

**ZONING ORDINANCE  
TEXT AMENDMENT APPLICATION**

**CITY OF CHARLOTTE**

Petition #: 2003-11  
Date Filed: 10/16/02  
Received By: T. James

Section #: Chapter 2 Definitions + Chapter 9 General Districts + Chapter 12 Parking  
(Title)

**Purpose of Change:**

This is a text amendment that introduces a new definition and use - "showroom" - with accompanying parking standards.

The amendment is needed because under the current ordinance the Building Standards and Zoning enforcement personnel must gerry-mand the interior of a "showroom" building between uses such as office, warehouse, retail, etc. in order to allocate parking spaces for each different use contained under the roof of a "showroom" facility. It is a measure that arises out of an unclear standard for this type of use and it creates inconsistency and confusion to the approval entities, engineers or designers, and tenants or owners.

The proposed amendment is intended to clarify and standardize the "showroom" use and its parking standards in the ordinance. After several meetings and much conversation the amendment was co-written and is supported by Building Standards, Zoning enforcement and Planning staff members.

Name of Agent

Agent's Address

Telephone Number

Signature of Agent

Citiline, LLC  
Name of Petitioner(s)

118 E. Kingston Ave, #230  
Address of Petitioner(s)

704-375-7425  
Telephone Number

[Signature]  
Signature

DRAFT: 10/08/02

Petition #:  
Petitioner: Citiline, LLC

**AN ORDINANCE AMENDING APPENDIX A**

**ORDINANCE NO. \_\_\_\_\_ OF THE CITY CODE-ZONING ORDINANCE**

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**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:**

**Amend CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION, PART 2: DEFINITIONS, by adding the following definition in alphabetical order:**

Showroom.

A business establishment primarily for the display and selling of a limited type or line of products that requires an area to setup and exhibit the products, such as furniture, building trade products including cabinets, fixtures, tile, carpeting, and other similar items or products. These business establishments are generally characterized as having a relatively low volume of customers at any one time frame compared to other retail type businesses. A showroom may include retail and wholesale sales, but must be contained in an entirely enclosed building with no outside storage of any materials, products, or parts. Any storage of material or products not displayed can occupy no more than 40% of the gross floor area of the building and be contained within the same building as the display area.

**Amend CHAPTER 9: GENERAL DISTRICTS,**

**PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS, Section 9.101. Table of uses, Table 9.901, PERMITTED USES, BY DISTRICT, Office and Business Uses, by adding the following in alphabetical order:**

Showrooms, up to 25,000 square feet

And place an X, indicating a use by right, in the following districts:

B-2, B-D, BP, UI, I-1, and I-2.

Showrooms, up to 70,000 square feet

And place an X, indicating a use by right in the following district: UMUD

Insert the following in alphabetical order in the sections indicated below:

Section 9.802 Business Districts; Uses permitted by right, Showrooms, up to 25,000 square feet (B-2, B-D, and BP only).

Section 9.8502. Mixed Use Development District; uses permitted by right, Showrooms, up to 70,000 square feet.

Section 9.902. Uptown Mixed Use District; uses permitted by right, Showrooms, up to 70,000 square feet.

Section 9.1002. Urban Industrial District; uses permitted by right, Showrooms, up to 25,000 square feet.

Section 9.1102. Industrial District; uses permitted by right, Showrooms, up to 25,000 square feet.

**CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 2: OFF-STREET PARKING REQUIREMENTS, Section 12.202, Table 12.202.**

MINIMUM REQUIRED OFF-STREET PARKING SPACES, BY USE, by adding the following under the category of OFFICE AND BUSINESS USES:

PERMITTED USES	REQUIRED NUMBER OF SPACES
Showrooms	1 space per 1000 square feet

**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.

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