

APPROVED BY COUNTY COMMISSION

99-27C

June 8, 1999

REVISED 5/27/99
REVISED 6/01/99

ZONING REGULATIONS
TEXT AMENDMENT NO. 69

A RESOLUTION AMENDING
THE MECKLENBURG COUNTY
ZONING REGULATIONS

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MECKLENBURG COUNTY,
NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended as follows:

1. CHAPTER 9: GENERAL DISTRICTS, PART 4: by inserting a new part entitled PART 4: URBAN RESIDENTIAL in place of the word [RESERVED]. The added PART 4 will read as follows:

PART 4: URBAN RESIDENTIAL

Section 9.401. Urban Residential districts; location; purposes.

- (1) Urban areas are recognized as unique areas with many assets and opportunities. In order to foster the urban characteristics of these areas, development here should promote an environment of diverse uses at higher than normal density which encourages pedestrian activities, needs and movement, while at the same time recognizing the limited supply of urban land. As such this requires special zoning classifications in order to implement the goals and objectives of these vital areas of the community. Further it is necessary and desirable to promote the residential nature of these areas through zoning classifications which are intended to realize the growing opportunities for new infill development and redevelopment. Such residential development, properly located and developed, can enhance and support the overall mix of uses characteristic of urban areas. Therefore, the purpose of this Section is to establish the urban residential districts.
- (2) Urban residential districts are intended for use in special areas of the community and thus may be considered for limited application. Generally, special plans or policy guides will be used to determine applicability. The official Zoning Map of the Mecklenburg County will designate urban residential district boundaries.
- (3) These districts are designed to provide standards and incentives which will promote the development or redevelopment of urban areas that contain a mix of land uses with a predominantly residential character. Emphasis is given to provisions which

will provide opportunities for imaginative new urban development compatible with the development objectives of these areas. Accordingly, the development objectives are:

- (a) To maximize residential development potentials in urban areas;
- (b) To establish a predominantly residential character with residential neighborhoods;
- (c) To provide for sufficient local retail and office uses to support residential areas;
- (d) To protect all residential areas from inappropriate and intrusive uses;
- (e) To maximize open space and other amenities within residential areas;
- (f) To protect and enhance existing single-family residential areas from uses which by their scale and characteristics may be inappropriate;
- (g) To provide for the efficient utilization of scarce urban land; and
- (h) To reward development projects through a density bonus system for including specific development features which significantly further the overall goals for these areas and which enhance the urban residential environment.

Section 9.402. Urban Residential Districts; established.

In order to provide densities and other development standards which are compatible with urban characteristics, the following zoning classifications are established:

- (1) Urban Residential-1 district (UR-1): The intent of this district is to protect and enhance designated single-family areas and to encourage appropriate infill development within these areas.
- (2) Urban Residential-2 district (UR-2): The intent of this district is to promote maximum opportunities for moderate density residential development. This district functions as both a transition between lower and higher density and as the predominant residential district throughout much of the fringe of the uptown area.
- (3) Urban Residential-3 district (UR-3): The intent of this district is to provide for

high density residential development. This district is located nearer the employment core and in areas identified for their special adaptability and appropriateness for this type of housing.

- (4) Urban Residential-Commercial district (UR-C): The intent of the UR-C district is to promote a diversity of residential, retail, office, recreational and cultural uses in a mixed use, higher density pattern. This district is restricted in location to the periphery of an employment core or to areas designated as community or neighborhood centers where a high level of commercial or other services are desired.

Section 9.403. Urban Residential Districts; uses permitted by right.

- (1) UR-1: Uses permitted by right within the UR-1 district are detached, duplex, attached dwellings and group homes for up to 6 residents.
- (2) UR-2: Uses permitted by right within the UR-2 district are detached, duplex, triplex, quadraplex, attached, multi-family dwellings and group homes for up to 10 residents. The following nonresidential uses are also permitted provided that the gross floor area of these uses does not exceed 50 percent of the ground floor area of the dwelling unit in which they are located. There is no restriction as to where within the structures these uses may be located.

