

Planned Land Use

Small Area Plan Boundaries

Mixed Use Node Areas located at key intersections of major transportation corridors containing a variety of different land uses. They generally cover an area of one half mile around the central point. They contain development of higher density to support transit initiatives. Mixed Use Districts are larger and more intersection Village Centers

Village Center Areas located at key intersection of minor transportation corridors and are predominantly residential in character. They may contain a mix of office and light commercial uses that are pedestrian in scale. Typical land uses may include town homes, patio homes, smaller scale single-family homes, light commercial and office. The purpose of village centers is to discourage strip centers and efficiently utilize infrastructure.

- Commercial
- Government
- Industrial
- Institutional
- Motorsports Related
- Multi-Family
- Office
- Open Space
- Open Space Preservation
- Public
- Single Family Residential
- Single Fam. Res. - Open Space Encouraged
- Planning Area Boundary
- Center City Boundary
- Parks
- Schools
- Greenways
- Railroad
- 100 year Floodplain
- Concord City Limits
- County Boundary
- Thoroughfares (From Thoroughfare Plan)**
- Existing Freeway
- Existing Major Collector
- Proposed Major Collector
- Existing Major
- Proposed Major
- Existing Minor
- Proposed Minor

This Land Use Plan depicts conceptual alignments of the City of Concord Transportation Plan and represent a preliminary collector and Thoroughfare street network. The alignments shown on the plan are at a regional scale, are not tied to any particular parcel, and may vary 500 feet. Whenever a tract to be subdivided encroaches any part of a collector street or thoroughfare so designated on this plan pursuant to NC88-116(d)2, such part of the proposed street or thoroughfare shall be placed in the location and right-of-way with a utility connectivity.

Base Zoning Districts	Land Use Categories									
	Government and Civic Center	Open Space	Medical Center	High Density Center	Minor Office	Commercial	Office	Multi-Family	Residential	Center City
R1 Residential Single-Dwelling	A	A	---	---	---	---	---	---	A	P
R1.5 Residential Low-Density	A	A	---	---	---	---	---	---	A	P
R2 Residential Medium-Density	A	A	---	---	---	---	---	---	A	P
R2.5 Residential Medium-Density	A	A	A	A	---	---	---	---	A	P
R3 Residential Village	A	A	A	A	---	---	---	---	A	P
R3.5 Residential Compact	A	A	A	A	---	---	---	---	A	P
R4 Neighborhood Office District	A	A	A	A	---	---	---	---	A	P
R4.5 Office Institutional	A	A	A	A	A	A	A	A	A	P
C-1 City Center District	A	A	A	A	---	---	---	---	A	P
C-1.5 Light Commercial District	A	A	A	A	---	---	---	---	A	P
PD Public Interest District	A	A	A	A	A	A	A	A	A	P
IND Traditional Neighborhood Development	A	A	A	A	---	---	---	---	A	P
IND-2	A	A	A	A	---	---	---	---	A	P
IND-3	A	A	A	A	---	---	---	---	A	P
IND-4	A	A	A	A	---	---	---	---	A	P
IND-5	A	A	A	A	---	---	---	---	A	P
IND-6	A	A	A	A	---	---	---	---	A	P
IND-7	A	A	A	A	---	---	---	---	A	P
IND-8	A	A	A	A	---	---	---	---	A	P
IND-9	A	A	A	A	---	---	---	---	A	P
IND-10	A	A	A	A	---	---	---	---	A	P
IND-11	A	A	A	A	---	---	---	---	A	P
IND-12	A	A	A	A	---	---	---	---	A	P
IND-13	A	A	A	A	---	---	---	---	A	P
IND-14	A	A	A	A	---	---	---	---	A	P
IND-15	A	A	A	A	---	---	---	---	A	P
IND-16	A	A	A	A	---	---	---	---	A	P
IND-17	A	A	A	A	---	---	---	---	A	P
IND-18	A	A	A	A	---	---	---	---	A	P
IND-19	A	A	A	A	---	---	---	---	A	P
IND-20	A	A	A	A	---	---	---	---	A	P
IND-21	A	A	A	A	---	---	---	---	A	P
IND-22	A	A	A	A	---	---	---	---	A	P
IND-23	A	A	A	A	---	---	---	---	A	P
IND-24	A	A	A	A	---	---	---	---	A	P
IND-25	A	A	A	A	---	---	---	---	A	P
IND-26	A	A	A	A	---	---	---	---	A	P
IND-27	A	A	A	A	---	---	---	---	A	P
IND-28	A	A	A	A	---	---	---	---	A	P
IND-29	A	A	A	A	---	---	---	---	A	P
IND-30	A	A	A	A	---	---	---	---	A	P
IND-31	A	A	A	A	---	---	---	---	A	P
IND-32	A	A	A	A	---	---	---	---	A	P
IND-33	A	A	A	A	---	---	---	---	A	P
IND-34	A	A	A	A	---	---	---	---	A	P
IND-35	A	A	A	A	---	---	---	---	A	P
IND-36	A	A	A	A	---	---	---	---	A	P
IND-37	A	A	A	A	---	---	---	---	A	P
IND-38	A	A	A	A	---	---	---	---	A	P
IND-39	A	A	A	A	---	---	---	---	A	P
IND-40	A	A	A	A	---	---	---	---	A	P
IND-41	A	A	A	A	---	---	---	---	A	P
IND-42	A	A	A	A	---	---	---	---	A	P
IND-43	A	A	A	A	---	---	---	---	A	P
IND-44	A	A	A	A	---	---	---	---	A	P
IND-45	A	A	A	A	---	---	---	---	A	P
IND-46	A	A	A	A	---	---	---	---	A	P
IND-47	A	A	A	A	---	---	---	---	A	P
IND-48	A	A	A	A	---	---	---	---	A	P
IND-49	A	A	A	A	---	---	---	---	A	P
IND-50	A	A	A	A	---	---	---	---	A	P