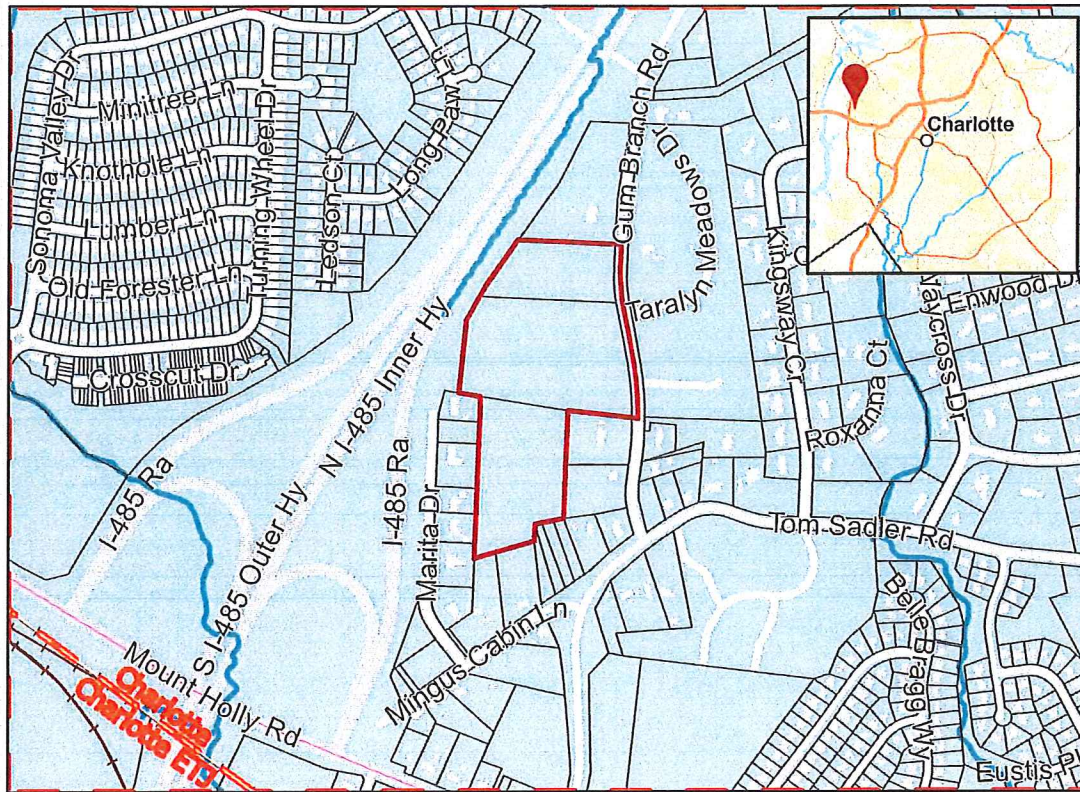
Rezoning Map

Current Zoning R-3 LWPA (Single Family Residential, Lake Wylie Protected Area)
Requested Zoning R-4 LWPA (Single Family Residential, Lake Wylie Protected Area)

Approximately 17.77 acres



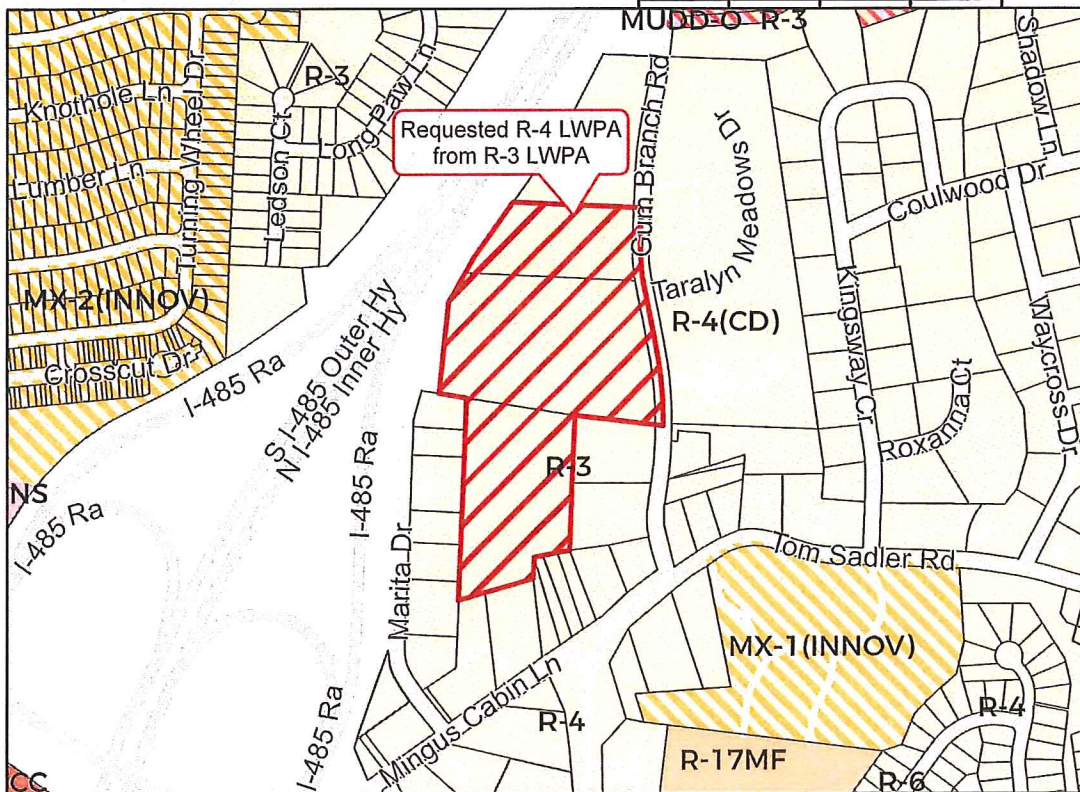
Location of Requested Rezoning



- 2017-142
- Inside City Limits
- Parcel
- Buildings
- Streams
- Watershed Overlay
 - Lake Wylie - Protected Area
- City Council District
 - 2-Justin Harlow

Existing Zoning & Rezoning Request

0 0.13 0.25 Miles



- Requested R-4 LWPA from R-3 LWPA
- Zoning Classification
 - Single Family
 - Multi-Family
 - Mixed Residential
 - Business
 - Commercial Center
 - Mixed Use



Map Created 1/3/2018

February 19, 2018
Ordinance Book 61, Page 244

Petition No.: 2017-146
Petitioner: North State Development, LLC

ORDINANCE NO. 9264-Z

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

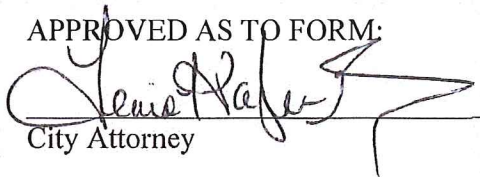
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (Single Family Residential) to UR-2 (CD) (Urban Residential, Conditional)

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:

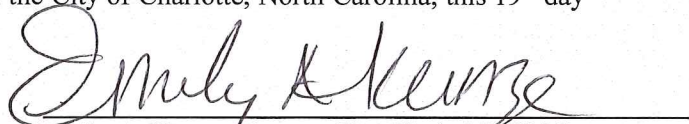

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of February, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 244-245.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

2017-146 : North State Development, LLC

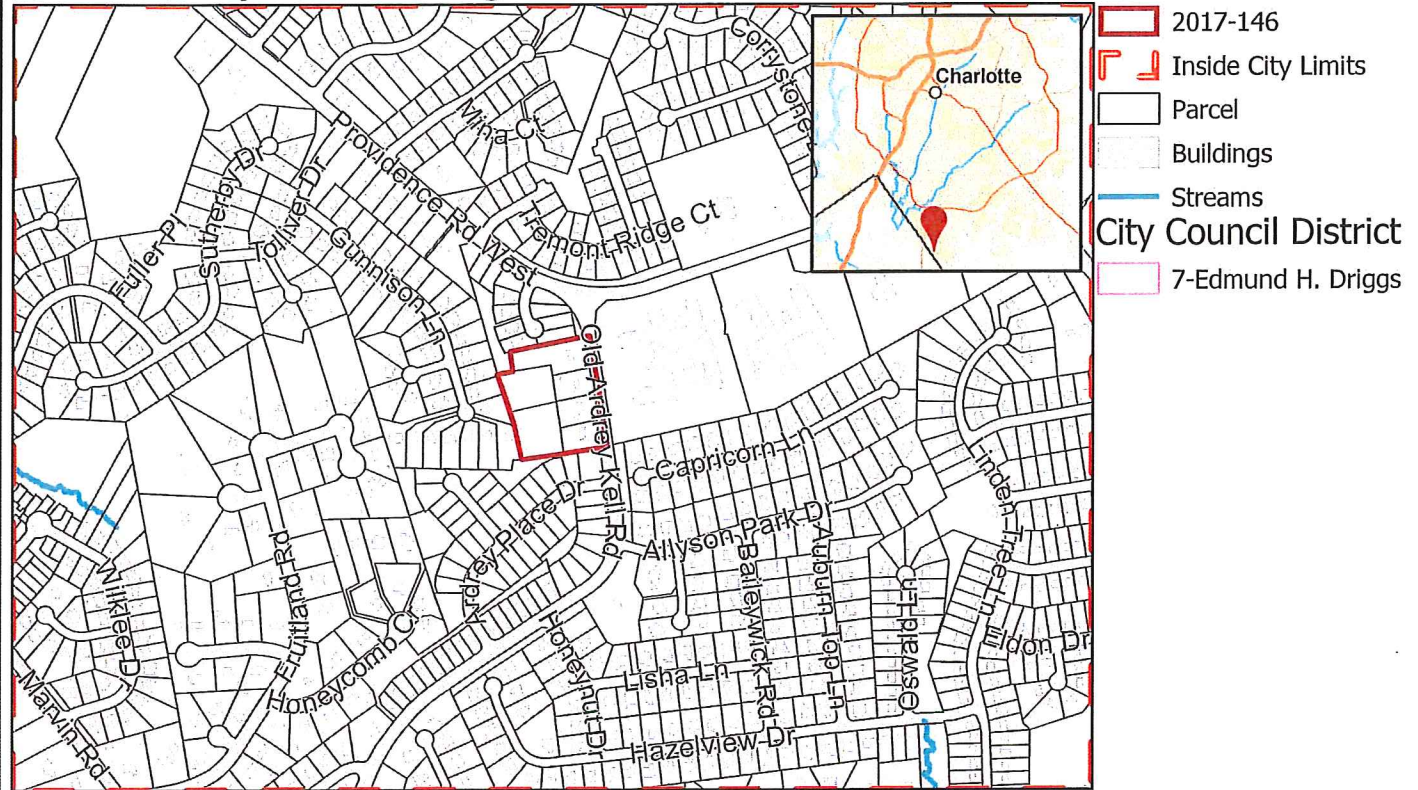
Current Zoning R-3 (Single Family Residential)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 4.35 acres

