



► January 06, 2026 & January 08, 2026

# Virtual Information Session

## Proposed UDO Text Amendment

# Agenda

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- ▶ **Text Amendment #2025-118 Overview**
- ▶ **Highlights**
- ▶ **Updates to Zoning District & Use Standards**
- ▶ **Updates to General Development Standards**
- ▶ **Schedule/Engagement**
- ▶ **Resources**
- ▶ **Questions and Discussion**

# Text Amendment #2025-118 Overview

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CITY OF CHARLOTTE



UNIFIED DEVELOPMENT ORDINANCE

ADOPTED BY THE CHARLOTTE CITY COUNCIL ON AUGUST 22, 2022  
EFFECTIVE DATE: JUNE 01, 2023

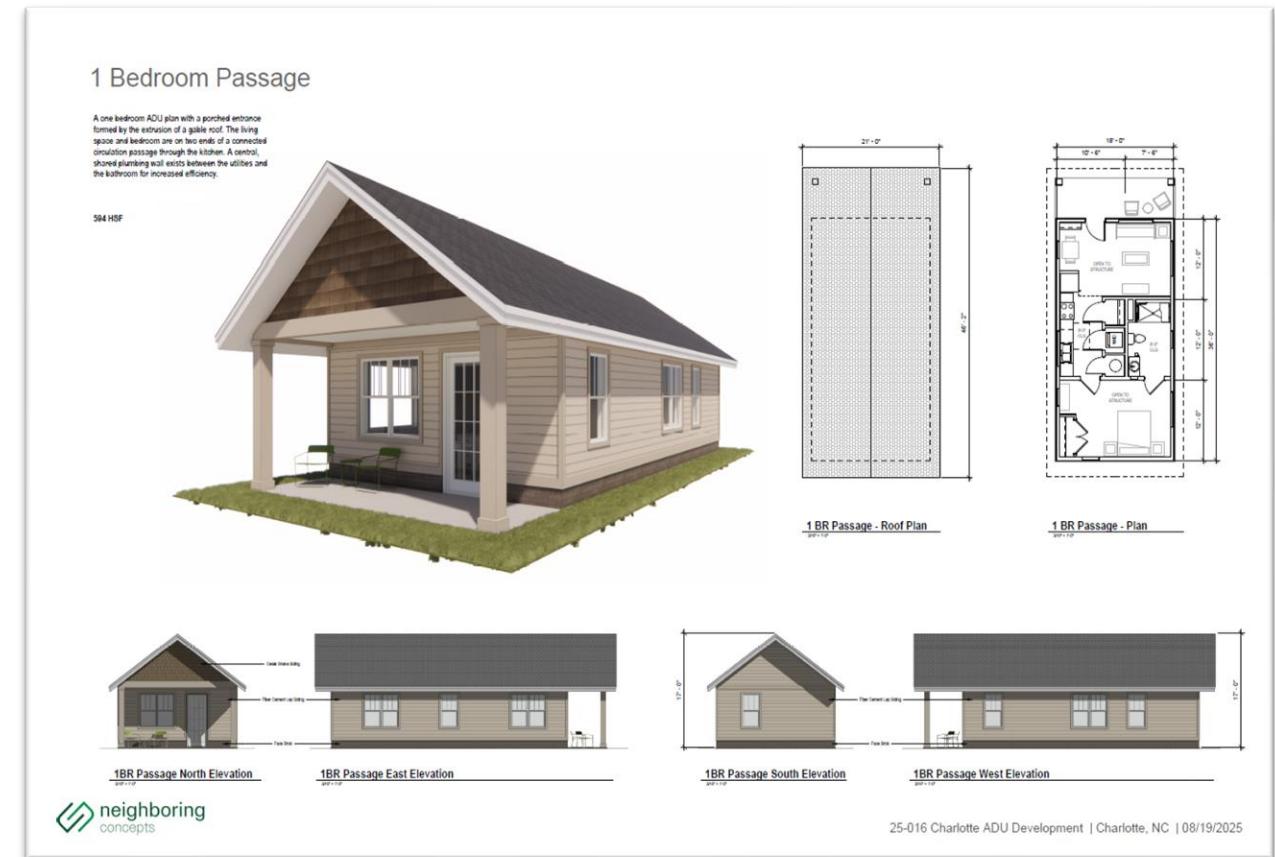
*Amended June 16, 2025*

- RZ# 2025-118 Originally Filed: **10/16/2025**
  - Update Filed: **12/15/2025**
- Addresses **multiple items** identified by stakeholders and staff
- Virtual **Community Engagement** Sessions: January 06 and January 08, 2026
- **Public Hearing:** Tuesday, January 20, 2026

