

Article 3. Zoning Districts, Zoning Map, & Frontages

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3.1 PURPOSE AND APPLICABILITY

Zoning regulations control the use, physical development, and placement of structures on land within the City of Charlotte and its extraterritorial jurisdiction (ETJ). Regulations are intended to protect the health, safety, and welfare of all Charlotte residents and those that provide vital services to the community, and to provide for the orderly development of land in alignment with the City's established land use policies as articulated within the adopted Comprehensive Plan and other development related policies adopted by the Charlotte City Council.

3.2 ZONING DISTRICT TRANSLATION

The conventional zoning district classifications in effect before the effective date of this Ordinance are translated as shown in Table 3-1: Zoning Districts Translation to the zoning districts of this Ordinance. The new standards set forth in this Ordinance for these zoning districts shall apply to all properties within such zoning districts.

Table 3-1: Zoning Districts Translation		
Previous Conventional Zoning District	UDO Zoning District	Exceptions/Notations
B-1	CG	
B-2	CG	
B-D	ML-1	
BP	OFC	
I-1	ML-1	
I-2	ML-2	
INST	IC-1	
MUDD	CAC-2	
O-1	OFC	
O-2	OFC	
O-3	OFC	
R-3	N1-A	
R-4	N1-B	
R-5	N1-C	
R-6	N1-D	
R-8	N1-D	
R-8MF	N2-A	
R-12MF	N2-B	
R-17MF	N2-B	
R-22MF	N2-B	
R-43MF	N2-B	
TOD-CC	TOD-CC	
TOD-NC	TOD-NC	
TOD-TR	TOD-TR	
TOD-UC	TOD-UC	
RE-1	RC-1	
RE-2	RC-1	
UMUD	UC	
UR-1	N1-E	
UR-2	N2-B	
UR-3	N2-C	
UR-C	N2-C	
R-MH	MHP	
U-I	ML-1	

Table 3-1: Zoning Districts Translation		
Previous Conventional Zoning District	UDO Zoning District	Exceptions/Notations
Overlay Districts		
HD	HDO	
Airport Zone	District eliminated	
AIR	ANDO	
MHO	MHO	
Mountain Island Lake Watershed Overlays	District eliminated	The regulations of Article 23 shall apply
Catawba River/Lake Wylie Watershed Overlays	District eliminated	The regulations of Article 23 shall apply
Lower Lake Wylie Watershed Overlays	District eliminated	The regulations of Article 23 shall apply
PED	All districts except R-3, R-4, R-5, R-6, R-8, R-8MF, R-12MF, R-17MF, R-22MF, R-43MF, TOD-TR, TOD-NC, TOD-CC, TOD-UC, and MUDD Zoning Districts: NC R-8MF, R-12MF, R-17MF, R-22MF, and R-43MF Zoning Districts: N2-C R-3, R-4, R-5, R-6, R-8, TOD-TR, TOD-NC, TOD-CC, TOD-UC, and MUDD Zoning Districts: The zoning translation for the district applies	Exception: Translation does not apply where PED Overlay is in conjunction with a conditional or optional district
TS	District eliminated	Exception: Translation does not apply where TS Overlay is in conjunction with a conditional or optional district

3.3 UDO ZONING DISTRICTS

To carry out the purpose and intent of this Ordinance, land within the City of Charlotte has been classified into zoning districts as established below. In most cases these zoning districts correspond to the City's adopted Place Types, and are intended to be applied in areas of the City designated as such on the City's most recently adopted Place Type Policy Map. Specific zoning district standards may also reference Place Types as shown on the most recently adopted Place Type Policy Map.