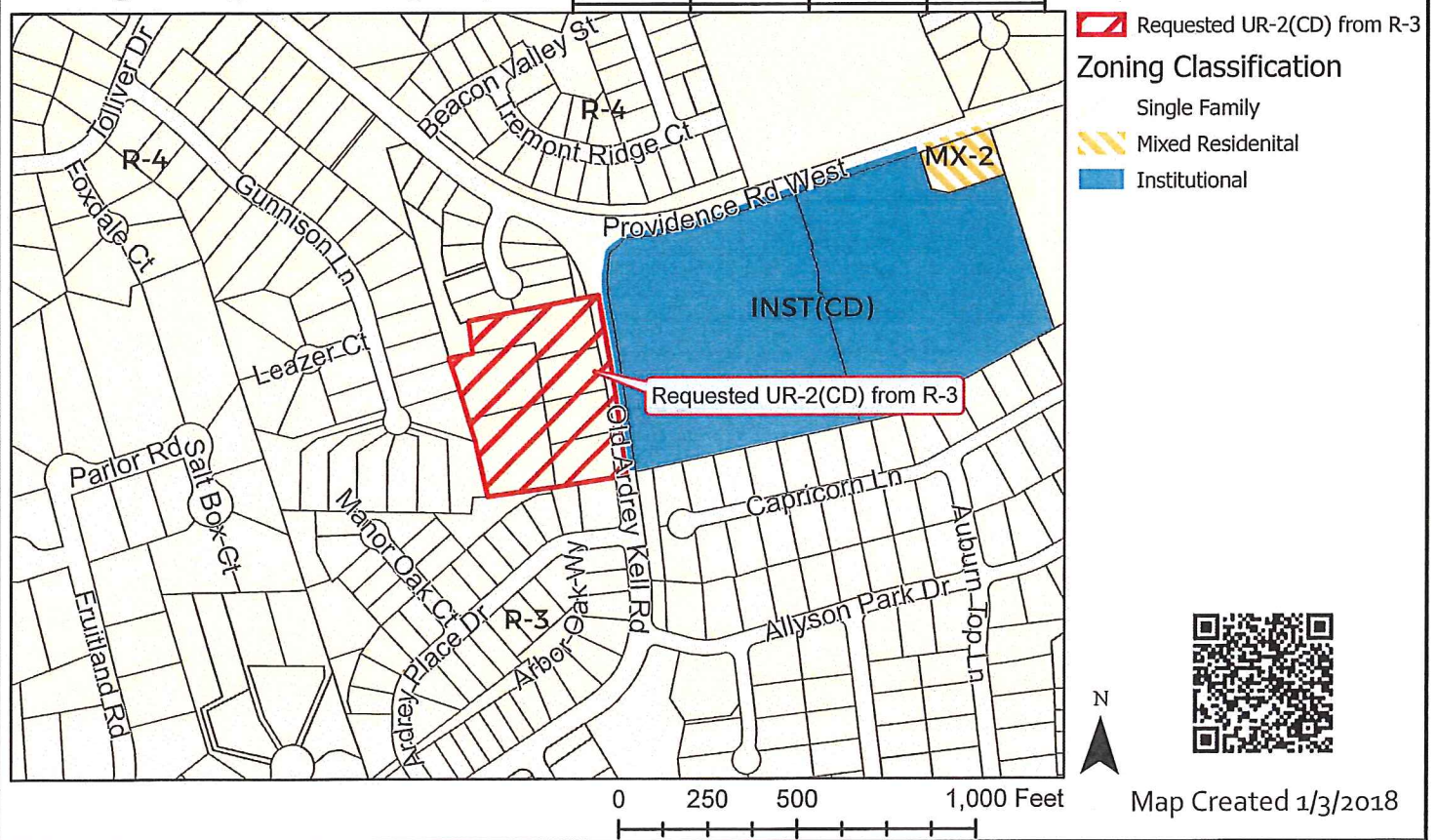
Rezoning Map



Location of Requested Rezoning



Existing Zoning & Rezoning Request



Petition No.: 2017-148
Petitioner: Eastgroup Properties, LP

ORDINANCE NO. 9265-Z

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

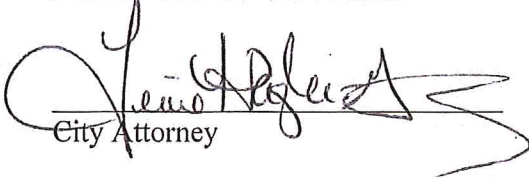
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 (CD) (General Industrial, Conditional) to I-2 (CD) SPA (General Industrial, Conditional, Site Plan Amendment)

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.

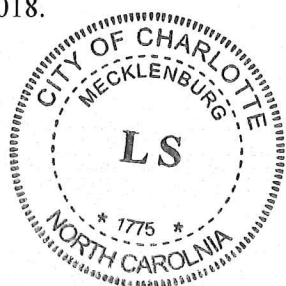
APPROVED AS TO FORM:

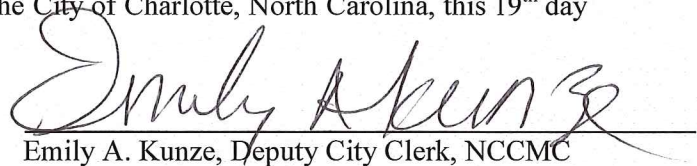

City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

2017-148 : Eastgroup Properties, L.P.

Current Zoning I-2(CD)(General Industrial, Conditional)

Requested Zoning I-2(CD) SPA (General Industrial, Conditional, Site Plan Amendment)

