

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF CONCORD, NORTH CAROLINA

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by the North Carolina General Statute §160A-364 enacted an Official Zoning Ordinance for the City of Concord, North Carolina and the Area of Extraterritorial Jurisdiction on July 28, 1977; and

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by North Carolina General Statute §§160D-6-1 through §§160D-6-5, 160D-7-1 through 160D-7-6, 160D-8-1 through 160D-8-8 and 160D-9-1 through 160D-9-51 may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zone boundaries; and

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by North Carolina General Statute §§160D-6-1 through §§160D-6-5, 160D-7-1 through 160D-7-6, 160D-8-1 through 160D-8-8 and 160D-9-1 through 160D-9-51 does hereby recognize a need to amend the text of certain articles of the City of Concord zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord, North Carolina:

**SECTION 1:** That the following section of Concord Development Ordinance (CDO) Article 7.6 "Standards for Base Zoning Districts" Table 7.6.2.A "Dimensional Standards", be amended to the following:

DENSITY AND DIMENSIONAL STANDARDS  
TABLE 7.6.2 A - DIMENSIONAL STANDARDS

Zoning District	A Min. Lot Size (sq. ft.)	B Max. Density (per acre)	C Impervious Surface Ratio (2)	D Min. Public Street Frontage (feet)	E Min. Lot Width (feet)	F Min. Lot Depth (feet)	G Max. Building Height (feet)
AG**	43,560	1	-	30 <sup>^</sup>	200	200	35
RE **	43,560	1	-	30 <sup>^</sup>	150	150	35
RL**	20,000	2	-	15 <sup>^</sup>	100	125	35
RM-1**	15,000	3	-	15 <sup>^</sup>	75	125	35
RM-2**	10,000	4	-	15 <sup>^</sup>	75	100	35
RV***	7,500	8	0.5	15 <sup>^</sup>	50	100	35 (5)
RC***	5,000	15	0.5	15 <sup>^</sup>	50	100	35 (5)
R-CO <sup>3</sup>	3,000	15	0.5	15	35	85	40
O-1	-	-	0.7	-	-	-	35
B-1	-	-	0.65	30 <sup>^</sup>	50	100	50
CC	-	-	-	-	-	-	75 (4)
C-1	-	-	0.7	-	-	-	48
C-2	-	-	0.8	30 <sup>^</sup>	50	100	48 (1)
I-1	-	-	0.8	30 <sup>^</sup>	50	100	72
I-2	-	-	0.9	30 <sup>^</sup>	50	100	72

**NOTES:**

Residences permitted in nonresidential districts shall conform to the density and dimensional standards of the RC district, except that height restrictions may follow (1) below. Residences in the CC district are not subject to maximum density or dimensional limitations.

\*\* See Section 7.7.4-F for duplex lots and Sections 7.7.3 and 7.7.4 for alternative single-family lot patterns that allow smaller minimum lot sizes under certain conditions.

\*\*\* In the districts where permitted, and subject to Section 7.8 multi-family and/or single-family attached developments shall only be subject to Columns B, C, D, and G in Table 7.6.2-A. Setbacks for multi-family and single-family attached developments are set forth in Section 7.8. of this Ordinance. Height in the RC district is subject to the transition provisions of Section 7.6.2.G.

<sup>^</sup> See Section 5.5.

(1) Height may be increased by one foot for each one foot of additional building setback up to a maximum height of 200 feet. Setbacks for Mixed Use, PUD, PRD or similar type projects shall be measured from the overall project boundaries.

(2) Developments following the low-density option (see 54.4.2-A) may not develop at a total impervious surface ratio greater than 0.24.

(3) Dimensional requirements only applicable if not indicated on recorded final plat. See also Section 9.12.

(4) Measured from the lowest level of the Fire Department vehicle access to the tallest finished floor level of the building.

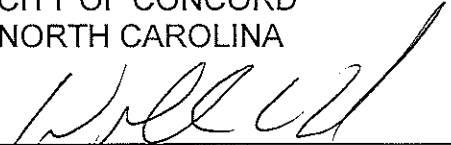
(5) In the districts where permitted, multi-family has a height limit of four stories. When residential units are included in upper floors in C-2 zoning, the maximum C-2 height limits shall govern.

**SECTION 2:** That all remaining Articles and Sections of this Ordinance be renumbered to include the newly created Articles and Sections.

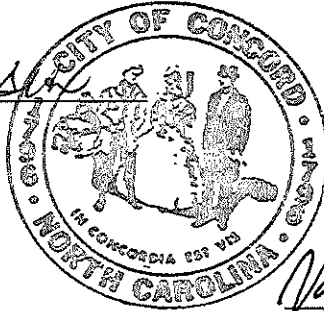
**SECTION 3:** That this Ordinance be effective immediately upon adoption.

Adopted in this June 9<sup>th</sup>, 2022.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

  
\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST:

  
\_\_\_\_\_  
Kim Deason, City Clerk  
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Valerie Kolczynski, City Attorney