

Article 5. Neighborhood 2 Zoning Districts: N2-A, N2-B, N2-C

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5.1 PURPOSE

The Neighborhood 2 Zoning Districts are intended to accommodate a mixture of moderate to high-intensity residential development types and may also serve as a transition between less intense residential development and higher-intensity mixed-use centers. Dwelling types permitted within these zoning districts primarily include multi-family dwellings, though lower-intensity dwellings including single-family, duplex, triplex, and quadraplex dwellings are also allowed within the N2-A or N2-B Zoning Districts, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.

Specific standards within each of the zoning districts address building form, orientation, and design. The Neighborhood 2 Zoning Districts also allow for select nonresidential uses, such as religious institutions, educational facilities, neighborhood commercial establishments, and limited mixed-use development.

A. N2-A Neighborhood 2 Zoning District

The N2-A Zoning District is intended for the development of multi-family attached dwellings. Lower-intensity residential dwellings, including single-family, duplex, triplex, and quadraplex dwellings are also allowed in the zoning district, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.

B. N2-B Neighborhood 2 Zoning District

The N2-B Zoning District is intended for the development of multi-family dwellings, including multi-family attached and multi-family stacked units. Lower-intensity residential dwellings, including single-family, duplex, triplex, and quadraplex dwellings are permitted within the zoning district, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.

C. N2-C Neighborhood 2 Zoning District

The N2-C Zoning District is intended for the development of multi-family dwellings in an urban environment with smaller setbacks and incorporation of build-to zones.

5.2 USES

Article 15 lists permitted, temporary, and accessory uses for the Neighborhood 2 Zoning Districts. Use definitions are found in Article 15. Prescribed conditions applicable to certain principal uses, temporary uses, and accessory uses are also found in Article 15.

5.3 DIMENSIONAL AND DESIGN STANDARDS

A. General

1. The tables below include the dimensional and design standards for the Neighborhood 2 Zoning Districts. These standards apply to all nonresidential, mixed-use, and multi-family development within the Neighborhood 2 Zoning Districts. Other allowed dwelling types, such as single-family, duplex, triplex, and quadraplex dwellings are subject to the dimensional and design standards for the N1-E Zoning District (Section 4.3) for such dwelling type, unless they are part of a multi-dwelling development. Standards within the tables below may contain specific regulations organized by frontage type (Section 3.5).
2. The tables below include abbreviations as follows: MF-A = Multi-Family Attached, MF-S = Multi-Family Stacked. (Additional abbreviations are described in Section 2.2.)
3. Where this Ordinance refers to frontages in general, a transit station, off-street public path, or public park shall not be considered a frontage within the N2-A and N2-B Zoning Districts.
4. In the tables below, where a cell contains a standard or a “✓” the standard is applicable. Where a cell is blank and shaded, the standard does not apply.

B. Lot

Lot standards govern the basic dimensions of lots, including but not limited to minimum area, width, and coverage as applicable. These standards are intended to provide a rational basis for the division, organization, and development of land within the City of Charlotte.

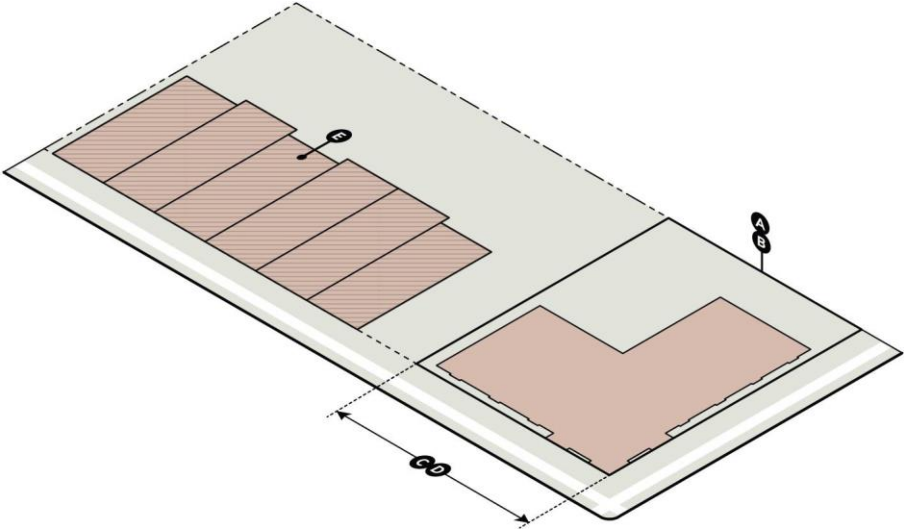
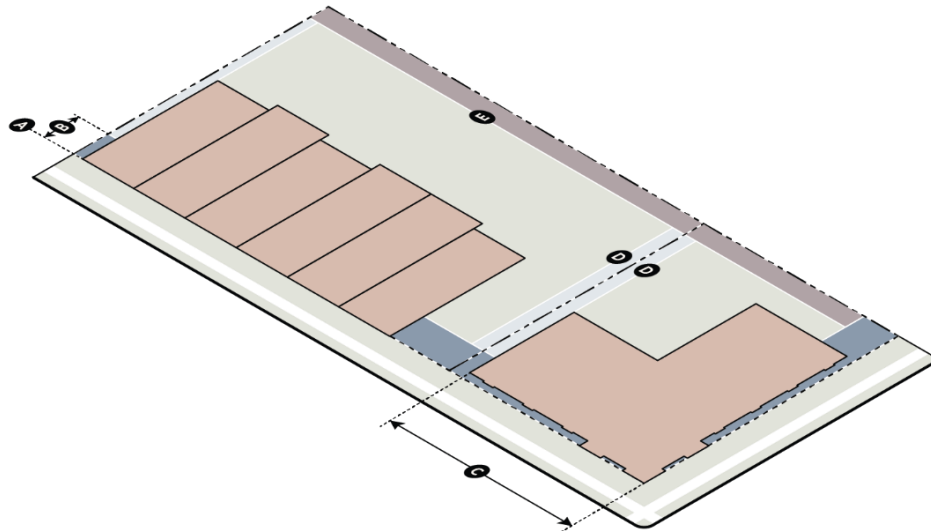