A. Neighborhood 1 Zoning Districts

N1-A Neighborhood 1 Zoning District
N1-B Neighborhood 1 Zoning District
N1-C Neighborhood 1 Zoning District
N1-D Neighborhood 1 Zoning District
N1-E Neighborhood 1 Zoning District
N1-F Neighborhood 1 Zoning District

B. Neighborhood 2 Zoning Districts

N2-A Neighborhood 2 Zoning District
N2-B Neighborhood 2 Zoning District
N2-C Neighborhood 2 Zoning District

C. Commercial Zoning Districts

CG General Commercial Zoning District
CR Regional Commercial Zoning District

D. Campus Zoning Districts

IC-1 Institutional Campus Zoning District
IC-2 Institutional Campus Zoning District
OFC Office Flex Campus Zoning District
RC-1 Research Campus Zoning District

E. Manufacturing and Logistics Zoning Districts

ML-1 Manufacturing and Logistics Zoning District
ML-2 Manufacturing and Logistics Zoning District

F. Innovation Mixed-Use Zoning Districts

IMU Innovation Mixed-Use Zoning District

G. Neighborhood Center Zoning Districts

NC Neighborhood Center Zoning District

H. Community Activity Center Zoning Districts

CAC-1 Community Activity Center Zoning District
CAC-2 Community Activity Center Zoning District

I. Regional Activity Center Zoning Districts

RAC Regional Activity Center Zoning District
UE Uptown Edge Zoning District
UC Uptown Core Zoning District

J. Transit-Oriented Development Zoning Districts

TOD-UC Transit Urban Center Zoning District
TOD-NC Transit Neighborhood Center Zoning District
TOD-CC Transit Community Center Zoning District
TOD-TR Transit Transition Zoning District

K. Special Purpose and Overlay Zoning Districts

HDO Historic District Overlay
HDO-S Streetside Historic District Overlay
NCO Neighborhood Character Overlay District
RIO Residential Infill Overlay District
CCO Cottage Court Overlay District
MHO Manufactured Home Overlay
MHP Manufactured Home Park District
ANDO Airport Noise Disclosure Overlay

3.4 ZONING MAP

A. Location of Zoning Districts

The location and boundaries of the zoning districts established by this Ordinance are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map maintained by the Planning Department, and all the notations, references, and other information shown thereon are incorporated into, and made part of, this Ordinance.

B. Interpretation of Zoning Map

Where uncertainty exists with respect to the boundaries of the zoning districts shown on the Zoning Map, the following rules shall be used to interpret the map:

1. Where the map shows a boundary line located within a street or alley right-of-way, railroad, or utility line right-of-way, easement, navigable or non-navigable waterway, or other planimetric feature, it shall be considered to be in the center of the right-of-way, easement, waterway, or other planimetric feature. If the actual location of such right-of-way, easement, waterway, or planimetric feature varies slightly from the location as shown on the Zoning Map, then the actual location shall control.
2. Where a map shows a boundary line as being located a specific distance from a street or alley right-of-way, railroad or utility line right-of-way, easement, navigable or non-navigable waterway, or other planimetric feature, this distance shall control.
3. Where a map shows a zoning district boundary to approximately coincide with a property line or city, town, county or state border, the property line or city, town, county, or state border shall be the zoning district boundary, unless otherwise indicated.
4. In instances when an approved rezoning petition included detailed information regarding a boundary line, such information shall be used as the correct boundary line location.
5. Where detailed information regarding a boundary line is not available, and where a map shows a zoning district boundary to not coincide or approximately coincide with any street or alley right-of-way, railroad or utility line right-of-way, easement, navigable or non-navigable waterway, other planimetric feature, or municipal border, and no dimensions are shown, the location of the boundary shall be determined by use of the scale appearing on the map.
6. If, because of error or omission in the Zoning Map, any property within the jurisdiction of this Ordinance is not shown as being in a zoning district, a zoning district classification of N1-A shall be established for the property.
7. In instances where none of the above methods are sufficient to resolve the boundary location, the Zoning Administrator may interpret the reasonable maintenance of a regular boundary to establish the boundary location.
8. Interpretation of information on the Zoning Map will be made by the Zoning Administrator. Appeals of the Zoning Administrator's interpretation may be made to the UDO Board of Adjustment. The Zoning Administrator will evaluate any alleged map error using all available materials and records for the subject and adjacent properties. These materials include, but are not limited to, the following:
 - a. The tax map, current or historic.
 - b. Legal descriptions of properties or boundaries.
 - c. Historical zoning maps.
 - d. Approved rezoning petition information.
 - e. Tax records, current or historic.
 - f. Zoning and special use permit case files.
 - g. Official maps from other jurisdictions.
 - h. Topographic and planimetric maps and aerial photos.
 - i. Other documentable information from sources whose accuracy cannot reasonably be questioned.

