

CITY OF CHARLOTTE



This table summarizes the recommended changes for consideration by the Planning Committee of the Charlotte-Mecklenburg Planning Commission. The changes in this table include only the proposed edits to the public hearing draft that were substantive. Non-substantive changes, such as grammatical corrections, correction of misspellings, numbering within sections and of articles, updates to cross-references and illustrations, and formatting changes, will not be included in the table.

SUMMARY OF RECOMMENDED CHANGES TO PUBLIC HEARING DRAFT FOR PLANNING COMMITTEE CONSIDERATION

Summary of Recommended Changes
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Article	Page Number	Section/Table Number	Topic	Description of Change	Context/Purpose of Change
Article 1. Title, Purpose, & Applicability	1-2	1.4	Conditional Zoning District Applicability	Add text explaining what regulations are applicable for conditional zoning districts, depending on date of approval.	This addition provides clarify on development requirements not addressed on the conditional plan, such as streets and stormwater requirements.
Article 2. Rules of Construction, Abbreviations, & Definitions	2-7	2.3	General Definitions	Definition of Build-To Percentage: Increase 18" above or below grade in paragraphs 2 and 3 to an average of 24" above or below grade.	This change provides more flexibility to allow open space/outdoor dining to count toward the required built-to percentage.
Article 2. Rules of Construction, Abbreviations, & Definitions	2-7	2.3	General Definitions	Definition of Build-To Percentage: In paragraph 2, delete the words "parallel to the frontage."	This change provide more flexibility to allow open space/outdoor dining to count toward the required built-to percentage.
Article 2. Rules of Construction, Abbreviations, & Definitions	2-15	2.3	General Definitions	Add new definition for the three types of "Electric Vehicle (EV) Charging Stations": 1. EV-Capable; 2. EV-Ready; 3. EV-Installed.	This change moves definitions of EV charging facilities to the proper place in Article 2.
Article 2. Rules of Construction, Abbreviations, & Definitions	2-27	2.3	General Definitions	Add new definition: "Pedestrian - Anyone who travels on foot as well as those with disabilities who require assistive devices."	This addition defines Pedestrian so that it is inclusive of persons needing assistive mobility devices such as scooters or wheelchairs.
Article 2. Rules of Construction, Abbreviations, & Definitions	2-38	2.3	Local Streets	Revise the clause related to on-street parking for the Local Residential Wide Street and Local Office Commercial Wide Street definitions.	This revision clarifies that on-street parking is a key element of the prescribed widths for these local street types.
Article 2. Rules of Construction, Abbreviations, & Definitions	2-42	2.3	General Definitions	Remove "on-site utilities" from definition of Utilities, Above Ground Accessory Structures and create a separate definition for Utilities, On-Site.	Provide clarity for on-site utility structures such as backflow preventers.
Article 3. Zoning Districts, Zoning Map, & Frontages	3-1	3.5.B.5; 3.5.B.6; and 3.5.B.7	Frontages	Add a clause intended to specify that the applicability of frontage equivalents for Uptown Streets apply only to the zoning district standards.	This added language clarifies that frontage equivalents for Uptown Streets do not extend to the standards for subdivision, streets, and other infrastructure.
Article 3. Zoning Districts, Zoning Map, & Frontages	3-1; 3-2	Table 3-1	Zoning Districts Translation	For PED Overlay, move some text from right column into center column and added exception for PED over multi-family districts to translate to N2-C.	This change clarifies zoning translation for districts with a PED overlay.
Article 4. Neighborhood 1 Zoning Districts	4-2	4.3	Lot Standards	Change minimum lot size in the N1-D district from 4,000sf to 3,500sf.	This change more closely aligns lot standards for N1-D with current R-8 district.
Article 4. Neighborhood 1 Zoning Districts	4-3	4.3	Lot Standards	Change minimum rear setback in the N1-D district from 30' to 25'.	This change more closely aligns lot standards for N1-D with current R-8 district.
Article 4. Neighborhood 1 Zoning Districts	4-13	4.5.B.4.d	Voluntary Mixed-Income Residential Development Standards	Add at end of sentence: "unless the total affordable housing units in the development is five or fewer."	This addition allows affordable units not to be distributed throughout the development for projects with five or fewer units because this is not feasible for a small project.

