

**ZONING ORDINANCE
TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE

FY2009
Petition #: <u>2011-058</u>
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Office Use Only

Section #: 9.406

**Urban Residential Districts; area, yard and height regulations
(Title)**

Purpose of Change:

The purpose of this amendment is to add a new subsection to Section 9.406 Urban Residential Districts; area, yard and height regulations. The new subsection (9.406.(8)) would be entitled Special Yard, Lot and Street Standards for Residential Development in the UR-1 and UR-2 Districts.

As the demand for urban infill development intensifies and large undeveloped or under developed parcels of land are harder to find the need for a zoning district that facilitates a variety of residential development types on smaller infill lots is needed.

The Urban Residential Zoning districts as currently written provide some of the flexibility needed to develop these smaller infill parcels. However, when the standards of the UR district are combined with other land development standards for the City of Charlotte these development requirements cumulatively act to limit or eliminate some or all of the flexibility provided by the Urban Residential Zoning Districts.

This text amendment would add a new provision applicable to the UR-1 and UR-2 districts that allows the use of certain special standards for residential uses. This new provision would facilitate residential infill development in the UR-1 and UR-2 districts by allowing variations to yard, lot and street standards applicable to residential developments on smaller infill sites of 10 acres or less.

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