

ZONING ORDINANCE
TEXT AMENDMENT APPLICATION

CITY OF CHARLOTTE

Revised 2-27-09

FY2008 Petition #: <u>2009-010</u> Date Filed: _____ Received By: _____ <i>Office Use Only</i>
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Section #: 12.521 Bed and Breakfasts (B & B's).

Purpose of Changes:

Currently, bed and breakfast establishments located in any single family zoning district or in the mixed-use conditional districts (MX-1, MX-2, and MX-3) are required to have "access" provided onto a street "other than a local (Class VI) or local limited (Class VI L) street". Bed and breakfasts in other zoning districts may have access to any class of street. This text amendment text amendment clarifies what type of streets these uses are permitted on, rather than stating where they are not permitted. In addition, the text amendment changes emphasis from driveway "access" to parcel "location" on certain classes of streets, to add flexibility to where a bed and breakfast may locate.

One of the current prescribed conditions for bed and breakfast establishments states that the Zoning Board of Adjustment has no jurisdiction to vary any of the standards. This text amendment proposes to delete this condition since it has thwarted the ability of a number of sites to establish a bed and breakfast, when the land use has been appropriate.

Bed and breakfast establishments are permitted under prescribed conditions in a variety of zoning districts. This text amendment adds them as a use allowed under prescribed conditions to the UR-2 and UR-3 zoning districts.

Bed and breakfast establishments are currently permitted in the Mixed Use Development District (MUDD), however, the MUDD district was omitted in Section 12.521, where all the districts are listed where bed and breakfast establishments are currently permitted. This text amendment will correct this omission, by adding a reference to the MUDD zoning district.

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