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Article 4. Neighborhood 1 Zoning Districts	4-13	4.5.B.4.d	Voluntary Mixed-Income Residential Development Standards	Delete paragraph c: "Conservation residential development may not be used within a voluntary mixed-income residential development."	This deletion allows conservation residential development within a voluntary mixed-income residential development to promote the use of both.
Article 4. Neighborhood 1 Zoning Districts	4-13	4.5.A.2.a.iii	Conservation Residential Development Standards	Replace sub-paragraph iii with new language: Lots within the conservation development shall meet the requirements of the underlying zoning district with the exception of the following: (A) Minimum lot area and minimum lot width may be reduced by 50%. (B) Maximum building coverage does not apply to lots of 5,000 square feet or less in lot area.	This change clarifies which development standards of the underlying zoning district may be modified and adds flexibility by eliminating the maximum building coverage for small lots.
Article 5. Neighborhood 2 Zoning Districts	5-3	5.3.C	Building Siting Standards	Change setback for Other-Primary and Secondary frontages from 24' to 20' in N2-A district.	This change reduces frontage setbacks to increase development area.
Article 5. Neighborhood 2 Zoning Districts	5-3	5.3.C	Building Siting Standards	Change setback for 4-5 Lane Boulevard/Avenue frontage from 24' to 20' in N2-C district.	This change reduces frontage setbacks to increase development area.
Article 5. Neighborhood 2 Zoning Districts; Article 7. Campus Zoning Districts; Article 8. Manufacturing & Logistics Zoning Districts; Article 9. Innovation Mixed-Use Zoning Districts; Article 10. Neighborhood Center Zoning Districts; Article 11. Community Activity Center Zoning Districts; Article 12. Regional Activity Center Districts; Article 13. Transit Oriented Development Zoning Districts	5-3; 7-3; 8-3; 9-2; 10-2; 11-2; 12-2; 13-4	5.3.C; 7.3.B; 8.3.C; 9.3.B; 10.3.A; 11.3.A; 12.3.A; 13.3.A	Building Siting Standards	1. Change setback for Parkway from 40' to 20'. 2. Indicate that Parkway frontage setback is measured from the Right-of-Way.	The changes reduce frontage setbacks to increase development area.

Article	Page Number	Section/Table Number	Topic	Description of Change	Context/Purpose of Change
Article 5. Neighborhood 2 Zoning Districts; Article 7. Campus Zoning Districts; Article 9. Innovation Mixed-Use Zoning Districts; Article 10. Neighborhood Center Zoning Districts; Article 11. Community Activity Center Zoning Districts; Article 12. Regional Activity Center Districts; Article 13. Transit Oriented Development Zoning Districts	5-3; 7-3; 9-2; 10-2; 11-2; 12-2; 13-4	5.3.C; 7.3.B; 9.3.B; 10.3.A; 11.3.A; 12.3.A; 13.3.A	Building Siting Standards	Change setback for 6 or more Lane Avenue/Boulevard to 24' for multiple zoning districts.	This change reduces frontage setbacks to increase development area.
Article 5. Neighborhood 2 Zoning Districts; Article 6. Commercial Zoning Districts; Article 7. Campus Zoning Districts; Article 9. Innovation Mixed-Use Zoning Districts; Article 10. Neighborhood Center Zoning Districts; Article 11. Community Activity Center Zoning Districts; Article 12. Regional Activity Center Districts; Article 13. Transit Oriented Development Zoning Districts	5-13; 6-10; 7-12; 9-11; 10-11; 11-11; 12-11; 13-13	5.3.H; 6.3.G; 7.3.G; 9.3.F; 10.3.F; 11.3.F; 12.3.F; 13.3.F	Building Design Standards	Add design requirements to distinguish base of building from upper floors for buildings over 90' in height.	This change will reinsert building base design requirements that were removed from the first draft while providing greater flexibility for meeting the requirements.

