



► January 05, 2026

UDO Text Amendment Update

RZP 2025-118

Transportation, Planning and Development Committee

UDO Text Amendment Update

Council Priority Alignment

- ▶ Transportation and Planning

Purpose

- ▶ Information only

Key Takeaways

- ▶ An overview of the Text Amendment filed October 15 and updated on December 15

UDO Text Amendment Update

Previous Council Communication

- ▶ **No formal previous presentation on this amendment**

Future Council Action

- ▶ **January 20, 2026: Public Hearing**
- ▶ **February 16, 2026: Council Decision**

Agenda

- ▶ **Text Amendment 2025-118 Overview**
- ▶ **Highlights**
- ▶ **Schedule/Engagement**
- ▶ **Next Steps**
- ▶ **Questions and Discussion**

Text Amendment 2025-118 Overview

CITY OF CHARLOTTE



UNIFIED DEVELOPMENT ORDINANCE

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

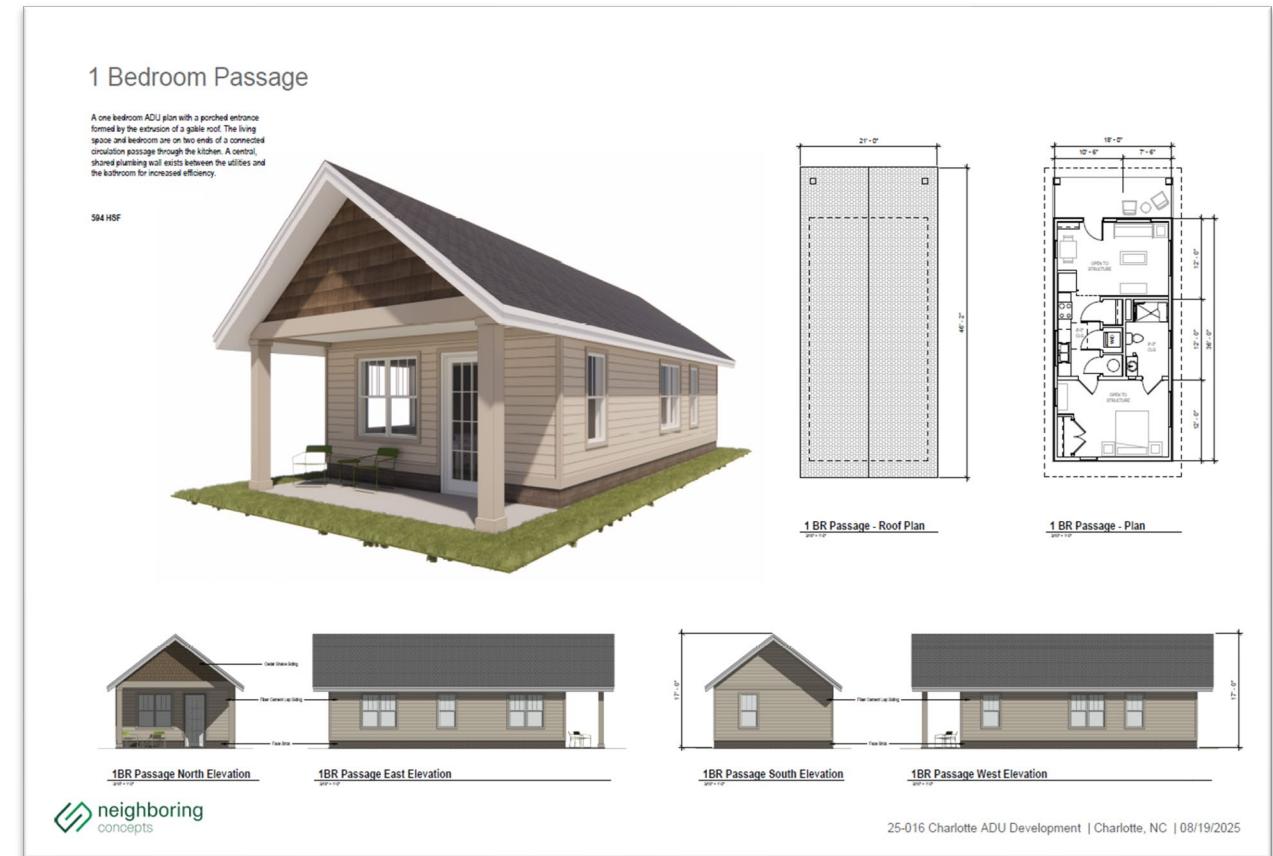
Amended June 16, 2025

- RZP 2025-118 Originally Filed: **10/16/2025**
