

Article 7. Campus Zoning Districts: IC-1, IC-2, OFC, RC-1

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7.1 PURPOSE

A. IC-1 Institutional Campus Zoning District

The IC-1 Institutional Campus Zoning District is intended to address the needs and impacts of large-scale institutional campuses, including governmental, educational, medical, social service, continuum of care residential developments, and religious campuses, which may include associated supportive uses primarily to provide for employees and visitors on-site, such as eating and drinking, retail, and personal service establishments. The IC-1 Zoning District is characterized by an open development form of predominantly low- to mid-rise structures and ample green space within a campus-like environment that prioritizes a cohesive pedestrian network.

B. IC-2 Institutional Campus Zoning District

The IC-2 Institutional Campus Zoning District is intended to address the needs and impacts of large-scale institutional campuses, including governmental, educational, medical, social service, continuum of care residential developments, and religious campuses, which may include associated supportive uses primarily to provide for employees and visitors on-site, such as eating and drinking, retail, and personal service establishments. The IC-2 Zoning District is characterized by a compact development form of taller structures within a densely developed, pedestrian-oriented urban environment.

C. OFC Office Flex Campus Zoning District

The OFC Office Flex Campus Zoning District is intended to address large-scale office and research campuses that may include some light assembly uses, with supporting uses primarily designed to serve the everyday needs of employees and visitors, such as eating and drinking, retail, and personal service establishments. While OFC Zoning District developments are relatively low intensity, standards are included to foster internal and external walkability, providing connections both on-site and to the external pedestrian network.

D. RC-1 Research Campus Zoning District

The RC-1 Research Campus Zoning District is intended to address the needs and impacts of large-scale research campuses within a mixed-use environment, with supporting uses primarily designed to serve the everyday needs of employees, residents, and visitors, such as eating and drinking, retail, and personal service establishments. The RC-1 Zoning District is characterized by a development form of taller structures within a pedestrian-oriented urban environment.

7.2 USES

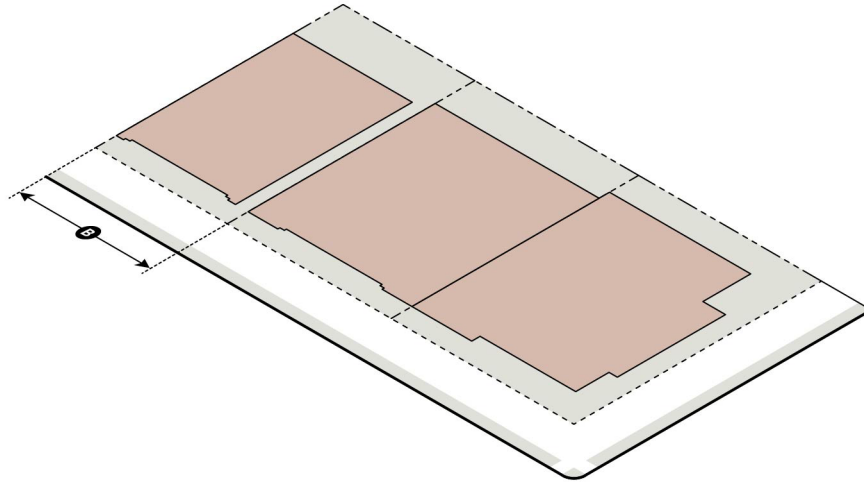
Article 15 lists permitted, temporary, and accessory uses for the Campus Zoning Districts. Use definitions are found in Article 15.

7.3 DIMENSIONAL AND DESIGN STANDARDS

The tables below include the dimensional and design standards for the Campus Zoning Districts. Standards within the tables below may contain specific regulations organized by frontage type (Section 3.5). In the tables below, where a cell contains a standard or a "✓" the standard is applicable. Where a cell is blank and shaded, the standard does not apply.

A. Lot

Lot standards govern the basic dimensions of lots, including but not limited to minimum area, width, and coverage as applicable. These standards are intended to provide a rational basis for the division, organization, and development of land within the City of Charlotte.



