TOWN OF MATTHEWS ZONING MAP

Updated: January 16, 2020

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

Traditional Nonresidential Districts

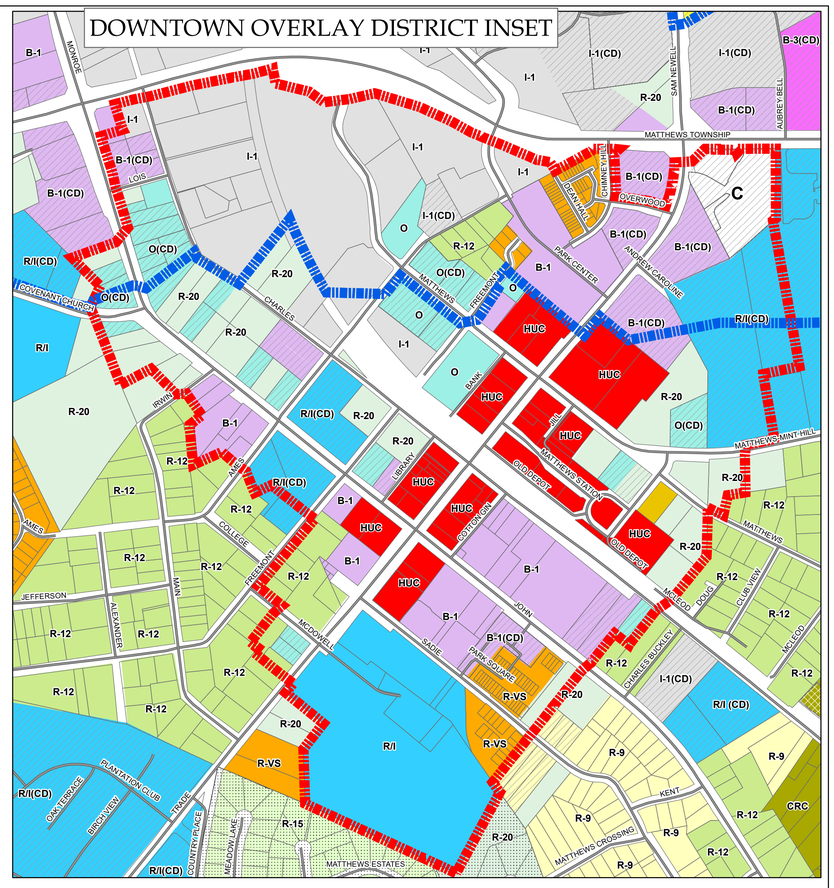
- R/I (minimum lot size = 2 acres)
- O (minimum lot size = 9,000 sf)*
- HUC (Historic Urban Core)
- B-1 (Neighborhood Business)
- B-3 (High-Rise)
- B-D (Business Distributive)
- B-H (Highway Business; formerly B-2)
- I-1 (Light Industrial)
- I-2 (General Industrial)

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)

SUBDIVISIONS DEVELOPED UNDER CLUSTER PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (UDO)

Alexander Ridge	R-12
Brightmoor	R-12
Brighton	R-12
Castle Cliff	R-15
Dunnwood	R-15
Elizabeth Place	R-15 (CD)
Estates at Wynchase	R-15
Fairfax Woods	R-15
The Forest	R-20
Greylock	R-15
Matthews Estates	R-12, R-15, R-20
Matthews Plantation	R-12
Millstone Ridge	R-15
Poplar Forest	R-12
Sardis Plantation	R-12, R-12 (CD), R-15
South Windsor	R-15
Squirrel Lake Village	R-12 (CD)
Thornblade Hills	R-15
Village at Windrow	R-15
Williams Crossing	R-15
Wynchase	R-15
Yorktown	R-15

N W E S

1 inch = 1,023 feet

0 0.25 0.5 1 1.5 Miles

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