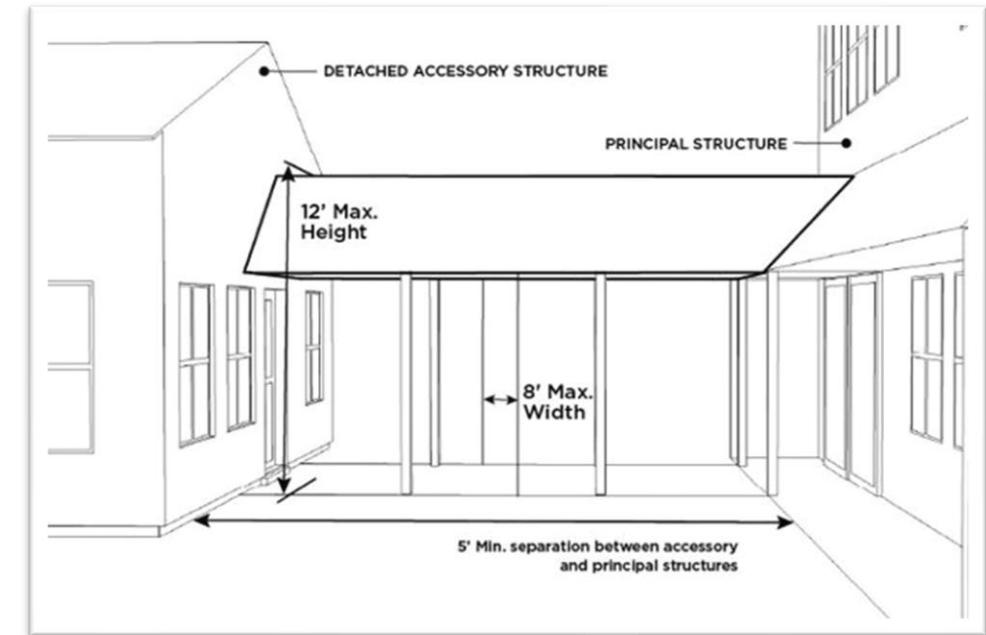
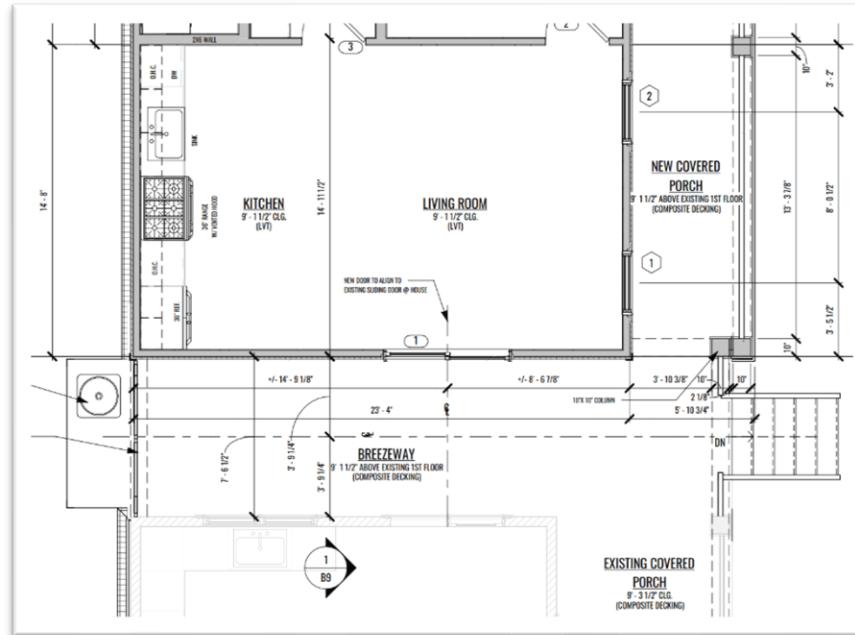
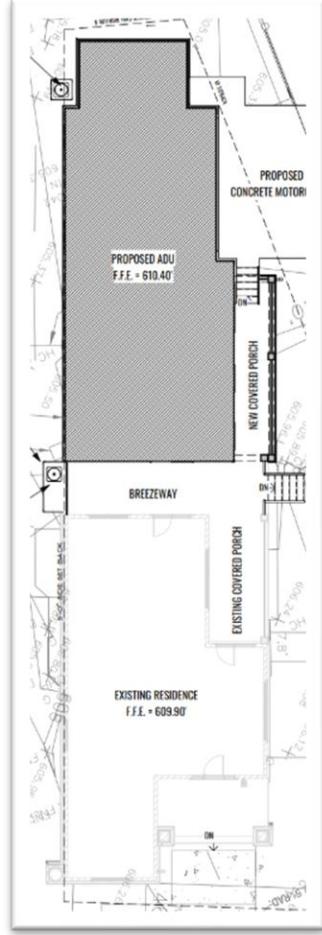
# Highlight: Accessory Dwelling Units (ADUs)



