



Legislation Details (With Text)

<b>File #:</b>	15-20893	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	7/25/2023	<b>In control:</b>		Zoning Committee Work Session	
<b>On agenda:</b>	8/3/2023	<b>Final action:</b>			
<b>Title:</b>	Rezoning Petition: 2023-093 by Charlotte Planning, Design, & Development - Text Amendment				
<b>Attachments:</b>	1. 2023_093_PostHSA, 2. Residential in CG and OFC Text Amendment 6-15-23, 3. 2023-093_consistency				

Date	Ver.	Action By	Action	Result
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**Rezoning Petition: 2023-093 by Charlotte Planning, Design, & Development - Text Amendment**

This Text Amendment proposes to make single-family and duplex dwellings legally constructed under the O-1, O-2, O-3, B-1, and B-2 legacy zoning districts prior to June 1, 2023 allowed uses with prescribed conditions in the CG and OFC zoning districts, and deem them legally conforming. These dwellings will be subject to the standards of the N1-D Zoning District, as well as other applicable provisions of the UDO (such as, but not limited to, those governing accessory structures). Without this text amendment, the UDO would make them non-conforming uses.

Staff has identified a small number of existing neighborhoods where single-family and duplex dwellings have been legally constructed under the O-1, O-2, O-3, B-1, and B-2 legacy zoning districts prior to the June 1, 2023, effective date of the Unified Development Ordinance (UDO). These zoning districts translated to the CG (General Commercial) and OFC (Office Flex Campus) UDO zoning districts that do not allow residential uses and would make these dwellings nonconforming uses.

**Public Hearing Held:** July 17, 2023 - Item #31

**Staff Resource:** [Sandra Montgomery](#)

**Staff Recommendation:**  
Staff recommends APPROVAL of this petition.

**Attachments:**  
Post-Hearing Staff Analysis  
Text Amendment  
Statement of Consistency