

NOTE: This summary only highlights a few of the standards of the IMU Zoning District. The complete IMU zoning district requirements are found in Article 9 of the UDO.

Zoning Districts at a Glance

IMU (Innovation Mixed-Use)

This IMU district is for areas that are typically developed as industrial areas but are transitioning to a broader mix of light industrial, artisan industrial, commercial, and moderate to high density residential uses within a more walkable environment. It encourages and accommodates the adaptive reuse of existing structures. **This district is intended to implement the vision for the Innovation Mixed-Use Place Type** shown on the Charlotte Future 2040 Policy Map.

Typical Uses in the Innovation Mixed-Use Zoning District

The Innovation Mixed-Use zoning district permits various commercial, office, retail, restaurant/bar, and light industrial uses, as well as multi-family residential, schools, places of worship, and other institutional uses. It typically does not allow vehicle-related or heavy industrial uses.



Building/Lot Dimensional Standards

	IMU
Typical Minimum Front Setback	16', 20', or 24' depending on street frontage
Minimum Side/Rear Setback	0'-10'/0'-20'
Maximum Building Height	80'/120' (with bonus)
Maximum Building Length	500'



Key District Standards

This district has requirements for ground floor transparency and building entrance design, and also for new buildings to be within 20 feet of the public sidewalk to encourage walkability and support pedestrian access.

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

Development in the IMU district must provide a landscape yard when abutting a Neighborhood 1 or Neighborhood 2 Place Type. Industrial development must provide a landscape yard when abutting most other non-residential and mixed-use districts.

IMU zoning requires a minimum number of parking spaces but also has a maximum number of spaces that may be provided with new development.