The heated floor area of the ADU shall not exceed 600 square feet or shall have a total floor area no greater than 70% 50% of the total floor area of the principal residential use, whichever is greater. However, in no case shall the ADU exceed 1,000 heated square feet.



# Highlight: Breezeways



# Highlight: Outdoor Markets



- ▶ Allow Outdoor Markets by-right in the ML-1, ML-2, IC-1, IC-2, OFC, and OG Zoning Districts
- ▶ Improves food access in areas of Charlotte that struggle with access to fresh, healthy foods

# Neighborhood Commercial Establishments

## ► Neighborhood Commercial Establishment

Select commercial uses located within a residential neighborhood to serve the surrounding residents.



### Includes:

- ✓ Adult care center
- ✓ Animal care facility (no outdoor component)
- ✓ Art gallery, arts or fitness studio
- ✓ Childcare center
- ✓ Medical/dental office
- ✓ Personal service establishment
- ✓ Restaurant/bar (no alcohol in N1)
- ✓ Retail goods establishment
- ✓ Specialty food service

# Preview of Change: Neighborhood Commercial Establishments

## Amendment Preview: Use Matrix

Single Room Occupancy (SRO) Commercial Uses	N1-A	N1-B	N1-C	N1-D	N1-E	N1-F	PC	PC	PC
Adult Electronic Gaming Establishment									
Adult Use									
Amusement Facility – Indoor									
Amusement Facility – Outdoor									
Animal Care Facility	PC	PC	PC	PC	PC	PC	PC	PC	PC
Animal Shelter									
Art Gallery	PC	PC	PC	PC	PC	PC	PC	PC	PC
Arts or Fitness Studio	PC	PC	PC	PC	PC	PC	PC	PC	PC
Auction Sales									
Bed and Breakfast	PC	PC	PC	PC	PC	PC	PC	PC	PC
Boarding Facility – No Animals									

## Amendment Preview: Prescribed Conditions

### Arts Gallery

1. In a Neighborhood 1 or Neighborhood 2 zoning district an art gallery is only permitted as a Neighborhood Commercial Establishment per the prescribed conditions for that use.

## Existing Prescribed Conditions for NCE's

- ✓ Allowed within existing structures that are nonresidential in their original construction and/or current use as of June 1, 2023
- ✓ Allowed in N2 on ground floor of multi-family stacked
- ✓ Allowed in N2 as free-standing on corner lots, limited to 9,000 sq ft and 48 ft height
- ✓ Must maintain existing parking
- ✓ Prohibits accessory drive-throughs
- ✓ Allows outdoor seating but prohibits outdoor storage and outdoor entertainment

# Highlight: Solid Waste

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## Concern:

Residential developments consisting of duplexes, triplexes, and quadplexes that do not qualify for City-provided roll-out cart services typically pursue private hauler roll-out cart service, however, the developer is still required to construct the large waste container and recycling station areas which may impact developable area.



