

Rezoning Glossary



- **Accessory structure or use** – A use or structure that is customarily or typically subordinate to and serves a principal use or structure; is clearly subordinate in area, extent, or purpose to the principal use or structure served; and is located on the same lot as the principal use or structure.
- **Agent** – Any person, firm or corporation who represents the owner or the property in any particular case, application, or petition.
- **Alignment Rezoning** – the process by which a site’s zoning is brought into alignment with its prescribed place type on the 2040 Policy Map.
- **Amendment** – Any change to the text of these regulations or the official zoning maps by the City Council or administrative change pursuant to Section 6.206 of the City of Charlotte Zoning Ordinance.
- **Amenity Zone** – the hardscaped area located between the back of curb and the sidewalk or shared use path. Amenity zones include, but are not limited to, perimeter trees, landscaping, and street furnishings.
- **Area Median Income (AMI)** – The midpoint of a region’s income distribution with half of the households earning more than the AMI and half earning less. Household income is calculated by its gross income.
- **By-right Development** – development that without exception complies with all standards of the zoning district in which the development is taking place. (The development is allowed on the property and needs only to show that the development will meet the ordinance standards)
- **Comprehensive Transportation Review** – An analysis that measures the multimodal transportation impacts created by a development and proposes transportation mitigations necessary to support the proposed development.
- **Conditional Rezoning** – A request to change the classification of a parcel from one zoning district to another, subject to additional conditions to help a development mitigate potential negative impacts and/or enhance the project and its compatibility with the neighboring area.
- **Conditional Rezoning – Tier 1** – a rezoning that does not include a site plan but includes only limited site-specific conditions and/or commitments.
- **Conditional – Tier 2** – a conditional rezoning that includes a site plan (required) and site-specific conditions and/or commitments for sites less than 10 acres in size.
- **Conditional – Tier 3** – a conditional rezoning that includes a site plan (required) and site-specific conditions and/or commitments for sites 10 acres or more in size.
- **Conventional Rezoning** – A change of zoning classification without additional requirements or exceptions.
- **Density** – The number of residential dwelling units per acre of land.
- **EX, Exception, Rezoning Petition** – a type of rezoning petition that requests modifications to zoning standards or street cross sections in exchange for one public benefit in at least two of the three categories: sustainability, public amenity, or city improvement. The zoning standards that can be modified must be quantifiable in nature unless the proposed use is a stadium, convention center, or public transit facilities in which the petition may modify a few limited qualitative standards.
- **Extraterritorial Jurisdiction (ETJ)** – The authority of the City to apply its zoning regulations outside of the City boundaries.
- **Frontage** – The part of the lot and/or building façade that faces a public or private street or space, such as but not limited to, an open space, public path, or transit corridor.

- **Overlay Districts** – Districts such as Historic District, Neighborhood Character, Streetside Historic District, Residential Infill, Cottage Court, Manufactured Home, and Airport Noise Disclosure. Overlay Districts may grant additional use or development requirements upon the underlying zoning districts.
- **Landscape Yard/Buffers** – area with landscape plantings and other components used to separate one use or development from another and/or to shield or block noise, lights, or other nuisances.
- **Petitioner** – The party applying for a change in zoning district or other approval required these regulations.
- **Place Types** – a component of the 2040 Comprehensive Plan which provides direction for land use, character, mobility, building form, and open space. Every property within City Limits and Charlotte's ETJ has an assigned Place Type.
- **Planning Commission** – Composed of 14 members (2 appointed by the Mayor, 5 appointed by City Council, 7 appointed by County Commission – including 2 nominated by the Board of Education). Its primary responsibility is to advise council on short and long-range land use and design plans and general planning matters, including land use, zoning, land development, transportation/transit, economic development and community facilities. The Planning Commission primarily conducts its business in two committees: The Planning Committee and the Zoning Committee.
- **Project Area** – Any area of land, and/or water regardless of the number of individual parcels contained therein on which development is proposed under zoning regulations.
- **Rezoning Petition** – A request for a change in zoning district.
- **Rezoning Public hearing** – An open gathering or meeting of officials, citizens and other interested parties, in which persons are allotted time to comment on a rezoning petition.
- **Rear Yard/Rear Setback** – The minimum distance required by the zoning ordinance between the rear of a principal building or structure and the lot line farthest from the street fronting the lot as measured parallel to the rear lot line, projected to the side lines of the lot on which the building or structure is located.
- **Rezoning** – Rezoning is the act of amending the official zoning map to allow a change in zoning classification. When owners want to develop or use their property in ways that do not conform to their current zoning regulations, they must apply for a change to their zoning classification.
- **Setback** – The minimum distance by which a building, structure, or use must be separated from either 1) the street right-of-way or 2) the back of curb (existing or future) based on the street type a parcel abuts and/or the zoning designation.
- **Side Yard/Side Setback** – The minimum distance required by the zoning ordinance between the side lot line and the side building line, extending from the setback to the rear yard.
- **Site plan** – A plan, prepared to scale, showing accurately all information required by regulations with respect to the development proposal.
- **Text Amendments** – A change in the text of the City of Charlotte Unified Development Ordinance.
- **Transit-Oriented Development (TOD)** – Transit-oriented development and its associated zoning districts encourage and enable development of moderate to high-intensity, compact, mixed-use urban neighborhoods near transit stations where people can live, work, shop, dine, and pursue recreational opportunities while being able to access mobility choices.
- **Unified Development Ordinance (UDO)** – Charlotte's Unified Development Ordinance is a comprehensive regulatory document that guides growth and development in Charlotte including ordinances on zoning, subdivisions, urban forestry, stormwater, administration, street infrastructure, enforcement, and general development standards.
- **Vested Right** – Per North Carolina General Statutes, a right to undertake and complete the development and use of property under the requirements and conditions of an approved development plan. (The right to continue a use or complete a project as it was approved, despite subsequent changes to the ordinance.)

- **Zoning** – Regulations that govern what uses, activities and building types are allowed in different areas. Zoning districts are created to attract certain types of development such as single-family homes, offices, neighborhood business, general industry and institutions like schools and hospitals.
- **Zoning Districts** – Refers to base or underlying zoning districts, overlay districts, and conditional districts.
- **2040 Comprehensive Plan** – This document establishes the desired vision for the future and provides a strategic framework for the City. The plan is our shared, comprehensive vision to guide the Queen City's growth over the next 20 years.
- **2040 Policy Map** – This map provides guidance for the type and intensity of future development that's appropriate throughout the community by prescribing Place Types on all properties throughout Charlotte and the ETJ. The 2040 Policy Map is a translation of the Charlotte Future 2040 Comprehensive Plan's place-based policies and informs zoning districts. This map was approved by City Council on 03/28/2022.

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