

Zoning Designations

City of Charlotte and Mecklenburg County

Label*	Name	Description*
NC	Neighborhood Center	The NC Neighborhood Center Zoning District is intended to support a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods. The NC Zoning District provides for a mix of commercial and service uses, closely integrated within the surrounding residential neighborhood fabric to support the concept of a complete neighborhood. Both vertical and horizontal mixed-use development is encouraged.
IMU	Innovation Mixed-Use	The IMU Innovation Mixed-Use Zoning District is intended to accommodate those areas that have typically developed as industrial areas, but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and moderate density residential uses, within a more walkable environment. As such, IMU Zoning District standards encourage and accommodate the adaptive reuse of existing structures.
ML-1	ML-1 Manufacturing and Logistics	The ML-1 Manufacturing and Logistics Zoning District is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district. The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
ML-2	ML-2 Manufacturing and Logistics	The ML-2 Manufacturing and Logistics Zoning District is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
RAC	Regional Activity Center	The RAC Regional Activity Center Zoning District is intended to accommodate major employment locations, cultural destinations, and mixed-use development that serves both the local and regional markets. High-density residential uses are appropriate within the RAC Zoning District, to facilitate vertical mixed-use development. The standards of the RAC Zoning District create a vibrant, urban pedestrian-oriented environment that is characterized by high-quality design and ease of access via transit.
CG	General Commercial	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.
CR	Regional Commercial	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.

IC-1	Institutional Campus - 1	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.
IC-2	Institutional Campus - 2	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.
OFC	Office Flex Campus	The OFC Office Flex Campus Zoning District is intended to address large-scale office, research, and medical 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.
RC	Research Campus	The RC 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 Zoning District is characterized by a development form of taller structures within a pedestrian-oriented urban environment.
MHP	Manufactured Home Park	The MHP Manufactured Home Park Zoning District is intended to accommodate manufactured home parks.
N1-A	Neighborhood 1-A	The N1-A Zoning District allows for the development of residential dwellings on lots of 10,000 square feet or greater. The N1-A Zoning District is typically applied to established neighborhoods.
N1-B	Neighborhood 1-B	The N1-B Zoning District allows for the development of residential dwellings on lots of 8,000 square feet or greater. The N1-B Zoning District is typically applied to established neighborhoods.
N1-C	Neighborhood 1-C	The N1-C Zoning District allows for the development of residential dwellings on lots of 6,000 square feet or greater. The N1-C Zoning District is typically applied to established neighborhoods.
N1-D	Neighborhood 1-D	The N1-D Zoning District allows for the development of residential dwellings on lots of 3,500 square feet or greater.
N1-E	Neighborhood 1-E	The N1-E Zoning District allows for the development of residential dwellings on lots of 3,000 square feet or greater.
N1-F	Neighborhood 1-F	The N1-F Zoning District allows for the development of residential dwellings on lots of 3,000 square feet or greater and is intended to be applied predominantly along arterials.
N2-A	Neighborhood 2-A	The N2-A Zoning District is intended for the development of multi-family attached dwellings. Lower-intensity residential dwellings, including single-family, duplex, triplex, and quadraplex dwellings are also allowed in the zoning district, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.
N2-B	Neighborhood 2-B	The N2-B Zoning District is intended for the development of multi-family dwellings, including multi-family attached and multi-family stacked units. Lower-intensity residential dwellings, including single-family, duplex, triplex, and quadraplex dwellings are permitted within the zoning district, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.

N2-C	Neighborhood 2-C	The N2-C Zoning District is intended for the development of multi-family dwellings in an urban environment with smaller setbacks and incorporation of build-to zones.
UE	Uptown Edge	The UE Uptown Edge Zoning District is intended to address areas of transition between the high-intensity environment of the Uptown core and adjacent smaller-scale mixed-use areas and urban neighborhoods. Standards encourage high-quality design and the continuation of a walkable pedestrian-orientation, while facilitating mixed-use development that focuses on compatibility with adjacent development.
UC	Uptown Core	The UC Uptown Core Zoning District is intended to accommodate the most intense mixed-use development within the City of Charlotte. Zoning district standards encourage a predominantly vertically mixed-use environment and are focused on supporting a vibrant, pedestrian-oriented, active City center. The UC Zoning District requires a high quality of design and encourages building forms that complement the area's existing urban fabric while maintaining a pedestrian orientation and true 24 hour mixed-use environment.
CAC-1	Community Activity Center - 1	The CAC-1 Community Activity Center 1 Zoning District is intended to accommodate those areas of the City that are transitioning from a more automobile-centric orientation toward a more walkable, well-connected, moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses. CAC-1 Zoning District standards allow for greater flexibility in design and site elements, such as parking amount and location, while accommodating multiple modes of transportation including walking, bicycling, and automobile.
CAC-2	Community Activity Center - 2	The CAC-2 Community Activity Center 2 Zoning District is intended to accommodate a moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, as well as residential uses, in a comfortable pedestrian environment that is easily accessible and well-connected to surrounding neighborhoods. Such a mixture may serve the daily needs of nearby residents within walking distance, as well as surrounding neighborhoods via multiple modes of transportation. The CAC-2 Zoning District's multi-modal orientation accommodates all modes, and zoning district standards require high quality design and a walkable and bikeable mixed-use development form.
TOD-TR	Transit Transition	The TOD-TR Transit Transition Zoning District is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops to transition from higher intensity Transit Oriented Development Zoning Districts to adjacent existing neighborhoods, or in transit neighborhoods where the rehabilitation and reuse of buildings is important to preserving the existing character and scale.
TOD-CC	Transit Community Center	The TOD-CC Transit Community Center Zoning District is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops. Its lower maximum building heights, and less stringent design standards are intended to accommodate and encourage transit oriented and transit supportive development in transit station areas where there is not a current market demand for more intense development. These station areas are generally further from Uptown.
TOD-NC	Transit Neighborhood Center	The TOD-NC Transit Neighborhood Center Zoning District is intended for use in existing or future transit station areas and near streetcar stops as a transition from a higher intensity TOD-UC Zoning District to adjacent existing neighborhoods, or where the rehabilitation and reuse of existing structures is important to preserving the character of established neighborhoods.
TOD-UC	Transit Urban Center	The TOD-UC Transit Urban Center Zoning District is appropriate for parcels near high-intensity rapid transit stations and streetcar stops. Of the Transit Oriented Development Zoning Districts, the TOD-UC Zoning District will permit the greatest building heights, demand the uppermost level of site and architectural design, permit the least amount of vehicle parking, and require the most urban form of streetscape and public realm. This zoning district should be used on sites closest to transit stations and a limited number of streetcar stops where the highest density and most intense uses are envisioned.

