

COMMERCIAL



Mostly **auto-oriented** places that accommodate people traveling from one place to another, typically by car. Primarily **retail and office uses** with hotels and larger offices located at interstate interchanges.

CAMPUS



Campuses provide places for **office, healthcare, education, religious or similar institutions/organizations** that require a significant amount of space for various activities. Campuses usually have a **specific use** and are **distinct from their surroundings**.

GENERAL INDUSTRIAL



Higher intensity uses that are major **economic and employment drivers**, including manufacturing, waste processing, power generation, junk and scrap metal yards and other similar uses. Many uses require space for outdoor storage, parking and maneuvering for equipment, loading and warehousing, and should be **buffered from surrounding areas**.

LIGHT INDUSTRIAL MIXED-USE



Lower intensity **industrial and employment uses**, including office, research, light manufacturing, warehousing, distribution and **can include residential and more creative uses** such as art studios and breweries.

NEIGHBORHOOD CENTER



The smallest type of center, a **mixed use place** that offers higher intensity residential uses and **neighborhood services**, like a grocery store, offices and institutional uses that serve the immediate area.

COMMUNITY ACTIVITY CENTER



Smaller **commercial and civic areas** that provide services for the surrounding area in low to mid-rise buildings. Today these place are single use **shopping centers**, but over time it is expected that these places will develop or experience infill and support a greater **mix of uses** due to their high level of accessibility from multiple neighborhoods.

GENERAL INDUSTRIAL

GOALS: Contribute to Charlotte's **economic viability and the economic mobility** of its residents by accommodating places of employment for manufacturing, processing, assembly, storage, and distribution of goods and services

LAND USE: Manufacturing, warehousing and distribution, waste processing, power generation, junk/scrap yards; limited restaurant, retail, and personal uses to serve workers are appropriate

CHARACTER: Typically **large scale, low-rise industrial or warehouse buildings**; parcels are often large with a transition to adjacent uses

TRANSPORTATION: Accessible by arterials, interstates, and freight rail; **truck traffic** will use routes that do not impact neighborhoods; **streets still provide safe access for all modes**

CAMPUS

GOALS: Provide a place for **large civic, multi-building institutions**, such as educational, religious, or health institutions, or for a concentration of office uses, in a unified site

LAND USE: Primary: offices, classrooms, hospital facilities, and places of assembly

Secondary: residences, retail, hotels, restaurants/dining facilities, sports facilities, labs, and galleries

CHARACTER: Suburban: **low- to mid-rise office/civic buildings**, urban may include **high-rise buildings**; campuses may be on one large site or multiple adjacent sites that create a unified appearance

TRANSPORTATION: Typically located along an arterial with an **internal network that encourages walking and bicycling**; campuses located in urban locations have a denser street network

COMMERCIAL

GOALS: Provides locations for **single-use goods/services** in locations readily accessible by car

LAND USE: Commercial shopping centers, standalone retail, service stations, hotels, and restaurants

CHARACTER: Typically **low-rise structures**, sites promote better functioning urban form along frontages by providing **a public realm that balances car and pedestrian** design elements

TRANSPORTATION: Typically along high volume arterials, limited access roadways, and near interstate interchanges; streets are designed to **accommodate safe and comfortable travel by all modes**; cross-access between adjoining sites limits the number of driveways

COMMUNITY ACTIVITY CENTER

GOALS: Provide a concentration of primarily **commercial and residential** activity in a **well-connected, walkable place** located within a 10-15 minute drive of surrounding neighborhoods

LAND USE: Retail, restaurant/entertainment, and personal service; some multi-family and office also acceptable, particularly in station areas

CHARACTER: Mostly **mid-rise buildings**; connected by a **comfortable walking environment**; while some buildings are single use, many are **vertically integrated mixed-use**

TRANSPORTATION: Typically located at or near key intersections or on Arterials; the **Local network is dense, with many pedestrian crossings**; easy access to neighborhoods helps reduce trip lengths and encourages transit, walking, or bicycling

NEIGHBORHOOD CENTER

GOALS: Provide a **pedestrian-friendly focal point of neighborhood activity** where nearby residents can access **daily shopping needs and services** within a 5-10 minute walk or a short drive

LAND USE: A mix of retail, restaurant, personal service, institutional, multi-family, and office uses

CHARACTER: Generally urban, buildings are located and designed to support pedestrian access; buildings are typically **low-rise commercial, residential, civic/institutional, or mixed-use**

TRANSPORTATION: Accessible from nearby neighborhoods to **encourage walking and cycling**, and support the concept of a complete neighborhood; the Local street network is **well-connected, designed for slow traffic**, and includes good pedestrian facilities

LIGHT INDUSTRIAL MIXED-USE

GOALS: Contribute to Charlotte's economic viability by providing places where people **work, create, and live in an urban environment**

LAND USE: Office, research, studios, light manufacturing, showrooms, hotels, and multi-family residential; secondary uses include retail, personal services, restaurants, and bars

CHARACTER: Generally urban; development may have **vertically integrated uses**; however, many buildings are **low-rise, single use**; **adaptively re-used buildings** are predominant

TRANSPORTATION: Accessible by arterials, interstates, and freight rail; streets **serve all modes while accommodating trucks** along primary arterials; truck traffic will use routes that do not impact neighborhoods or open spaces

PARKS AND PRESERVES



Parks include **play grounds, sports fields, pavilions , recreation facilities**, and other uses that allow people to gather and play. Preserves are intended to remain passive, including those that are to be protected and conserved for the foreseeable future. These include **wildlife refuges, and nature preserves with some passive amenities and activities**.

