

Zoning Districts at a Glance

CG (General Commercial) • CR (Regional Commercial)

The CG General Commercial Zoning District and the CR Regional Commercial Zoning District are intended to accommodate areas of general commercial development and large-scale and/or regionally significant commercial uses in a primarily auto-oriented environment. **These districts are intended to implement the vision for the Commercial Place Types** shown on the Charlotte Future 2040 Policy Map.

Typical Uses in Commercial Zoning Districts

The Commercial zoning districts permit a wide range of commercial, office, retail, restaurant/bar, and vehicle-related uses, as well as schools, places of worship, and other institutional uses. They typically do not allow residential or heavy industrial uses.



Building/Lot Dimensional Standards

	CG	CR
Minimum Lot Width	50'	
Typical Minimum Front Setback	20', 24' or 36' depending on street frontage	
Minimum Side/Rear Setback	10' / 20'	
Maximum Building Height	50' / 65' (with bonus)	
Maximum Building Length	500'	

Key District Standards



Commercial zoning districts require 5% of the site be usable open space and, for commercial development, half of that must be available to the public.

These districts require a minimum number of parking spaces but also have a maximum number of spaces that may be provided with new development.

Commercial zoning districts are among the few districts that allow drive-throughs and vehicle fueling stations, but only with prescribed conditions.

Development in a commercial district must provide a landscape yard when abutting a Neighborhood 1 or Neighborhood 2 Place Type.