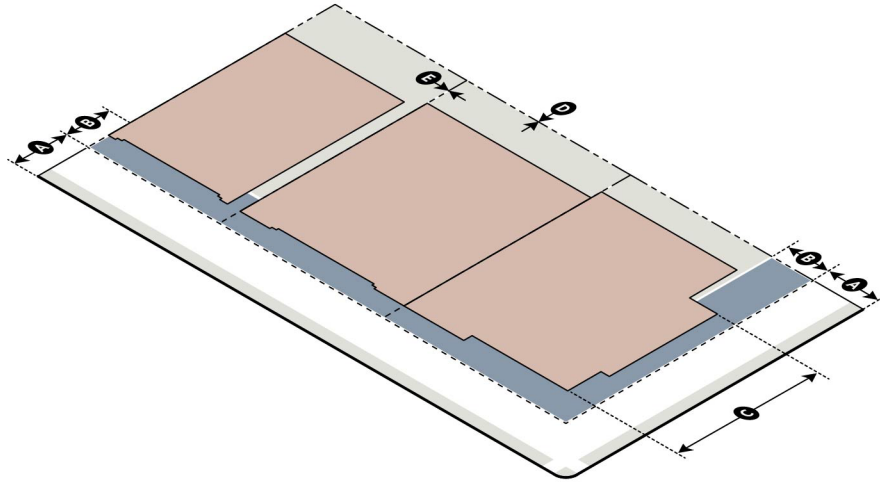
Campus Zoning Districts Lot Standards					
		IC-1	IC-2	OFC	RC-1
A	Minimum District Size (acres) ¹	10	5	10	5
B	Minimum Lot Width (feet)	50	25	50	25
C	Maximum Building Coverage (%)	60 ²		60 ²	

¹ Overall district size may not be reduced to less than that required within Section 7.3.A. Where a zoning map amendment would reduce the overall district size to less than the requirement, the entirety of the zoning district shall be amended.

² Structured parking up to 10% of lot area shall not count toward maximum building coverage. Any structured parking areas in excess of 10% of lot area shall be counted in maximum building coverage.

B. Building Siting

Building siting standards govern the placement of buildings on lots and are intended to ensure that development maintains compatibility with its surrounding context and the intent of the applicable zoning district.



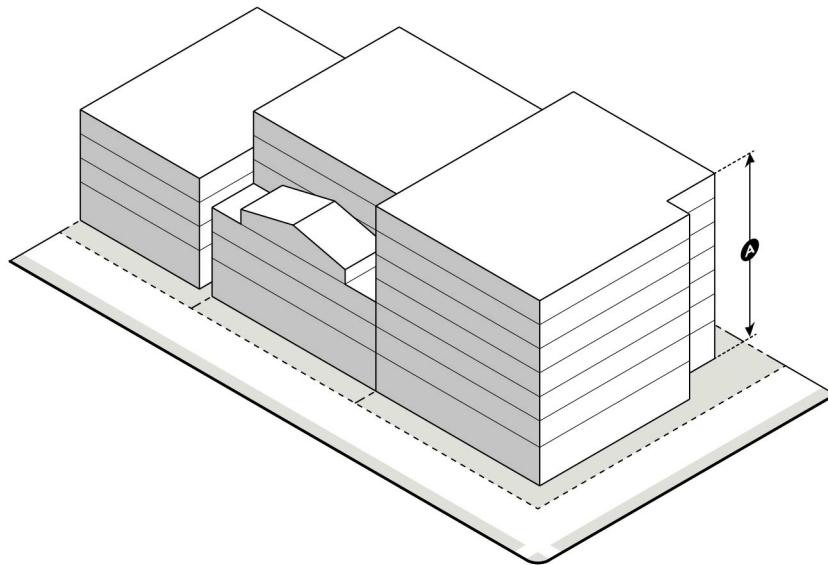
Campus Zoning Districts Building Siting Standards					
		IC-1	IC-2	OFC	RC-1
A	Frontage Setback Line (from future back of curb) (feet) ^{1, 2, 6}				
	Uptown Signature	24	24	24	24
	Main Street	24	24	24	24
	Linear Park	36	36	36	36
	4-5 Lane Avenue/Boulevard	36	20	36	20
	6 or more Lane Avenue/Boulevard	40	24	40	24
	2-3 Lane Avenue	36	20	36	20
	Transit Station, Off-Street Public Path, Public Park ³	20	5	20	5
	Uptown Primary	20	20	20	20
	Other - Primary	36	20	36	20
	Uptown Secondary	16	16	16	16
	Secondary	36	16	36	16
	Parkway (Measured from ROW)	20	20	20	20
	Limited Access (Measured from ROW)	20	10	20	10
B	Frontage Build-To Zone (BTZ) (from frontage setback line) (feet) ^{4, 5}				
	Main Street	0-20	0-20	0-20	0-20
	4-5 Lane Avenue/Boulevard		0-20		0-20
	6 or more Lane Avenue/Boulevard		0-20		0-20
	2-3 Lane Avenue		0-20		0-20
	Transit Station, Off-Street Public Path, Public Park		0-20		0-20
	Other - Primary		0-20		0-20
	Secondary		0-20		0-20
	Parkway				
	Limited Access				