Approximately 3.96 acres

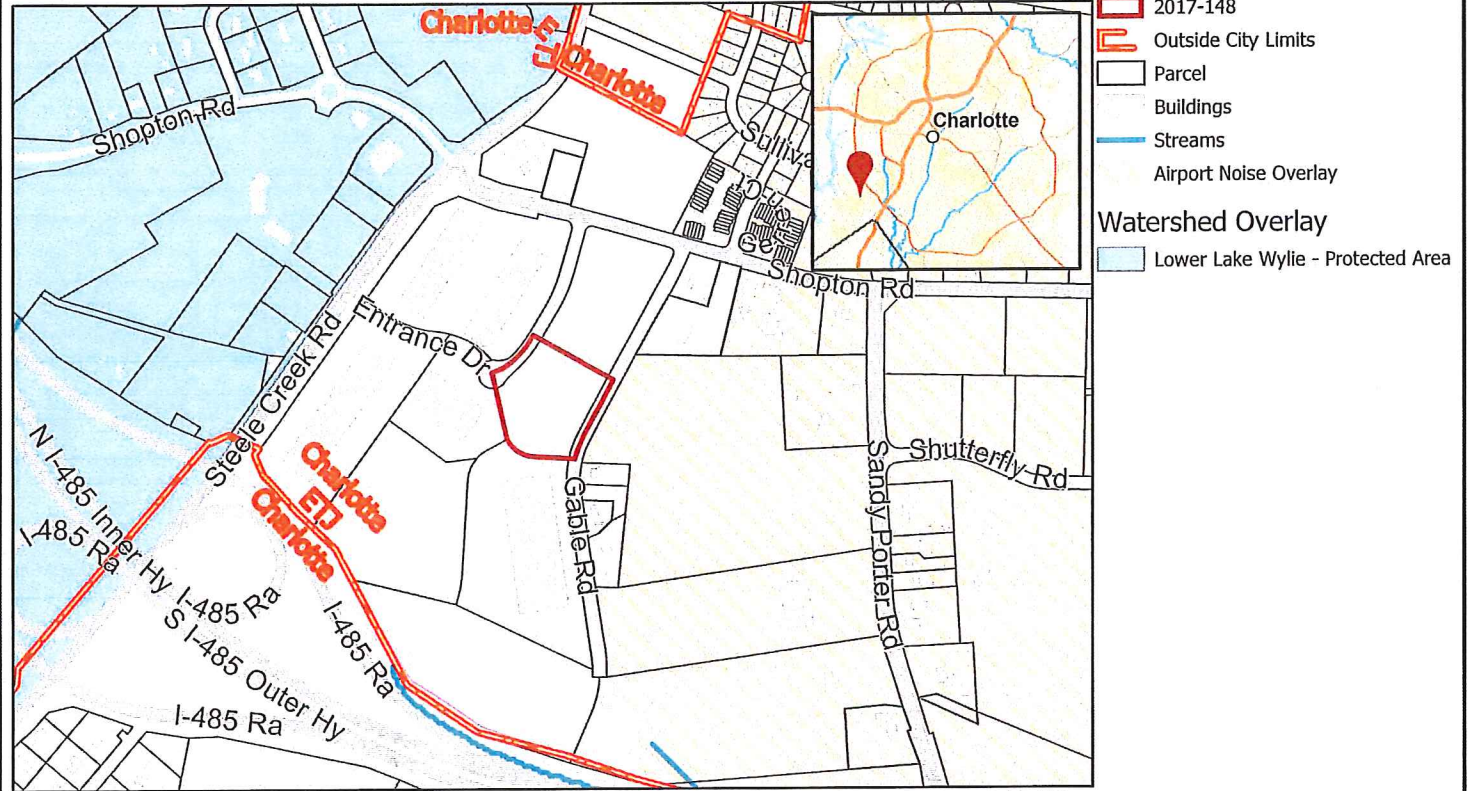
Rezoning Map



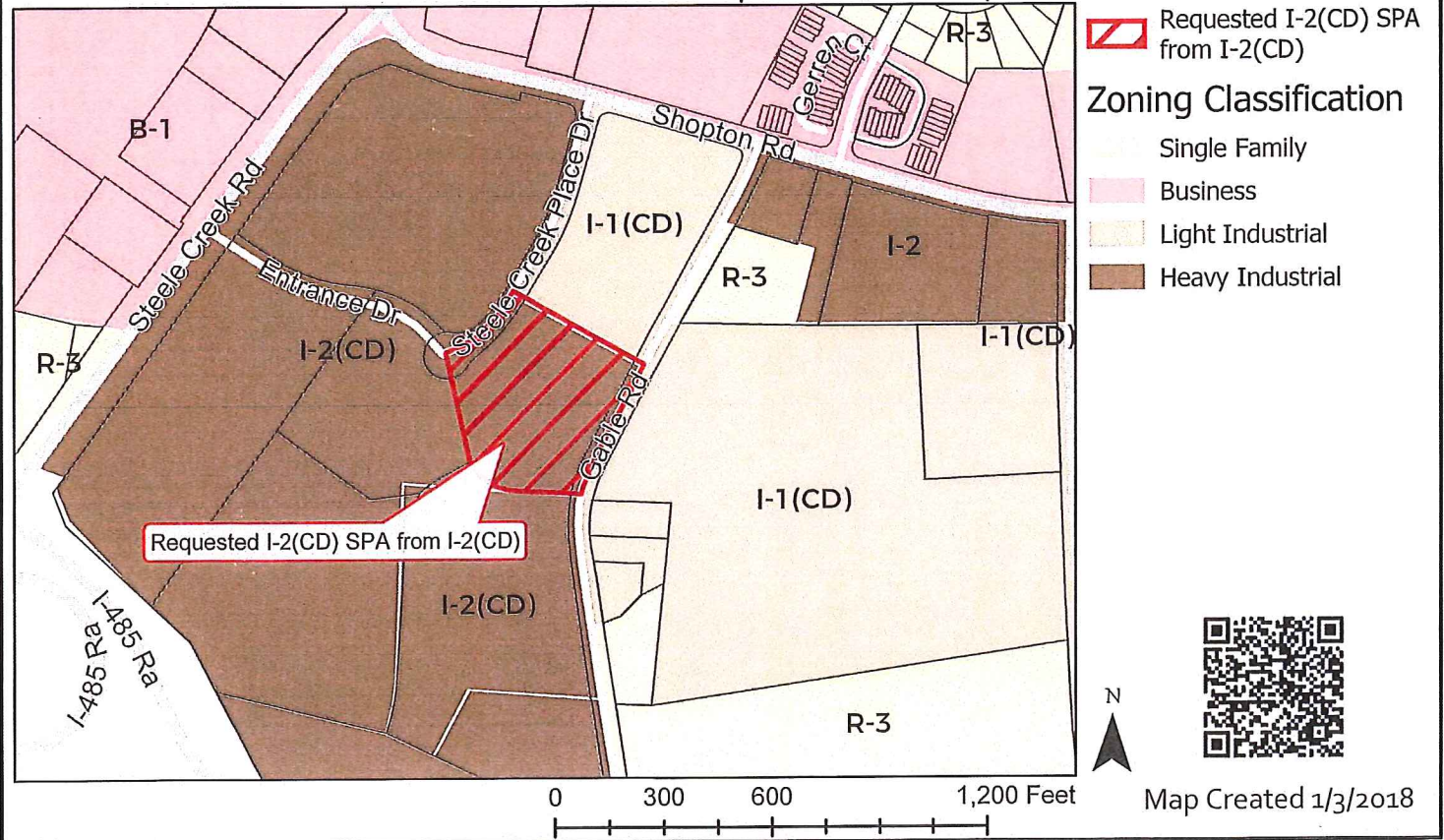
CHARLOTTE.

CHARLOTTE-MECKLENBURG
PLANNING

Location of Requested Rezoning



Existing Zoning & Rezoning Request



Petition No.: 2017-151
Petitioner: The Housing Partnership

ORDINANCE NO. 9266-Z

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

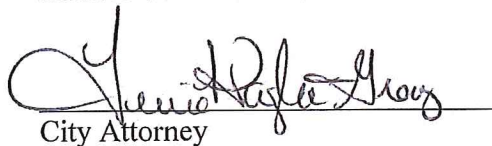
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from NS (Neighborhood Services) to MUDD-O (Mixed Use Development, Optional)

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:

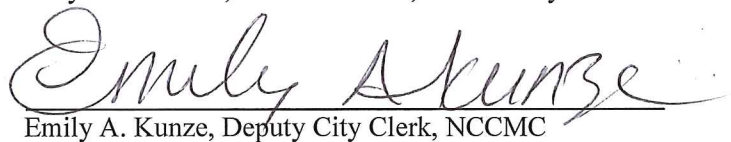

City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

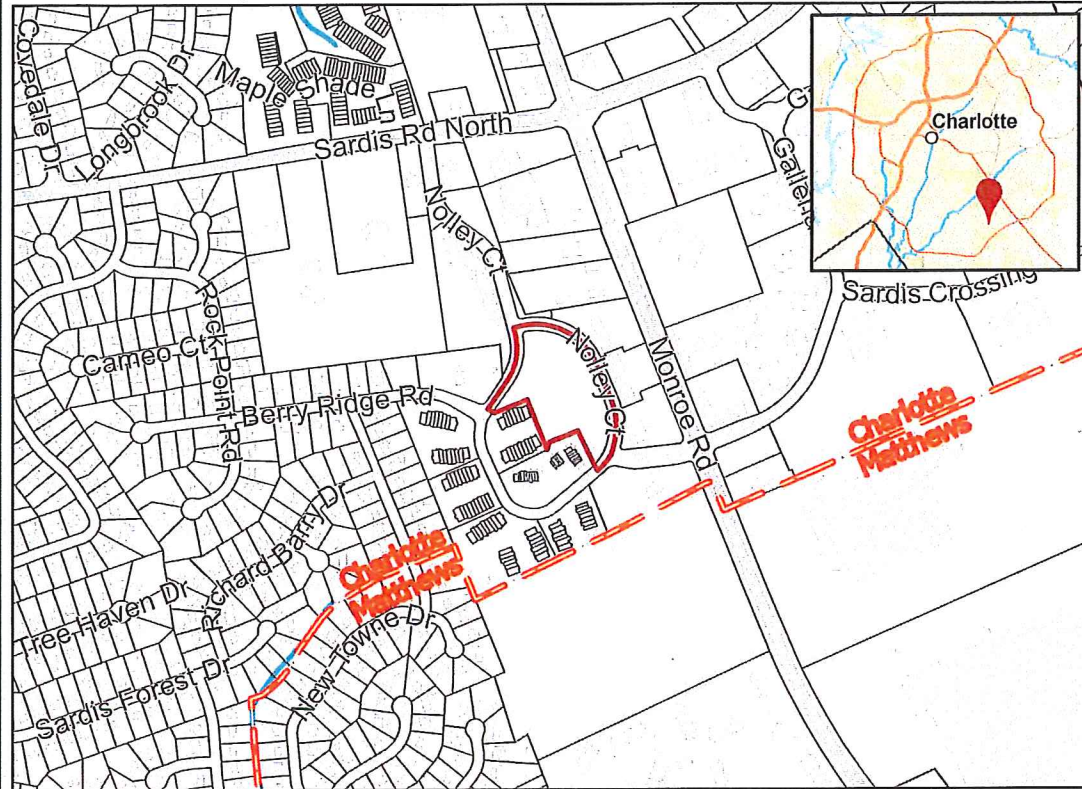
2017-151 : The Housing Partnership
Current Zoning NS (Neighborhood Services)
Requested Zoning MUDD-O
 (Mixed Use Development District-Optional, with 5 Year Vested Rights)
 Approximately 3.69 acres

Rezoning Map



CHARLOTTE.
 CHARLOTTE-MECKLENBURG
 PLANNING

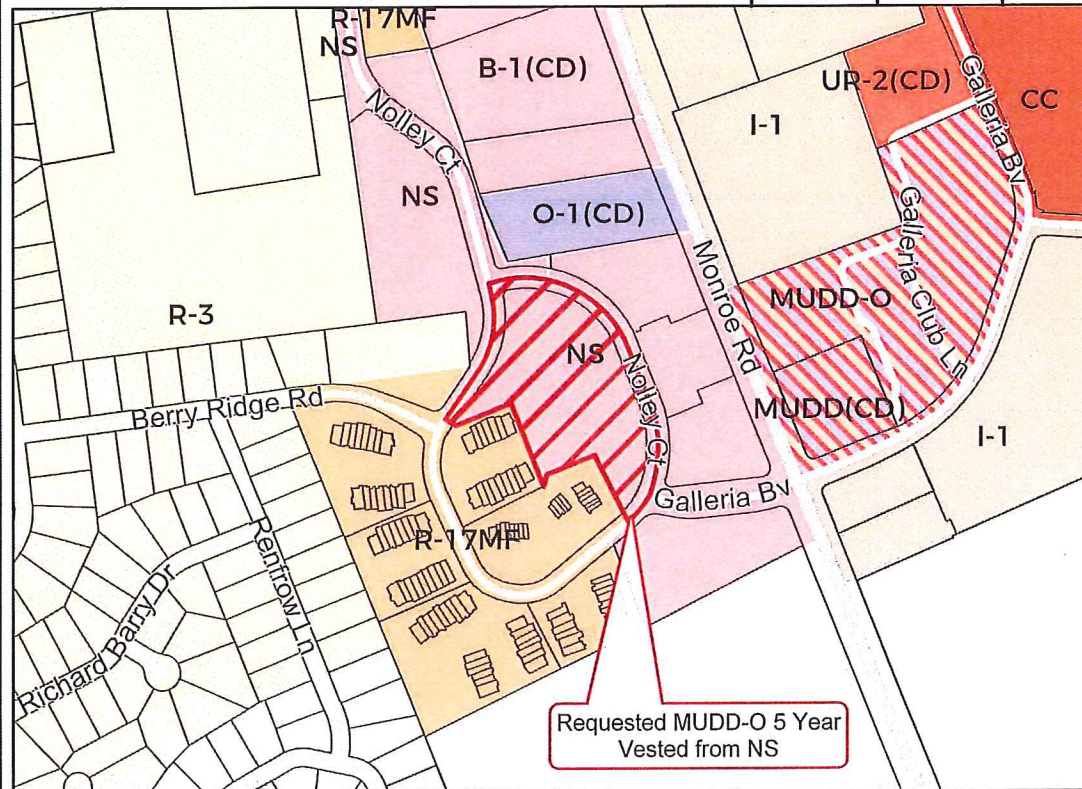
Location of Requested Rezoning



- 2017-151
- Inside City Limits
- Parcel
- Buildings
- Railway
- Streams
- City Council District**
- 6-Tariq Bokhari

Existing Zoning & Rezoning Request

0 0.07 0.13 Miles



- Requested MUDD-O 5 Year Vested from NS
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Commercial Center
- Light Industrial
- Mixed Use

0 400 800 1,600 Feet



Map Created 1/10/2018

Petition No.: 2017-156
Petitioner: Mark Miller

ORDINANCE NO. 9267-Z

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

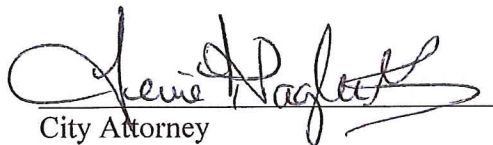
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 (General Industrial) to MUDD-O (Mixed Use Development, Optional) with five year vested rights.

