

**CHARLOTTE UNIFIED DEVELOPMENT
ORDINANCE TEXT AMENDMENT
APPLICATION**

CITY OF CHARLOTTE

FY2023 Petition #: RZP-2023-
Date Filed: _____
Received By: _____
<i>Office Use Only</i>

<u>Section#</u>	<u>Title</u>
Table 15-1	Use Matrix
15.4.EE.2	Dwelling - Duplex
15.4.HH.2	Dwelling – Single-Family

Purpose of Change:

The purpose of this text amendment is to make single-family and duplex dwellings legally constructed under the O-1, O-2, O-3, B-1, and B-2 legacy zoning districts prior to June 1, 2023 allowed uses with prescribed conditions in the CG and OFC zoning districts, and deem them legally conforming. These dwellings will be subject to the standards of the N1-D Zoning District, as well as other applicable provisions of the UDO (such as, but not limited to, those governing accessory structures). Without this text amendment, the UDO would make them non-conforming uses.

Staff has identified a small number of existing neighborhoods where single-family and duplex dwellings have been legally constructed under the O-1, O-2, O-3, B-1, and B-2 legacy zoning districts prior to the June 1, 2023 effective date of the Unified Development Ordinance (UDO). These zoning districts translated to the CG (General Commercial) and OFC (Office Flex Campus) UDO zoning districts that do not allow residential uses and would make these dwellings non-conforming uses.

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