

**400 CLEMENT, LLC, PETITIONER  
REZONING PETITION NO. 2023-\_\_\_\_  
DEVELOPMENT STANDARDS  
February 23, 2023**

**Development Data Table**

<b>--Acreage:</b>	± 0.307 acres
<b>--Tax Parcel Nos.:</b>	127-031-01 and 127-031-28 (the "Site")
<b>--Existing Zoning:</b>	N1-C
<b>--Proposed Zoning:</b>	NC (Neighborhood Center) Conditional
<b>--Existing Uses:</b>	Office
<b>--Proposed/Permitted Uses:</b>	Dwelling – Live Work and/or Office Uses

- 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.
- (2) Office uses.
- C. **Existing Buildings.** The two existing principal buildings located on the Site shall be preserved and remain in place, and the existing principal buildings may only be devoted to the uses set out above in paragraph B. The existing principal buildings 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 buildings. The existing accessory structure (garage) located on the Site shall not be expanded in size, however, exterior repairs, maintenance, improvements and renovations 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 an existing principal building located on the Site and/or the redevelopment of the Site with new 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.