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Article 5. Neighborhood 2 Zoning Districts; Article 7. Campus Zoning Districts; Article 9. Innovation Mixed-Use Zoning Districts; Article 10. Neighborhood Center Zoning Districts; Article 11. Community Activity Center Zoning Districts; Article 12. Regional Activity Center Districts; Article 13. Transit Oriented Development Zoning Districts	5-15; 7-16; 9-16; 10-15; 11-15; 12-16; 13-18	5.3.I; 7.3.H; 9.3.G; 10.3.G; 11.3.G; 12.3.G; 13.3.G	Building Material Restrictions	Add a standard saying that Exterior Insulation Finishing System (EIFS) is not allowed on the ground floor of multi-family buildings.	This change will eliminate use of this stucco-like material on the ground floor of multi-family dwellings.
Article 6. Commercial Zoning Districts	6-4	6.3.C (table)	Building Siting Standards	Footnote 3: Add "or maneuvering" after "...if no parking..."	This addition clarifies that CAC-1 frontage setback line may be used in CR and CG districts if no parking or maneuvering is located between a building and the frontage.
Article 7. Campus Zoning Districts	7-4	7.3.B (table)	Building Siting Standards	Add Footnote 5 to Campus Zoning Districts Building Siting Standards table.	This addition clarifies that CAC-1 frontage setback line may be used in the IC-1 and OFC districts if no parking or maneuvering is located between a building and the frontage.
Article 14. Special Purpose & Overlay Zoning Districts; Article 35. Ordinance Administrative Bodies; and Article 37. Amendments and Development Approvals	14-5; 35-2; 37-30; and 37-31	14.1.M.1; 14.1.M.2; 14.1.M.3; 35.3.A.2; 37.8.B.1.b; 37.8.B.4.b; and 37.8.B.6.a	Historic District Commission Appeals	Change the process for Historic District Commission appeals from being heard by the UDO Board of Adjustment to being heard by the Mecklenburg County Superior Court.	This change was requested by the Attorney's office and staff to be consistent with process for appeals to UDO Board of Adjustment decisions.
Article 14. Special Purpose & Overlay Zoning Districts	14-16	14.5.D (illustration)	Cottage Court Overlay Development Standards	Revise illustration to include potential driveways and parking areas.	This revision clarifies where driveways and parking may be located in a Cottage Court development. Does not include all possible locations.
Article 15. Use Regulations	15-2; 15-3; 15-4; 15-5; 15-6; 15-23	Table 15-1 and 15.3	Use Matrix and Use Definitions	1. Indicate in the Use Matrix which uses are permitted in the RC-1 district; 2. Eliminate Research Campus as a use type.	These changes provide greater flexibility for development in the RC-1 district.
Article 15. Use Regulations	15-16; 15-24	15.3	Use Definitions	Revise definitions of Dormitory and Single Room Occupancy (SRO) and Dormitory.	This revision clarifies the difference between SRO and rent-by-the room Dwelling, Multi-Family and Dormitory and rent-by-the-room Dwelling, Multi-Family.
Article 15. Use Regulations	15-20	15.3	Use Definitions	Change name of Marina, Commercial to Marina.	This change recognizes that not all marinas are commercial enterprises.

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Article 15. Use Regulations	15-21	15.3	Use Definitions	Add Medical/Dental Office use and Healthcare Institution (up to 25,000 square feet with overnight stay) to Office Campus use.	This addition expands types of uses permitted in an Office Campus to offer more options and greater flexibility.
Article 15. Use Regulations	15-21; 15-23	15.3	Use Definitions	Add supporting uses to use definitions for Medical Campus, Office Campus, and Religious Campus.	This change clarifies the types of supporting uses that may be included in each of these campus uses.
Article 15. Use Regulations	15-25	15.3	Use Definitions	Add farmers markets to the types of uses that may be included in Temporary Outdoor Sales.	This addition clarifies that farmers markets are permitted as a Temporary Outdoor Sales use.
Article 15. Use Regulations	15-34	15.4.II	Principal Uses Prescribed Conditions	Add a new prescribed condition for Dwelling - Townhouse to limit the maximum building length to 150 feet. This maximum building length may be increased to 400 feet if vehicular entrances to garages, including areas used for vehicular access to attached or detached garages, are located to the side or rear of the building.	Allow longer townhome buildings if parking access is to the side or rear, which is less disruptive to the streetside pedestrian environment.
Article 15. Use Regulations	15-41	15.4.NNN.1	Principal Uses Prescribed Conditions	Outdoor Storage Yard: 1. Change 30 feet to 15 feet. 2. Paragraph 1: Immediately after "...from any lot line" in the first sentence, add the following: "except where properties zoned ML-1 or ML-2 abut." 3. Paragraph 1: In the second sentence, change "...Neighborhood 1 and Neighborhood 2..." to "...Neighborhood 1 or Neighborhood 2..." 4. Paragraph 1: In the last sentence, change the last word "setback" to "separation."	These changes provide more usable area for outdoor storage in Manufacturing & Logistics districts.
Article 15. Use Regulations	15-43	15.4.RRR	Principal Uses Prescribed Conditions	Quarries: Remove paragraph 6 (hours of operation) in its entirety. Insert a prohibition on blasting on Sundays and from the hours of 7:00 p.m. to 7:00 a.m.	This change reflects need for quarry operators to provide materials for state/city road projects and necessary maintenance on a 24/7 basis and restricts blasting activities to daytime hours Monday-Saturday.
Article 15. Use Regulations	15-52	15.5.G.2	Temporary Uses Prescribed Conditions	Change the word "conducted" to "sponsored."	This change clarifies that Temporary Outdoor Sales do not have to be conducted by, only sponsored, by an institutional use in Neighborhood 1 and 2 zoning districts.
Article 16. General Development Regulations	16-7	16.4	Affordable Housing Development Allowances	Add sub-paragraphs A, B, and C to provide affordability targets.	This addition revises specific affordability targets for affordable housing development.
Article 16. General Development Regulations	16-10	Table 16-2	Design of Open Space	Add back in a standard for minimum width and length of public and common open space, and decrease from First Draft recommendation of 25 feet to 10 feet.	This change allows more open space areas, especially along frontages for outdoor seating, to count as required open space.
Article 16. General Development Regulations	16-8	16.5.A.2	Open Space Overlap	Remove "required stream buffers, and tree save areas" from the list of items that cannot overlap with on-site open space.	This change removes the items that may now be overlapped with open space.
Article 18. Architectural Features	18-4	18.3.C.1 (illustration)	Architectural Feature Additional Regulations	In Arcade, Gallery, or Colonnade illustration, add 8' dimension between building face and columns.	This addition provides clarity for required clearances in Article 18.3.C.1.c.