Handcraft shops
Book shops
Antique shops
Tea rooms
Studios
Museums
Offices

- (3) UR-3: Uses permitted by right within the UR-3 district are detached, duplex, triplex, quadraplex, attached, multi-family dwellings and group homes for up to 10 residents. Business or office uses limited to those permitted in B-1 neighborhood business districts are also allowed, except that no drive-in windows or automotive sales, service or repair is permitted. Any such commercial uses will be limited in floor area to two times the size of the building footprint, but there are no requirements as to where within the structure the uses may be located. Business or office uses are not permitted as free-standing uses but may be combined with residential uses in the same structure.
- (4) UR-C: Uses permitted by right within the UR-C district are detached, duplex, triplex, quadraplex, attached, multi-family dwellings and free-standing

nonresidential structures and group homes for up to 10 residents. Freestanding nonresidential structures and multi-family structures may contain commercial and office uses that are permitted in B-1 neighborhood business districts, except that no drive-in windows or automotive sales, service, or repair will be permitted.

Section 9.404. Urban Residential Districts; uses permitted under prescribed conditions.

- (1) Bed and breakfasts (B & B's) (UR-1 only), subject to regulations of Section 12.521.
 - (1.1) Beneficial fill sites, subject to the regulations of Section 12.523.
 - (1.2) Boarding houses (UR-1 only), subject to regulations of Section 12.520.
 - (1.3) Buildings for dramatic, musical, or cultural activities with less than 1,000 seats and stadiums and coliseums with less than 5,000 seats (UR-C only), provided that:
 - (a) The perimeter of the parking areas, exclusive of access driveways, will have a planting strip of at least 5 feet in width, and at least 1 tree 2 inches in caliper for each 25 linear feet of parking area perimeter shall be planted;
 - (b) Parking areas will have interior planting areas amounting to at least 10 percent of the paved area in excess of one acre;
 - (c) Access for the development site will be provided from nonresidential streets and shall not require the use of any residential collector (Class V) or residential local (Class VI) streets;
 - (d) The private living areas and associated open spaces of all abutting residential properties are effectively screened from parking and service areas, as well as from any other portion of the development site which is actively used;
 - (e) No direct beams or rays of light from exterior lighting fixtures, signs or vehicles maneuvering on the development site will shine into the private living areas and associated open spaces of adjacent residential properties;
 - (f) The use will not generate light of such an intensity or brilliance as to cause glare or to impair the vision of drivers;
 - (g) The use will be designated to allow direct access for transit service;
 - (h) The use will not cause or intensify off-site drainage problems; and

- (i) The use will not be contradictory to the objectives of any approved plans for the area.
- (2) Customary home occupations. Home occupations are allowed in all urban residential districts in accordance with the requirements of Section 12.408.
- (2.1) Land clearing and inert debris landfills (LCID): off-site, subject to the regulations of Section 12.503.
- (3) Off-street parking as a separate use (UR-C only). This parking must be provided with a 5-foot wide landscaped area along all property lines. The landscaped areas may include materials such as grass, planted ground cover, shrubs, vines, hedges, trees or similar materials.
- (4) Planned multi-family and attached dwellings (UR-2, UR-3, UR-C only). Residential uses, subject to the provisions of Section 9.303(19), Planned Multi-family and Attached dwellings in residential districts shall be reviewed and approved in accordance with the provision of that Section, except dimensional requirements of that Section do not apply.
- (5) Religious institutions. Religious institutions are permitted subject to the regulations of Section 12.506.
- (6) Uses normally permitted in residential districts. Institutional, nonresidential, accessory or complimentary uses normally permitted in other residential districts are permitted.
- (7) Yard Reduction. Reduction of any required yard by up to 25 percent, provided that the reduction will result in more efficient use of the site, preserve natural features or will not unduly diminish the provision of light, air and privacy to abutting properties.

Section 9.405. Urban Residential Districts; accessory structures.

Accessory structures are allowed in all urban residential districts in accordance with Section 12.106. However, accessory structures are exempted from Section 12.106 with respect to shared property lines when a joint application is made by adjoining property owners.

Land clearing and inert landfills (LCID): on-site, are permitted subject to the regulations of Section 12.405.

Section 9.406. Urban Residential Districts; area, yard and height regulations.

- (1) UR-1: Dimensional requirements for the UR-1 district are listed below:

Minimum lot area (square feet)	3,000
Minimum side yard (feet)	5
Minimum setback (feet)	5
Minimum rear yard (feet)	10
Maximum floor area ratio	0.25*
Maximum height (feet)**	40
Minimum lot width (feet)	20

* The maximum floor area ratio does not apply to either a one-family, two-family or three-family structure located on a single lot. Also, parking facilities are exempt from maximum floor area ratio limitations.

