

ZONING ORDINANCE
TEXT AMENDMENT APPLICATION

CITY OF CHARLOTTE

Petition #:	<u>2001-150</u>
Date Filed:	<u>09-19-01</u>
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<i>Office Use Only</i>	

Section #: CHAPTER 2, DEFINITIONS AND RULES OF CONSTRUCTION, CHAPTER 9, GENERAL DISTRICTS, CHAPTER 12, DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY
(Title)

Purpose of Change: To add a new use, COMMERCIAL ROOMING HOUSE, to particular non-residential zoning districts.

Name of Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number


Signature of Agent

Charles Daniel Watts
Name of Petitioner(s)

1530 Queens Road #604
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

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Telephone Number E-Mail


Signature

Petition #:
Petitioner: Charles Daniel Watts

ORDINANCE NO. _____ AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

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:

1. Amend CHAPTER 2, DEFINITIONS AND RULES OF CONSTRUCTION, PART 2: DEFINITIONS, by adding a new definition in alphabetical order:

Commercial Rooming House

A building containing up to ten (10) rooming units that is available for rental occupancy for periods of seven (7) days or longer. This definition does not include boarding houses, motels, hotels, private dormitories, congregate care facilities, nursing homes, group homes, and single room occupancy residences.

2. Amend CHAPTER 9, GENERAL DISTRICTS, as follows:
 - a) PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS, Section 9.101. Table of Uses, OFFICE AND BUSINESS USES, by adding the following in alphabetical order;

Commercial Rooming Houses

And insert the symbol "PC" under the B-1, B-2, BP, UMUD, MUDD, U-I, and I-1 districts.

- b) Add the following in alphabetical order under Uses permitted under prescribed conditions, for the following PARTS,

PART 8: BUSINESS DISTRICTS, Section 9.803. Commercial Rooming Houses (B-1, B-2, BP only), subject to the regulations of Section 12.528.

PART 8.5: MIXED USE DEVELOPMENT DISTRICT, Section 9.8503. Commercial Rooming Houses, subject to the regulations of Section 12.528.

PART 9: UPTOWN MIXED USE DISTRICT, Section 9.903. Commercial Rooming Houses, subject to the regulations of Section 12.528.

PART 10: URBAN INDUSTRIAL DISTRICT, Section 9.1003. Commercial Rooming Houses, subject to the regulations of Section 12.528.

PART 11: INDUSTRIAL DISTRICTS, Section 9.1103. Commercial Rooming Houses (I-1 only), subject to the regulations of Section 12.528.

3. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES, by adding a new section as follows:

Section 12. 528. Commercial Rooming Houses.

Commercial Rooming Houses are permitted in the B-1, B-2, BP, UMUD, MUDD, U-I, and I-1 districts subject to the standards of the individual district in addition to the following requirements. If any conflict should occur between the standards of the individual district and the following requirements, the following shall apply and a failure to comply with any of the following shall constitute a violation of this ordinance:

- (1) Maximum number of rooms and roomers: The maximum number of rooming units shall be ten (10) per site, subject to any applicable non-residential Floor Area Ratio (FAR) of the zoning district where located. The maximum number of occupants per house shall be ten (10), including any live-in personnel who are responsible for management and operation.
- (2) Minimum Rooming Unit Size: Rooming units shall be a minimum of eighty (80) square feet with an additional minimum of fifty (50) square feet for an additional occupant in a room. No more than two (2) occupants are permitted per room.
- (3) Operation: There must be a person(s) responsible for the operation of the Commercial Rooming House available, either on site or by phone, twenty-four (24) hours a day. This person(s) must be accessible to residents, law enforcement personnel, and any other individuals who need to establish communication concerning the premises. The owner and this responsible person(s) must exercise control over the premises to ensure that the use of the premises does not result in littering, nuisance activities, noise, or other activities that interferes with the peaceful enjoyment and use of surrounding properties.
- (4) Off-street parking requirements: A minimum of one (1) space plus 0.20 space per rooming unit. The 0.20 space per rooming unit may be reduced by 50% within a quarter mile of transit line.
- (5) Signs: Any signage that identifies the use shall be in accordance with the underlying zoning district.
- (6) Buffers: All buildings, outdoor recreation facilities, and off-street parking and service areas shall be separated by a Class C buffer from any abutting property zoned or used exclusively for a residential use.

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

Approved as to form:

City Attorney

I, _____, 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 _____ day of _____, 2002, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, Page(s)_____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 2002.