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.

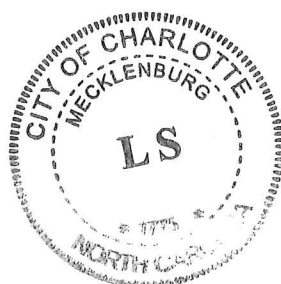
APPROVED AS TO FORM:

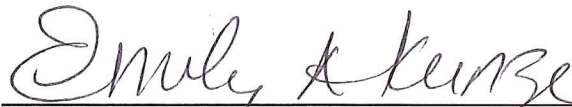

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of February, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 250-251.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.



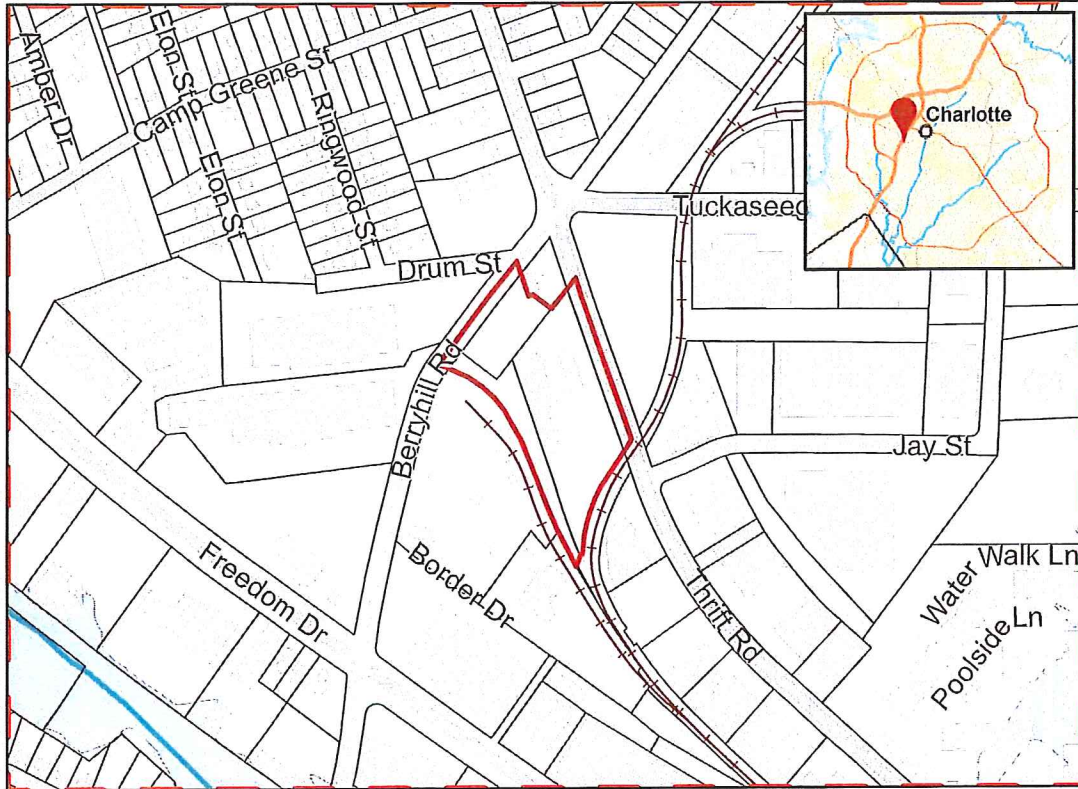

Emily A. Kunze, Deputy City Clerk, NCCMC



Rezoning Map
2017-156 : Mark Miller
Current Zoning I-2 (General Industrial)
Requested Zoning MUDD-O (Mixed Use Development District-Optional
with 5 Year Vested Rights)
 Approximately 3.81 acres

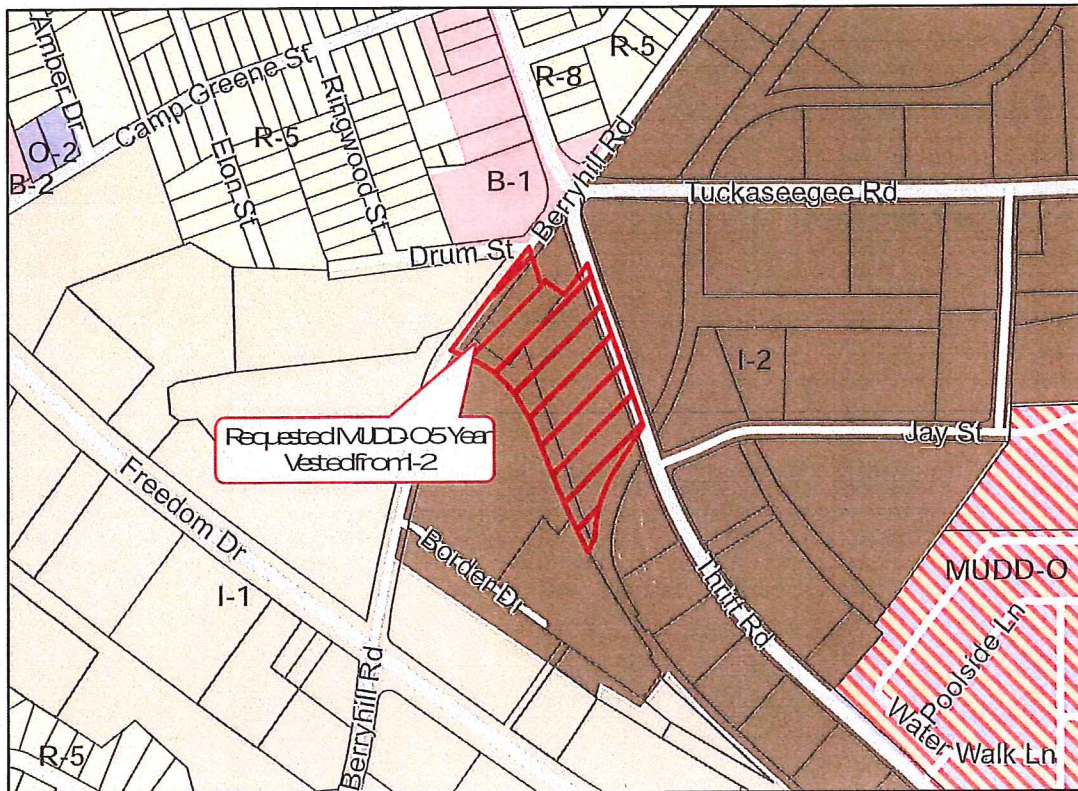


Location of Requested Rezoning



- 2017-156
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Railway
- Streams
- City Council District**
- 3-LaWana Mayfield

Existing Zoning & Rezoning Request



- Requested MUDD-O 5 Year Vested from I-2
- Thoroughfare**
- Streets
- Major Thoroughfare
- Parcel
- Zoning Classification**
- Single Family
- Office
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use



Petition No.: 2017-160
Petitioner: Madison Simmons Homes & Communities, LLC

ORDINANCE NO. 9268-Z

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

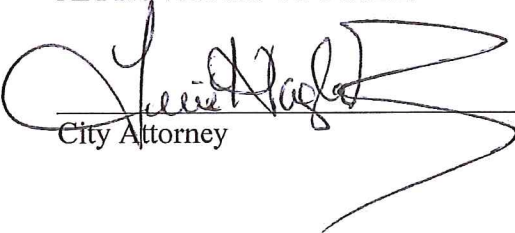
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (Single Family Residential) to UR-2 (CD) (Urban Residential, Conditional) with five year vested rights.

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, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of February, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 252-253.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

2017-160 : Madison Simmons Homes & Communities, LLC

Current Zoning R-3 (Single Family Residential)

Requested Zoning UR-2(CD) (Urban Residential, Conditional, with 5 Year Vested Rights)