3.5 APPLICABILITY OF FRONTAGES

Dimensional regulations, design regulations, and other aspects of the zoning districts within this Ordinance are frequently controlled by frontages. Where regulations within this Ordinance contain frontage designations, the following rules of determination apply.

A. Frontages Established

The regulations of this Ordinance address a series of 13 frontage types. These frontage types apply whether shown on Charlotte Streets Map or established through the development process.

1. Uptown Signature

An Uptown Signature frontage includes those streets classified on the Charlotte Streets Map as Uptown Signature Streets. This frontage type applies only to Uptown Streets.

2. Main Street

A Main Street frontage includes those streets on the Charlotte Streets Map classified as Main Streets.

3. Linear Park

A Linear Park frontage includes those streets classified on the Charlotte Streets Map as Linear Parks. This frontage type applies only to Uptown Streets.

4. 4-5 Lane Avenue/Boulevard

A 4-5 Lane Avenue/Boulevard includes those streets on the Charlotte Streets Map classified as:

- a. 4 Lane Avenue
- b. 4 or more Lane Avenue
- c. 5 Lane Avenue
- d. 5 or more Lane Avenue
- e. 4 or more Lane Boulevard
- f. 5 or more Lane Boulevard

5. 6 or More Lane Avenue/Boulevard

A 6 or more Lane Avenue/Boulevard includes those streets on the Charlotte Streets Map classified as:

- a. 6 Lane Avenue
- b. 6 or more Lane Avenue
- c. 6 or more Lane Boulevard
- d. Greater than 6 or more Lane Boulevard

6. 2-3 Lane Avenue

A 2-3 Lane Avenue includes those streets on the Charlotte Streets Map classified as:

- a. 2 Lane Avenue
- b. 2 or more Lane Avenue
- c. 3 Lane Avenue

7. Parkway

A Parkway includes those streets on the Charlotte Streets Map classified as such.

8. Limited Access

Limited Access includes those streets on the Charlotte Streets Map classified as such.

9. Transit Station, Off-Street Public Path, Public Park

A transit station, off-street public path, or public park frontage includes the following:

- a. A transit station (Including 100 linear feet to either side of a station platform) as shown on an adopted Metropolitan Transit Commission alignment station location.
- b. An off-street public path as required by this Ordinance or shown on a publicly adopted plan.
- c. A public park or other publicly owned open space.

10. Uptown Primary

An Uptown Primary frontage includes those streets classified on the Charlotte Streets Map as Uptown Primary Streets. This frontage type applies only to Uptown Streets.

11. Other – Primary

An Other – Primary frontage includes the following:

- a. Collector streets, as shown on the Charlotte Streets Map or as designated through the development process.
- b. A public or network-required private local street abutting a Neighborhood 1 Place Type.

12. Uptown Secondary

An Uptown Secondary frontage includes those streets classified on the Charlotte Streets Map as Uptown Secondary Streets. This frontage type applies only to Uptown Streets.

13. Secondary

A Secondary frontage includes any public or network-required private local street not classified as a frontage as established in items 1 through 8 above.

B. Additional Frontage Determination

In addition to item A above, and in the case of a conflict, the following rules of determination shall apply.

- 1. Where a lot has only one street frontage, and such frontage is not a Main Street, 4-5 Lane Avenue/Boulevard, 6 or more Lane Avenue/Boulevard, 2-3 Lane Avenue, or Other – Primary as established per item A above, it shall be established as an Other-Primary frontage. This does not apply to Parkways or Limited Access roads.
- 2. Where a lot located in Uptown has only one street frontage, and such frontage is not an Uptown Signature or Linear Park, as established per item A above, it shall be established as an Uptown Primary frontage. This only applies to Uptown Streets.
- 3. Where a collector street is addressed specifically within a regulation, it shall not be considered an Other – Primary frontage for the purpose of such regulation.
- 4. Where regulations within this Ordinance reference a Primary Frontage, such designation includes the following categories:
 - a. Main Street
 - b. 4-5 Lane Avenue/Boulevard
 - c. 6 or more Lane Avenue/Boulevard
 - d. 2-3 Lane Avenue/Boulevard
 - e. Transit station, off-street public path, public park
 - f. Other – Primary
 - g. Uptown Signature

h. Uptown Primary

i. Linear Park

5. For the application of zoning district standards and zoning development standards (Articles 4 through 22), an Uptown Signature or Linear Park frontage shall be considered a Main Street frontage for all standards other than the frontage setback line.