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Article 19. Off-Street Vehicle & Bicycle Parking	19-1	19.2.A.1.c.i	Tier 3 Parking Minimum - Reduction/Elimination	Delete "for residential dwellings" to allow this reduction or elimination for all development types.	This deletion provides flexibility in the requirement for minimum parking within 400' of a Neighborhood 1 Place Type if there is a parking permit program or strategy to reduce parking demand.
Article 19. Off-Street Vehicle & Bicycle Parking	19-2	19.2.D.3	Minimum Off-Street Parking Space Flexibilities	Change name of sub-paragraph 3 from "Existing Structures or Significant Trees" to "Existing Structures or Tree Preservation."	This change update the title to reflect UDO language on tree preservation.
Article 19. Off-Street Vehicle & Bicycle Parking	19-4	Editor's Note to Table 19-1	Vehicle Parking Requirements	Change 5th bullet to say "have been updated to reflect the first draft."	This change updates editor's note for Public Hearing Draft.
Article 19. Off-Street Vehicle & Bicycle Parking	19-5	Table 19-1	Vehicle Parking Requirements	1. Add a row for Dwelling - Townhouse and use minimum parking standards from previous draft; 2. Use Tier 1 minimum parking standards from previous draft for Dwelling - Duplex and Dwelling - Live/Work.	These changes revise minimum parking for these uses in Tier 1 districts.
Article 19. Off-Street Vehicle & Bicycle Parking	19-28	19.3.B.2	Required Electric Vehicle Charging Stations	Move the definitions of EV charging stations to Article 2.3 (General Definitions). Insert replacement language in Article 19.3.B to indicate which types of EV charging stations are required by the article.	This change provides definitions for all three types of EV charging stations. One type (EV Ready) is not required by the article but may be provided as a development bonus option.
Article 20. Landscape, Screening, & Tree Preservation	20-19; 20-25; 20-26; and 20-28	20.14.B.5; 20.15.K; 20.16.E; and 20.17.B.9	Trees	Current draft specifies: "Pruning of these trees may be allowed where a tree work permit has been issued and another requirement of the UDO or City Code requires pruning of these trees." Remove the end of the sentence after "issued." Pruning will be allowed where a tree work permit has been issued.	This adjustment clarifies that a code requirement is not a necessary condition for pruning. Those wishing to prune trees only need to get a tree work permit.
Article 20. Landscape, Screening, & Tree Preservation	20-22	Table 20-5 footnote 1	Trees	Clarify that the removal of existing trees may only be approved by the Chief Urban Forester "pursuant to the Charlotte Tree Manual's Green Area Guideline" when the tree and critical root zone are located within the buildable area where a "City-required" structure or improvement will be placed.	This change clarifies that there will be guidelines for the approval to remove trees and replant them for green area credit in the Charlotte Tree Manual.
Article 20. Landscape, Screening, & Tree Preservation	20-24	20.15.H	Trees	Remove specification that off-site mitigation requires land be accepted by a land conservation organization.	This removal clarifies that acceptance by a land conservation organization isn't required for all off-site mitigation but will be a standard in the Charlotte Tree Manual for some sites. This language is redundant.
Article 20. Landscape, Screening, & Tree Preservation	20-36	20.18.G.7	Trees	Add to the duties of the Chief Urban Forester- "7. To designate appropriate other person(s) who shall carry out the powers and duties of the Chief Urban Forester."	This change was made to align this article with other articles where the administrator duties are specified.