Approximately 2.08 acres

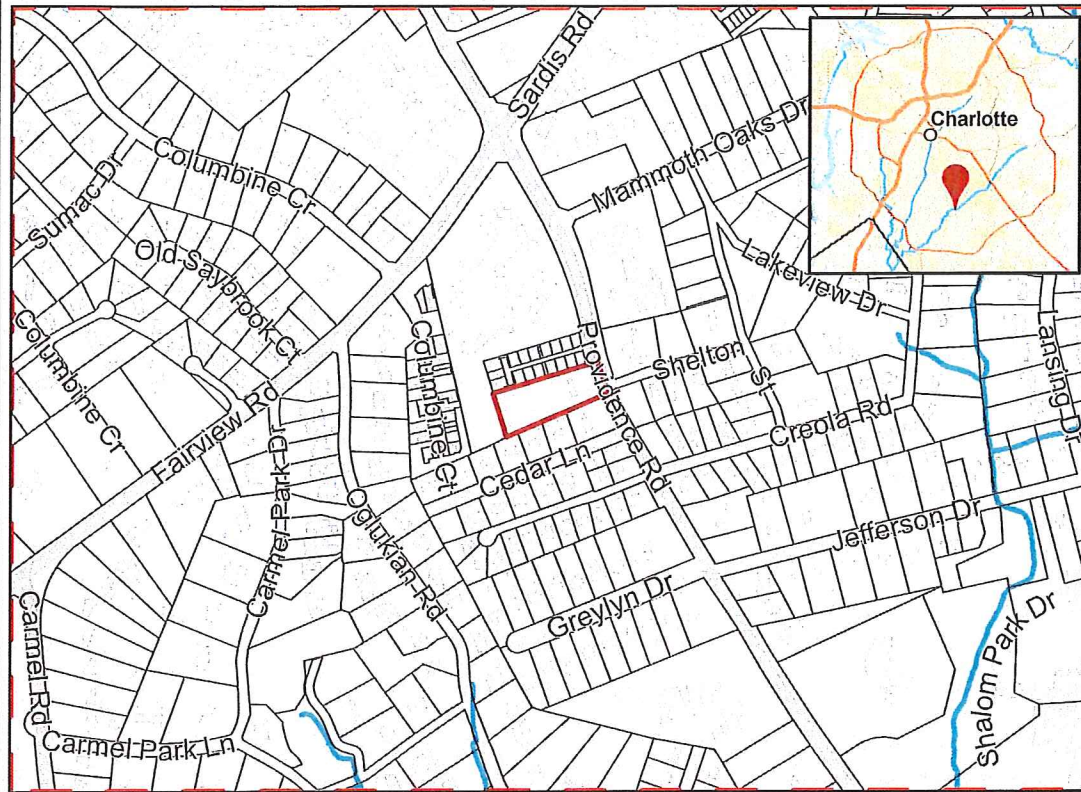
Rezoning Map



CHARLOTTE

CHARLOTTE-MECKLENBURG
PLANNING

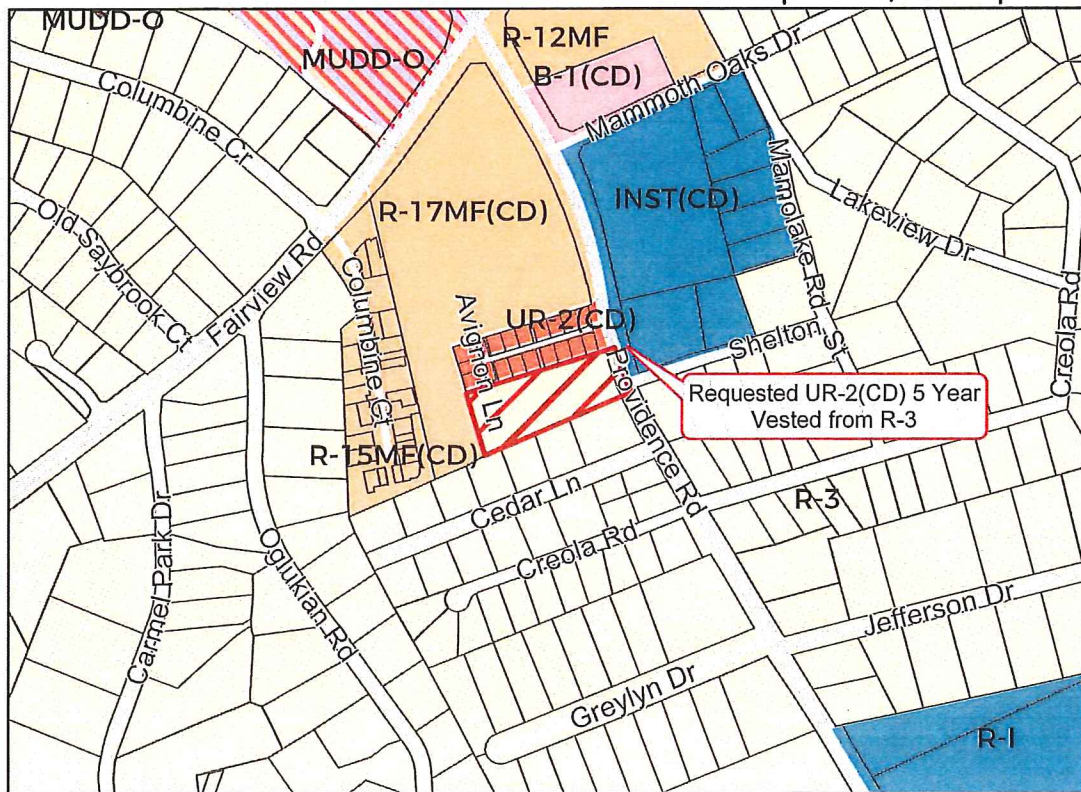
Location of Requested Rezoning



- 2017-160
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District**
- 6-Tariq Bokhari

Existing Zoning & Rezoning Request

0 0.07 0.13 Miles



- Requested UR-2(CD) 5 Year Vested from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business
- Mixed Use



0 250 500 1,000 Feet

Map Created 1/5/2018

Petition No.: 2017-162
Petitioner: Craig Calcasola

ORDINANCE NO. 9269-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 UR-1 (CD) HD (Urban Residential, Conditional, Historic District Overlay) to UR-1 (CD) SPA, HD (Urban Residential, Conditional, Site Plan Amendment, Historic District Overlay).

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.

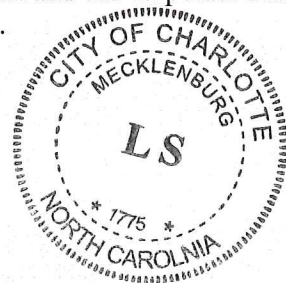
APPROVED AS TO FORM:

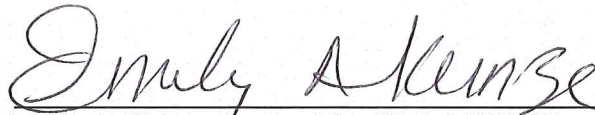

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of February, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 254-255.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

2017-162 : Craig Calcasola

Current Zoning UR-1(CD), HD (Urban Residential, Conditional, Historic District Overlay)

Requested Zoning UR-1(CD) SPA, HD (Urban Residential, Conditional, Site Plan Amendment, Historic District Overlay)

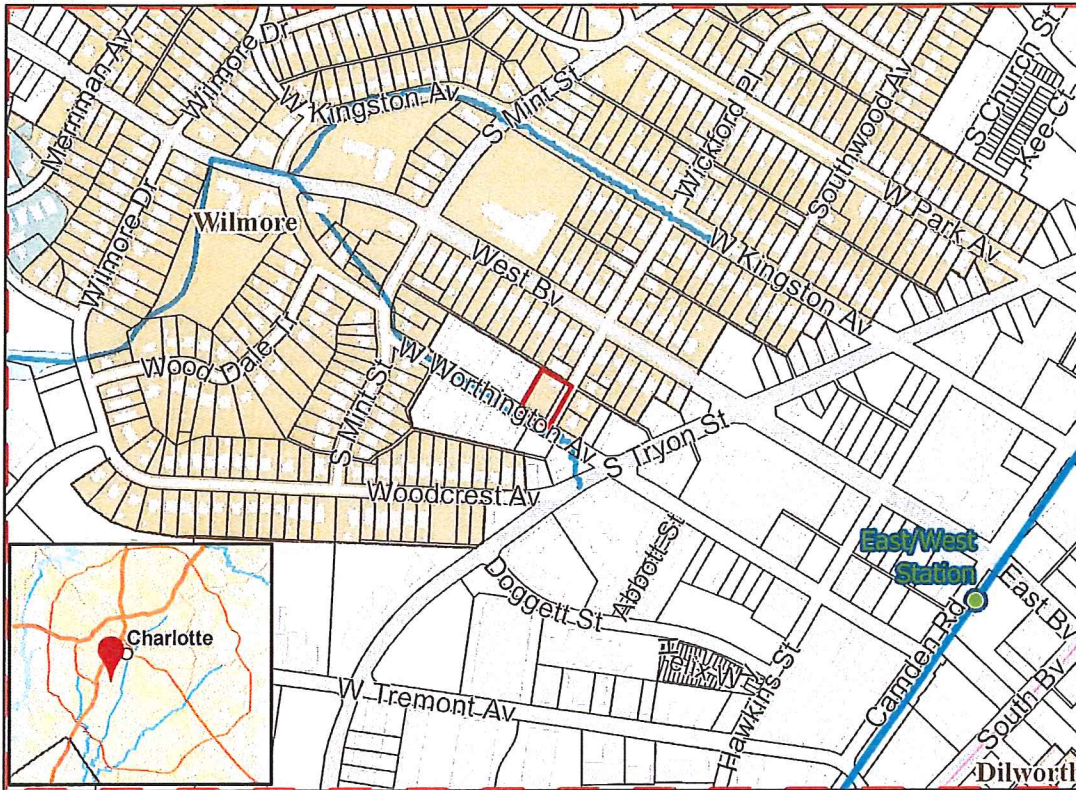
Approximately 0.35 acres

Location of Requested Rezoning

Rezoning Map



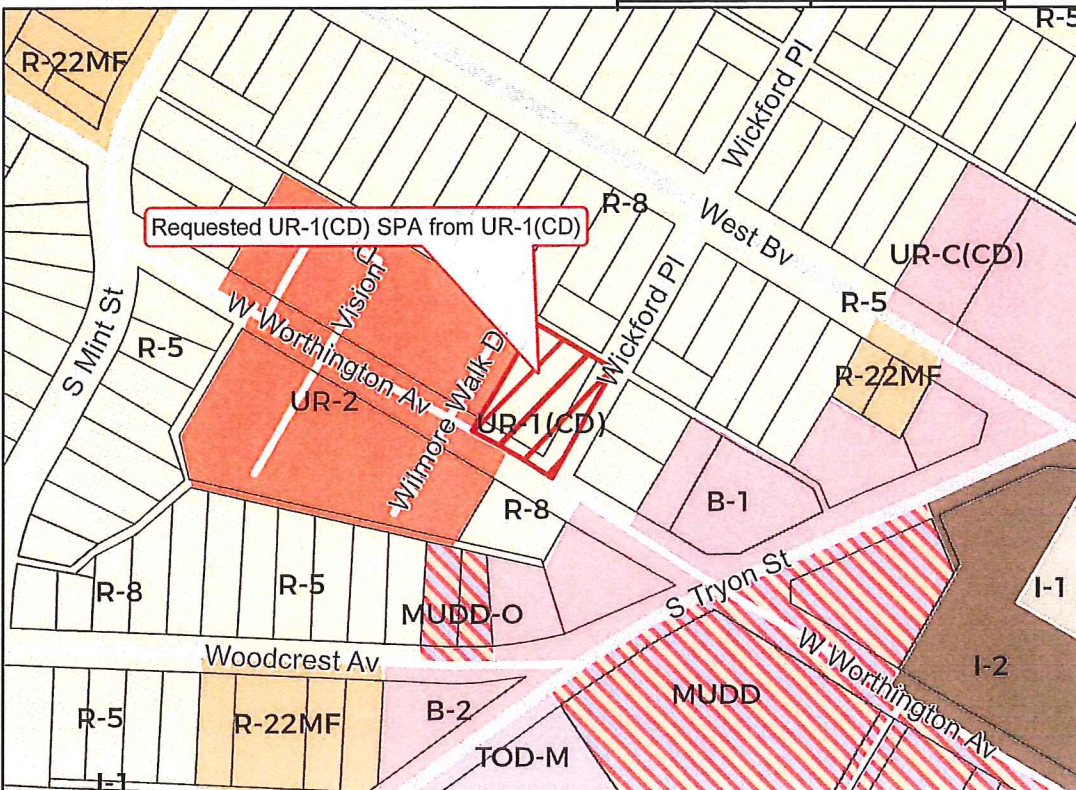
CHARLOTTE.
CHARLOTTE-MECKLENBURG
PLANNING



- 2017-162
- Inside City Limits
- Parcel
- Buildings
- Transit Supportive Overlay
- FEMA Flood Plain
- Streams
- LYNX Blue Line
- LYNX Blue Line Station
- Historic Districts
- City Council District**
- 3-LaWana Mayfield

Existing Zoning & Rezoning Request

0 0.05 0.1 Miles



- Requested UR-1(CD) SPA from UR-1(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented



