



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-118

March 3, 2026

REQUEST

Text amendment to the Charlotte Unified Development Ordinance (UDO). This will amend the UDO that was adopted on June 16, 2025.

PETITIONER

Charlotte Planning, Design & Development Department

**ZONING COMMITTEE
ACTION/STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Comprehensive Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition could facilitate the goals of the *2040 Comprehensive Plan*.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- A major documentsuch as the UDO requires updates, adjustments, and revisions after adoption to address trends and best practices, add clarity, adjust use permissions and prescribed conditions, and correct minor errors.
- The proposed text amendment will make the UDO a more user-friendly ordinance and result in better functionality.

Motion/Second: McDonald / Millen

Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Shaw

Nays: None

Absent: Stuart

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Comprehensive Plan*.

Commissioner McDonald asked for clarity on heated floor area for accessory dwelling units (ADUs). Staff advised how ADU floor

area is calculated and how the proposed changes offer additional flexibility and opportunities for increased ADU development.

Chairperson Welton asked for clarity on the proposed solid waste changes and how development forms fall among the proposed tiers. Staff provided scenarios on how development forms would be categorized in the tiers and what solid waste services, depending on form, may be available to the development.

There was no further discussion of this petition.

PLANNER

Kevin May (704) 336-7811