6. For the application of zoning district standards and zoning development standards (Articles 4 through 22), an Uptown Primary frontage shall be considered an Other-Primary frontage for all standards other than the frontage setback line.

7. For the application of zoning district standards and zoning development standards (Articles 4 through 22), an Uptown Secondary frontage shall be considered a Secondary frontage for all standards other than the frontage setback line.

C. Lots with Multiple Frontages

1. When a lot has two frontages, at least one frontage shall be a primary frontage type. If neither frontage meets the criteria listed for a primary frontage type the longer of the two frontages shall be designated as an Other – Primary frontage type. If both frontages are of equal length, then either of the two shall be designated as an Other – Primary frontage type. Parkway and Limited Access frontages shall not be designated as Other - Primary. If both frontages are Parkway or Limited Access Frontages, neither shall be designated Other – Primary. If both frontages meet the criteria for primary frontages, they shall both be designated as primary frontages.

2. For Uptown Streets, when a lot has two frontages, at least one frontage shall be a primary frontage type. If neither frontage meets the criteria listed for a primary frontage type, the longer of the two frontages shall be designated as an Uptown Primary frontage type. If both frontages are of equal length, then either of the two shall be designated as an Uptown Primary frontage type. Parkway and Limited Access frontages shall not be designated as Uptown Primary. If both frontages meet the criteria for primary frontages, they shall both be designated as primary frontages.

3. When a lot has three frontages, at least one frontage shall be designated as a primary frontage type. If no frontage meets the criteria listed for a primary frontage type, the longest frontage shall be designated as an Other – Primary frontage. Parkway and Limited Access frontages shall not be designated as Other - Primary. If all frontages are Parkway or Limited Access frontages, none shall be designated Other – Primary. All frontages that meet the criteria for primary frontages shall be designated as primary frontages.

4. For Uptown Streets, when a lot has three frontages, at least one frontage shall be designated as a primary frontage type. If no frontage meets the criteria listed for a primary frontage type, the longest frontage shall be designated as an Uptown Primary frontage. Parkway and Limited Access frontages shall not be designated as Uptown Primary. All frontages that meet the criteria for primary frontages shall be designated as primary frontages.

5. When a lot has four or more frontages, at least two frontages shall be designated as primary frontage types. If less than two frontages meet the criteria for a primary frontage type, the longest of those not meeting the criteria shall be designated as an Other – Primary frontage to meet this minimum. Parkway and Limited Access frontages shall not be designated as Other - Primary. If all frontages are Parkway or Limited Access frontages, none shall be designated Other – Primary. All frontages that meet the criteria for primary frontages shall be designated as primary frontages.

6. For Uptown Streets, when a lot has four or more frontages, at least two frontages shall be designated as primary frontage types. If less than two frontages meet the criteria for a primary frontage type, the longest of those not meeting the criteria shall be designated as an Uptown Primary frontage to meet this minimum. Parkway and Limited Access frontages shall not be designated as Uptown Primary. All frontages that meet the criteria for primary frontages shall be designated as primary frontages.

D. Hierarchy of Frontage Types

Where regulations within this Ordinance refer to a hierarchy of frontages, the following rules apply.

1. The established hierarchy of frontages is as follows, listed from highest to lowest:
 - a. Uptown Signature
 - b. Main Street
 - c. Linear Park
 - d. 4-5 Lane Avenue/Boulevard
 - e. 2-3 Lane Avenue
 - f. Transit station, off-street public path, public park
 - g. Uptown Primary
 - h. Other – Primary
 - i. 6 or more Lane Avenue/Boulevard
 - j. Uptown Secondary
 - k. Secondary
 - l. Parkway
 - m. Limited Access