** Maximum height may be increased above 40 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.

- (2) UR-2: Dimensional requirements for the UR-2 district are listed below:

Minimum lot area (square feet)**	3,000
Minimum side yard (feet)	5
Minimum setback (feet)	5
Minimum rear yard (feet)	10
Maximum floor area ratio	1.0
Maximum height (feet)*	40
Minimum lot width (feet)	20

* Maximum height may be increased above 40 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.

** Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached

structure with the intention of sale of individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirement.

(3) UR-3: Dimensional requirements for the UR-3 district are listed below:

Minimum lot area (square feet)**	3,000
Minimum side yard (feet)	5
Minimum setback (feet)	5
Minimum rear yard (feet)	20
Maximum floor area ratio	2.0
Maximum height (feet)	60*
Minimum lot width (feet)	20

* Maximum height may be increased above 60 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.

** Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a sublot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "sublot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirement.

(4) UR-C: Dimensional requirements for the UR-C district are as follows:

Minimum lot area (square feet)	3,000
Minimum side yard (feet)	5
Minimum setback (feet)	5
Minimum rear yard (feet)	20
Maximum floor area ratio	3.0**
Maximum height (feet)	60*
Minimum lot width (feet)	20

* Maximum height may be increased above 60 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over

40 feet.

- ** No more than 1.5 floor area ratio may be devoted to nonresidential and/or institutional purposes in mixed use structures.

- (5) Building separation . The minimum building separation between buildings on a multiple building site in any UR district is 10 feet.

Section 9.407. Urban Residential Districts; development standards for various uses.

(1) Density bonus provisions.

- (a) Objectives . Density bonus provisions are designed to achieve the following specific objectives:
- (i) To enhance and extend public amenities such as parks and public pedestrian ways.
 - (ii) To create additional open space for public or semipublic use.
 - (iii) To improve the overall quality of life within the larger residential area.
 - (iv) To further the land use policies of the city including more effective utilization of urban land, increased uptown residential population, and encouragement of evening activities in the uptown area.
- (b) Bonus limits. Because the sensitivity to increased densities of UR districts will vary with the base floor area ratio, the following upper limits on bonus accumulation are established:
- (i) For UR-1 and UR-2 districts a maximum bonus accumulation of 10 percent of the base floor area ratio.
 - (ii) For UR-3 and UR-C districts, a maximum bonus accumulation of 50 percent of the base floor area ratio.
 - (iii) For nonresidential uses in the UR-C districts, a maximum bonus accumulation of 25 percent of the base floor area ratio.
 - (iv) For development projects located in more than one UR district, the

total percent of increase in the base floor area ratio permitted will be the sum of the maximum allowed increase in each zoning district, but there is no prohibition as to where on the parcel the increase may be located.

Any bonus which may be granted applies to the base floor area ratio for each urban residential district.

- (c) Bonus permitted. The following density bonuses are established for the provision of the following features:
- (i) For projects adjacent to a public park or cemetery a density bonus of 10 percent of the base floor area ratio shall apply, but not less than 8 dwelling units, will be granted.
 - (ii) For the creation of permanent public open space devoted to passive or active recreational use a density bonus equal to the area of the site devoted to such use is granted, but not less than 4 dwelling units. Open space required in the base zoning regulations is not to be included as public open space. Public open space means open space at grade which is accessible to and serves a public purpose for a group of persons beyond the residents of the building with which it is associated. Such space may be designed for active or passive use. It may not include any motorized vehicular circulation or parking facilities but may include structures related to the purpose of the open space as long as the dominant character of the area is open.
 - (iii) For the creation of areas and paths (other than those already required) devoted to pedestrians and bicyclists which functionally extend adjacent areawide pedestrian ways or which create convenient access to public open space for residents or visitors, a density bonus of 10 percent of the base floor area ratio, but not less than 8 dwelling units, is granted.
 - (iv) For the use of fountains, reflecting pools and similar features in design a density bonus of 5 percent of the base floor area ratio, but not less than 4 dwelling units, is granted.
 - (v) For the preservation of a structure and/or land which has been designated as a historic property pursuant to G.S. 160A-399 and for which a certificate of appropriateness has been secured, or for the preservation of a property listed in the National Register of Historic

Places preserved in accordance with the Secretary of the Interior's standards for historic preservation projects, a floor area bonus of 5 percent of the base floor area ratio, but not less than 4 dwelling units shall be granted. For the preservation of only a building facade or a group or series of facades of a structure or structures which have been designated as a historic property as listed above, a floor area bonus of 2 percent of the base floor area ratio but not less than 2 dwelling units, is granted.