Table 5-1: Neighborhood 2 Zoning Districts Lot Standards ¹				
		N2-A	N2-B	N2-C
A	Minimum Lot Area – Residential (square feet)	MF-A: 3,000	MF-A: 3,000 MF-S: 12,000	
B	Minimum Lot Area – Nonresidential and Mixed-Use (square feet)	12,000	12,000	
C	Minimum Lot Width – Residential (feet)	MF-A: 50	MF-A: 50 MF-S: 80	
D	Minimum Lot Width – Nonresidential and Mixed-Use (feet)	70	80	
E	Maximum Building Coverage (%)	50	60	

¹ Lot Standards do not apply to individual sublots but do apply to the parcel on which the sublot(s) is located.

C. Building Siting

Building siting standards govern the placement of buildings on lots and are intended to ensure that development maintains compatibility with its surrounding context and the intent of the applicable zoning district.



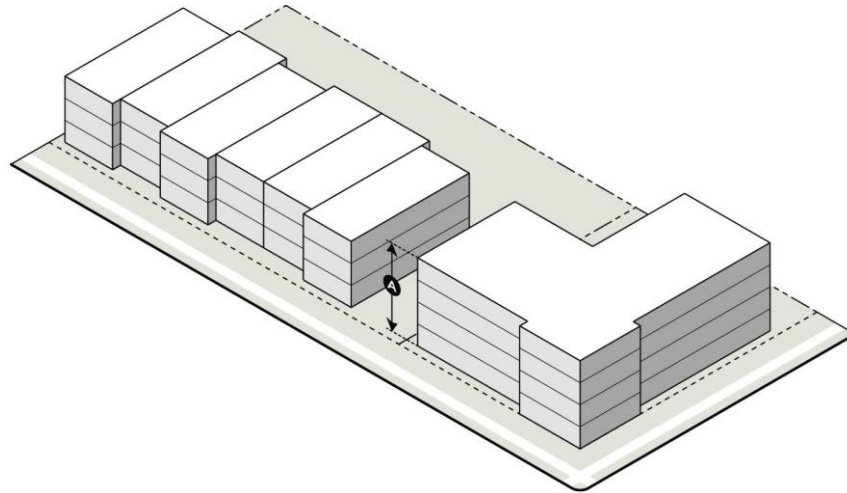
		N2-A	N2-B	N2-C
A	Frontage Setback Line (from future back of curb) (feet) ^{1, 2}			
	Uptown Signature	24	24	24
	Main Street	24	24	24
	Linear Park	36	36	36
	4-5 Lane Avenue/Boulevard	24	24	20
	6 or more Lane Avenue/Boulevard	30	30	24
	2-3 Lane Avenue	24	20	20
	Transit Station, Off-Street Public Path, Public Park ³	20	10	5
	Uptown Primary	20	20	20
	Other - Primary	20	20	20
	Uptown Signature	16	16	16
	Secondary	20	20	16
	Parkway (Measured from ROW)	20	20	20
	Limited Access (Measured from ROW)	20	20	10
B	Frontage Build-to Zone (BTZ) (from frontage setback line) (feet) ^{4, 5}			
	Main Street			0-20
	4-5 Lane Avenue/Boulevard			0-20
	6 or more Lane Avenue/Boulevard			0-20
	2-3 Lane Avenue			0-20
	Transit Station, Off-Street Public Path, Public Park			0-20
	Other - Primary			0-20
	Secondary			0-20
	Parkway			
	Limited Access			

