

NOTE: This summary only highlights a few of the standards of the RAC, UE, and UC zoning districts. The complete zoning district requirements are found in Article 12 of the UDO.

Zoning Districts at a Glance

RAC (Regional Activity Center) **UE** (Urban Edge) **UC** (Uptown Core)

The RAC Regional Activity Center Zoning District is intended to accommodate major employment locations, cultural destinations, and mixed-use development that serves both the local and regional markets. The UE Uptown Edge Zoning District is intended to address areas of transition between the high-intensity environment of the Uptown core and adjacent smaller-scale mixed-use areas and urban neighborhoods. The UC Uptown Core Zoning District is intended to accommodate the most intense mixed-use development within the City of Charlotte. **These districts are intended to implement the vision for the Regional Activity Center Place Types** shown on the Charlotte Future 2040 Policy Map.

Typical Uses in RAC, UE, and UC Zoning Districts

A wide variety of uses are permitted in each of these districts. These may include multi-family residential development as well as a wide range of commercial, office, retail, and restaurant/bar uses, as well as schools, places of worship, and other institutional uses. These districts typically do not allow vehicle-oriented and industrial uses.



Building/Lot Dimensional Standards

	RAC	UE	UC
Typical Minimum Front Setback		16'-36'	
Minimum Side/Rear Setback		0'-10'*	
Minimum Building Height	40'	24'	40'
Maximum Building Height/ Height with Bonus	150'/275'	150'/300'	Unlimited

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

Key District Standards



RAC, UE, and UC districts all have requirements for ground floor transparency, building entrance design, and also that new buildings must be within 20 feet for RAC and UE and 10 feet for UC of the public sidewalk to encourage walkability and support pedestrian access.

None of these districts have minimum parking requirements (with a few exceptions), but all have parking maximums which limit the amount of parking spaces that may be provided with new development.

Parking may not be located between the building and the street. Structured parking is encouraged but not required.

Development in the RAC and UE districts must provide a landscape yard when abutting a Neighborhood 1 or Neighborhood 2 Place Type. The UC district has no requirement for a landscape yard, as it would not typically be used adjacent to a Neighborhood 1 or 2 Place Type.