Campus Zoning Districts Building Siting Standards					
		IC-1	IC-2	OFC	RC-1
C	Minimum BTZ Build-To Percentage for Structure (%)				
	Main Street	80	80	80	80
	4-5 Lane Avenue/Boulevard		80		80
	6 or more Lane Avenue/Boulevard		80		80
	2-3 Lane Avenue		80		80
	Transit Station, Off-Street Public Path, Public Park		80		80
	Other - Primary		80		80
	Secondary		60		60
	Parkway				
	Limited Access				
D	Minimum Side Setback (feet)				
	Not abutting Neighborhood 1 Place Type	10	0	10	0
	Abutting Neighborhood 1 Place Type	10	10	10	10
E	Minimum Rear Setback (feet)				
	Not abutting Neighborhood 1 Place Type	20	0	20	0
	Abutting Neighborhood 1 Place Type	20	20	20	20

- ¹ On local and collector streets in the IC-1 and IC-2 Zoning Districts, measured from the curb location for Office/Commercial Wide Local Street Cross Section in CLDSM or the existing back of curb, whichever is farthest from the centerline. On local and collector streets in the OFC District, measured from the curb location of Office/Commercial Narrow Local Street Cross Section in CLDSM or the existing back of curb, whichever is farthest from the centerline. If SSI standards require the relocation of the back of curb or the back of curb is voluntarily relocated, that shall be considered the existing back of curb location.
- ² In no case shall any building entry be located closer than six feet to an existing or proposed off-street public path or shared use path.
- ³ For the transit station, off-street public path, public park frontage, shall be measured from a property line or right-of-way line. If there is an easement in place for any frontage, then the measurement shall be taken from such easement. For any frontage abutting a reservation for a future frontage, the frontage setback line shall be measured from the edge of the reservation area.
- ⁴ If there is an existing CLT Water easement or other utility easement that conflicts with the build-to zone requirement, a build-to line shall be established at the edge of the easement closest to the build-to zone.
- ⁵ Where a lot has more than two frontages that require a build-to zone, the build-to zone shall be increased by 100% for those frontages that exceed two. Such an increase should be applied to those frontages that are lowest in the established hierarchy of frontages (Section 3.5.D).
- ⁶ In the IC-1 and OFC Zoning Districts, if no parking or maneuvering is located between a building and the frontage, then the frontage setback line may be reduced to match the standard required for the CAC-1 Zoning District.

C. Building Height

Building height standards govern the minimum and maximum heights of buildings as applicable, and are intended to provide flexibility while maintaining appropriate transitions to adjacent areas



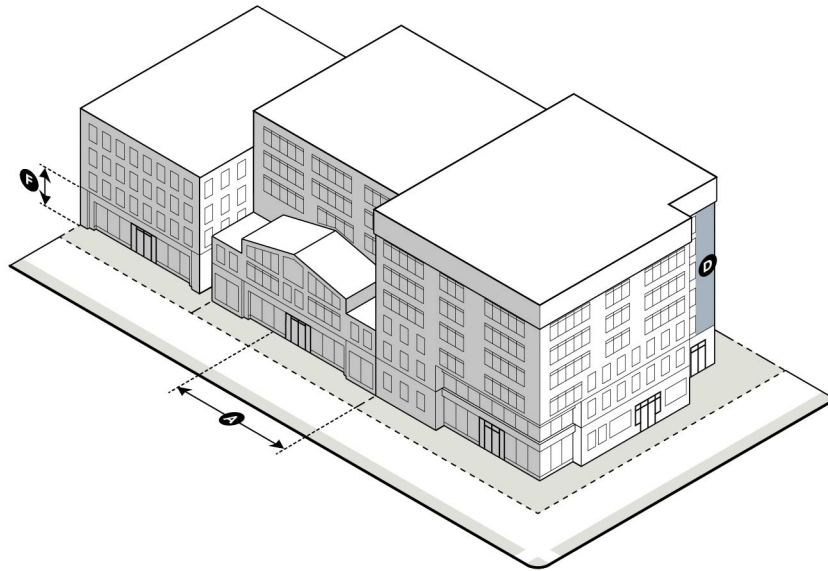
Campus Zoning Districts Building Height Standards					
		IC-1	IC-2	OFC	RC-1
A	Maximum Building Height (feet) ^{1, 2}	50	120	50	120
B	Maximum Height with Bonus (feet) (Section 16.3) ^{1, 2}	80	250	80	250

¹ The height and location of structures may be restricted by the limitations set forth in the Code of Federal Regulations (CFR) Title 14 Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace. A notice of proposed construction FAA Form 7460-1 must be filed with the FAA for construction or alteration that impacts any of the imaginary surfaces as defined in 14 CFR Part 77, or is more than 200 feet in height above the ground at its site at least 45 days prior to construction. The Aviation Department Planning Division may serve as a point of contact for information regarding building notification requirements and obstruction evaluation

² The maximum building height of any structure within 200 feet of residential uses or vacant land in a Neighborhood 1 Place Type is limited as follows: That portion of a structure within the first 100 feet is limited to a maximum of 50 feet in height; that portion of a structure within 100 to 200 feet is limited to a maximum of 65 feet in height. These standards apply only to that part of a structure within the 200 foot distance. This limitation does not apply to public parks of three acres or greater within a Neighborhood 1 Place Type, nor to two or fewer adjacent parcels within a Neighborhood 1 Place Type.