HDO	Historic District Overlay	The purpose of the HDO Historic District Overlay is to establish local historic districts to encourage the restoration, preservation, rehabilitation, and conservation of historically, architecturally, and archaeologically significant areas, structures, buildings, sites, and objects and their surroundings from potentially adverse influences which may cause the decline, decay, or total destruction of important historical, architectural, and archaeological features, which are a part of the City's heritage, and to review new construction design to ensure compatibility with the character of the district.
ANDO	Airport Noise Disclosure Overlay	The purpose of the ANDO Airport Noise Disclosure Overlay District (ANDO District) is to provide mechanisms for the disclosure to residential property owners in the Charlotte Douglas International Airport environs that the use and enjoyment of property located within the ANDO District is subject to over flights and noise consistent with airport operations.
MHO	Manufactured Home Overlay	The purpose of the MHO Manufactured Home Overlay District is to provide for the development of manufactured housing in select Neighborhood 1 Zoning Districts. The intent of the MHO District standards is to ensure compatibility of manufactured housing with existing residential dwellings.
HDO-S	Streetside Historic District Overlay	The purpose of the HDO-S Historic District Overlay Streetside is to provide for protection of the traditional development patterns of an area and to encourage the restoration, preservation, rehabilitation, and conservation of its historic structures, buildings, sites, and objects that are deemed to be of special significance. The focus is on maintaining an area's character and on preserving those key character-defining features of individual historic resources within the district, as viewed from the street right-of-way, excluding alleys.
NCO	Neighborhood Character Overlay	The NCO Neighborhood Character Overlay establishes regulations to preserve the existing character of a neighborhood and enhance its unique natural and architectural resources, while helping to foster compatible development within neighborhoods.
RIO	Residential Infill Overlay	The RIO Residential Infill Overlay District is intended to facilitate residential infill development in the Neighborhood 1 Zoning Districts that maintains and complements existing neighborhood pattern and scale through specific controls addressing height and dwelling unit size.
CCO	Cottage Court Overlay	A cottage court residential development allows for small lot residential development in a manner that organizes various dwelling types around a common open space, designed as a cohesive whole and maintained in shared stewardship by residents.

Cornelius

RP - Rural Preservation - Single family residential, 1 unit per 5 acres.
GR - General Residential - Single family residential, typically 2 units per acre. Minimum lot size is 20,000 square feet.
NR - Neighborhood Residential - Mixed residential development; projects greater than 3 acres may be permitted to incorporate multi-family by right provided single family residences comprise 70% of the total number of units.
NMX - Neighborhood Mixed Use - Mixed use; high-density residential homes and limited scale commercial activities.
VC - Village Center - Large scale mixed use districts.
TC - Town Center - Mixed use, high density; commercial components may exceed 15000 square feet within a single building.
HC - Highway Commercial - Commercial uses up to 30000 square feet; conditional use permit required for uses exceeding 30000 square feet.
TN - Traditional Neighborhood - Minimum development size 80 acres.
MHN - Manufactured Home Neighborhood - Minimum development size is 5 acres; maximum size is 40 acres.
IC - Industrial Campus - Light and heavy industrial campus. Minimum district size is 10 acres. Minimum lot size is 1 acre.

Davidson

VIP - Village Infill Planning Area
VCP - Village Center Planning Area
CCPA - College Campus Planning Area
LPA - Lakeshore Planning Area
RPA - Rural Planning Area
CPA - Conditional Planning Area
PUD

Town of Huntersville