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Article 21. Loading Spaces & Service Areas	21-2 and 21-4	21.2.E and 21.4.B.1	Design of Required Loading Spaces Design of Required Solid Waste Service Areas	Add new second sentence to read, "The requirement for two access points may be waived if the loading vehicle is able to turn around on the site."	These changes offer flexibility for site development if service vehicles can be completely accommodated on-site during service events.
Article 21. Loading Spaces & Service Areas	21-3	21.3.A.3	Design of Required Solid Waste Service Areas	Reinstate 21.3.A.3.b and third column of Table 21-2.	This reinstatement clarifies requirements for residential recycling stations.
Article 22. Signs	22-19	22 (Article)	Nonstructural Canopy Sign Area	Correct the Nonstructural Canopy Sign graphic to reference 30%, not 25%.	This change corrects a graphic to match regulatory text.
Article 22. Signs	22-22	Table 22-3	Ground Signs Area & Height	CR Zoning District row - Second column change to 84sf and third column change to 30' in height.	B-1 & B-2 zoning districts will both translate to a CG district with the UDO. This correction keeps the permissions and intent for sign allowances along auto-oriented corridors and offers additional flexibility allowing any sign area and height up to the maximums.
Article 22. Signs	22-29	22.9.J	Painted Wall Signs	Under "Wall Signs, Painted" add "A painted wall sign is not limited to only the application of paint on the wall surface. Painted wall signs include other methods of application and/or materials, including but not limited to, tiles or screen printing."	The added language matches the "Wall Sign, Painted" definition. This change benefits users by including this language as a preface to the standards to make it clear other methods than paint can be a method of application.
Article 27. Floodplain Regulations	27-21	27.8	Floodplains	Add language to definition of flood protection elevation to clarify that the elevation shall be the Community Base Flood Elevation plus one foot, "When the new maps are issued."	This adjustment clarifies and better specifies the process of updating the flood elevation maps.
Article 30. Subdivision	30-3	30.4.C	General Subdivision Requirements	Change "Half Streets" to "Partial Streets." Change section to read: "Whenever an existing partial street is adjacent to a tract of land to be subdivided, the remaining portion of the street shall be platted within such tract. New partial streets shall meet the standards of Tables 34-2 and 34-4."	This change clarifies the plat requirements for the remaining portions of existing partial streets when the remaining portion is in a tract to be subdivided.
Article 30. Subdivision	30-7	30.7.A	Final Plat Requirements	Replace "surety" with "performance guarantee."	This change ensures Ch. 160D legislation compliance.
Article 31. Network, Cross-Access, & Driveway Regulations	31-12	31.3.D.2.d	Sight Triangles	Change "...per the Charlotte Streets Manual..." to "...per the CDOT Director..."	This change clarifies the discretionary authority and decision lay with the CDOT Director, not the Charlotte Streets Manual. A tangible decision-maker provides appeal avenues for impacted parties.