D. Building Articulation

Building Articulation standards govern the dimensions of building facade elements and entry features and are intended to facilitate the enhancement of a pedestrian-oriented environment.



Campus Zoning Districts Building Articulation Standards					
		IC-1	IC-2	OFC	RC-1
A	Minimum Building Length as a Percentage of Lot Width Along Frontage (Measured at Frontage Setback Line) (%)¹				
	Main Street	60	60	60	60
	4-5 Lane Avenue/Boulevard		60		60
	6 or more Lane Avenue/Boulevard		60		60
	2-3 Lane Avenue		60		60
	Transit Station, Off-Street Public Path, Public Park		60		60
	Other - Primary		60		60
	Secondary		40		40
	Parkway				
	Limited Access				
B	Maximum Building Length Along a Frontage (feet) ²	600	500	600	500
C	Maximum Building Length Along a Frontage with Additional Design Elements (feet) ^{2, 3}	800	700	800	700
D	Maximum Blank Wall Area - Horizontal or Vertical (feet)				
	Main Street	20	20	20	20
	4-5 Lane Avenue/Boulevard	20	20	20	20
	6 or more Lane Avenue/Boulevard	20	20	20	20
	2-3 Lane Avenue	20	20	20	20
	Transit Station, Off-Street Public Path, Public Park	20	20	20	20
	Other - Primary	20	20	20	20
	Secondary	40	20	40	20
	Parkway	60	50	60	50
	Limited Access	60	50	60	50

Campus Zoning Districts Building Articulation Standards					
		IC-1	IC-2	OFC	RC-1
E	Minimum Ground Floor Height – Residential (Finished Floor Elevation to Finished Floor Elevation) (feet) ^{4, 5, 6}				
	Main Street	16 ⁷	16 ⁷	16 ⁷	16 ⁷
	4-5 Lane Avenue/Boulevard		12		12
	6 or more Lane Avenue/Boulevard		12		12
	2-3 Lane Avenue		12		12
	Transit Station, Off-Street Public Path, Public Park		12		12
	Other - Primary		12		12
	Secondary		12		12
	Parkway (when only frontage or adjacent to shared-use path)		12		12
	Limited Access				
F	Minimum Ground Floor Height – Nonresidential and Mixed-Use (Finished Floor Elevation to Finished Floor Elevation) (feet) ^{4, 6}				
	Main Street	16 ⁷	16 ⁷	16 ⁷	16 ⁷
	4-5 Lane Avenue/Boulevard		16 ⁷		16 ⁷
	6 or more Lane Avenue/Boulevard		16 ⁷		16 ⁷
	2-3 Lane Avenue		16 ⁷		16 ⁷
	Transit Station, Off-Street Public Path, Public Park		16 ⁷		16 ⁷
	Other - Primary		16 ⁷		16 ⁷
	Secondary		16 ⁷		16 ⁷
	Parkway (when only frontage or adjacent to shared-use path)		16 ⁷		16 ⁷
	Limited Access				
G	Maximum Prominent Entry Spacing (feet)				
	Main Street	250	250	250	250
	4-5 Lane Avenue/Boulevard		250		250
	6 or more Lane Avenue/Boulevard		250		250
	2-3 Lane Avenue		250		250
	Transit Station, Off-Street Public Path, Public Park		250		250
	Other - Primary		250		250
	Secondary		250		250
	Parkway (when only frontage or adjacent to shared-use path)		250		250
	Limited Access				

- ¹ Where a minimum building length as a percentage of lot width applies to multiple frontages, the highest frontage classification in the hierarchy (per Section 3.5.D) shall meet the established standard. In the case of a lot with two frontages, the second frontage shall only meet a standard of 40%. If there are more than two frontages subject to the standard, there is no minimum requirement for any frontage beyond the two highest frontages in the hierarchy. This requirement does not apply to Parkway or Limited Access frontages.
- ² Maximum building length along a frontage does not apply to any frontage located along a Limited Access road. If any applicable minimum building length exceeds a maximum building length requirement, the maximum building length shall control.
- ³ To achieve maximum building length with additional design elements, the following is required:
 - A. Where a building abuts two parallel frontages with pedestrian facilities, or one frontage with pedestrian facilities and a parking lot, public park or other publicly owned open space on the side of the building opposite the frontage, a pedestrian passage is required. Such passage shall meet the following criteria:
 1. General Requirements
 - a. Passages shall be designed to accommodate pedestrians. Vehicular access and circulation shall not be allowed as a component of a passage.
 - b. Passages shall be a minimum of 30 feet in width and 20 feet in height, and shall be located within the middle third of the building, measured along the frontage.
 - c. Passages shall be designed to maintain views from one end through to the other. Such views shall not be obstructed by lighting or other design features.
 - d. Inclusion of decorative elements such as lighting installations or public art within passages is encouraged.