0 125 250 500 Feet

Map Created 12/28/2017

Petition No.: 2017-166
Petitioner: KP Development, LLC

ORDINANCE NO. 9270-Z

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

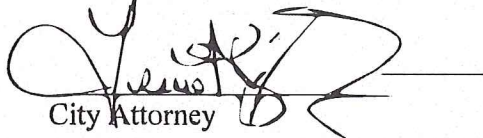
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (CD) AIR (Light Industrial, Conditional, Airport Noise Overlay) to I-1 (CD) SPA, AIR (Light Industrial, Conditional, Site Plan Amendment, Airport Noise Overlay)

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:

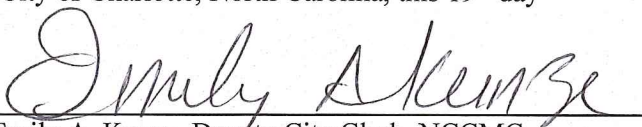

City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

2017-166 : KP Development, LLC

Current Zoning I-1(CD)AIR(Light Industrial, Conditional, Airport Noise Overlay)

Requested Zoning I-1(CD) SPA, AIR (Light Industrial, Conditional, Site Plan Amendment, Airport Noise Overlay)

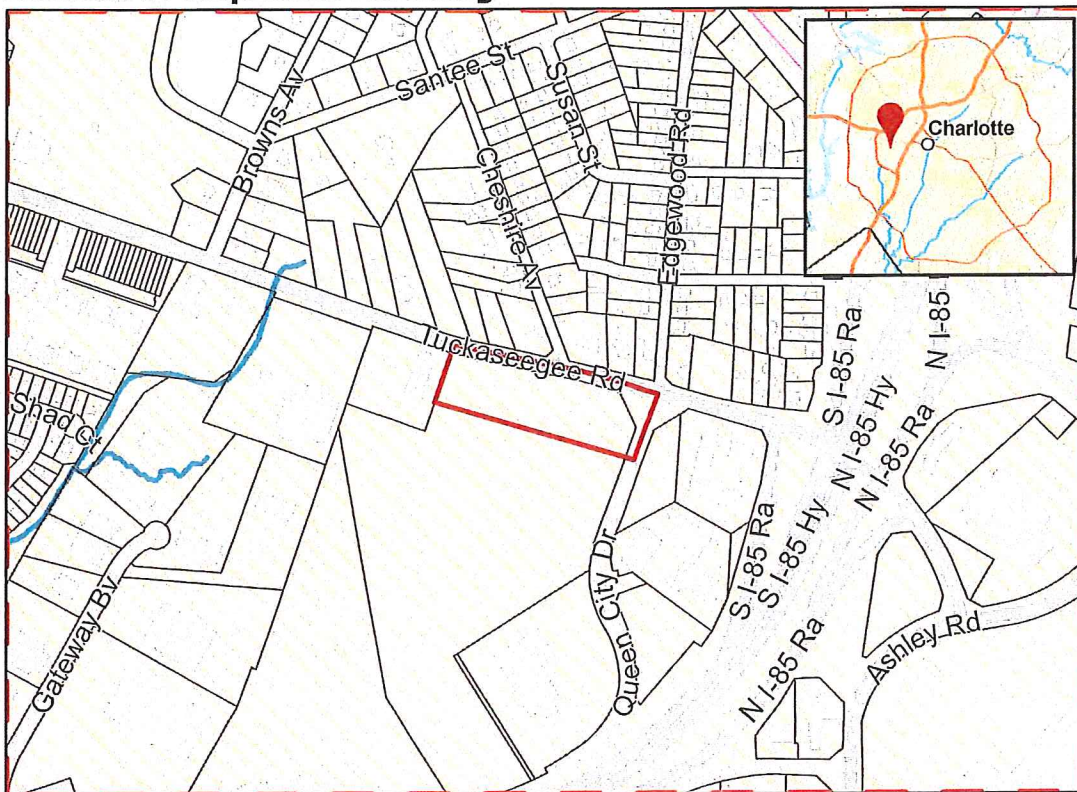
Approximately 3.22acres

Location of Requested Rezoning

Rezoning Map



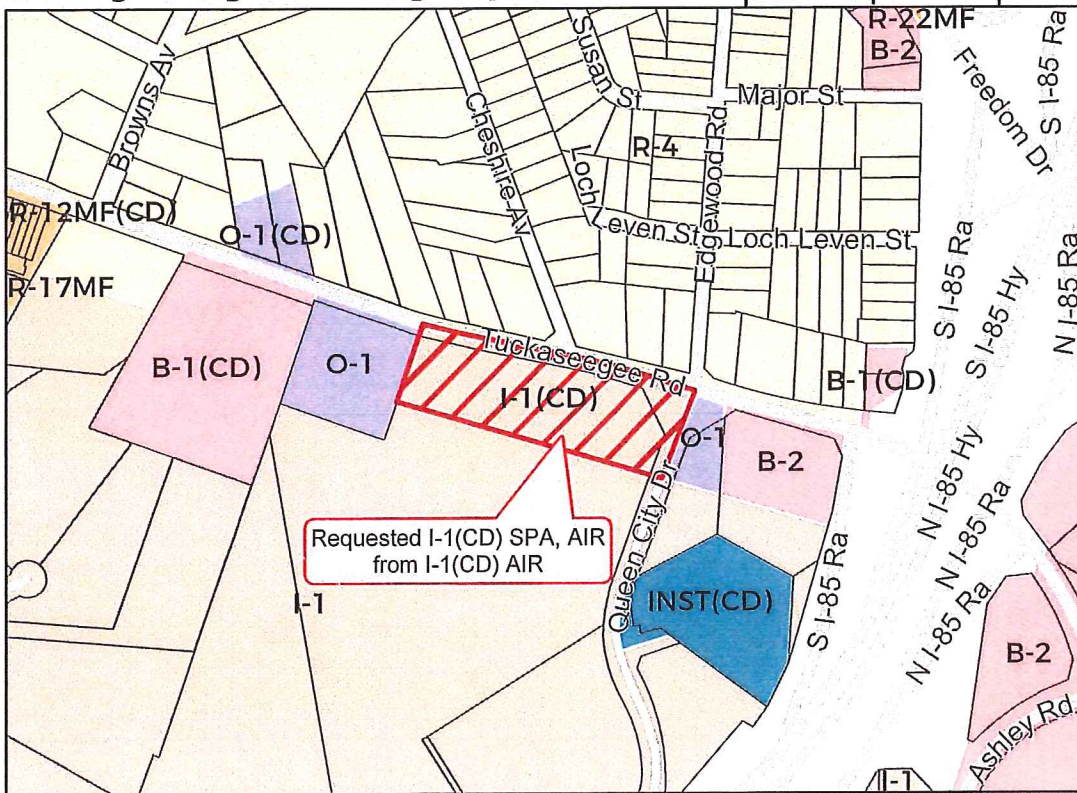
CHARLOTTE.
CHARLOTTE-MECKLENBURG
PLANNING



- 2017-166
- Inside City Limits
- Parcel
- Buildings
- Streams
- Airport Noise Overlay
- City Council District**
- 3-LaWana Mayfield

0 0.07 0.13 Miles

Existing Zoning & Rezoning Request



- Requested I-1(CD) SPA, AIR from I-1(CD) AIR
- Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Light Industrial

0 250 500 1,000 Feet



Map Created 12/28/2017

Petition No.: 2017-170
Petitioner: South 48, LLC

ORDINANCE NO. 9271-Z

ZONING REGULATIONS

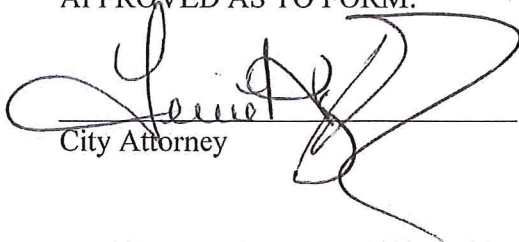
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 B-2 (General Business) to TOD-M (Transit Oriented Development - Mixed Use).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

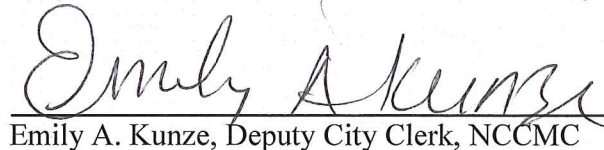

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of February, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 258-259.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

2017-170 : South 48

Current Zoning B-2(General Business)