Table 5-2: Neighborhood 2 Zoning Districts Building Siting Standards				
		N2-A	N2-B	N2-C
C	Minimum BTZ Build-To Percentage for Structure (%)			
	Main Street			80
	4-5 Lane Avenue/Boulevard			80
	6 or more Lane Avenue/Boulevard			80
	2-3 Lane Avenue			80
	Transit Station, Off-Street Public Path, Public Park			80
	Other - Primary			80
	Secondary			80
	Parkway			
	Limited Access			
D	Minimum Side Setback (feet)	5	5	5
E	Minimum Rear Setback (feet)			
	Not abutting Neighborhood 1 Place Type	20	10	10
	Abutting Neighborhood 1 Place Type	20	20	20

- 1 On local and collector streets in the N2-A and N2-B Zoning Districts, measured from the existing back of curb. If there is no curb, measured from the curb location for the Residential Medium Cross Section in CLDSM. On local and collector streets in the N2-C Zoning District, measured from the existing back of curb. If there is no curb, measured from the curb location for the Residential Wide Cross Section in CLDSM. If SSI standards require the relocation of the back of curb or the back of curb is voluntarily relocated, that shall be considered the existing back of curb location.
- 2 In no case shall any building entry be located closer than six feet to an existing or proposed off-street public path or shared use path.
- 3 For the transit station, off-street public path, public park frontage, shall be measured from a property line or right-of-way line. If there is an easement in place for any frontage, then the measurement shall be taken from such easement. For any frontage abutting a reservation for a future frontage, the frontage setback line shall be measured from the edge of the reservation area.
- 4 If there is an existing Charlotte Water easement, other utility easement, or overhead utility clearance requirement that conflicts with the build-to zone requirement, a build-to line shall be established at the edge of the easement or the edge of the overhead utility clearance requirement closest to the build-to zone.
- 5 Where a lot has more than two frontages that require a build-to zone, the build-to zone shall be increased by 100% for those frontages that exceed two. Such an increase should be applied to those frontages that are lowest in the established hierarchy of frontages (Section 3.5.D).

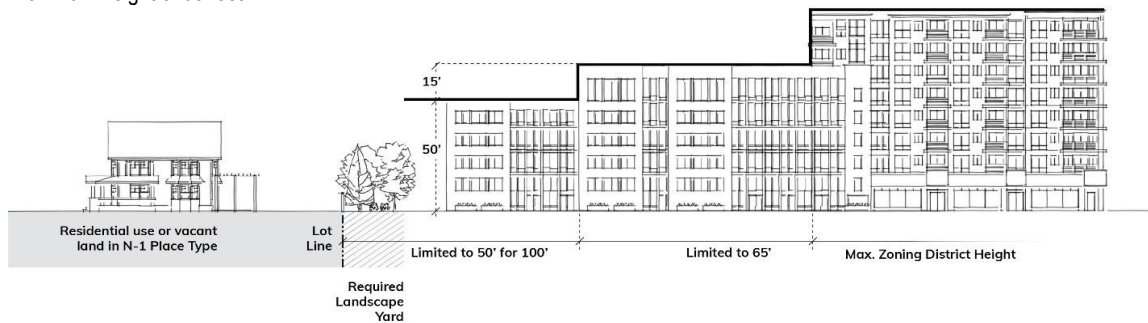
D. Building Height

Building height standards govern the maximum heights of buildings as applicable and are intended to provide flexibility while maintaining appropriate transitions to adjacent areas. The standards below apply to all uses unless a use has a specific standard. When only specific uses are cited, then the standard applies only to that use.



		N2-A	N2-B	N2-C
A	Maximum Building Height – Residential (feet) ^{1, 2}	48	48 ³	65
B	Maximum Building Height – Nonresidential and Mixed-Use (feet) ^{1, 2}	48 ³	48 ³	65
C	Maximum Building Height with Bonus (feet) (Section 16.3) ^{1, 2}			100

- 1 The height and location of structures may be restricted by the limitations set forth in the Code of Federal Regulations (CFR) Title 14 Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace. A notice of proposed construction FAA Form 7460-1 must be filed with the FAA for construction or alteration that impacts any of the imaginary surfaces as defined in 14 CFR Part 77, or is more than 200 feet in height above the ground at its site at least 45 days prior to construction. The Aviation Department Planning Division may serve as a point of contact for information regarding building notification requirements and obstruction evaluation
- 2 In the N2-C Zoning District, the maximum building height of any structure within 200 feet from the lot line of residential uses or vacant land in a Neighborhood 1 Place Type is limited as follows: Portions of a structure within the first 100 feet are limited to a maximum height of 50 feet. Portions of a structure located between 100 and 200 feet are limited to a maximum height of 65 feet. Beyond 200 feet, the building height is limited by the maximum height of the zoning district. Building heights for all portions of a structure shall be measured from the average grade established for the whole building. This limitation does not apply to public parks of three acres or greater within a Neighborhood 1 Place Type, nor to an area of two or fewer parcels totaling no more than three acres within a Neighborhood 1 Place Type.
- 3 Building height may be increased by one foot for each additional one foot of building setback from required side and rear setbacks to a maximum height of 65 feet.