- e. Passages shall align with the street grid or other points of access to sidewalks, public paths, parking lots, public parks, or other publicly owned open space where feasible.
- f. For the purposes of any build-to zone requirement, a building passage is considered part of the building façade that meets such requirement.
- 2. Passages in nonresidential and mixed-use buildings.
 - a. Ground floor uses shall be oriented toward the passage, including public entrances.
 - b. Ground floor façades facing into building passages in nonresidential and mixed-use buildings shall maintain a minimum transparency of 35% of the wall area of the passage.
- 3. Passages in residential buildings.
 - a. Passages in residential buildings may be closed off to the public with gates and/or fencing but shall be of open design to allow for a clear view through the passage.
 - b. Passages in residential buildings shall be designed with elements for use by residents, such as seating areas.
 - c. Ground floor façades facing into building passages in residential buildings shall maintain a minimum transparency of 25% of the wall area of the passage.
- B. Where a building does not abut two parallel frontages with pedestrian facilities, a break in the building massing is required as follows:
 - 1. Building mass shall be recessed a minimum of 20 feet in depth for no less than 30 linear feet along the façade. Such recess shall extend the full height of the building, and shall meet the following criteria:
 - a. The recess shall be located within the middle third of the building, measured along the frontage.
 - b. For nonresidential and mixed-use buildings, ground floor uses shall be oriented toward the recessed area, including public entrances.
 - c. The recessed area is subject to all transparency requirements.
 - d. The recessed area shall be designed as public or common space including amenities such as seating areas, landscaping, lighting, decorative elements, and public art.
- 4 The ground floor of residential developments is still considered residential when leasing or management offices and/or tenant facilities, such as gyms and community/party rooms associated with the development are located on the ground floor.
- 5 Applies only if non-convertible residential; for convertible residential, nonresidential standard applies.
- 6 At least 70% of the total ground floor for nonresidential uses and 30% for residential uses, measured as a percentage of the interior space, shall meet the minimum ground floor height requirement.
- 7 Minimum ground floor height may be reduced by the Zoning Administrator if there are site constraints that would cause practical difficulty.

E. Transparency

Transparency standards govern the required amount of ground floor and upper story transparency and are intended to facilitate the enhancement of a pedestrian-oriented environment. These standards do not apply to townhouse development.

Campus Zoning Districts Transparency Standards					
		IC-1	IC-2	OFC	RC-1
A	Ground Floor Transparency – Residential (% of wall area between 3' and 10' from grade) ^{1, 2}				
	Main Street	25	25	25	25
	4-5 Lane Avenue/Boulevard	25	25	25	25
	6 or more Lane Avenue/Boulevard	25	25	25	25
	2-3 Lane Avenue	25	25	25	25
	Transit Station, Off-Street Public Path, Public Park	25	25	25	25
	Other - Primary	25	25	25	25
	Secondary	25	25	25	25
	Parkway	20	20	20	20
	Limited Access				
B	Ground Floor Transparency – Nonresidential and Mixed-Use (% of wall area between 3' and 10' from grade) ¹				
	Main Street	50	50	50	50
	4-5 Lane Avenue/Boulevard	40	40	40	40
	6 or more Lane Avenue/Boulevard	40	40	40	40
	2-3 Lane Avenue	40	40	40	40
	Transit Station, Off-Street Public Path, Public Park	40	40	40	40
	Other - Primary	40	40	40	40
	Secondary	40	40	40	40
	Parkway	30	30	30	30
	Limited Access				
C	Upper Story Transparency – Residential, Nonresidential, and Mixed-Use (% of Wall Area of Story)				
	Main Street	15	15	15	15
	4-5 Lane Avenue/Boulevard	15	15	15	15
	6 or more Lane Avenue/Boulevard	15	15	15	15
	2-3 Lane Avenue	15	15	15	15
	Transit Station, Off-Street Public Path, Public Park	15	15	15	15
	Other - Primary	15	15	15	15
	Secondary	15	15	15	15
	Parkway	15	15	15	15
	Limited Access				

¹ The ground floor of residential developments is still considered residential when leasing or management offices and/or tenant facilities, such as gyms and community/party rooms associated with the development are located on the ground floor.

