

Zoning Districts at a Glance

Neighborhood 1 • N1-A • N1-B • N1-C • N1-D • N1-E • N1-F

The Neighborhood 1 Zoning Districts respect the character and development patterns of Charlotte’s established residential neighborhoods and promote new residential neighborhood development. **These districts are intended to implement the vision for the Neighborhood 1 Place Types** shown on the Charlotte Future 2040 Policy Map.

Typical Uses in Neighborhood 1 Zoning Districts

The N1-A through N1-E Zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots. Additionally, quadraplex dwellings are allowed on arterial streets in these zoning districts when an affordable housing unit is provided within the dwelling. The N1-F Zoning District allows all dwelling types allowed in N1-A through N1-E Zoning Districts, as well as small-scale townhouse and multi-family dwellings, and is intended for application typically on arterial streets within a Neighborhood 1 Place Type. Schools, places of worship, neighborhood commercial establishments, and some institutional uses are also permitted.



Building/Lot Dimensional Standards

	N1-A	N1-B	N1-C	N1-D	N1-E	N1-F
Minimum Lot Area	10,000 sf	8,000 sf	6,000 sf	3,500 sf	3,000 sf	3,000 sf
Minimum Lot Width	70'	60'	50'	40'	30'	30' (50' for multi-family)
Minimum Front Setback*	27'	27'	17'	17'	10'	17'
Minimum Side/Rear Setback	5'/40'	5'/35'	5'/30'	5'/25'	5'/20'	5'/20'
Maximum Building Height	48'	48'	40'	40'	40'	48'

*Measured from right-of-way

Key District Standards



Minimum duplexes, triplexes, and accessory dwelling units (ADUs) may be built on any lot in an N1 zoning district as long as they meet all of the development standards, such as minimum lot width, setbacks, maximum height, etc.

For infill duplex and triplex dwellings, the sidewall height is limited to 20' or the average sidewall height of neighboring houses, whichever is greater.

N1 districts allow limited commercial uses in existing buildings, like the traditional “corner store”, that will serve the residents of the immediate neighborhood.

Minimum front building setbacks in the N1 districts are measured from the right-of-way, or property line, instead of from the future back of curb like most other zoning districts.