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Article 31. Network, Cross-Access, & Driveway Regulations	31-6	31.1.H	Subdivision Block and Network Design Standards	Change "Half Streets" to "Partial Streets." Change section to read: "On a lot that abuts an existing partial street with new construction of a principal building, the project shall construct the remainder of the partial street. New partial streets shall meet the standards of Tables 34-2 and 34-4."	This change clarifies the conditions under which the unimproved portions of existing partial streets must be improved and completed when abutting new development and the construction of principal structures.
Article 31. Network, Cross-Access, & Driveway Regulations	31-7	31.2.B.2	Parcels Requiring Cross-Access	Second line - Change "...collector or local street on an arterial street..." to "...collector or local street and an arterial street..."	This change corrects an illogical condition, "...collector or local street on an arterial street..." and better clarifies the condition(s) under which cross-access on corner parcels and properties abutting corner parcels is required.
Article 31. Network, Cross-Access, & Driveway Regulations	31-8	31.2.D.1	Cross-Access Easements	Replace "must" with "shall."	This change aligns with consistent usage of "shall" throughout the UDO.
Article 32. Required New Streets & Transportation Improvements	32-4	32.4.C.2.c	New CATS Bus Stops and Amenities	Add childcare centers and educational facilities to last sentence.	This change removes these uses from the exemption clause for new bus stops and amenities. These uses were previously exempted if an existing bus stop was within a 1/4 mile and on the same side of the street. Healthcare institutions, residential care facilities, and CCRCs are other uses this exemption doesn't apply to with the intent to locate more stops near potential passenger intensive uses.
Article 32. Required New Streets & Transportation Improvements	32-4 and 32-5	32.4.C.1.a.ii and 32.4.C.2.b.i	New CATS Bus Stops and Amenities Applicability New CATS Bus Stops and Amenities Thresholds	Change section to read: "The development will generate the minimum number of trips to trigger a Multimodal Assessment, per the CTR." Change section to read: "Generate the minimum number of trips to trigger a Traffic Impact Study, per the CTR."	This set of changes specifies the applicable trip generation categories and removes specific trip numbers from the UDO and relocates them to a more nimble administrative document and under the ownership of a more appropriate department (CDOT).
Article 32. Required New Streets & Transportation Improvements	32-6	32.5.C.1.a and 32.5.C.1.c	Reservations for Limited Access and Arterial Road Corridors	Correct section to read: "The appropriate agency shall have 18 months from the date of land development approval to enter into a contract to purchase the reservation area or to initiate condemnation proceedings." After "reserved" add "at any time during the reservation period."	This change greater clarifies the reservation conditions for limited access and arterial road corridors and provides an option for developers to instead opt to dedicate the corridor area at any time during the 18-month reservation period.
Article 32. Required New Streets & Transportation Improvements	32-7	32.5.F.2 and 32.5.F.3	Local Streets	Replace "private street" with "network-required private street."	This change clarifies and differentiates private aisles or drives not used to meet subdivision standards vs. private streets allowed by the SSI Administrator to satisfy network requirements for subdivision standards.

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Article 32. Required New Streets & Transportation Improvements	32-9; 32-10; 32-12; 32-13	32.7.C.1.a; 32.7.C.3.a.i; 32.7.D.1.b.i; 32.7.D.2.a.i	Curb and Gutter Streetscape	Restore struck clause "...requires installation." Restore struck clause "...requires installation." with "requires relocation." Restore struck clause "...requires installation." with "requires streetscape updates."	This series of changes clarifies that installation or relocation of curb and gutter, and installation or upgrading of streetscape, is not required merely through the requirement of a Comprehensive Transportation Review (CTR) but on the findings of such undertaken.
Article 32. Required New Streets & Transportation Improvements	32-13	32.7.D.1.b.viii	New Streetscape	Replace second 500 with 1,000.	This change aligns triggers, as much as practical, with other SSI thresholds moving from 500sf to 1,000sf thereby bringing uniformity and, in this instance, greater flexibility for expansion(s) of outdoor dining by allowing for another 500sf.
Article 33. Standards for Streets, Off-Street Public Paths, & Cross-Access	33-3	Table 33-2	Local Street Matrix	Add new paragraph under "NOTE" to read: "New partial streets shall be constructed to the standards of the required local street cross-section per this table, not including streetscape on the incomplete portion of the partial street."	This change clarifies the cross-section standards for the completion of the remaining portions of existing partial streets.
Article 33. Standards for Streets, Off-Street Public Paths, & Cross-Access	33-8	33.6	Cross-Access Standards	Strike the second sentence.	This language strike offers flexibility on how cross-access may look and be achieved on the ground between parcels.
Article 35. Ordinance Administrative Bodies	35-5	35.5.A and 35.5.B	Administrator and Directors designees	Add the phrase "including their designees" to clarify that designees of directors and administrators are also responsible for administration and enforcement of the ordinance.	This change adds text that was erroneously deleted in the second draft.
Article 35. Ordinance Administrative Bodies	37-10	37.2.M.2	Zoning Evaluation Criteria	Remove reference to "in accordance with N.C.G.S." in reference to affordable housing units for families or individuals with incomes below 80% of area income.	This deletion is recommended since area median income is not set in the North Carolina General Statutes.
Article 37. Amendments & Development Approvals	37-21	37.7.A.1.b	Permit Choice	Remove text in the definition of "Development Regulation" that implies that permit choice would apply to zoning maps.	This change clarifies that permit choice does not apply to zoning maps.