² Applies only if non-convertible residential; for convertible residential, nonresidential standard applies.

F. Site Layout Standards

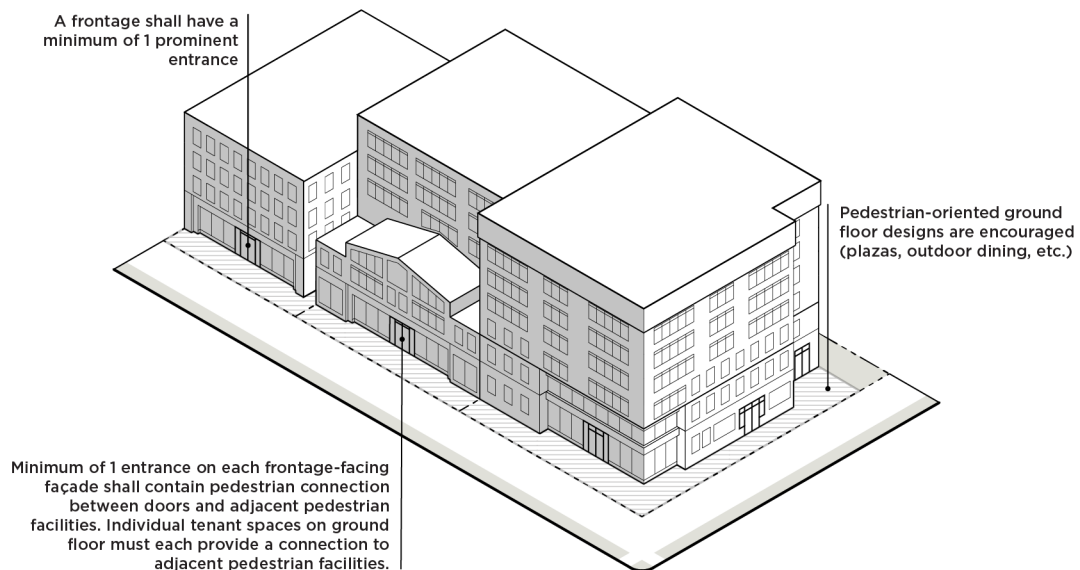
The standards below establish site layout requirements for nonresidential, mixed-use, multi-family attached, multi-family stacked, and townhouse development within the Campus Zoning Districts. Where standards below refer to a frontage, such standards apply to all frontages except parkways or limited access roads.

Campus Zoning Districts Site Layout Standards				
	Nonres. + Mixed-Use	Multi-Family Attached	Multi-Family Stacked	Townhouse
The primary pedestrian entry to each principal structure shall face a frontage.	✓		✓	
The primary pedestrian entry to each dwelling unit shall face a frontage or common open space.		✓		
Principal structures abutting a frontage shall be oriented with all building sidewalls perpendicular to the frontage. On corner lots, sidewalls may be oriented perpendicularly to either frontage.				✓

G. Building Design Standards

1. Nonresidential and Mixed-Use Building Design Standards

The following design standards apply to nonresidential and mixed-use buildings in the Campus Zoning Districts.



Campus Zoning Districts Nonresidential and Mixed-Use Building Design Standards				
	IC-1	IC-2	OFC	RC-1
Building Base and Entrance Design				
For buildings over 90' in height, the base of the building shall be clearly differentiated from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment.				
1. This differentiation shall occur somewhere within the bottom third of the building, but no higher than 50' above grade.				
2. Elements such as, but not limited to, cornices, corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting, and other sculpturing of the base shall be provided to clearly differentiate the base from the remainder of the building.				
Main Street	✓	✓	✓	✓
4-5 Lane Avenue/Boulevard	✓	✓	✓	✓
6 or more Lane Avenue/Boulevard	✓	✓	✓	✓
2-3 Lane Avenue	✓	✓	✓	✓
Transit Station, Off-Street Public Path, Public Park	✓	✓	✓	✓
Other - Primary	✓	✓	✓	✓
Secondary	✓	✓	✓	✓
Parkway (when only frontage or adjacent to shared-use path)	✓	✓	✓	✓
Limited Access				