REGIONAL ACTIVITY CENTER



The largest centers of activity outside of Uptown, with a **walkable and diverse mix of uses** that serve the region. Buildings are mid to high-rise, **tapering down towards the neighborhoods**. They provide a mix of residential, office, retail, civic and open space uses.

NEIGHBORHOOD 3



A **multi-family residential** area that includes housing choices such as **apartments and condominiums and neighborhood services**, like grocery stores, offices, and institutional uses.

NEIGHBORHOOD 2



Attached, **moderate intensity housing** types, with more housing choice at a variety of prices. Main building types include **townhomes, house courts, and quadplexes**. Includes schools, parks, and other civic uses.

NEIGHBORHOOD 1



Predominantly **single family residential neighborhoods** with detached housing types. Other uses include **civic and institutional uses** and services like schools and parks.

REGIONAL ACTIVITY CENTER

GOALS: Provide major **employment locations and cultural destinations** for residents from throughout the Charlotte region

LAND USE: Typically **vertically-mixed**, includes office, multi-family, retail, restaurant and entertainment, personal service, and institutional

CHARACTER: Most intensely developed, with mostly **mid- to high-rise buildings**; vibrant, urban, and **highly transit- and pedestrian-oriented**

TRANSPORTATION: A “park once” environment, that **encourages other modes** within the center; the network is well-connected, with **small blocks and highly walkable connections**; easy access between centers and neighborhoods reduce trip lengths and encourage transit, walking, or bicycling; Arterials provide for safe travel

PARKS AND PRESERVES

GOALS: Protect land that is intended to remain as **parks or natural preserves** in perpetuity; contribute to the quality of life of residents and visitors by providing places to **gather and recreate**, and further the **environmental quality** of ecosystems

LAND USE: Larger public parks, cemeteries, wildlife refuges, nature preserves, and recreational centers and facilities with some commercial

CHARACTER: Includes **natural areas, green spaces, and active uses**; structures are typically limited and support on-site activities and/or civic uses with minimal impact to sensitive environmental features

TRANSPORTATION: Easily accessible from all places and along all street types; streets encourage **safe access by all modes**; the internal network consists of paths or driveways/low-speed Local streets

NEIGHBORHOOD 1

GOALS: Provide places for traditional neighborhoods where single family homes are the predominant use.

LAND USE: **Single family detached homes** are the primary use; duplexes, parks, religious institutions, and civic uses are sometimes found on Local streets

CHARACTER: Characterized by a **uniform building rhythm** and pattern; the predominant building type is a **low-rise residential** structure; many of the neighborhoods have **unifying characteristics** that have been maintained

TRANSPORTATION: A **well-connected** network provides safe and direct access; this local street network helps disperse vehicular traffic and allows residents to **walk or bike to destinations**; arterial streets also support **walking, cycling, and transit**

NEIGHBORHOOD 2

GOALS: Provide places for **traditional neighborhoods** with a mix of lower intensity housing types, where single family housing is still the predominant use. Typically has **smaller lot widths and a greater mix of housing types** than Neighborhood 1.

LAND USE: **Single family detached homes; duplexes; triplexes and quadraplexes**; as well as civic uses such as parks, religious institutions, and neighborhood scaled schools

CHARACTER: Characterized by a **uniform building rhythm** and pattern; the predominant building type is a **low-rise residential** structure

TRANSPORTATION: A very **well-connected** network provides safe and direct access; allows residents to **walk or bike to destinations**; **alleys** are common; arterial streets support **walking, cycling, and transit**

NEIGHBORHOOD 3

GOALS: Provide a range of **moderate to higher intensity housing types**, including apartment and condominium buildings, to meet the needs of a diverse population. Typically **located adjacent to centers and is a transition** to lower intensity Types.

LAND USE: The primary use is **multi-family residential**; some buildings include **ground floor non-residential uses**; also includes **civic uses**

CHARACTER: Buildings are typically **low- to mid-rise multi-family residential** structures; includes **larger scale** residential buildings; buildings typically include **shared community amenities**

TRANSPORTATION: **Very well-connected and dense** network with short blocks; provides multiple options to better accommodate **walking, cycling, and transit** use on local and arterial streets