

CHARLOTTE CODE

PART 4: COMMERCIAL CENTER DISTRICT

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Section 11.401. Purpose.

The Commercial Center Development (CC) district is hereby established in order to accommodate, in areas outside of the Uptown Charlotte expressway loop, the development of shopping centers and individual retail establishments primarily larger than 70,000 square feet of floor area. The location and design of such large-scale developments typically serve the employment, shopping, or service needs of an area ranging from a neighborhood to the entire community. The standards for this district therefore are designed to ensure compatibility of such development with nearby uses and the orderly development of the community.

(Petition No. 2002-30, § 11.401, 4-15-02)

Section 11.402. Uses permitted by right.

The following uses shall be permitted by right in the CC district, provided that they meet all requirements of this Part and all other requirements established in these regulations:

- (1) Automotive service stations, including minor adjustments, repairs and lubrication.
- (2) Barber and beauty shops.
- (3) Civic, social service and fraternal facilities.
- (4) Clinics, medical, dental and optical.
- (5) Cultural facilities.
- (6) Dry cleaning and laundry establishments, up to 4,500 square feet.
- (7) Dwellings, detached, duplex, triplex, quadraplex, attached, multi-family and mixed-use buildings.
(Petition No. 2002-30, § 11.402(7), 4-15-02)
- (8) Equipment rental and leasing, within an enclosed building.
- (9) Financial institutions.
- (10) Florists.
- (11) Funeral homes and embalming.
(Petition No. 2012-012, §11.402(11), 03/19/2012)
- (12) Government buildings.

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- (13) Highway and railroad rights-of-way.
- (14) Hotels and motels.
- (15) Indoor recreation.
- (16) Jewelers.
- (16.5) Kitchen, commercial.
- (17) Locksmiths and gunsmiths.
- (18) Nurseries and greenhouses.
- (19) Offices.
- (20) Outdoor recreation.
- (20.1) Outdoor seasonal sales.
- (21) Parks, greenways and arboretums.
- (21.1) Pet services indoor. *(Petition No. 2010-044, §11.403(21.1),09/20/10)*
- (22) Post offices.
- (23) Printing and publishing, up to 5,000 square feet.
- (24) Religious institutions.
- (25) Repair or servicing of any article, within an enclosed building, the sale of which is permitted in the district.
- (26) Eating, Drinking and Entertainment Establishments (Type 1).
(Petition No. 2013-090, § 11.402(26), 07/21/2014)
- (27) Retail establishments, shopping centers, and business, personal and recreation services permitted in the B-1 district.
- (28) Telephone booths.
- (29) Theaters, motion pictures.
- (30) Vocational schools, within an enclosed building.