E. Building Articulation

Building articulation standards govern the dimensions of building facade elements and entry features and are intended to facilitate the enhancement of a pedestrian-oriented environment. The standards below apply to all uses unless a use has a specific standard. When only specific uses are cited, then the standard applies only to those uses.

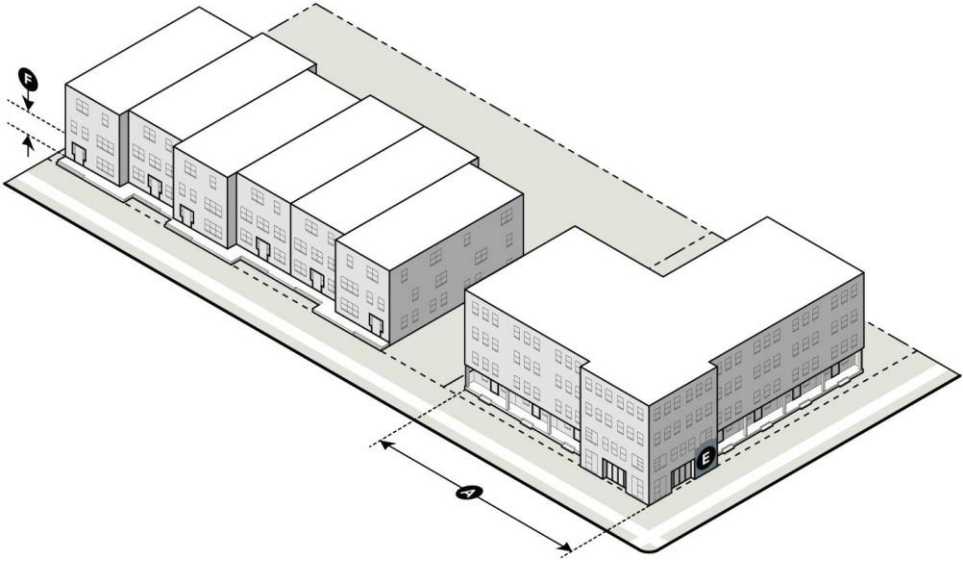


Table 5-4: Neighborhood 2 Zoning Districts Building Articulation Standards				
		N2-A	N2-B	N2-C
A	Minimum Building Length as a Percentage of Lot Width Along Frontage (Measured at Frontage Setback Line) (%) ¹			
	Main Street			60
	4-5 Lane Avenue/Boulevard			60
	6 or more Lane Avenue/Boulevard			60
	2-3 Lane Avenue			60
	Transit Station, Off-Street Public Path, Public Park			60
	Other - Primary			60
	Secondary			40
	Parkway			
	Limited Access			
B	Maximum Building Length Along a Frontage – Residential (feet) ²	250	400	400
C	Maximum Building Length Along a Frontage – Nonresidential and Mixed-Use (feet) ²	400	400	400
D	Maximum Building Length Along a Frontage with Additional Design Elements (feet) ^{2,3}			600
E	Maximum Blank Wall Area – Residential (Ground floor and upper floors; Horizontal or Vertical) (feet) ⁴	MF: 20	MF: 20	MF: 20
F	Maximum Blank Wall Area – Nonresidential and Mixed-Use (Ground floor and upper floors; Horizontal or Vertical) (feet)	20	20	20

Table 5-4: Neighborhood 2 Zoning Districts Building Articulation Standards				
		N2-A	N2-B	N2-C
G	Minimum Ground Floor Height – Residential (Finished Floor Elevation to Finished Floor Elevation) (feet) ^{4, 5, 6, 7}			
	Main Street			10
	4-5 Lane Avenue/Boulevard			10
	6 or more Lane Avenue/Boulevard			10
	2-3 Lane Avenue			10
	Transit Station, Off-Street Public Path, Public Park			10
	Other - Primary			10
	Secondary			10
	Parkway			
	Limited Access			
H	Minimum Ground Floor Height – Nonresidential and Mixed-Use (Finished Floor Elevation to Finished Floor Elevation) (feet) ^{5, 7}			
	Main Street			14
	4-5 Lane Avenue/Boulevard			14
	6 or more Lane Avenue/Boulevard			14
	2-3 Lane Avenue			14
	Transit Station, Off-Street Public Path, Public Park			14
	Other - Primary			14
	Secondary			14
	Parkway			
	Limited Access			
I	Maximum Prominent Entry Spacing (feet) ⁴			
	Main Street	250	250	250
	4-5 Lane Avenue/Boulevard	250	250	250
	6 or more Lane Avenue/Boulevard	250	250	250
	2-3 Lane Avenue	250	250	250
	Transit Station, Off-Street Public Path, Public Park			250
	Other - Primary	250	250	250
	Secondary	250	250	250
	Parkway			
	Limited Access			

¹ Where a minimum building length as a percentage of lot width applies to multiple frontages, the highest frontage classification in the hierarchy (per Section 3.5.D) shall meet the established standard. In the case of a lot with two frontages, the second frontage shall only meet a standard of 40%. If there are more than two frontages subject to the standard, there is no minimum requirement for any frontage beyond the two highest frontages in the hierarchy. This requirement does not apply to Parkway or Limited Access frontages.