Campus Zoning Districts Nonresidential and Mixed-Use Building Design Standards				
	IC-1	IC-2	OFC	RC-1
A frontage shall have a minimum of one prominent entrance, as defined in this Ordinance. In the case of a building located on a corner lot with two frontages, one prominent entrance located on the corner may satisfy this requirement for both frontages, subject to the following:				
1. Each frontage shall not require more than one prominent entry.				
2. A prominent corner entry shall include design features that reinforce intersections as key locations for pedestrian activity. Two of the following shall be included:				
a. A chamfered or rounded corner design.				
b. Awnings, canopies, or other covered entry features.				
c. Special paving, landscape, or lighting features.				
d. Unique architectural detailing that emphasizes the corner entry.				
Main Street		✓		✓
4-5 Lane Avenue/Boulevard		✓		✓
6 or more Lane Avenue/Boulevard		✓		✓
2-3 Lane Avenue		✓		✓
Transit Station, Off-Street Public Path, Public Park		✓		✓
Other - Primary		✓		✓
Secondary		✓		✓
Parkway (when only frontage or adjacent to shared-use path)		✓		✓
Limited Access				
A minimum of one ground floor entrance along each frontage facing façade, except for a Limited Access frontage, shall include a pedestrian connection between doors and adjacent pedestrian facilities, where such facilities are present or are required by this Ordinance. ¹				
Main Street	✓	✓	✓	✓
4-5 Lane Avenue/Boulevard	✓	✓	✓	✓
6 or more Lane Avenue/Boulevard	✓	✓	✓	✓
2-3 Lane Avenue	✓	✓	✓	✓
Transit Station, Off-Street Public Path, Public Park	✓	✓	✓	✓
Other - Primary	✓	✓	✓	✓
Secondary	✓	✓	✓	✓
Parkway (when only frontage or adjacent to shared-use path)	✓	✓	✓	✓
Limited Access				
Where a building contains multiple tenant spaces on the ground floor abutting a frontage, each tenant space shall have a prominent entrance including a pedestrian connection between doors and adjacent pedestrian facilities, where such facilities are present or are required by this Ordinance. ¹				
Main Street	✓	✓	✓	✓
4-5 Lane Avenue/Boulevard	✓	✓	✓	✓
6 or more Lane Avenue/Boulevard	✓	✓	✓	✓
2-3 Lane Avenue	✓	✓	✓	✓
Transit Station, Off-Street Public Path, Public Park	✓	✓	✓	✓
Other - Primary	✓	✓	✓	✓
Secondary	✓	✓	✓	✓
Parkway (when only frontage or adjacent to shared-use path)	✓	✓	✓	✓
Limited Access				

Campus Zoning Districts Nonresidential and Mixed-Use Building Design Standards				
	IC-1	IC-2	OFC	RC-1
One prominent entrance at grade is required per building on a site. ²	✓	✓	✓	✓
Pedestrian-oriented ground-floor designs are encouraged, including arcades, galleries, colonnades, outdoor dining areas, and outdoor plazas. When integrated into the overall building design, such features are considered to meet any required build-to percentage.				
Main Street	✓	✓	✓	✓
4-5 Lane Avenue/Boulevard	✓	✓	✓	✓
6 or more Lane Avenue/Boulevard	✓	✓	✓	✓
2-3 Lane Avenue	✓	✓	✓	✓
Transit Station, Off-Street Public Path, Public Park	✓	✓	✓	✓
Other - Primary	✓	✓	✓	✓
Secondary	✓	✓	✓	✓
Parkway (when only frontage or adjacent to shared-use path)	✓	✓	✓	✓
Limited Access				

¹ The Zoning Administrator may waive this requirement if they determine that the nature of the use does not require such pedestrian connections, for example warehouse and distribution centers, airports, truck and rail freight terminals, and other similar uses.

² This standard does not apply to a Continuum Care Retirement Community.

2. Residential Building Design Standards

The following design standards apply to multi-family attached and multi-family stacked development in the Campus Zoning Districts.

Campus Zoning Districts Residential Building Design Standards		
	Multi-Family Attached	Multi-Family Stacked
Facade Modulation		
Structures shall incorporate elements of variation on any façade facing a frontage, public open space, or common open space. Variation shall be achieved as follows:		
<ol style="list-style-type: none"> For multi-family attached dwellings, one of the following shall be incorporated into the design of the structure: <ol style="list-style-type: none"> Variation in the façade depth of adjoining dwelling units of at least 3'. Such variation shall extend the entire height of the façade. Architectural features, such as balconies, bay windows, or other elements along the façade of each dwelling unit, subject to the standards of Article 18. For multi-family stacked dwellings 150' or more in length, recesses or projections of the façade of at least 1' in depth, and no less than 10' in width are required at intervals of no more than 60'. 		
Main Street	✓	✓
4-5 Lane Avenue/Boulevard	✓	✓
6 or more Lane Avenue/Boulevard	✓	✓
2-3 Lane Avenue	✓	✓
Transit Station, Off-Street Public Path, Public Park	✓	✓
Other - Primary	✓	✓
Secondary	✓	✓
Parkway (when only frontage or adjacent to shared-use path)	✓	✓
Limited Access		
Building Base and Entrance Design		
The primary pedestrian entry shall be a prominent entrance along a frontage, except for a Limited Access frontage, as defined by this Ordinance. Pedestrian connections shall be provided between such entry and adjacent pedestrian facilities, where such facilities are present or are required by this Ordinance. In the case of a building with multiple exterior entrances to individual units within the structure, this requirement applies to all exterior entrances along a frontage.		
Main Street	✓	✓
4-5 Lane Avenue/Boulevard	✓	✓
6 or more Lane Avenue/Boulevard	✓	✓
2-3 Lane Avenue	✓	✓
Transit Station, Off-Street Public Path, Public Park	✓	✓
Other - Primary	✓	✓
Secondary	✓	✓
Parkway (when only frontage or adjacent to shared-use path)	✓	✓
Limited Access		

