

SUMMARY OF ZONING DISTRICTS

SINGLE FAMILY DISTRICTS

ZONING DISTRICT	MAXIMUM DENSITY ALLOWED	MINIMUM LOT AREA FOR DETACHED DWELLINGS*	MINIMUM LOT AREA FOR DUPLEX*	MINIMUM LOT AREA FOR TRIPLEX	MINIMUM LOT AREA FOR QUADRAPLEX	F.A.R.** FOR NON-RESIDENTIAL BUILDINGS
R-3***	3	10,000 (12,000 in subdivision of 5 acres or less) (8,000 in Cluster Development)	16,000			.50
R-4***	4	8,000 (9,000 in subdivision of 5 acres or less) (6,000 in Cluster Development)	13,000			.50
R-5***	5	6,000 (4,500 in Cluster Development)	10,000			.50
R-6***	6	4,500 (3,500 in Cluster Development)	8,000			.50
R-8	8	3,500	6,500	9,500	11,500	.50

* In subdivisions of 10 or more lots, the minimum lot size may be reduced by 10% provided that the average size of all lots is at least equal to the minimum lot size for the district and the total number of lots does not exceed the number that would be allowed if all lots were the minimum size for the district.

** Floor Area Ratio

*** In subdivisions of at least 10 acres, cluster developments are allowed.

SUMMARY OF ZONING DISTRICTS

MULTI-FAMILY RESIDENTIAL DISTRICTS

ZONING DISTRICT	MAXIMUM DENSITY ALLOWED	MINIMUM LOT AREA FOR DETACHED DWELLINGS*	MINIMUM LOT AREA FOR DUPLEX*	MINIMUM LOT AREA FOR TRIPLEX	MINIMUM LOT AREA FOR QUADRAPLE X	MINIMUM LOT AREA FOR MULTI-FAMILY DWELLINGS	F.A.R. FOR NON-RESIDENTIAL BUILDINGS
R-8MF	8	3,500	6,500	9,500	11,500	11,500	.50
R-12MF	12	3,500	6,500	9,500	11,500	11,500	.50
R-17MF	17	3,500	6,500	9,500	11,500	11,500	.50
R-22MF	22	3,500	6,500	9,500	11,500	11,500	.50
R-43MF	43	3,500	6,500	9,500	11,500	11,500	.50
UR-1	(City Only)	5,000	5,000				.25
UR-2	(City Only)		5,000	5,000	5,000	5,000	1.0
UR-3	(City Only)		5,000	5,000	5,000	5,000	2.0
UR-C	(City Only)		5,000	5,000	5,000	5,000	3.0

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NON-RESIDENTIAL DISTRICTS

	MINIMUM LOT AREA FOR NON- RESIDENTIAL BUILDINGS	F.A.R.	MAXIMUM DENSITY ALLOWED
INST (INSTITUTIONAL)	15,000	.50	Residential Not Permitted
RE-1	2 Acres	.60	Residential Not Permitted
RE-2 (Research)	4 Acres	.60	Residential Not Permitted
0-1	15,000	.60	12
0-2	6,000	1.0	22
0-3 (Office)	6,000	3.0	43
B-1 (Neighborhood Business)	8,000	.50	22
B-2 (General Business)	8,000	1.0	22
B-D (Distributive Business)	8,000	.70	Residential Not Permitted
BP (Business Park)	43,560	.80	Residential Not Permitted
MUDD (Mixed Use Development District) (City Only)	None	None	No Limit
UMUD (Uptown Mixed Use) (City Only)	None	None	No Limit
UI (Urban-Industrial) (City Only)	5,000	2.0	Residential Not Permitted
I-1 (Light Industrial)	8,000	.8	Residential Not Permitted
I-2 (General Industrial)	8,000	1.0	Residential Not Permitted

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CONDITIONAL DISTRICTS

		MINIMUM PROJECT AREA (ACRES)	MAXIMUM PROJECT AREA	MAXIMUM DENSITY	F.A.R.
MX-1	(Residential Mixed Use Development with at least 50% detached dwelling units)	10		6	.6
MX-2	(For projects with a minimum acreage of 36 acres, B-1 uses are permitted on up to 5% of project area)	20 acres for county residential projects and 36 acres for all other projects in the county or city		8	.6
MX-3	(B-1 and B-2 uses are permitted on up to 15% of project area)	100		8	.6
RE-3	(Research, county only)	4		Residential Not Permitted	.7
R-MH	(Manufactured Housing, Mobile Home Park and Subdivisions)	2	40	6	

CC	(Commercial Center allows 70,000+ sq. ft. retail center)	5		22	1
NS	(Neighborhood Services)			22	2

OVERLAY DISTRICTS

Overlay districts are applied in conjunction with other zoning districts and may grant additional use or development requirements upon the underlying zoning districts.

Historic Districts are designed to preserve historic areas and require a certificate of appropriateness for certain site modifications. Contact Persons: Wanda Birmingham or John Rogers - Charlotte-Mecklenburg Planning Commission - 336-2205.

Manufactured Home Overlay provides for manufactured housing in established residential districts (R-3, R-4, R-5, R-6, R-8, R-8MF, R-12MF, R-17MF, R-22MF, R-43MF, O-1, O-2, O-3, B-1, B-2, MX-1, MX-2, and MX-3).