- (vi) For the provision of permitted retail uses in the UR-C districts, a density bonus equal to the amount of square footage devoted to such uses up to a maximum of a 15 percent increase in residential density, but not less than 12 dwelling units, is granted.
 - (vii) For the provision of roof areas designed as open and/or recreation space, a density bonus equal to the amount of square footage devoted to such open and/or recreation space is granted.
 - (viii) For the development of residential or mixed use structures which contain more than 5 stories, a density bonus of 10 percent of the base floor area ratio, but not less than 4 dwelling units, is granted.
 - (ix) For projects which combine 3 or more parcels into a single lot for development, a density bonus of 5 percent of the base floor area ratio, but not less than 4 dwelling units, is granted.
- (2) Bonus parking. Any density bonus that may be granted for a particular development project does not require any increase to the minimum parking requirements as set forth in Section 9.408. Additional parking may be provided.
 - (3) Screening. Screening shall be provided in accordance with the requirements of Section 12.303, of these regulations.
 - (4) Streetscape improvements. All development in the UR districts must conform to any adopted streetscape plan for the streets which the project abuts. Improvements relating to sidewalks, tree planting and landscaping as specified by the streetscape plan must be installed during the development process. Setbacks prescribed in the streetscape plan supersede those listed as minimums for the district when the plan specifies a greater setback than the minimum for the district. Developers are strongly encouraged to work with the appropriate utility companies to relocate overhead utilities underground during the development of the site. If the utilities

are not relocated at the time the site is developed, the design of the site must provide for the eventual placement of utilities underground, and appropriate easements must be set aside accordingly.

(5) Signs. Signs within urban residential districts are permitted in accordance with Chapter 13 as modified by the following provisions:

(a) Signs on the premises of single family, detached or attached dwellings.

Types of signs permitted:	Identification.
Permitted number of signs:	One per dwelling unit.
Maximum area of signs:	1.5 square feet.
Permitted illumination:	Lighted, but not flashing. Signs must be motionless
Permitted location:	Behind the street right-of-way line and not more than 8 feet above the floor level at the dwelling unit entry if attached to structure, or not more than 5 feet above grade if not attached to the structure.

(b) Signs on the premises of multi-family dwellings or planned multi-family developments.

Types of signs permitted:	Identification.
Permitted number of signs:	One per street front.
Maximum area of signs:	6 square feet.
Permitted illumination:	Lighted, but not flashing. Signs must be motionless.
Permitted location:	Behind the street right-of-way line and not more than 8 feet above grade if attached to the structure, or not more than 5 feet above grade if not attached to the structure. Attached signs may not project more than 6 inches from the structure.

(c) Signs on the premises of a freestanding nonresidential use.

Types of Signs permitted:	Business.
Permitted number of signs:	One per use.
Maximum area of signs:	8 square feet if projection from the structure is less than 6 inches, or 6 square feet if detached or if detached from the structure is more than 6 inches.
Permitted Illumination:	Lighted, but not flashing. Signs must be motionless.
Permitted location:	Behind the street right-of-way line and not more than 10 feet above grade if attached to the structure, or more than 5 feet above grade if not attached to the structure.

(d) Signs on the premises of a group of 3 or more nonresidential uses within a dwelling structure.

Types of signs permitted:	Identification.
Permitted number of signs:	One per street front.
Maximum area of signs:	8 square feet.
Permitted illumination:	Lighted, but not flashing. Signs must be motionless.
Permitted location:	Behind the street right-of-way line and not more than 10 feet above grade if attached to the structure, or more than 5 feet above if not attached.

(e) Signs or bulletin boards providing historical information, information of noncommercial activities, or space for free use by the general public.

Types of signs permitted:	Bulletin board.
Permitted number of signs:	One per structure.
Maximum area of signs:	12 square feet except for a

kiosk. A kiosk may be erected to a maximum height of 10 feet and a maximum diameter of 4 feet excluding canopies, eaves and the like.

Permitted illumination: Lighted, but not flashing.
Signs must be motionless.

Permitted location: Behind the street right-of-way line and not more than 10 feet above grade.

Section 9.408. Urban Residential Districts; off-street parking and loading standards.