 - Update Filed: **12/15/2025**
- Addresses **multiple items** identified by stakeholders and staff
- Engagement with UDO Advisory Committee (UAC) on 10/8/25 & 11/13/25
- Virtual **Community Engagement** Sessions: January 06 and January 08, 2026
- **Public Hearing:** January 20, 2026

Highlight: Accessory Dwelling Units



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: Outdoor Markets



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

Highlight: Proposed Tree Protection Changes

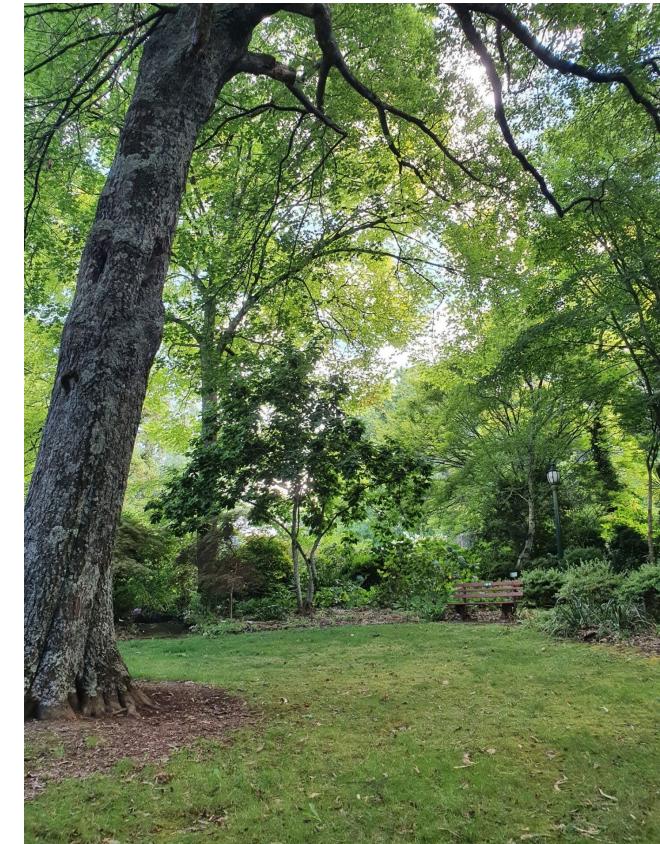
To clarify and encourage retention for high-quality trees, and to increase flexibility for enforcement the following changes were made:

► **Green Area – Section 20.15 & Table 20-5**

- Clarifying edits related to high-quality tree incentives

► **Enforcement – Section 39.2**

- Proposed addition allowing increased flexibility & options related to tree protection enforcement