² Maximum building length along a frontage does not apply to any frontage located along a Limited Access road. If any applicable minimum building length exceeds a maximum building length requirement, the maximum building length shall control.

³ To achieve maximum building length with additional design elements, the following is required:

A. Where a building abuts two parallel frontages with pedestrian facilities, or one frontage with pedestrian facilities and a parking lot, public park or other publicly owned open space on the side of the building opposite the frontage, a pedestrian passage is required. Such passage shall meet the following criteria:

1. General Requirements
 - a. Passages shall be designed to accommodate pedestrians. Vehicular access and circulation shall not be allowed as a component of a passage.
 - b. Passages shall be a minimum of 30 feet in width and 20 feet in height and shall be located within the middle third of the building, measured along the frontage.
 - c. Passages shall be designed to maintain views from one end through to the other.
 - d. Inclusion of decorative elements such as lighting installations or public art within passages is encouraged.

- e. Passages shall align with the street grid or other points of access to sidewalks, public paths, parking lots, public parks or other publicly owned open space where feasible.
 - f. For the purposes of any build-to zone requirement, a building passage is considered part of the building façade that meets such requirement.
2. Passages in nonresidential and mixed-use buildings.
 - a. Ground floor uses shall be oriented toward the passage, including public entrances.
 - b. Ground floor façades facing into building passages in nonresidential and mixed-use buildings shall maintain a minimum transparency of 35% of the wall area of the passage.
 3. Passages in residential buildings.
 - a. Passages in residential buildings may be closed off to the public with gates and/or fencing but shall be of open design to allow for a clear view through the passage.
 - b. Passages in residential buildings shall be designed with elements for use by residents, such as seating areas.
 - c. Ground floor façades facing into building passages in residential buildings shall maintain a minimum transparency of 25% of the wall area of the passage.
- B. Where a building does not abut two parallel frontages with pedestrian facilities, a break in the building massing is required as follows:
1. Building mass shall be recessed a minimum of 20 feet in depth for no less than 30 linear feet along the façade. Such recess shall extend the full height of the building, and shall meet the following criteria:
 - a. The recess shall be located within the middle third of the building, measured along the frontage.
 - b. For nonresidential and mixed-use buildings, ground floor uses shall be oriented toward the recessed area, including public entrances.
 - c. The recessed area is subject to all transparency requirements.
 - d. The recessed area shall be designed as public or common space including amenities such as seating areas, landscaping, lighting, decorative elements, and public art.
 - 4 These standards do not apply to single-family and duplex dwellings on individual lots, duplex, triplex, and quadraplex dwellings when units are on sublots, and multi-family attached units when on sublots.
 - 5 The ground floor of residential developments is still considered residential when leasing or management offices and/or tenant facilities, such as gyms and community/party rooms associated with the development are located on the ground floor.
 - 6 Applies only if non-convertible residential; for convertible residential, nonresidential standard applies.
 - 7 At least 70% of the total ground floor for nonresidential uses and 30% for residential uses, measured as a percentage of the interior space, shall meet the minimum ground floor height requirement.

F. Transparency

Transparency standards govern the required amount of ground floor and upper floor transparency and are intended to facilitate the enhancement of a pedestrian-oriented environment. These standards do not apply to single-family and duplex dwellings on individual lots, duplex, triplex, and quadraplex dwellings when units are on sublots, and multi-family attached units when on sublots.

Table 5-5: Neighborhood 2 Zoning Districts Transparency Standards				
		N2-A	N2-B	N2-C
A	Ground Floor Transparency – Residential (% of wall area between 3' and 10' from grade) ^{1,2}			
	Main Street	25	25	25
	4-5 Lane Avenue/Boulevard	25	25	25
	6 or more Lane Avenue/Boulevard	25	25	25
	2-3 Lane Avenue	25	25	25
	Transit Station, Off-Street Public Path, Public Park			25
	Other - Primary	25	25	25
	Secondary	25	25	25
	Parkway	20	20	20
Limited Access				
B	Ground Floor Transparency – Nonresidential and Mixed-Use (% of wall area between 3' and 10' from grade) ¹			
	Main Street	50	50	50
	4-5 Lane Avenue/Boulevard	50	50	50
	6 or more Lane Avenue/Boulevard	50	50	50
	2-3 Lane Avenue	50	50	50
	Transit Station, Off-Street Public Path, Public Park			50
	Other - Primary	50	50	50
	Secondary	50	50	50
	Parkway	30	30	30
Limited Access				
C	Upper Floor Transparency – Residential, Nonresidential and Mixed-Use (% of wall area per story)			
	Main Street	15	15	15
	4-5 Lane Avenue/Boulevard	15	15	15
	6 or more Lane Avenue/Boulevard	15	15	15
	2-3 Lane Avenue	15	15	15
	Transit Station, Off-Street Public Path, Public Park			15
	Other - Primary	15	15	15
	Secondary	15	15	15
	Parkway	15	15	15
Limited Access				

¹ The ground floor of residential developments is still considered residential when leasing or management offices and/or tenant facilities, such as gyms and community/party rooms associated with the development are located on the ground floor.

