

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

CITY OF CHARLOTTE

Revised 10-6-04

FY2004
Petition 2004-128

Date Filed: _____

Received By: _____

Office Use Only

Section #: Chapter 2, "Definitions and Rules of Construction, Part 2, "Definitions"
Chapter 9, "General Districts", Part 12, "Transit Oriented Development Districts", Section 9.1205, 9,1208
Chapter 10, "Overlay Districts", Part 9, "Transit Supportive Overlay District" (new)
Chapter 12, "Development Standards of General Applicability", Part 1, "Supplemental Development Standards", Section 12.106(2)(b)
Chapter 12, "Development Standards of General Applicability", Part 2, "Off-Street Parking and Loading", Section 12.202, 12.204, 12.206, 12.212, 12.213, 12.214,
Chapter 12, "Development Standards of General Applicability", Part 3, "Buffers and Screening", Section 12.301.
Chapter 12, "Development Standards of General Applicability", Part 4, "Accessory Uses and Structures", Section 12.413
Chapter 13, "Sign Regulations", Section 13.108, 13.108(a),

Purpose of Change:

The purpose of this amendment is to create a fourth transit zoning district, this one being an overlay district which will 1) introduce transit supportive and pedestrian oriented development regulations and uses to the immediate area planned for a rapid transit station, and 2) encourage properties to transition to more transit supportive development and uses. This zoning district will be applied to select transit station areas in the north, west, east, and southeast transit corridors. The advantage of using an overlay district is that the uses will generally remain conforming uses in their underlying zoning district.

The new Transit Supportive Overlay zoning district contains a set of additional standards designed to accommodate the continued existence and minor expansion of existing uses while the area transitions to a more compact, high intensity, transit supportive mix of uses that complement adjacent neighborhoods.

This text amendment also amends other sections of the Zoning Ordinance to include references to the TS zoning district, and removes automobile and motorcycle sales from the TOD-E and TOD-M zoning districts, as agreed to by the Transit Oriented Development Review Committee, once a fourth transit district was created and adopted.

Several other text amendments modify the screening standards for parking lots, service areas, loading docks, and dumpster areas to make them safer and secure.

Name of Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Agent

Charlotte Mecklenburg Planning Commission

Name of Petitioner(s)

600 E. Fourth Street, 8th floor

Address of Petitioner(s)

Charlotte, NC 28226

City, State, Zip

704 336-5722

Telephone Number

704 336-5964

Fax Number

smontgomery@ci.charlotte.nc.us

E-Mail Address

Signature