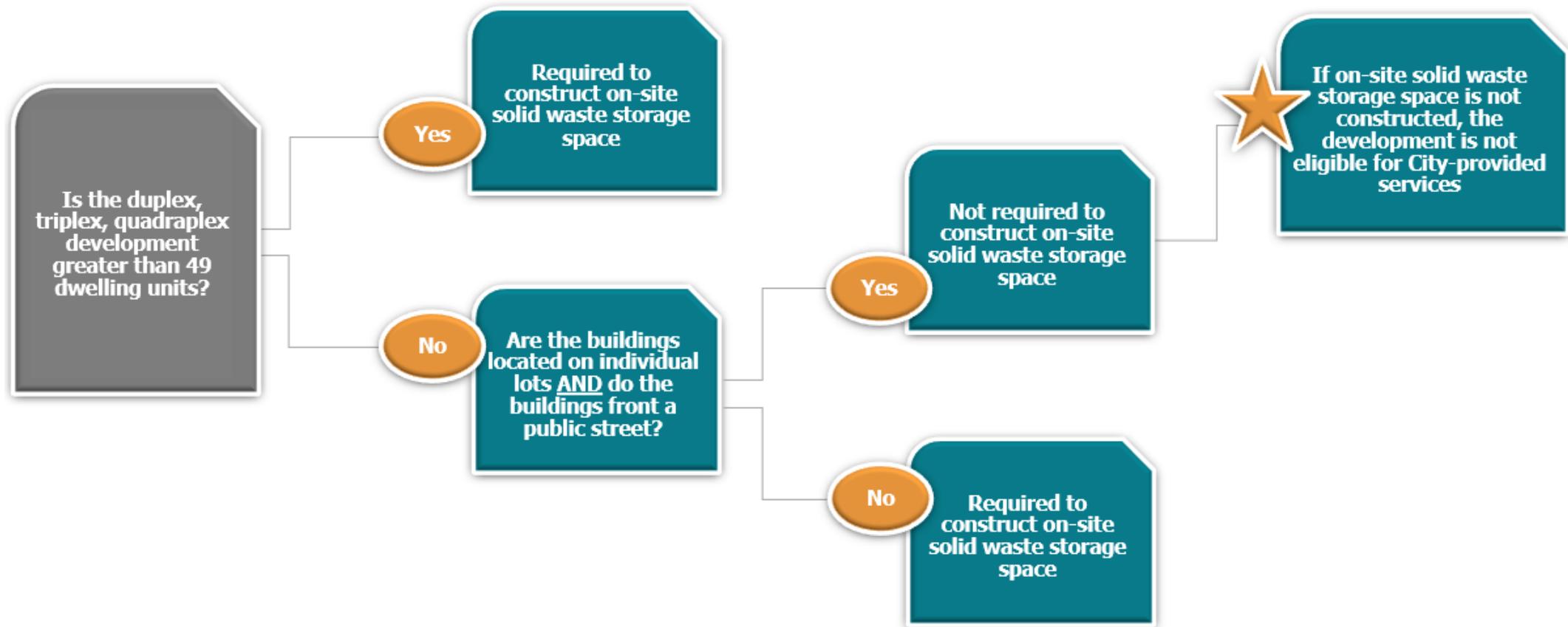
# Solid Waste

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In partnership with Solid Waste staff, requirements have been updated to provide more clarity and guidance on how/when to provide solid waste services for residential development.

- Adds language to provide clear guidance and flexibility for **planning solid waste services for duplex, triplex, and quadraplex developments.**
- Adjusts the on-site space standard for large waste containers from an eight cubic yard dumpster to a square footage standard.
- Requires on-site space for waste and recycling to be co-located unless site constraints make it infeasible as determined by City staff.

# Solid Waste



# Highlight: House Bill 926 Update

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## ► **Regulatory Reform Act of 2025**

- Passed by the North Carolina General Assembly September 24, 2025
- Became law effective October 06, 2025

## ► **Bill prohibits waiting periods for refiling development applications, including rezoning petitions**

- Mandates striking the Effect of Denial language at Section 37.2.R.2 of the UDO

### **2.—Effect of Denial**

**a.**—A petition for a zoning map amendment for a property that has been denied, in whole or in part, or approved to a zoning district other than the one originally requested, shall not be resubmitted within two years of the date of the City Council's action on the original petition, except as permitted in item b below. This section shall not apply to rezoning petitions initiated by someone other than the property owner or authorized agent.

