

Article 6. Commercial Zoning Districts: CG, CR

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6.1 PURPOSE

A. CG General Commercial Zoning District

The CG General Commercial Zoning District is intended to accommodate areas of general commercial development in the City, typically located at key intersections or organized along arterial streets. Commercial areas within the CG Zoning District accommodate automobile access and the standards for the zoning district acknowledge this auto-orientation while encouraging improvement of the pedestrian environment and accommodation of alternate modal choices within the zoning district.

B. CR Regional Commercial Zoning District

The CR Regional Commercial Zoning District is intended for areas of large-scale and/or regionally significant commercial uses. Such uses may constitute a coordinated cluster of commercial uses or a single large-scale commercial use of regional significance. The zoning district regulations ensure that proper controls are in place to create compatibility with neighboring uses and create safe circulation patterns.

6.2 USES

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

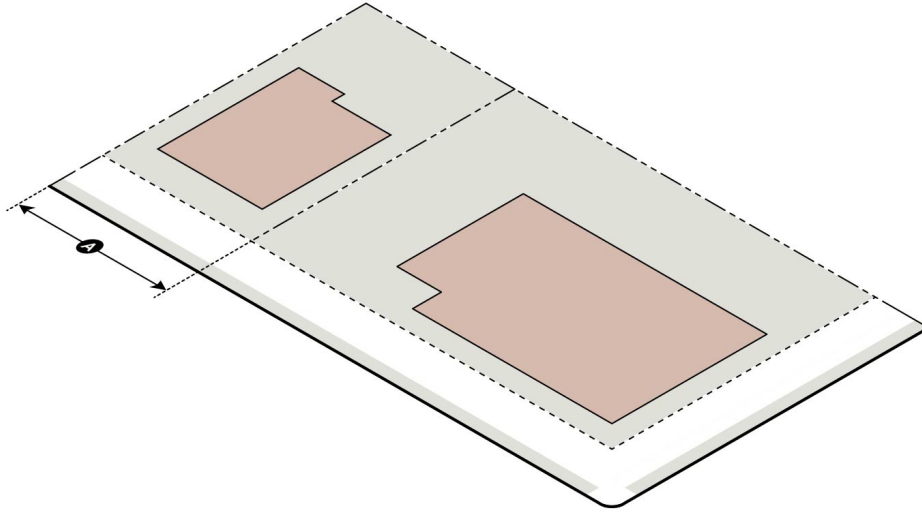
6.3 DIMENSIONAL AND DESIGN STANDARDS

A. General

1. The tables below include the dimensional and design standards for the Commercial Zoning Districts. Standards within the tables below may contain specific regulations organized by frontage type (Section 3.5).
2. Where this Ordinance refers to frontages in general, transit station, off-street public path, public park shall not be considered a frontage within the Commercial Zoning Districts.
3. 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.

B. Lot

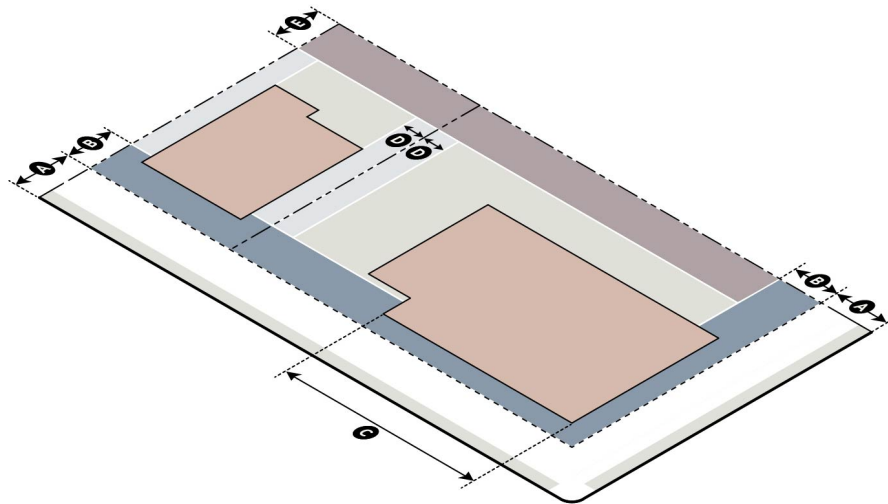
Lot standards govern the basic dimensions of lots, including but not limited to minimum area, width, and coverage as applicable. These standards are intended to provide a rational basis for the division, organization, and development of land within the City of Charlotte.