² Applies only if non-convertible residential; for convertible residential, nonresidential standard applies.

G. Site Layout Standards

1. Residential Site Layout Standards

The standards below establish site layout requirements for multi-family attached and multi-family stacked development within the Neighborhood 2 Zoning Districts. Multi-dwelling developments are also subject to the prescribed conditions of Article 15. Where standards below refer to a frontage, such standards do not apply to parkways or limited access roads.

Table 5-6: Neighborhood 2 Zoning Districts Residential Site Layout Standards			
	Multi-Family Attached When Units Not On Sublots	Multi-Family Stacked	Multi-Family Attached When Units On Sublots
The primary pedestrian entry to each principal structure shall face a frontage or common open space ¹ .		✓	
The primary pedestrian entry to each dwelling unit shall face a frontage or common open space ¹ .	✓		
Principal structures abutting a frontage shall be oriented with all building sidewalls perpendicular to the frontage. On corner lots, sidewalls may be oriented perpendicularly to either frontage.			✓

¹ Common open space shall comply with the standards of Table 16-2: Design of Open Space.

H. Building Design Standards

1. Residential Building Design Standards in the N2-A and N2-B Zoning Districts

The table below establishes building design standards for multi-family attached when units not on sublots and multi-family stacked development within the N2-A and N2-B Zoning Districts.

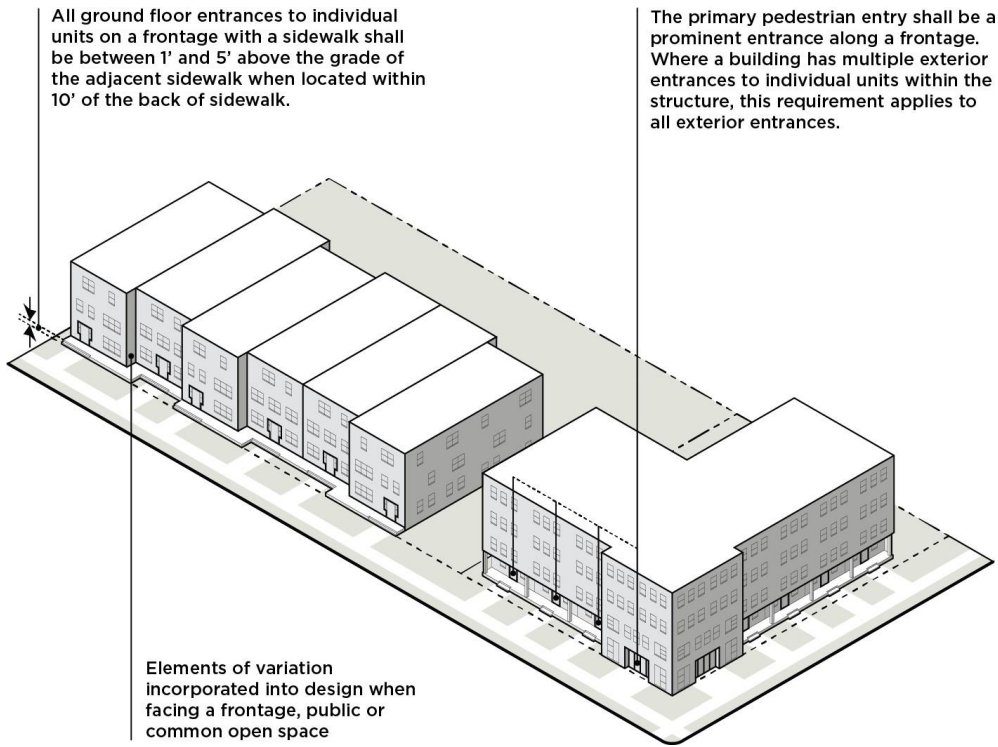


Table 5-7: N2-A and N2-B Zoning Districts Residential Building Design Standards

	Multi-Family Attached When Units Not on Sublots	Multi-Family Stacked
The primary pedestrian entry shall be a prominent entrance along a frontage as defined by this Ordinance, except for a Limited Access frontage. In the case of a building with multiple exterior entrances to individual units within the structure, this requirement applies to all exterior entrances along a frontage.	✓	✓
All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above the grade of the adjacent sidewalk when located within 10' of the back of sidewalk. Residential units located below the grade of the adjacent sidewalk are permitted to have below-grade entrances, which shall be between 1' and 3' below the grade of the adjacent sidewalk. ¹	✓	✓

