

Revised 6-24-19

Petition #: 2018-03  
Petitioner: Dave Hegnauer

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE - ZONING ORDINANCE

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:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Amend Section 2.201, "Definitions" by adding Commercial Kitchen in alphabetical order:

Kitchen, commercial:

A commercial shared use kitchen used on a contract basis by food service providers to prepare, fabricate, package and store food, food products and equipment.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 1: TABLE OF USES AND HIERARCHAY OF DISTRICTS

- a. Amend Table 9.101, "Use Table" by adding the following information in alphabetical order on (1) the Commercial Center page, (2) Office & Business page and (3) Urban-Industrial page:

**MUDD & UMUD  
COMMERCIAL CENTER  
NEIGHBORHOOD SERVICES  
TRANSIT ORIENTED DEVELOPMENT**

| <b>OFFICE AND BUSINESS USES</b> |    |
|---------------------------------|----|
|                                 | CC |
| Kitchen, commercial             | X  |

| <b>ACCESSORY USES &amp; STRUCTURES</b>                                       |    |
|------------------------------------------------------------------------------|----|
|                                                                              | CC |
| Outdoor parking of food trucks/trailers associated with a Commercial Kitchen | PC |

**OFFICE  
BUSINESS**

| <b>OFFICE &amp; BUSINESS USES</b> |     |     |
|-----------------------------------|-----|-----|
|                                   | B-2 | B-D |
| Kitchen, commercial               | X   | X   |

| <b>ACCESSORY USES &amp; STRUCTURES</b>                                       |     |     |
|------------------------------------------------------------------------------|-----|-----|
|                                                                              | B-2 | B-D |
| Outdoor parking of food trucks/trailers associated with a Commercial Kitchen | PC  | PC  |

**URBAN INDUSTRIAL  
INDUSTRIAL**

| <b>OFFICE &amp; BUSINESS USES</b> |     |     |     |
|-----------------------------------|-----|-----|-----|
|                                   | U-1 | I-1 | I-2 |
| Kitchen, commercial               | X   | X   | X   |

| <b>ACCESSORY USES &amp; STRUCTURES</b>                                       |     |     |     |
|------------------------------------------------------------------------------|-----|-----|-----|
|                                                                              | U-1 | I-1 | I-2 |
| Outdoor parking of food trucks/trailers associated with a Commercial Kitchen | X   | X   | X   |

2. PART 8: BUSINESS DISTRICTS

- a. Amend Section 9.802, "Uses permitted by right", by adding a new item (51.5) in numerical order. The new entry shall read as follows:

(51.5) Kitchen, commercial (B-2 and B-D only)

- b. Amend Section 9.804, “Permitted uses and structures”, by adding a new item (11.3) in numerical order that reads as follows:

(11.3) Outdoor parking of vehicles such as food trucks and trailers associated with a Commercial Kitchen is allowed in B-2 and B-D only. The vehicles must be utilized by the food service providers contracting to use the Commercial Kitchen, must be owned or leased by the food service provider contracting to use the Commercial Kitchen, be registered and licensed by the State of North Carolina, and be in operating condition. One parked vehicle is allowed for every 500 square feet of the square footage of the Commercial Kitchen. Parking for food trucks/ trailers shall not reduce the number of required parking spaces for the business use. (See Section 12.202)

### 3. PART 10: URBAN INDUSTRIAL DISTRICT

- a. Amend Section 9.1002, “Uses permitted by right” by adding a new item (2.8) in numerical order. The new entry shall read as follows:

(2.8) Kitchen, commercial

- b. Amend Section 9.1004, “Urban Industrial District: permitted accessory uses” by adding a new item (2.8) in numerical order that reads as follows:

(2.8) Outdoor parking of vehicles such as food trucks and trailers associated with a Commercial Kitchen. Parking for food trucks/ trailers shall not reduce the number of required parking spaces for the business use. (See Section 12.202)

### 4. PART 11: INDUSTRIAL DISTRICT

- a. Amend Section 9.1102, “Uses permitted by right” by adding a new item (37.5) in numerical order. The new entry shall read as follows:

(37.5) Kitchen, commercial

- b. Amend Section 9.1104, “Permitted accessory uses and structures” by adding a new item (6.05) in numerical order that reads as follows:

(6.3) Outdoor parking of vehicles such as food trucks and trailers associated with a Commercial Kitchen. Parking for food trucks/ trailers shall not reduce the number of required parking spaces for the business use. (See Section 12.202)

### 5. COMMERCIAL CENTER DISTRICT

- a. Amend Section 11.402, “Uses permitted by right” by adding a new item (16.5) in numerical order that reads:

(16.5) Kitchen, commercial

- b. Amend Section 11.403, "Uses permitted under prescribed conditions" by adding a new item (8.05) in numerical order that reads as follows:

(8.05) Outdoor parking of vehicles such as food trucks and trailers associated with a Commercial Kitchen. The vehicles must be utilized by the food service providers contracting to use the Commercial Kitchen, must be owned or leased by the food service provider contracting to use the Commercial Kitchen, be registered and licensed by the State of North Carolina, and be in operating condition. One parked vehicle is allowed for every 500 square feet of the square footage of the Commercial Kitchen. Parking for food trucks/ trailers shall not reduce the number of required parking spaces for the business use. (See Section 12.202)

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 \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

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