Requirements for off-street parking and loading are listed below:

(1) Number of spaces per dwelling unit.

<u>Type of structure</u>	<u>Minimum</u>	<u>Maximum</u>
Detached	1	2
Bed and Breakfast (B & B)	2	4
Boarding house	2	4
Attached	1	2
Multi-family	1	2
Multi-family (elderly)	.25	.50
Nonresidential use in UR-C	1/1000 gross square feet	1/500 gross square feet
Nonresidential use in UR-2 and UR-3	0	1/500 gross square feet

(2) Size of parking spaces. Parking spaces intended for use by small or compact vehicles may comprise 25 percent of the total parking spaces required. Such parking spaces must not be less than 7-1/2 feet in width and 14 feet in length.

(3) Off-street service/delivery spaces . Buildings and structures within UR-C districts must provide the minimum number of off-street service/delivery parking spaces specified below:

<u>Use or building</u>	<u>Off-street service/delivery parking spaces</u>
Multi-family and attached dwellings, 1-24 units	0

Multi-family and attached dwellings, 25-74 units	2
Multi-family and attached dwellings, 75 units or more	1
Nonresidential uses	1

- (4) Grade level parking. Grade level parking is allowed in the setback of multi-family and single family attached housing.
- (5) Underground parking structures. Underground parking structures are permitted in accordance with Section 12.213. Any pedestrian decks which are constructed in conjunction with underground parking structures may be classified as open space.

2. Amend CHAPTER 9: GENERAL DISTRICTS, PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS, as follows;

- (a) Section 9.101. Table of uses, TABLE 9.101, PERMITTED USES BY DISTRICT, by adding the Urban Residential columns after the Multi-Family columns as follows:

	<i>Urban Residential</i>			
	UR-1	UR-2	UR-3	UR-C
RESIDENTIAL USES:				
Bed and breakfasts (B & B's)	PC			
Boarding houses	PC			
Dwellings, detached	X			
Dwellings, duplex	X	X	X	X
Dwellings, mixed use			X	X
Dwellings, triplex and quadraplex		X	X	X
Dwellings, attached and multifamily, up to 12 units in a building		X	X	X
Dwellings, planned multi-family and attached or buildings with more than 12 units		PC	PC	PC
INSTITUTIONAL USES:				
Adult care centers			PC	PC
Adult care homes	PC	PC	PC	PC
Child care centers		PC	PC	PC
Child care homes	PC		PC	PC

	UR-1	UR-2	UR-3	UR-C
Civic/social service/fraternal facilities			PC	X
Cultural facilities				PC
Government buildings, up to 100,000 square feet			X	X
Group homes, up to 6 residents	X	X	X	X
Group Homes, 7 to 10 residents		X	X	X
Group homes, more than 10 residents			X	X
Nursing homes, rest homes and homes for the aged			PC	PC
Religious institutions, 750 TO 1,200 seats	PC	PC	PC	X
Religious institutions, more than 1,200 seats	PC	PC	PC	X
Stadiums, up to 5,000 seats				PC
OFFICE & BUSINESS USES:				
Bakeries, retail			X	X
Barber & Beauty shops			X	X
Bus and train terminals				X
Car washes			PC	PC
Clinics, medical, dental & optical			X	X
Clinics, veterinary			X	X
Dry cleaning and laundry establishments, up to 4,500 square feet			X	X
Equipment rental and leasing within an enclosed building			X	X
Fences and fence material, retail sales within and enclosed building			X	X
Florists, retail			X	X
Funeral homes, embalming and crematories			X	X
Jewelers, retail			X	X
Laboratories, optical, medical and dental			X	X
Locksmiths and gunsmiths			X	X
Nightclubs, bars and lounges			PC	PC
Nurseries and greenhouses, retail and wholesale			X	X
Offices, up to 10,000 square feet		X	X	X
Offices, up to 100,000 square feet			X	X
Printing and publishing, up to 5,000 square feet			PC	X

