

Rezoning Website Glossary

- **Accessory structure or use** – A use or structure that is customarily or typically subordinate to and serves a principal use or structure; is clearly subordinate in area, extent, or purpose to the principal use or structure served; and is located on the same lot as the principal use or structure.
- **Agent** – Any person, firm or corporation who represents the owner or the property in any particular case, application, or petition.
- **Amendment** – Any change to the text of these regulations or the official zoning maps by the City Council or administrative change pursuant to Section 6.206 of the City of Charlotte Zoning Ordinance.
- **Conditional rezoning** – A request to change the classification of a parcel from one zoning district to another, subject to additional conditions to help a development mitigate potential negative impacts and/or enhance the project and its compatibility with the neighboring area.
 - **Major** – conditional rezoning (site plan required) with project acreage that is more than 10 acres and generates more than 2,500 vehicle trips per day (traffic study required).
 - **Minor** - conditional rezoning (site plan required) with project acreage that is less than 10 acres and generates less than 2,500 vehicle trips per day (no traffic study required).
- **Conventional rezoning** – A change of zoning classification without additional requirements.
- **Density** – The number of residential dwelling units per acre of land.
- **Frontage** – The part of the lot and/or building façade that faces a public or private street or space, such as but not limited to, an open space, public path, or transit corridor.
- **Mixed-use Districts** – Zoning districts allowing residential and non-residential uses on site or in a building.
- **Overlay Districts** - Districts such as Historic Districts, Watershed Districts, and Pedestrian. Overlay Districts may grant additional use or development requirements upon the underlying zoning districts.
- **Rezoning Petition** – A request for a change in zoning district.
- **Petitioner** – The party applying for a change in zoning district or other approval required these regulations.
- **Planning Commission** - Composed of 14 members (2 appointed by the Mayor, 5 appointed by City Council, 7 appointed by County Commission – including 2 nominated by the Board of Education). Its primary responsibility is to advise council on short and long-range land use and design plans and general planning matters, including land use, zoning, land development, transportation/transit, economic development and community facilities. The Planning Commission primarily conducts its business in two committees: The Planning Committee and the Zoning Committee.
- **Project Area** – Any area of land, and/or water regardless of the number of individual parcels contained therein on which development is proposed under zoning regulations.
- **Rezoning Public hearing** – An open gathering or meeting of officials, citizens and other interested parties, in which persons are allotted time to comment on a rezoning petition.
- **Rear Yard** – The minimum distance required by the zoning ordinance between the rear of a principal building or structure and the lot line farthest from the street fronting the lot as measured parallel to the rear lot line, projected to the side lines of the lot on which the building or structure is located.

- **Rezoning** - Rezoning is the act of amending the official zoning map to allow a change in zoning classification. When owners want to develop or use their property in ways that do not conform to their current zoning regulations, they must apply for a change to their zoning classification.
- **Setback** – The minimum distance by which a building, structure, or use must be separated from either 1) the street right-of-way or 2) the back of curb (existing or future) based on the street type a parcel abuts and/or the zoning designation.
- **Side yard** – The minimum distance required by the zoning ordinance between the side lot line and the side building line, extending from the setback to the rear yard.
- **Site plan** – A plan, prepared to scale, showing accurately all information required by regulations with respect to the development proposal.
- **Text Amendments** – A change in the text of the City of Charlotte Zoning Ordinance.
- **Vested Right** - Per North Carolina General Statutes, a right to undertake and complete the development and use of property under the requirements and conditions of an approved development plan.
- **Zoning** – Regulations that govern what uses, activities and building types are allowed in different areas. Zoning districts are created to attract certain types of development such as single-family homes, offices, neighborhood business, general industry and institutions like schools and hospitals.
- **Zoning Districts** – Refers to base or underlying zoning districts, overlay districts, and conditional districts.