

## Zoning Districts at a Glance

### CAC-1 • CAC-2 (Community Activity Center 1 & 2)

The CAC-1 Zoning District is intended to accommodate areas transitioning from a more automobile-centric orientation to become more walkable and well-connected. The CAC-2 Zoning District is intended to accommodate a moderate intensity mix of uses, in a comfortable pedestrian environment 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. **These districts are intended to implement the vision for the Community Activity Center Place Types** shown on the Charlotte Future 2040 Policy Map.

### Typical Uses in Community Activity Center Zoning Districts

The Community Activity Center zoning districts permit multi-family residential development as well as a wide range of commercial, office, retail, and restaurant/bar uses, as well as schools, places of worship, and other institutional uses. These districts typically do not allow vehicle-oriented and industrial uses.



### Building/Lot Dimensional Standards

|                                | CAC-1                 | CAC-2                  |
|--------------------------------|-----------------------|------------------------|
| Typical Minimum Front Setback* | 20'-24'               |                        |
| Minimum Side/Rear Setback      | 0'-10'*               |                        |
| Minimum Building Height        | N/A                   | 24'                    |
| Maximum Building Height        | 80'/120' (with bonus) | 120'/200' (with bonus) |

\* 20' rear setback required when abutting a Neighborhood 1 Place Type

### Key District Standards



While the development standards for both CAC districts are intended to promote a well-connected mixed-use center, the CAC-2 standards require a more urban pedestrian environment.

Development in the CAC districts must provide a landscape yard when abutting a Neighborhood 1 or Neighborhood 2 Place Type.

The CAC-1 district has both minimum and maximum parking requirements, while the CAC-2 districts has a parking maximum but no minimum, reflecting its more walkable, urban character.

**10% of the site must be set aside for usable open space, 25-50% of which must be publicly accessible depending on the use of the property.**