TOWN OF MATTHEWS ZONING MAP

Updated: 12/13/2021

- Entertainment Overlay
- DowntownOverlay
- Special Highway Overlay District
- Independence Corridor
- Pre 2012 Cluster Provision Subdivisions
- Conditional District

Traditional Nonresidential Districts

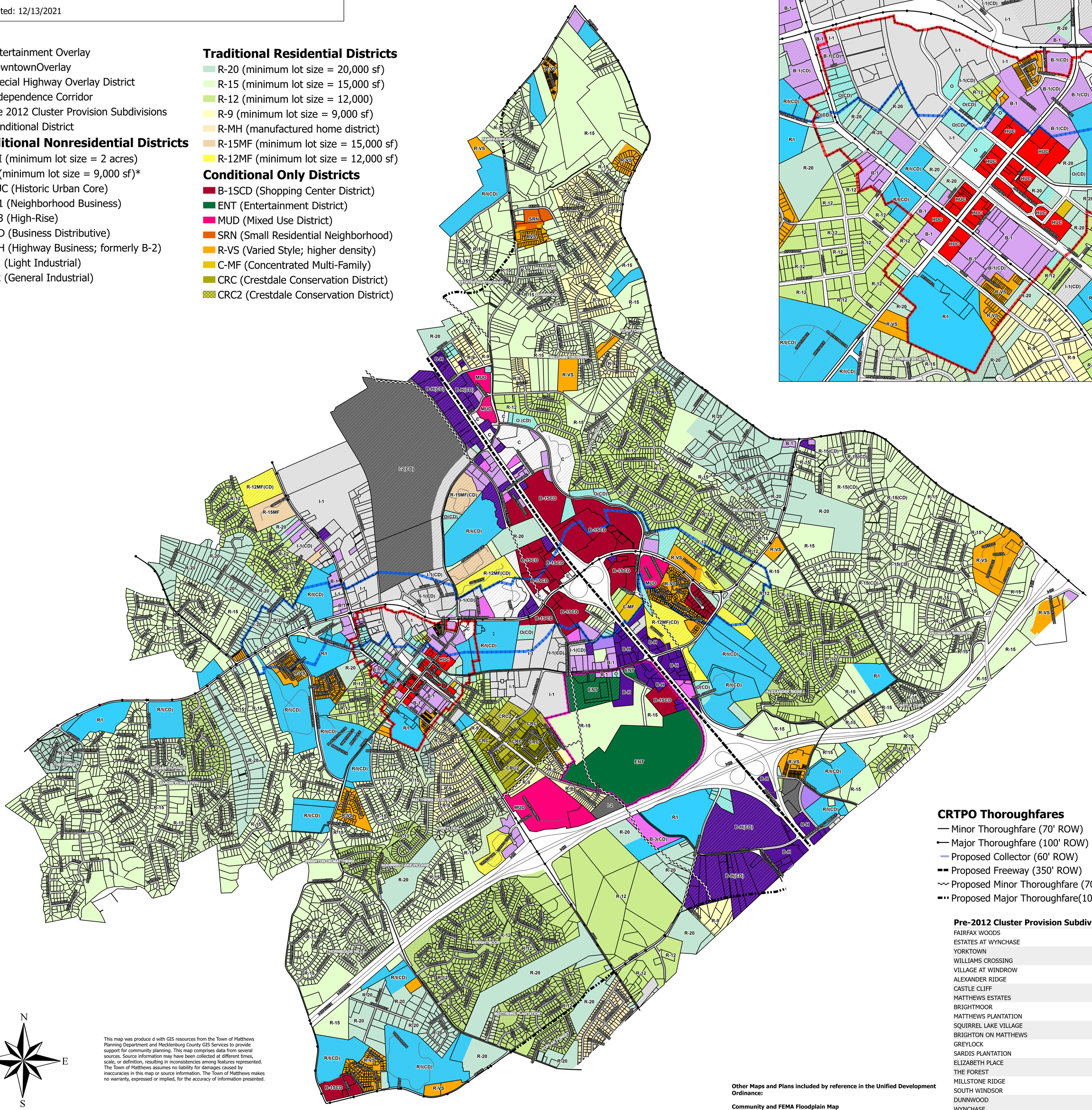
- R/I (minimum lot size = 2 acres)
- O (minimum lot size = 9,000 sf)*
- HUC (Historic Urban Core)
- B-1 (Neighborhood Business)
- B-3 (High-Rise)
- B-D (Business Distributive)
- B-H (Highway Business; formerly B-2)
- I-1 (Light Industrial)
- I-2 (General Industrial)

Traditional Residential Districts

- R-20 (minimum lot size = 20,000 sf)
- R-15 (minimum lot size = 15,000 sf)
- R-12 (minimum lot size = 12,000)
- R-9 (minimum lot size = 9,000 sf)
- R-MH (manufactured home district)
- R-15MF (minimum lot size = 15,000 sf)
- R-12MF (minimum lot size = 12,000 sf)

Conditional Only Districts

- B-1SCD (Shopping Center District)
- ENT (Entertainment District)
- MUD (Mixed Use District)
- SRN (Small Residential Neighborhood)
- R-VS (Varied Style; higher density)
- C-MF (Concentrated Multi-Family)
- CRC (Crestdale Conservation District)
- CRC2 (Crestdale Conservation District)



CRTPO Thoroughfares

- Minor Thoroughfare (70' ROW)
- Major Thoroughfare (100' ROW)
- Proposed Collector (60' ROW)
- Proposed Freeway (350' ROW)
- Proposed Minor Thoroughfare (70' ROW)
- Proposed Major Thoroughfare(100' ROW)

Pre-2012 Cluster Provision Subdivisions

FAIRFAX WOODS
ESTATES AT WYNCHASE
YORKTOWN
WILLIAMS CROSSING
VILLAGE AT WINDROW
ALEXANDER RIDGE
CASTLE CLIFF
MATTHEWS ESTATES
BRIGHTMOOR
MATTHEWS PLANTATION
SQUIRREL LAKE VILLAGE
BRIGHTON ON MATTHEWS
GREYLOCK
SARDIS PLANTATION
ELIZABETH PLACE
THE FOREST
MILLSTONE RIDGE
SOUTH WINDSOR
DUNNWOOD
WYNCHASE
THORNBLADE HILLS
POPLAR FOREST

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Scale: 1:12,400

0 0.25 0.5 0.75 1 1.25 1.5 1.75 Miles

Other Maps and Plans included by reference in the Unified Development Ordinance:

Community and FEMA Floodplain Map
Mecklenburg County Water Quality Buffers Map
Mecklenburg County Post Construction Districts and Buffers
CRTPO Comprehensive Transportation Plan (Thoroughfare Plan)