Table 5-7: N2-A and N2-B Zoning Districts Residential Building Design Standards

	Multi-Family Attached When Units Not On Sublots	Multi-Family Stacked
Structures shall incorporate elements of variation on any façade facing a frontage, public open space, or common open space. Variation shall be achieved as follows: 1. For multi-family attached dwellings when units not on sublots, one of the following shall be incorporated into the design of the structure: a. Variation in the façade depth of adjoining dwelling units of at least 3'. Such variation shall extend the entire height of the façade. b. Architectural features, such as balconies, bay windows, or other elements along the façade of each dwelling unit, subject to the standards of Article 18. 2. For multi-family stacked dwellings 150' or more in length, recesses or projections of the façade of at least 1' in depth, and no less than 10' in width are required at intervals of no more than 60'.	✓	✓
Windows, doors, porches, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls.	✓	✓

¹ Zoning Administrator may allow adjustments to standards if adjacent average sidewalk grade is greater than 10% or to comply with federal and state law.

2. Residential Building Design Standards in the N2-C Zoning District

The table below establishes building design standards for multi-family attached when units not on sublots and multi-family stacked development within the N2-C Zoning District.

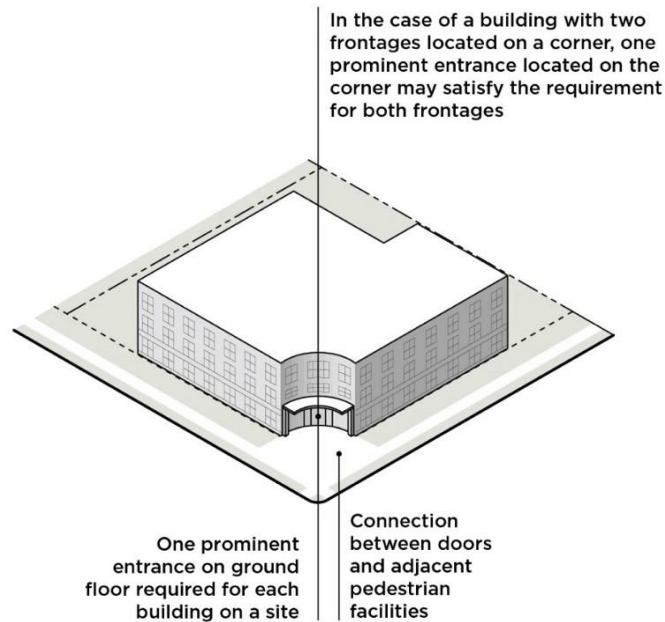
Table 5-8: N2-C Zoning District Residential Building Design Standards

	Multi-Family Attached When Units Not on Sublots	Multi-Family Stacked
The primary pedestrian entry shall be a prominent entrance along a frontage as defined by this Ordinance, except for a Limited Access frontage. In the case of a building with multiple exterior entrances to individual units within the structure, this requirement applies to all exterior entrances.	✓	✓
All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above the grade of the adjacent sidewalk when located within 10' of the back of sidewalk. Residential units located below the grade of the adjacent sidewalk are permitted to have below-grade entrances, which shall be between 1' and 3' below the grade of the adjacent sidewalk. ¹	✓	✓
Structures shall incorporate elements of variation on any façade facing a frontage, public open space, or common open space. Variation shall be achieved as follows: 1. For multi-family attached dwellings when units not on sublots, one of the following shall be incorporated into the design of the structure: a. Variation in the façade depth of adjoining dwelling units of at least 3'. Such variation shall extend the entire height of the façade. b. Architectural features, such as balconies, bay windows, or other elements along the façade of each dwelling unit, subject to the standards of Article 18. 2. For multi-family stacked dwellings 150' or more in length, recesses or projections of the façade of at least 1' in depth, and no less than 10' in width are required at intervals of no more than 60'.	✓	✓
Arcades, galleries, colonnades, outdoor plazas, outdoor dining areas, or similar pedestrian-oriented ground floor designs may be incorporated into facades. When provided, such features that are in line with the building facade above the ground floor are considered to meet any required build-to percentage.		✓

¹ Zoning Administrator may allow adjustments to standards if adjacent average sidewalk grade is greater than 10% or to comply with federal and state law.

3. Nonresidential and Mixed-Use Building Design Standards

The following design standards apply to nonresidential and mixed-use buildings in the Neighborhood 2 Zoning Districts.