Commercial Zoning Districts Lot Standards		
	CG	CR
A Minimum Lot Width (feet)	50	50

C. 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.



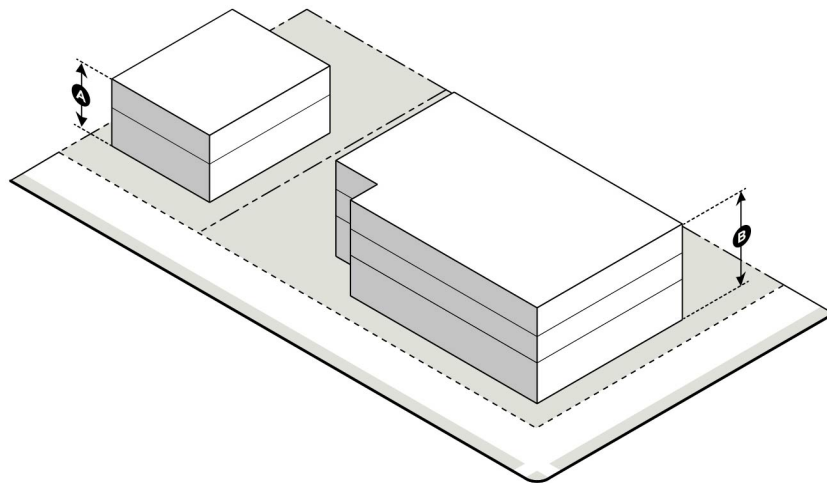
Commercial Zoning Districts Building Siting Standards			
		CG	CR
A	Frontage Setback Line (from future back of curb) (feet) ^{1, 2, 3}		
	Uptown Signature	24	24
	Main Street	24	24
	Linear Park	36	36
	4-5 Lane Avenue/Boulevard	36	36
	6 or more Lane Avenue/Boulevard	40	40
	2-3 Lane Avenue	36	36
	Transit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

Commercial Zoning Districts Building Siting Standards			
		CG	CR
C	Minimum BTZ Build-To Percentage for Structure (%)		
	Main Street	80	80
	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		
	Limited Access		
D	Minimum Side Setback (feet)	10	10
E	Minimum Rear Setback (feet)	20	20

- ¹ On local and collector streets in the CG and CR Zoning Districts, 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 In the CG and CR 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.
- ⁴ 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.
- ⁵ 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.
- ⁶ 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).

D. Building Height

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

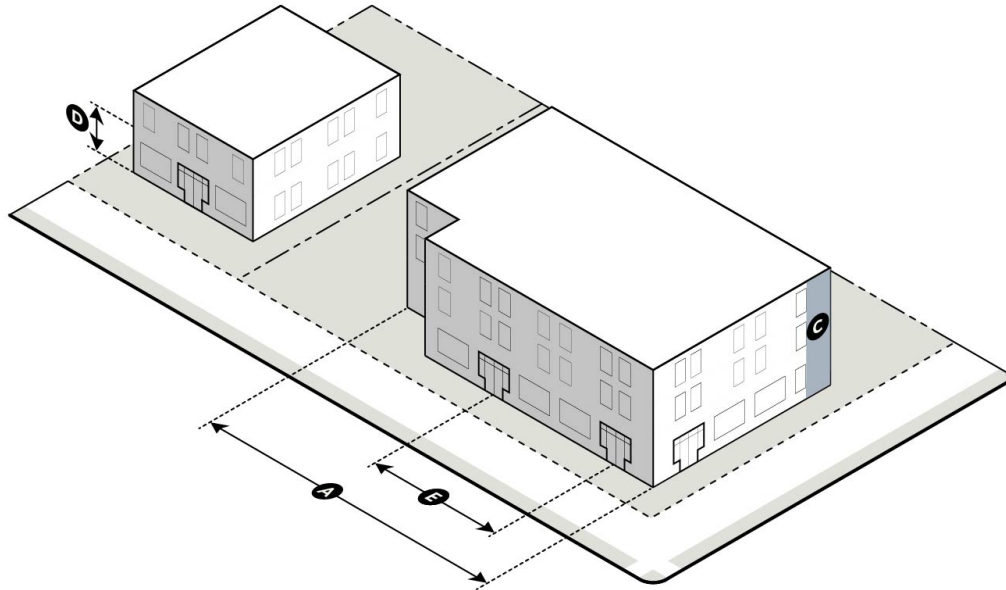


Commercial Zoning Districts Building Height Standards			
		CG	CR
A	Maximum Building Height (feet) ¹	50	50
B	Maximum Height with Bonus (feet) (Section 16.3) ¹	65	65

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

E. 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.



Commercial Zoning Districts Building Articulation Standards			
		CG	CR
A	Minimum Building Length as a Percentage of Lot Width Along Frontage (measured at frontage setback line) (%) ¹		
	Main Street	60	60
	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		
	Limited Access		
B	Maximum Building Length Along a Frontage (feet) ²	500	650
C	Maximum Blank Wall Area - Horizontal or Vertical (feet)		
	Main Street	20	40
	4-5 Lane Avenue/Boulevard	20	40
	6 or more Lane Avenue/Boulevard	20	40
	2-3 Lane Avenue	20	40
	Transit Station, Off-Street Public Path, Public Park		
	Other - Primary	20	40
	Secondary	20	40
	Parkway	50	50
	Limited Access	50	50