**b.**—The City Council may, by a majority vote, allow resubmission of a zoning map amendment petition within the two-year time frame if it determines that since the date of action on the prior petition, one or more

# Zoning District, Use, and General Development Standards



- ▶ Flexibility in ground floor transparency requirements for modular buildings typically used by schools and Places of Worship.
- ▶ Updates prescribed conditions (PCs) for "Vehicle Repair Facility: Major" and "Vehicle Repair Facility: Minor" to address Code Enforcement challenges with vehicle towing and collision services.
- ▶ Clarifies setbacks from new wireless telecommunications infrastructure.
- ▶ Specifies fences/walls placed within the right-of-way require a certification or encroachment agreement.

# Zoning District, Use, and General Development Standards

- ▶ Creates flexibility for maximum driveway widths to ease conflicts between City and NCDOT driveway standards on state-maintained roads.
- ▶ Provides guidance for internal coordination between City departments and agencies when determining required loading space placement and/or solid waste collection.
- ▶ Updates notice requirements for floodplain regulations.
- ▶ Offers additional flexibility for design standards for large healthcare institutions and parking structures.



# Schedule and Engagement

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## Schedule

Text amendment filed      October 15, 2025

Text amendment updated      December 15, 2025

TPD Update      January 05, 2026

Community Virtual Information Sessions      January 06 & January 08, 2026

Public Hearing      January 20, 2026

Zoning Committee      February 03, 2026

City Council Decision      February 16, 2026

## Engagement

UAC      October 08, 2025 – Breezeways, NCEs, Trees, ACRB

November 13, 2025 – Solid Waste and ADUs

Community Virtual Information Sessions      January 06 & January 08, 2026



## UDO TEXT AMENDMENTS

In keeping with the intention of maintaining the UDO as a "living" document, it will continue to be updated and modified through text amendments, even after its adoption.

### LATEST UPDATES:

#### Fall 2025 UDO Maintenance Text Amendment

December 15, 2025: Staff filed an amended text amendment for petition #2025-118 originally filed on October 15, 2025. This petition is a maintenance text amendment to the Unified Development Ordinance (UDO) and it proposes changes to 25 of the 39 UDO articles. There are additional proposed changes to five of the included articles since the original filing.

What does this amendment do? This text amendment provides greater clarity, updates definitions, updates graphics, adjusts use permissions and prescribed conditions, makes some changes and additions to development standards, updates administrative process language, and corrects scrivener's errors.

[Read the Amended Proposed Text Amendment](#) →  
(Updated December 15, 2025)

[Read the Updated Summary of Proposed Changes](#) →  
(Updated December 15, 2025)

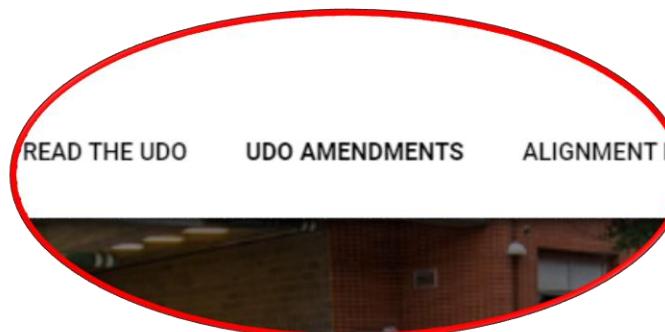
[Register for the January 06 \(noon – 1 p.m.\)](#) →  
Virtual Information Session

[Register for the January 08 \(6 – 7 p.m.\)](#) →  
Virtual Information Session

Why was this proposed? The UDO went into effect on June 01, 2023. Periodic updates are required to maintain the UDO as a "living document." Staff has identified changes to improve the ordinance for users and to better align with desired outcomes. This proposed text amendment includes many of those identified changes.

Where can I read what is proposed? In this proposed text amendment, the red underlined text shows added wording, and the red strike-through text shows deleted wording. Red underlined text or red strike-through text with yellow highlighting indicates changes made since the original filing on

<https://charlotteudo.org>



[READ THE UDO](#) [UDO AMENDMENTS](#) [ALIGNMENT](#)

Visit the "UDO Amendments" page of the UDO website for:

- The complete **redlined** text amendment showing all proposed changes
- A companion document summarizing all proposed changes
- Registration links for January 06 and January 08 Virtual Engagement Sessions

# Questions and Discussion