Campus Zoning Districts Residential Building Design Standards		
	Multi-Family Attached	Multi-Family Stacked
All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above the grade of the adjacent sidewalk when located within 10' of the back of sidewalk. Residential units located below the grade of the adjacent sidewalk are permitted to have below-grade entrances, which shall be between 1' and 3' below the grade of the adjacent sidewalk. ¹		
Main Street	✓	✓
4-5 Lane Avenue/Boulevard	✓	✓
6 or more Lane Avenue/Boulevard	✓	✓
2-3 Lane Avenue	✓	✓
Transit Station, Off-Street Public Path, Public Park	✓	✓
Other - Primary	✓	✓
Secondary	✓	✓
Parkway (when only frontage or adjacent to shared-use path)	✓	✓
Limited Access		
Arcades, galleries, colonnades, outdoor plazas, outdoor dining areas, or similar pedestrian-oriented ground floor designs may be incorporated into facades. When provided, such features that are in line with the building facade above the ground floor are considered to meet any required build-to percentage.		
Main Street		✓
4-5 Lane Avenue/Boulevard		✓
6 or more Lane Avenue/Boulevard		✓
2-3 Lane Avenue		✓
Transit Station, Off-Street Public Path, Public Park		✓
Other - Primary		✓
Secondary		✓
Parkway (when only frontage or adjacent to shared-use path)		✓
Limited Access		

¹ Zoning Administrator may allow adjustments to standards if adjacent average sidewalk grade is greater than 10% or to comply with federal and state law.

H. Building Materials

The following building materials are limited to 25% of each façade along a frontage. They may also be used as a component of construction when not a surface finish material without limitation.

1. Corrugated metal siding; however, the reuse of pre-fabricated shipping containers is permitted and is not subject to this limitation, subject to compliance with the building code and other applicable codes
2. Exterior insulation finishing systems (EIFS) is prohibited on the ground floor of a multi-family dwelling (the 25% permission in item 1 above does not apply)
3. Plain concrete masonry units (CMU)
4. Plastic
5. T-111 composite plywood siding
6. Vinyl

7.4 OPEN SPACE REQUIREMENTS

A. New construction of a principal building and expansion of a principal building by 5,000 square feet or 20% of the building area, whichever is less, is required to provide on-site open space, except for development on sites of one-half acre or less in size.

B. The design of open space shall meet the design requirements of Section 16.5.

C. Development shall provide a minimum of on-site open space as follows:

Table 7.1: Required Open Space				
	IC-1	IC-2	OFC	RC-1
Total On-Site Open Space	10%	10%	10%	10%
Public On-Site Open Space (% of Total On-Site Open Space)				
Campus Development (Does not apply to CCRC)	25	25	25	25

D. Residential on-site open space may be provided as land dedicated to Mecklenburg County Park and Recreation, a fee in lieu provided to Mecklenburg County Park and Recreation, or a combination thereof in accordance with the requirements of Section 16.5.

E. Nonresidential and mixed-use on-site open space may be provided as land dedicated to Mecklenburg County Park and Recreation, a fee in lieu provided to Mecklenburg County Park and Recreation, or a combination thereof in accordance with the requirements of Section 16.5.

7.5 ON-SITE PEDESTRIAN CONNECTIVITY REQUIREMENTS

Standards for required on-site pedestrian connectivity are found in Section 16.6.

7.6 GENERAL DEVELOPMENT STANDARDS

A. General Development Standards

General development standards are found in Article 16.

B. Accessory Structures

Standards for accessory structures are found in Article 17.

C. Architectural Features

Standards for architectural features are found in Article 18.

D. Off-Street Parking

Standards for off-street parking and bicycle parking are found in Article 19.

E. Landscaping and Screening

Landscaping and screening standards are found in Article 20.

F. Loading and Service

Standards for loading spaces and service areas are found in Article 21.

G. Signs

Standards for signs are found in Article 22.

H. Drainage

Standards for drainage are found in Article 24.