

## Zoning Districts at a Glance

### Neighborhood 2 • N2-A • N2-B • N2-C

The Neighborhood 2 Zoning Districts are intended to accommodate a mixture of moderate to high-intensity residential development types and may also serve as a transition between less intense residential development and higher-intensity mixed-use centers. **These districts are intended to implement the vision for the Neighborhood 2 Place Types** shown on the Charlotte Future 2040 Policy Map.

### Typical Uses in Neighborhood 2 Zoning Districts

The N2-A, N2-B, and N2-C Zoning Districts allow multi-family development, both attached and stacked. In the N2-A district, multi-family stacked is not allowed, but single-family, duplex, triplex, and quadraplex dwellings are permitted. Schools, places of worship, neighborhood commercial establishments, and some institutional uses are also permitted.



	N2-A	N2-B		N2-C
		Multi-Family Attached	Multi-Family Stacked	
Minimum Lot Area	3,000 sq ft *	3,000 sq ft	12,000 sq ft	N/A
Minimum Lot Width	50'	50'	80'	N/A
Typical Minimum Front Setback	16'-36'	10'-36'		5'-36'
Minimum Side/Rear Setback**	5'/20'	5'/10'		5'/10'
Maximum Building Height	48'	48'		65'/100' (with bonus)

\* Applies to multi-family attached buildings

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

### Key District Standards



The N2-A Zoning District is intended for the development of multi-family attached dwellings, as well as single-family, duplex, and triplex and quadraplex dwellings subject to the standards of the N1-E Zoning District.

The N2-B Zoning District is intended for the development of multi-family dwellings, including multi-family attached and multi-family stacked units. Single-family, duplex, triplex, and quadraplex dwellings are permitted only as a component of a multi-dwelling development, subject to the standards of the N1-E Zoning District.

The N2-C Zoning District is intended for the development of multi-family dwellings in an urban environment. This district allows building height to increase up to 100' using development bonus points earned by providing community benefits, which may include affordable housing.

**Parking:** The N2-A district has minimum parking requirements, while N2-B and N2-C have both minimum and maximum parking requirements that control the number of parking spaces provided with new development.