	UR-1	UR-2	UR-3	UR-C
Radio and television stations and/or offices			X	X
Repair or servicing of any article, within an enclosed building which is sold within the district			X	X
Restaurants			X	X
Retail and shopping centers, up to 10,000 square feet			X	X
Retail and shopping centers, up to 25,000 square feet			X	X
Retail and shopping centers, up to 70,000 square feet			X	X
Studios for artists, designers, photographers, etc.			X	X
Subdivision sales offices	PC	X	X	X
INDUSTRIAL USES				
Recycling centers, drop-off			X	X
OTHER USES:				
Beneficial fill site	PC	PC	PC	PC
Bus stop shelters	PC	PC	PC	PC
Cemeteries	PC	PC	PC	PC
Farms	X	X	X	X
Highway and railroad right-of-way	X	X	X	X
Indoor recreation		X	X	X
Land clearing and inert debris landfill (LCID): off-site	PC	PC	PC	PC
Nonconforming structures and uses	PC	PC	PC	PC
Open space recreational uses	PC	PC	PC	PC
Outdoor recreation	X	X	PC	PC
Parks, greenways & arboretums	X	X	X	X
Public utility structures	PC	PC	PC	PC
Public utility transmission/distribution lines	PC	PC	PC	PC
Temporary buildings and storage of materials	PC	PC	PC	PC
ACCESSORY USES & STRUCTURES:				
Bookstores, offices, etc. for religious institution	PC	PC	PC	PC
Car washes				PC
	UR-1	UR-2	UR-3	UR-C

ACCESSORY USES & STRUCTURES:				
Customary home occupations	PC	PC	PC	PC
Dormitories			PC	PC
Dumpster, trash handling areas and service entrances	PC	PC	PC	PC
Fences and walls	PC	PC	PC	X
Land Clearing and inert landfill (LCID): on-site	PC	PC	PC	PC
Outdoor lighting	PC	PC	PC	PC
Petroleum storage	PC	PC	PC	PC
Vending machines, within an enclosed building	PC	PC	PC	PC

(b) Section 9.102. Hierarchy of districts, by inserting "UR-1" after "R-22MF", "UR-2", "UR-3", after "R-43MF", and "UR-C" after ") -3".

3. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, as follows;

(a) PART 2: OFF-STREET PARKING AND LOADING

(1) Section 12.202. Required number of off-street parking spaces, (4) by adding "and UR" after "NS" and changing the word "district" to "districts".

The revised sentence will read thusly:

(4) This Section shall not apply to the NS and UR districts established in these regulations.

(2) Section 12.204. Size of required parking spaces and aisles, by adding item (5) as follows:

(5) This section shall not apply to the UR districts.

(3) Section 12.206. Location of required parking, by renumbering item (2) to (3) and having item #2 as [RESERVED], and adding item (4) as follows:

(4) This section shall not apply to the UR districts.

(4) Section 12.212. Parking deck standards, by adding the following after the first sentence;

except the UR districts.

The revised sentence will read thusly:

This Section sets forth development standards to address parking decks as a principal or accessory use within any permitted zoning district, except the UR districts.

- (c) Section 12.213. Underground parking structures, by adding the following at the end of the section:

The requirements of this section do not apply to the UR districts.

- (b) PART 3: BUFFERS AND SCREENING, Section 12.301. Purpose, by adding "UR" to the last sentence before "RE-1". The revised sentence will read thusly:

These provisions will not apply to developments in the UR, RE-1, RE-2, RE-3, and NS districts or to certain development on school sites as provided for in Section 9.203(7)(e) and 9.303(10)(e).

- (c) PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES as follows:

(1) Section 12.502. Adult care center, adult care homes, child care center and child care homes, (1), by adding the districts "UR-2, UR-3" after the word "multi-family" in the first sentence, and

(3) by adding the district "UR-3" after the word multi-family in the first sentence.

(2) Section 12.520. Boarding houses, by adding the district "UR-1" after the word "the" in the first sentence, and

(2)(a) by adding the words "and UR-1 district" after the words "Mixed Use districts".

(3) Section 12.521. Bed and Breakfasts (B&B's), by adding the district "UR-1" after the words "Office districts, the" in the first sentence, and

(2)(a) by adding the words "and the UR-1 district" after the words "Mixed Use districts".

4. Amend CHAPTER 13: SIGNS, Section 13.109. District regulations for permanent on-premises signs, by adding the following;

(7) Urban Residential Districts (UR-1, UR-2, UR-3, and UR-C)

Signs in Urban Residential Districts shall be regulated in accordance with subsection 9.407(5) of the Mecklenburg County Zoning Ordinance.

Section 2. That this resolution shall become effective upon adoption.

Approved as to form:

County Attorney

Read, approved and adopted by the Board of County Commissioners of Mecklenburg County, North Carolina, in meeting on the 8th day of June, 19 99.

Clerk, Board of County Commissioner

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