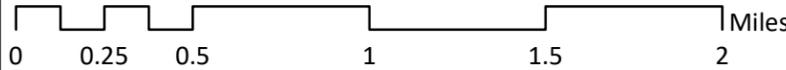




# Zoning Districts

- R-1 Single-Family Residential**  
Single-family detached homes at a rate of 1 unit per acre.
- R-3 Single-Family Residential**  
Single-family detached homes at a rate of 3 units per acre. Cluster developments may qualify for up to 3.5 units per acre.
- R-4 Single-Family Residential**  
Single-family detached & attached homes at a rate of 4 units per acre. Cluster developments may qualify for up to 5 units per acre.
- NC Neighborhood Center**  
Smaller scale offices, neighborhood oriented retail and services as well as townhomes, duplexes, triplexes, and quadrplexes at a rate of no more than 8 units per acre.
- MS Main Street**  
Traditional main street type buildings at a scale consistent with the historic downtown core.
- TC Town Center**  
Larger scale mixed use buildings that accommodate retail, services, offices, artisan studios, light manufacturing workshops, landmark civic and institutional uses as well as upper story apartments.
- CC Corridor Commercial**  
Auto oriented retail and service centers that are consistent with the existing developments primarily located along the Highway 16 corridor.
- EC Employment Center**  
Larger scale businesses to drive employment and economic opportunities.
- CZ-MU Conditional Zoning/Mixed-Use**  
Allows for flexibility in layout and design due to location, economic, environmental, or cultural characteristics or conditions.

**Data Source and Disclaimer**  
Data provided by Union County GIS and Town of Waxhaw GIS. The Town of Waxhaw does not guarantee the accuracy of the information displayed. Created by Max Hsiang. Updated Oct 6, 2020.



- Corridor Overlay
- Conceptual Waxhaw Parkway
- Restricted Frontage
- Railroad
- Mobile Home Overlay
- National Historic District
- Waxhaw Town Limits

DRAFT Disclaimer: This map is conceptual and has not been adopted.

**Downtown Waxhaw**