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

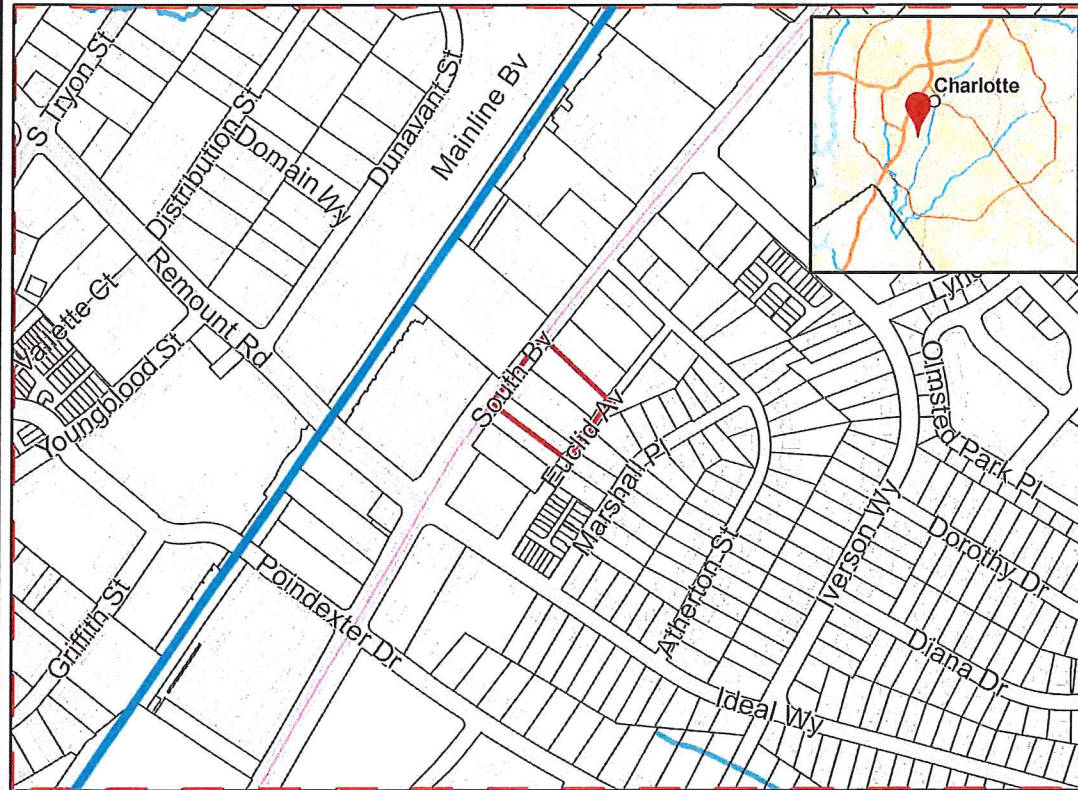
Approximately 1.4 acres

Rezoning Map



CHARLOTTE.
CHARLOTTE-MECKLENBURG
PLANNING

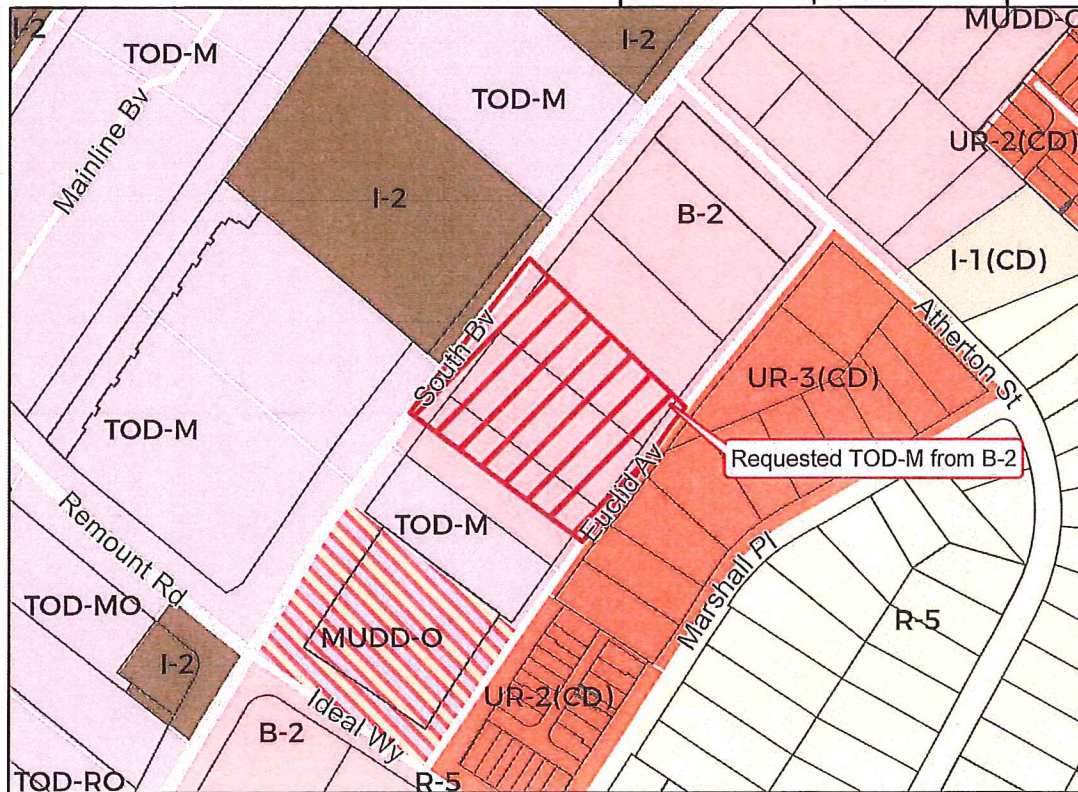
Location of Requested Rezoning



- 2017-170 2017-170
- ┌ Inside City Limits
- Parcel
- Buildings
- LYNX Blue Line
- Streams
- City Council District
- 1-Larken Egleston

Existing Zoning & Rezoning Request

0 0.05 0.1 Miles



- ▨ Requested TOD-M from B-2
- Zoning Classification**
- Single Family
- Urban Residential
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented

0 250 500 1,000 Feet



Map Created 1/11/2018

Petition No.: 2017-173
Petitioner: RAM Reality Advisors

ORDINANCE NO. 9272-Z

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

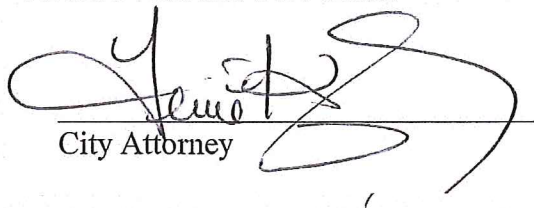
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (Mixed Use Development) to MUDD-O (Mixed Use Development, Optional)

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:

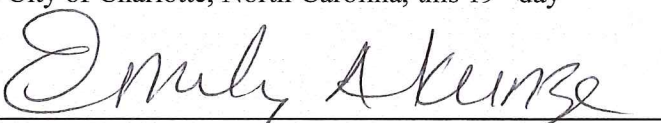

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of February, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 260-261.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February, 2018.




Emily A. Kunze, Deputy City Clerk, NCCMC

2017-173 : RAM Realty Advisors

Current Zoning MUDD (Mixed Use Development)

Requested Zoning MUDD-O (Mixed Use Development-Optional)

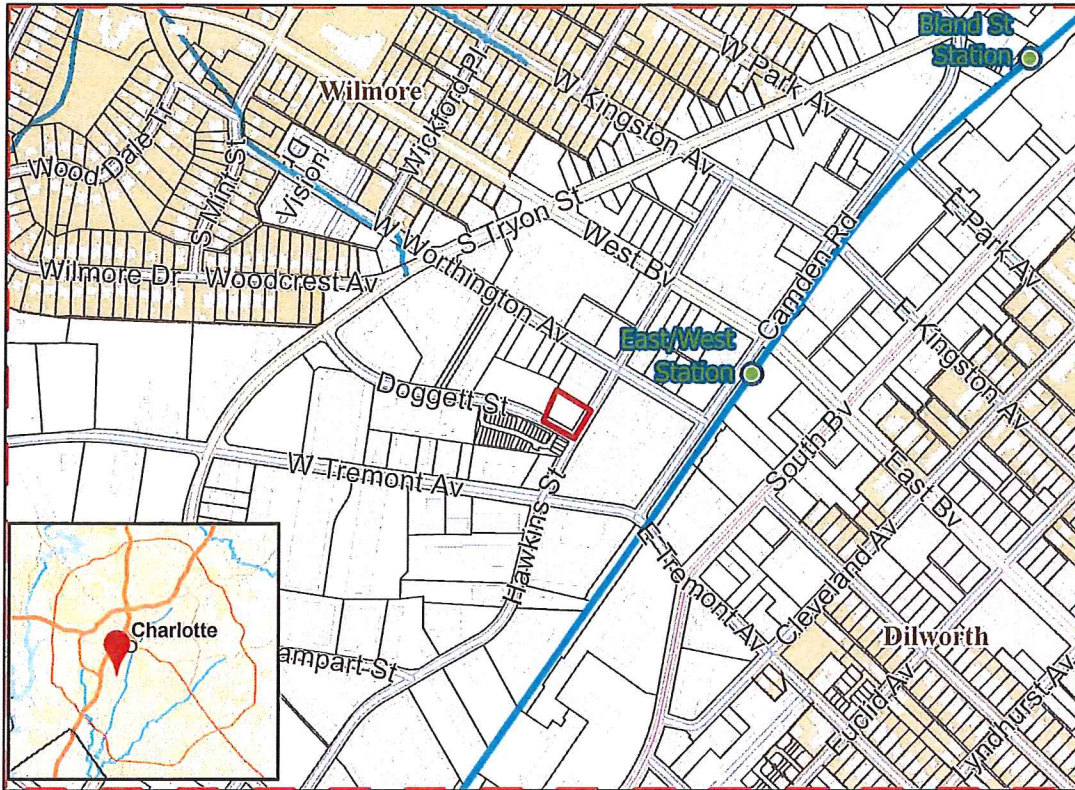
Approximately 1.42 acres

Location of Requested Rezoning

Rezoning Map

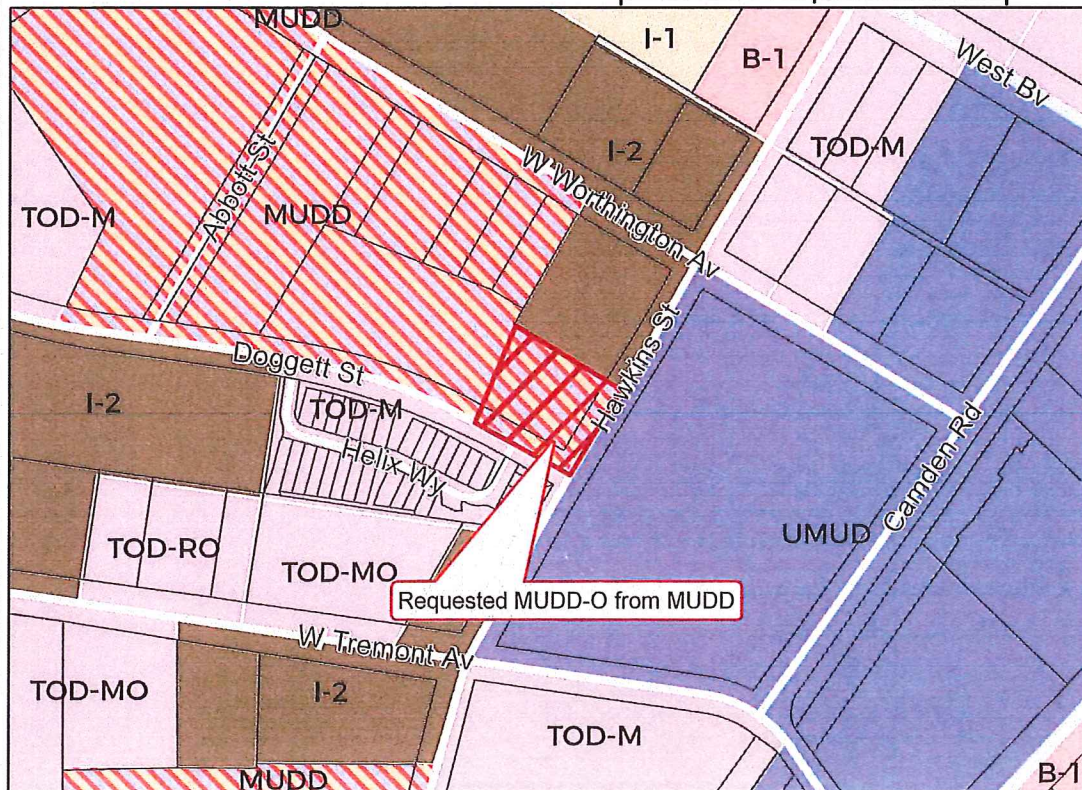
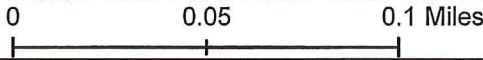


CHARLOTTE.
CHARLOTTE-MECKLENBURG
PLANNING

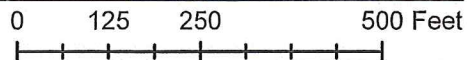


- 2017-173
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Buildings
- Streams
- East Boulevard Pedscape Plan
- Historic Districts
- City Council District
- 3-LaWana Mayfield

Existing Zoning & Rezoning Request



- Requested MUDD-O from MUDD
- Zoning Classification**
- Business
- Uptown Mixed Use
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented



Map Created 1/3/2018

Petition #: 2017-174
Petitioner: Lindsay Dorrier, III

Revised 10-26-17

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

ORDINANCE NO. 9273

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

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

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION DISTRICTS

1. PART 2: DEFINITIONS

- a. Amend Section 2.201, "Definitions" by adding a definition in alphabetical order for "winery". The new definition shall read as follows:

Winery.