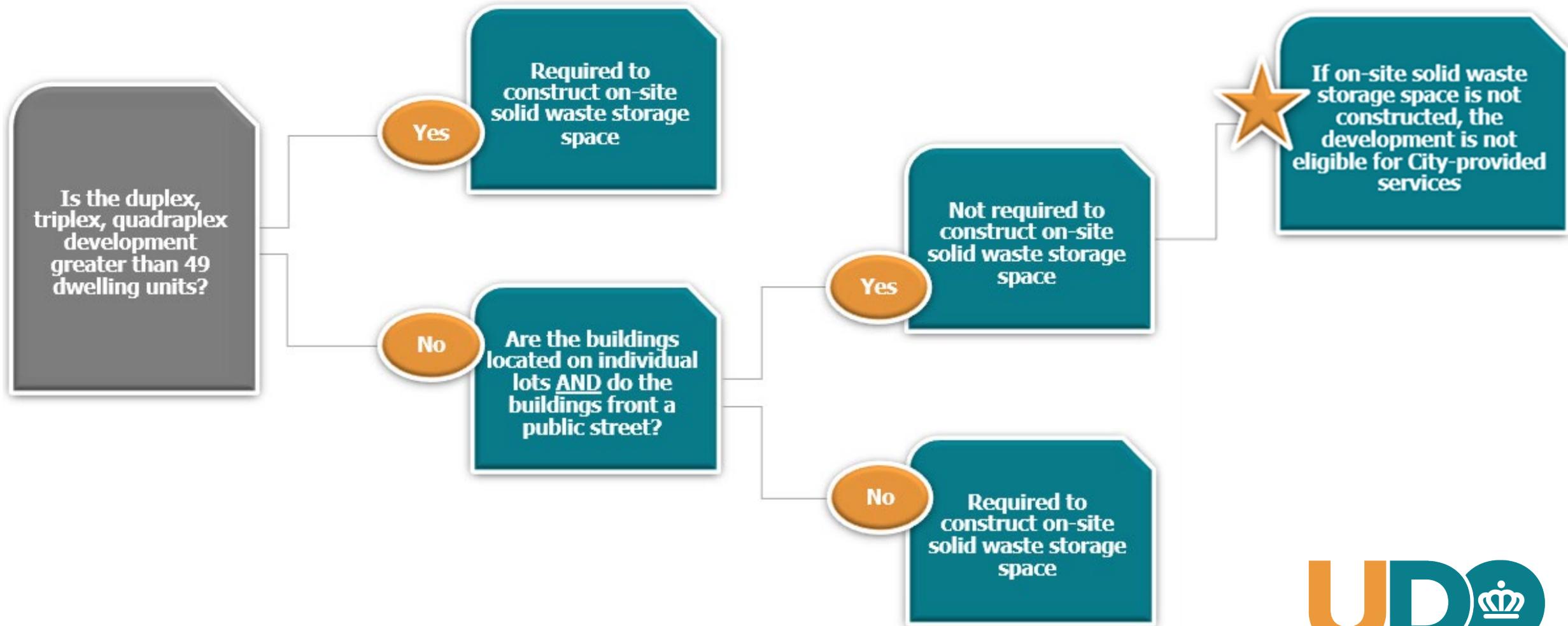
Highlight: Solid Waste

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 that includes clear guidance and flexibility for **planning solid waste for duplex, triplex, and quadraplex developments based on the number of units provided.**
- Requires on-site space for waste and recycling to be co-located unless site constraints make it infeasible as determined by City staff.



Highlight: Solid Waste



Highlight: House Bill 926 Update

► **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 for modular buildings typically used by schools and Places of Worship.
- ▶ Offers flexibility on certain design standards for large healthcare institutions.
- ▶ Clarifies setbacks from new wireless telecommunications infrastructure.
- ▶ Creates flexibility for maximum driveway widths to ease conflicts between City and NCDOT driveway standards on state-maintained roads.
- ▶ Updates notice requirements for floodplain regulations.



Schedule and Engagement

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)

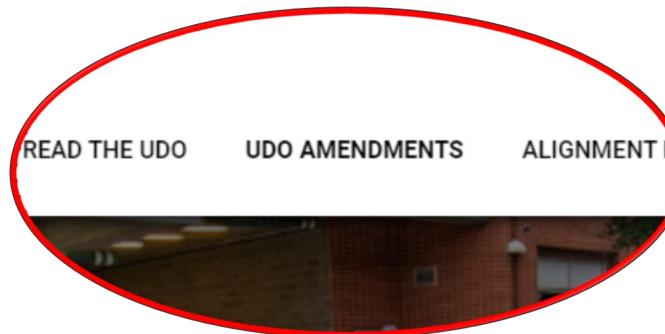
[Register for the January 06 \(noon – 1 p.m.\)](#) →
Virtual Information Session

[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>



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