

**NOTE: This summary only highlights a few of the standards of the Neighborhood Center (NC) zoning district. The complete NC zoning district requirements are found in Article 10 of the UDO.**

## Zoning Districts at a Glance

### NC (Neighborhood Center)

The NC Neighborhood Center Zoning District is intended to support a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods. Both vertical and horizontal mixed-use development is encouraged. **This district is intended to implement the vision for the Neighborhood Center Place Types** shown on the Charlotte Future 2040 Policy Map.

### Typical Uses in the Neighborhood Center Zoning District

The Neighborhood Center (NC) zoning district permits multi-family residential development plus a wide range of commercial, office, retail, and restaurant/bar uses, as well as schools, places of worship, and other institutional uses. Typically, industrial development is not permitted in the NC district.



NC	
Minimum Front Setback	Typically 20'-36' depending on street frontage
Minimum Side/Rear Setback*	0'-10'/0'-20'
Maximum Building Height	65'/80' (with bonus)
Maximum Building Length	400'

\* The higher side and rear setback are required when neighboring property is in a Neighborhood 1 Place Type.

### Key District Standards



**The Neighborhood Center district is the least intense of all the mixed-use Centers zoning districts because of its proximity and relation to nearby residential neighborhoods.**

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

**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.**

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

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