

HIGHLIGHTS OF CHARLOTTE'S UNIFIED DEVELOPMENT ORDINANCE

The Unified Development Ordinance (UDO) will be a critical tool in implementing the community's vision for growth set forth in the Charlotte 2040 Comprehensive Plan. This is a city-wide effort to update and combine the regulations that guide growth and development in Charlotte into one document.

We are grateful to the UDO staff members, our consultant Camiros, the City Interdepartmental Team, and our Ordinance Advisory Committee for their feedback and discussion that have been critical in shaping this first draft.

Why Create a Unified Development Ordinance?

Charlotte's development regulations are currently found in eight separate ordinances, each one written at different times over the last 30 years. These include the: Zoning Ordinance, Subdivision Ordinance, Tree Ordinance, Chapter 19 (Streets and Sidewalks), Floodplain Regulations, Soil Erosion & Sedimentation Control Regulations, Post Construction Stormwater Regulations, and Driveway/Access Standards. Many of the standards in these ordinances are outdated and no longer support Charlotte's current development vision. The development of Charlotte's first UDO provides an opportunity to update and align the standards from these different ordinances in order to implement the vision and policies from the recently adopted Charlotte Future 2040 Comprehensive Plan, as well as other City Council adopted development policies.

Additional objectives of the user-friendly Unified Development Ordinance include:

- Consolidating all regulations related to a specific topic in one place, instead of in multiple places in different ordinances
- Making Charlotte's development regulations more user friendly by simplifying language and increasing the use of graphics and tables
- Utilizing common and updated terms, with consistent definitions throughout the UDO
- Enhancing base standards for by-right development
- Providing greater predictability in the development process

How is the Unified Development Ordinance Organized?

The new UDO consolidates all related regulations into 13 different Parts, with each Part covering a different regulatory topic. This organizational structure is designed to allow the user to go to a single location to find standards for a specific topic.

The 13 Parts are described in the following table:

PART	WHAT IS INCLUDED?
I. Ordinance Introduction	An introduction to the overall UDO, including purpose and applicability
II. Zoning Introduction	An overview of zoning districts, the zoning map, and the relationship between previous and new zoning districts
III. Neighborhood Zoning Districts	Zoning districts designed to implement the Comprehensive Plan's Neighborhood 1 and Neighborhood 2 Place Types
IV. Employment Zoning Districts	Zoning districts to implement the Campus, Commercial, Manufacturing and Logistics, and Innovation Mixed-Use Place Types
V. Centers Zoning Districts	Zoning districts to implement the Neighborhood Center, Community Activity Center, and Regional Activity Center Place Types, as well as zoning districts for Transit Oriented Development

VI. Special Purpose & Overlay Zoning Districts	Zoning for unique areas and conditions, including historic districts, neighborhood character overlays, cottage court overlays, residential infill overlays, and manufactured home parks
VII. Uses	Includes a master matrix that shows which uses are allowed in each Zoning District. Use definitions and prescribed conditions for uses are also found here.
VIII. General Development Zoning Standards	Standards that address a range of zoning items including signs, parking, landscaping and screening, open space, and bonus provisions
IX. Stormwater & Natural Resources	Regulations for drainage and stormwater, watersheds, floodplains, soil and erosion control, and tree preservation
X. Subdivision, Streets, & Other Infrastructure	Standards for the subdivision of land, transportation improvements, street network, bicycle and pedestrian facilities, driveways and access, and the provision of other infrastructure
XI. Administration	Regulations and processes for administration and enforcement of the UDO
XII. Nonconformities	
XIII. Enforcement	

How Can Community Members Learn More and Provide Feedback on the Draft Ordinance?

During the upcoming months there will be a number of in-person and virtual meetings for the community. These meetings will be great opportunities to learn more about the UDO. The UDO website – charlotteudo.org – has additional information about the ordinance and upcoming engagement opportunities. Feedback can also be provided through the UDO website or by calling 311.

What is the Schedule for the Unified Development Ordinance?

Key dates for the UDO are:

OCT 2021	MAR 2022	MAY 2022	JUNE 2022	JULY 2022
 Oct 7 First Draft Release	 March 18 First Draft Comment Period Ends	 Mid-May Second Draft Release for Public Hearing	 Public Hearing with City Council and Planning Committee*	 Third Draft Release
Late Oct Economic Impact Analysis**			 Planning Committee Recommendation	 City Council Decision

*Planning Committee members are also members of the Planning Commission