

**400 CLEMENT, LLC, PETITIONER
REZONING PETITION NO. 2023-053
DEVELOPMENT STANDARDS
September 20, 2023**

Development Data Table

--Acreage:	± 0.138 acres
--Tax Parcel No.:	127-031-01 (the "Site")
--Existing Zoning:	N1-C
--Proposed Zoning:	NC (Neighborhood Center) Conditional
--Existing Uses:	Office
--Proposed/Permitted Uses:	Office Uses and/or Dwelling – Live Work

- A. **Zoning District/Ordinance.** The development and use of the Site will be governed by the applicable provisions of the City of Charlotte Unified Development Ordinance (the "**Ordinance**"). Unless these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NC zoning district shall govern the development and use of the Site.
- B. **Permitted Uses.** The Site may only be devoted to the uses set out below, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NC zoning district.
- (1) Dwelling – Live Work. A maximum of two Dwelling-Live Work units may be located on the Site.
- (2) Office uses.
- C. **Existing Buildings.** The existing principal building located on the Site shall be preserved and remain in place, and the existing principal building may only be devoted to the uses set out above in paragraph B. The existing principal building shall not be expanded in size, however, exterior and interior repairs, maintenance, improvements, renovations, up-fits, remodeling and other modifications may be made to the existing principal building. The existing accessory structure (garage) located on the Site shall not be expanded in size, however, exterior repairs, maintenance, improvements, renovations, remodeling and other modifications may be made to the existing accessory structure.
- D. **No Additional Buildings.** No new or additional principal buildings or accessory structures may be constructed on the Site.
- E. **Demolition of the Existing Buildings.** The demolition of the existing principal building located on the Site and/or the redevelopment of the Site with a new building or buildings

shall require a rezoning of the Site. The demolition of the existing accessory structure located on the Site shall not require a rezoning of the Site.