

NOTE: This summary only highlights a few of the standards of the Campus Zoning Districts. The complete Campus zoning district requirements are found in Article 7 of the UDO.

Zoning Districts at a Glance

IC-1 • IC-2 (Institutional Campus) • **OFC** (Office Flex Campus) • **OG** (Office General) • **RC** (Research Campus)

The four Campus Zoning Districts are intended to accommodate large-scale institutional, office, governmental, educational, medical, social service, religious, and research campuses. **These districts are intended to implement the vision for the Campus Place Types** shown on the Charlotte Future 2040 Policy Map.

Typical Uses in Campus Zoning Districts

Depending on the Campus zoning district, a variety of uses are permitted. These may include office buildings, schools and colleges, large religious institutions, hospitals and medical centers, continuum of care residential developments, and government facilities. A variety of supportive uses, such as dormitories, hotels, restaurants, commercial and personal service establishments, and childcare facilities are allowed depending on the type of campus.



Building/Lot Dimensional Standards

	IC-1	IC-2	OFC	OG	RC-1
Minimum District Size	10 acres	5 acres	10 acres	N/A	5 acres
Minimum Lot Width	50'	25'	50'		25'
Maximum Building Coverage	60%	N/A	60%	N/A	N/A
Typical Minimum Front Setback*	24'-36'	16'-24'	24'-36'		16'-24'
Minimum Side/Rear Setback**	10'/20'	0'-10'/0'-20'	10'/20'		0'-10'/0'-20'
Maximum Building Height / Maximum with Bonus	50'/80'	120'/250'	50'/80'		120'/250'

* Front setback changes based on the street type on the frontage of the proposed building

** Side and rear setback increase when abutting a Neighborhood 1 Place Type.

Key District Standards



The standards for the IC-1 (Institutional Campus 1) and the OFC (Office Flex Campus) districts reflect the lower intensity form of development that is typical of these campuses.

The standards for the IC-2 (Institutional Campus 2) district are designed for a compact, densely developed, pedestrian-oriented urban environment with taller buildings.

The standards for the RC (Research Campus) district are meant to encourage pedestrian-oriented, urban mixed-use development with taller buildings.

The IC-1 and OFC campus districts have minimum parking requirements, while the IC-2 and RC districts have both minimum parking requirements and parking maximums that limit the number of spaces that may be provided with new development.