

DATE May 11, 1999

99-28

SUBDIVISION REGULATIONS  
TEXT AMENDMENT NO. 68

A RESOLUTION AMENDING  
THE MECKLENBURG COUNTY  
SUBDIVISION REGULATIONS

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

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

Section 7.200. Design Standards for Lots,

4. Building lines, by deleting the existing language which reads:

Building lines shall be established on all lots in residential subdivisions. On arterial streets, the building line may not be less than 40 feet. This line will regulate the placement of any structure relative to the street right-of-way and includes all front, side, and rear yards. On all streets, the building line may not be less than 25 feet, measured from the street right-of-way line at the front of the lot except as provided in 7.205 below.

and replacing it with:

Building lines shall be established on all lots in accordance with the appropriate zoning classification. For residential subdivisions on arterial streets, the building line may not be less than the required setback for the zoning district and shall regulate the placement of any structure relative to the arterial street right-of-way including all front, side and rear yards.

5. Average setbacks, by deleting this entire subsection which reads:

Average setbacks. Structures in a new residential development may be constructed to various setbacks so long as the average setback for the structures on each side of each street or a block by block basis is not less than the minimum setback required for the district. No setback may be less

than one half of the minimum setback required for the district. This provision does not apply for the portions of lots which adjoin a thoroughfare or collector street right-of-way.

6. Average lot sizes, by deleting this entire subsection which reads:

Average lot sizes. Lots in a new residential subdivision may be of various sizes subject to the following limitations:

1. The total number of lots may not exceed the number that would be allowed if all lots were the minimum size for the zoning district.
2. No lot may be less than 75% of either the minimum size or width for the zoning district.
3. No lots which adjoin existing single family residential developments may be reduced under these provisions.

This provision for average lot sizes is not related to the provisions for reducing lot sizes with the dedication of land for certain public facilities found in Section 1019 of the Zoning Ordinance.

Section 2. That this ordinance 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Commissioners

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