- a. A frontage shall have a minimum of one prominent entrance, as defined in this Ordinance. This does not apply to Limited Access frontages.
 - i. In the case of a building located on a corner lot with two frontages, one prominent entrance located on the corner may satisfy this requirement for both frontages, subject to the following:
 - (A) Each frontage shall not require more than one prominent entry.
 - (B) A prominent corner entry shall include design features that reinforce intersections as key locations for pedestrian activity. Two of the following shall be included.
 - (1) A chamfered or rounded corner design.
 - (2) Awnings, canopies, or other covered entry features.
 - (3) Special paving, landscape, or lighting features.
 - (4) Unique architectural detailing that emphasizes the corner entry.
- b. A minimum of one ground floor entrance along each frontage facing facade except for a Limited Access frontage shall include a pedestrian connection between doors and adjacent pedestrian facilities, where such facilities are present or are required by this Ordinance. The Zoning Administrator may waive this requirement if they determine that the nature of the use does not require such pedestrian connections.
- c. Where a building contains multiple tenant spaces on the ground floor abutting a frontage, each tenant space shall have a prominent entrance including a pedestrian connection between doors and adjacent pedestrian facilities, where such facilities are present or are required by this Ordinance. The Zoning Administrator may waive this requirement if they determine that the nature of the use does not require such pedestrian connections.

- d. One prominent entrance on the ground floor is required per building on a site.
- e. Pedestrian-oriented ground-floor designs are encouraged, including arcades, galleries, colonnades, outdoor dining areas, and outdoor plazas. When integrated into the overall building design, such features are considered to meet any required build-to percentage.

I. Building Material Restrictions

The following building material restrictions apply to nonresidential, mixed-use, and multi-family stacked buildings, and triplex, quadraplex, and multi-family attached dwellings not on sublots, in the Neighborhood 2 Zoning Districts.

1. The following building materials are limited to 25% of each façade along a frontage. They may also be used as a component of construction when not a surface finish material without limitation.
 - a. Corrugated metal siding; however, the reuse of pre-fabricated shipping containers is permitted and is not subject to this limitation, subject to compliance with the building code and other applicable codes
 - b. Exterior insulation finishing systems (EIFS) is prohibited on the ground floor of a multi-family stacked dwelling and multi-family attached dwelling when not on a subplot (the 25% permission in item 1 above does not apply)
 - c. Plain concrete masonry units (CMU)
 - d. Plastic
 - e. T-111 composite plywood siding
 - f. Vinyl

5.4 OPEN SPACE REQUIREMENTS

New construction of a principal building and expansion of a principal building by 5,000 square feet or 20% of the building area, whichever is less, is required to provide open space as specified in this section.

A. Residential On-Site Open Space

On-site open space is required in the Neighborhood 2 Zoning Districts for all multi-family stacked and multi-family attached developments in accordance with the following:

1. For multi-family stacked developments, a minimum of 10% of the lot area shall be designed as on-site open space. Such open space may be private open space, common open space, public open space, or any combination thereof.
2. Multi-family attached development in the N2-A Zoning District shall provide a minimum of 250 square feet of open space per dwelling unit. Such open space may be private open space, common open space, public open space, or any combination thereof.
3. Multi-family attached development in the N2-B and N2-C Zoning Districts shall provide a minimum of 150 square feet of open space per dwelling unit. Such open space may be private open space, common open space, public open space, or any combination thereof.
4. Residential on-site open space shall meet the design requirements of Section 16.5.
5. Residential on-site open space may be provided as land dedicated to Mecklenburg County Park and Recreation, a fee-in-lieu provided to Mecklenburg County Park and Recreation, or a combination thereof in accordance with the requirements of Section 16.5.

B. Nonresidential and Mixed-Use On-Site Open Space

1. Nonresidential and mixed-use development in the Neighborhood 2 Zoning Districts is required to provide on-site open space, except for developments on sites of one-half acre or less in size.
2. Development shall provide a minimum of 10% of the total lot area in on-site open space. Such open space may be common open space, public open space, or any combination thereof.

3. Nonresidential and mixed-use on-site open space shall meet the design requirements of Section 16.5.
4. Nonresidential and mixed-use on-site open space may be provided as land dedicated to Mecklenburg County Park and Recreation, a fee-in-lieu provided to Mecklenburg County Park and Recreation, or a combination thereof in accordance with the requirements of Section 16.5.

5.5 ON-SITE PEDESTRIAN CONNECTIVITY REQUIREMENTS

Standards for required on-site pedestrian connectivity are found in Section 16.6.

5.6 SUPPLEMENTAL DEVELOPMENT STANDARDS

A. General Development Standards

General development standards are found in Article 16.

B. Accessory Structures

Standards for accessory structures are found in Article 17.

C. Architectural Features

Standards for architectural features are found in Article 18.

D. Off-Street Parking

Standards for off-street parking and bicycle parking are found in Article 19.

E. Landscaping and Screening

Landscaping and screening standards are found in Article 20.

F. Loading and Service

Standards for loading spaces and service areas are found in Article 21.

G. Signs

Standards for signs are found in Article 22.

H. Drainage

Standards for drainage are found in Article 24.