Commercial Zoning Districts Building Articulation Standards			
		CG	CR
D	Minimum Ground Floor Height (finished floor elevation to finished floor elevation) (feet) ³		
	Main Street	16 ⁴	16 ⁴
	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		
	Limited Access		
E	Maximum Prominent Entry Spacing (feet)		
	Main Street	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		
	Other - Primary	250	250
	Secondary		
	Parkway		
	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 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 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.
- ⁴ Minimum ground floor height may be reduced by the Zoning Administrator if there are site constraints that would cause practical difficulty.

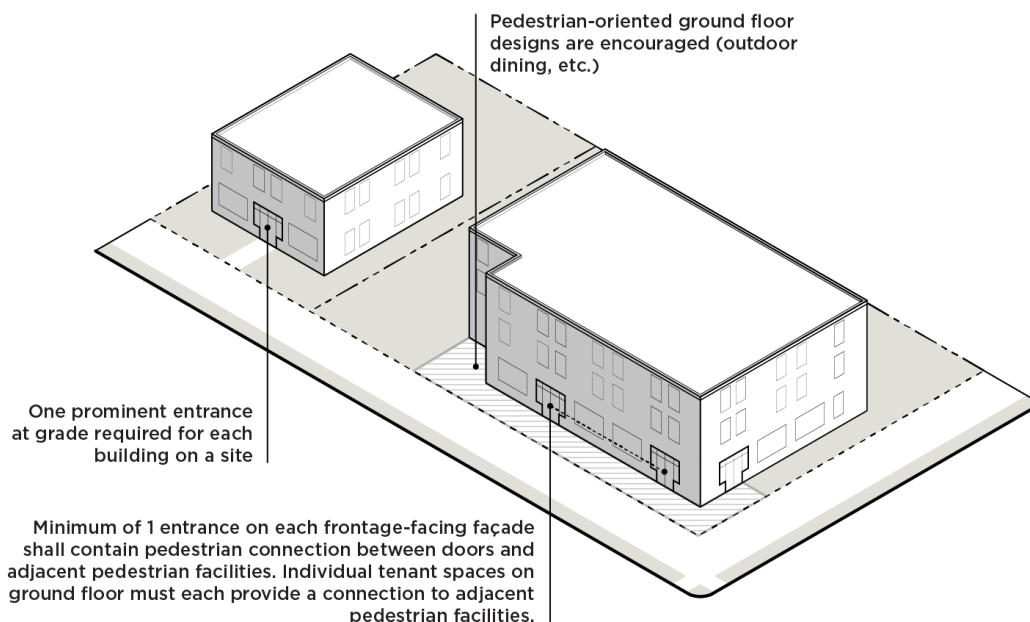
F. Transparency

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.

Commercial Zoning Districts Transparency Standards			
		CG	CR
A	Ground Floor Transparency (% of wall area between 3' and 10' from grade)		
	Main Street	60	60
	4-5 Lane Avenue/Boulevard	40	30
	6 or more Lane Avenue/Boulevard	40	30
	2-3 Lane Avenue	40	30
	Transit Station, Off-Street Public Path, Public Park		
	Other - Primary	40	30
	Secondary	30	30
	Parkway	30	30
	Limited Access		
B	Upper Story Transparency (% of wall area of story)		
	Main Street	15	15
	4-5 Lane Avenue/Boulevard	15	15
	6 or more Lane Avenue/Boulevard	15	15
	2-3 Lane Avenue	15	15
	Transit Station, Off-Street Public Path, Public Park	15	15
	Other - Primary	15	15
	Secondary	15	15
	Parkway	15	15
	Limited Access		

G. Building Design Standards

Design standards govern the fundamental elements of building design, and are intended to encourage the creation of a built environment that is aesthetically and functionally of a high-quality.



Commercial Zoning Districts Building Design Standards		
	CG	CR
Facade Modulation		
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		
Building Base and Entrance Design		
One prominent entrance at grade is required per building on a site.	✓	✓

Commercial Zoning Districts Building Design Standards		
	CG	CR
A minimum of one ground floor entrance along each frontage facing façade, except for a Limited Access frontage or along a transit station, off-street public path, or public park 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. ²		
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		
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.

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. Plain concrete masonry units (CMU)
3. Plastic
4. T-111 composite plywood siding
5. Vinyl

6.4 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 6.1: Required Open Space		
	CG	CR
Total On-Site Open Space	5%	5%
Public On-Site Open Space (% of Total On-Site Open Space)		
Commercial Development	50	50

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.

6.5 ON-SITE PEDESTRIAN CONNECTIVITY REQUIREMENTS

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

6.6 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.