An establishment that manufactures wine, including cider and mead, exclusive from related agricultural uses.

B. CHAPTER 9: GENERAL DISTRICTS

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

- a. Amend Table 9.101 by adding "Wineries" in alphabetical order as a use allowed under prescribed conditions in the I-1 and I-2 zoning districts, under the "Industrial Uses" header.

INDUSTRIAL USES			
	U-I	I-1	I-2
<u>Wineries</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>

2. PART 10: URBAN INDUSTRIAL DISTRICT

- a. Amend 9.1003, "Urban Industrial District; uses permitted under prescribed conditions" by adding a new use, "and Wineries" to subsection 2.5. The revised subsection shall read as follows:

(2.5) Breweries and Wineries shall meet the following prescribed conditions:

- (a) Maximum size: 60,000 square feet.
- (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.
- (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.

3. PART 11: INDUSTRIAL DISTRICT

- a. Amend Section 9.1103, "Uses permitted under prescribed conditions", by adding a new use, " and Wineries" to the title of 6.5; and in subsection (6.5)(1), (6.5)(2), (6.5)(2)(a), and (6.5)(2)(b) The revised section shall read as follows:

(6.5) Breweries and Wineries.

- (1) In I-1, breweries and wineries shall meet the following prescribed conditions:
 - (a) Maximum size: 60,000 square feet.
 - (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.
 - (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.

- (2) In I-2, breweries and wineries shall meet the following prescribed conditions:
- (a) Breweries and wineries with a maximum size of 60,000 square feet shall meet the following prescribed conditions:
1. Maximum FAR of .80.
 2. Outdoor storage of goods and materials used in assembly, fabrication or processing is permitted, but shall not exceed 25% of the floor area of all buildings on a lot.
- (b) Breweries and wineries greater than 60,000 square feet in size shall meet the following prescribed conditions:
1. Maximum FAR of 1.0.
 2. 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). 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.
- (d). 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.

C. CHAPTER 9: GENERAL DISTRICTS

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

- a. Amend Table 9.101 by adding “Wineries” in alphabetical order as a use allowed under prescribed conditions in the TOD-M, TOD-E, MUDD, and UMUD zoning districts, under the “Industrial Uses” header.

INDUSTRIAL USES				
	TOD-M	TOD-E	MUDD	UMUD
<u>Wineries</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>

2. PART 8.5: MIXED USE DEVELOPMENT DISTRICT

- a. Amend Section 9.8503, “Mixed Use Development District; uses permitted under prescribed conditions”, by adding “wineries” to the list of permitted uses in alphabetical order, as follows:

Wineries, subject to the regulations of Section 12.544.

3. PART 9: UPTOWN MIXED USE DISTRICT

- a. Amend Section 9.903, “Uptown Mixed Use District; uses permitted under prescribed conditions” by adding a new item (18) for wineries. The new entry shall read as follows:

(18) Wineries, subject to the regulations of Section 12.544.

4. PART 12: TRANSIT ORIENTED DEVELOPMENT DISTRICTS

- a. Amend Section 9.1206, “Uses Permitted Under Prescribed Conditions”, by adding a new item (11) for wineries. The new entry shall read as follows:

(11) Wineries, subject to the regulations of Section 12.544 (TOD-E and TOD-M only)

D. CHAPTER 10: OVERLAY DISTRICTS

1. PART 8: PEDESTRIAN OVERLAY DISTRICT

- a. Amend Section 10.811, “Uses” by adding a new item (5) to allow wineries with prescribed conditions. The new entry shall read as follows:

- (5) Wineries, permitted only in the underlying zoning districts of B-1, B-2, I-1 and I-2, and subject to the standards of 12.544.

2. PART 9: TRANSIT SUPPORTIVE OVERLAY DISTRICT

- a. Amend Section 10.905, "Uses", subsection (1), under the entry for "Heavy Industrial uses...." by clarifying that wineries are included in the list of heavy industrial uses that are not permitted in TS. The revised section shall read as follows:

- (1) Heavy Industrial uses permitted by right or under prescribed conditions including, but not limited to: abrasive and asbestos products; aircraft and parts; agricultural chemicals; alcoholic beverages, with the exception of breweries and wineries; asphalt paving and roofing materials; brick, tile, and clay products; chemical manufacture, refining and processing; concrete, gypsum and plaster products; construction and related machinery; cut stone and stone products; electrical distribution equipment; electrical industrial apparatus; engines and turbines; fabricated metal products; farm and garden machinery; fats and oils processing; furniture and fixtures; glass and glassware; guided missiles, space vehicles, etc.; industrial machinery; leather tanning; manufactured housing; meat products, including slaughtering and dressing; motorcycles and parts; ordinance and accessories; paper and allied products; petroleum and coal products; plastic and rubber products; railroad equipment; refrigerator and service machinery; sugar refining, textile mill products; tires and inner tubes; wire products; and other similar uses.

- b. Amend Section 10.905, "Uses", subsection (2) adding a new subsection (2)(c). The new entry adds wineries as a use allowed, under prescribed conditions, when the underlying zoning district is B-1, B-2, I-1 or I-2. The new entry shall be as follows:

- (c) Wineries (only when the underlying zoning district is B-1, B-2, I-1, or I-2) and subject to the standards of this overlay district and to the prescribed conditions of Section 12.544.

E. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

(1) PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES

- (a) Amend Section 12.544, "Breweries", by replacing "Breweries" with a new title, "Breweries and Wineries", and adding one of the following: "and wineries", "or winery", "or wine", or " , or winery, " in subsections (1)(a); (1)(a)(2), (1)(b), (1)(c), (1)(d) (2), (2)(a), (2)(b), (2)(c), and (2)(d). The revised text shall read as follows:

Section 12.544 Breweries Breweries and Wineries

- (1) In TOD-M, TOD-E, MUDD and UMUD, breweries and wineries are subject to the following

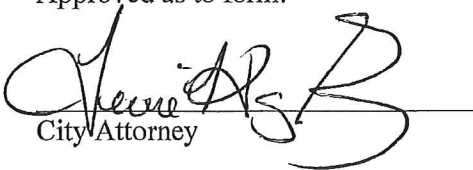
prescribed conditions:

- (a) The brewery or winery shall include an Eating, Drinking and Entertainment, located in the same building. The Eating, Drinking and Entertainment Establishment shall meet the following conditions:
 1. All prescribed conditions associated with the Eating, Drinking and Entertainment Establishment shall be met in accordance with the zoning district in which they are located, including any separation distances required in Section 12.546.
 2. The minimum size of the Eating, Drinking and Entertainment Establishment shall be 20% of the total square footage for the brewery or winery and the Eating, Drinking and Entertainment Establishment, or 1,500 square feet, whichever is less.
 - (b) Maximum size for the brewery or winery and the Eating, Drinking and Entertainment Establishment: 15,000 square feet. To encourage the adaptive reuse of older or underutilized buildings, the maximum size shall be increased to 25,000 square feet, if the brewery and Eating, Drinking and Entertainment Establishment locate in a building constructed prior to 1980.
 - (c) If the brewery or winery is located on a public right-of-way, private street, or rapid transit line, the Eating, Drinking and Entertainment Establishment shall have fenestration through vision glass, doors or active outdoor spaces along 30% of the length of the building side that fronts the public right-of-way, private street, or rapid transit line. If the building architecture or site prohibits meeting the above condition, the Planning Director, or designee, may approve alternative approaches
 - (d) Off-site distribution of manufactured beer or wine is permitted if vehicular access is from 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.
 - (e) All development and urban design standards of the district shall apply.
- (2) In PED and TS, breweries and wineries shall only be permitted when the underlying zoning district is B-1, B-2, I-1 or I-2, and the following prescribed conditions are met:
- (a) The brewery or winery shall include an Eating, Drinking and Entertainment Establishment, located in the same building. The Eating, Drinking and Entertainment Establishment shall meet the following conditions:
 1. All prescribed conditions associated with the Eating, Drinking and Entertainment Establishment shall be met in accordance with the zoning district in which they are located, including any separation distances required in Section 12.546.

2. The minimum size, of the Eating, Drinking and Entertainment Establishment shall be 20% of the total square footage for the brewery and the Eating, Drinking and Entertainment Establishment, or 15,000 square feet, whichever is less.
- (b) Maximum size for the brewery, or winery, and the Eating, Drinking and Entertainment Establishment: 15,000 square feet. To encourage the adaptive reuse of older or underutilized buildings, the maximum size uses shall be increased to 25,000 square feet, if the brewery, or winery, and Eating, Drinking and Entertainment Establishment locate in a building constructed prior to 1980.
 - (c) If the brewery or winery is located on a public right-of-way, private street, or rapid transit line, the Eating, Drinking and Entertainment Establishment shall have fenestration through vision glass, doors or active outdoor spaces along 30% of the building side that fronts the public right-of-way, private street, or rapid transit line. If the building architecture or site prohibits meeting the above condition, Planning Director or designee may approve alternative approaches.
 - (d) Off-site distribution of manufactured beer or wine is permitted if vehicular access is from 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.
 - (e) All development and urban design standards of the district and underlying district, shall apply.

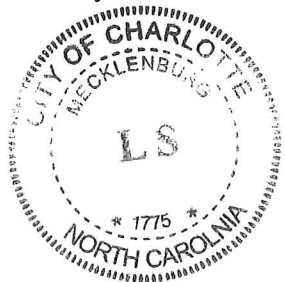
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Approved as to form:


City Attorney

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Emily A. Kunze, Deputy City Clerk, NCCMC