

Introduced: February 13, 2017

Adopted:

Effective:

**CITY OF CHARLOTTE**

**ORDINANCE NO. 2017-02**

AN ORDINANCE TO AMEND CHAPTER 82 ZONING BY AMENDING SECTION 82-288 CONDITIONAL USES TO ESTABLISH MULTIPLE FAMILY DWELLINGS IN NEW BUILDINGS AS A CONDITIONAL USE IN THE CBD CENTRAL BUSINESS DISTRICT AND TO DELETE POOL AND BILLIARD HALLS AS A CONDITIONAL USE

Councilmember \_\_\_\_\_ moved that the following ordinance be passed to a second reading:

THE CITY OF CHARLOTTE ORDAINS:

**SECTION 1. PURPOSE.** The purpose of this ordinance is to designate multiple family dwellings as a use subject to special conditions in the CBD Central Business District and to delete references to pool and billiard halls as uses subject to special conditions in the CBD Central Business District.

**SECTION 2.** Section 82-288 Conditional Uses of the Code of the City of Charlotte is hereby amended to read as follows:

§ 82-288 CONDITIONAL USES.

The following uses may be permitted in the CBD Central Business District subject to the conditions imposed in this section for each use.

(1) Dwelling units within an existing commercial building subject to the following conditions.

(a) It is the intent of subsection (1) to provide for the conversion of the upper floors of existing commercial buildings and to extend their economic life by permitting the construction of one-, two- and multiple family residential dwelling units.

(b) Dwelling units shall not be located below the second floor.

(c) Off-street parking shall be provided at the ratio of not less than one and one-half parking spaces per dwelling unit.

(2) Multiple-family Dwellings subject to the following conditions.

(a) Multiple-family dwellings shall be in structures designed and built for this use on a site of not less than two acres in size.

(b) Off-street parking shall be provided at the ratio of not less than one and one-half parking spaces per dwelling unit.

(c) A greenbelt conforming to the requirements of §82-460 shall be required where a parking lot abuts a public thoroughfare and/or where the site abuts a residential district.

(d) Multiple-family dwellings are permitted upon the granting of a permit for such use by the Planning Commission subject to such other conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing held pursuant to § 82-34(C).

**SECTION 3. EFFECTIVE DATE.** This ordinance shall become effective 20 days after adoption.

Second, \_\_\_\_\_ ( ) Yeas. ( ) Nays.

Dated:

\_\_\_\_\_  
Timothy Lewis, Mayor

\_\_\_\_\_  
Ginger Terpstra, Clerk