

# City Council



## Proposed Amendments to Article 30 of the City Code - UDO

*May 26, 2026*



- The Development Services Staff has identified an area where Section 30-5.D.4.b. Exemption for Safety is needed.
- Current code:

## **b. Exemption for Safety**

Major utilities, wireless communication towers, government facilities, and other public safety uses shall be allowed to increase maximum fence heights to eight feet in front, side, and rear yards, unless further increased through an approved Security Plan (see Section 30-5.D.5 Exemptions).

### **Proposed change:**

#### **30-5.D.4.b Exemption for Safety.**

Major utilities, wireless communication towers, government facilities, **non-residential uses located within the Light Industrial (LI) & Heavy Industrial (HI) Districts**, and other public safety uses shall be allowed to increase maximum fence heights to eight feet in front, side, and rear yards, unless further increased through an approved Security Plan (see Section 30-5.D.5 Exemptions).

DIMENSIONAL STANDARDS			
DIMENSIONAL STANDARD	NONRESIDENTIAL, MULTI-FAMILY, & MIXED-USE	SINGLE-FAMILY ATTACHED & DETACHED	ACCESSORY STRUCTURES
Lot area, min. (sq. ft.)	10,000 <del>for nonresidential</del> ; 2,000	<del>84,000</del> per unit	n/a
Lot width, min. (ft.)	50		n/a
Gross residential density, max. (dwelling units/acre)	<del>1218</del> (24 mixed use)	<del>812</del>	n/a
Lot coverage, max. (% of lot area)	55	45	[2]
Height, max. (ft.)	SF <del>Residential-Attached</del> 35; 60 for others		25; 15 where abutting a single-family district or use with setback less than 10 feet
Front and corner setback, min. (ft.) [3]	The lesser of: 25 feet or 60 feet from street centerline of private streets		Not allowed in front, side, or corner side yard areas
Side setback, min. (ft.)	3; 15 when abutting single-family zoning or use	15	

DIMENSIONAL STANDARDS					
DIMENSIONAL STANDARD	<u>NON RESIDENTIAL</u>	MIXED-USE	SINGLE- FAMILY DWELLINGS <u>At tached &amp; Two to Four Family</u>	<del>ALL OTHER RESIDENTIAL USES</del> <u>Multi-Family</u>	ACCESSORY STRUCTURES
Lot area, min. (sq. ft.) [1]	10,000	<del>85,000</del>	<del>5,000</del> <u>3,500 per unit</u>	<del>155,000 per site</del>	n/a
Lot width, min. (ft.)	45		<del>60</del> <u>45</u>		n/a
Gross residential density, max. (dwelling units/acre)[4]	24	24	<del>8</del> <u>12</u>	<del>12</del> <u>18</u>	n/a
Lot coverage, max. (% of lot area)	55		45		[2]

DIMENSIONAL STANDARDS				
DIMENSIONAL STANDARD	NONRESIDENTIAL, MULTI-FAMILY, & MIXED-USE	SINGLE-FAMILY ATTACHED & DETACHED & TWO TO FOUR-FAMILY	SINGLE-FAMILY ATTACHED & TWO TO FOUR-FAMILY	ACCESSORY STRUCTURES
Lot area, min. (sq. ft.)	None	5,000 for 1st unit, then 4,000	<u>4,000 per unit</u>	n/a
Lot width, min. (ft.)	45			n/a
Gross residential density, max. (dwelling units/acre)	20 (24 when retail is on first floor)	20 n/a		n/a
Lot coverage, max. (% of lot area)	75			[2]
				25-15 where abutting a single-family

DIMENSIONAL STANDARDS						
DIMENSIONAL STANDARD	SINGLE- FAMILY DETACHED DWELLINGS	SINGLE- FAMILY ATTACHED DWELLINGS	TWO- TO FOUR- FAMILY DWELLINGS	MULTI-FAMILY DWELLINGS	ALL OTHER PRINCIPAL USES [1]	ACCESSORY STRUCTURES
Lot area per unit, min. (sq. ft.) [2]	5,000 for 1st unit, then 4,000	4,000		15,000+ 1,000 <del>per</del> unit	5,000	n/a
Lot width, min. (ft.)	50					n/a
Gross residential density, max. (dwelling units/ acre) [3]	<del>20; 24 if property abuts an Arterial, Collector, or Major Street (as defined in Article 30-9, Definitions)</del> N/A			20; 24 if property abuts arterial, <u>Collector, or</u> Major Street (as defined in Article 30-9, Definitions)	n/a	
Lot coverage, max. (% of lot area)	55					[4]

<b>Table 30-4.A.2 Use Table</b> <b>P = Permitted Use S = Special Use</b> <b>MP = Allowed Subject to a Planned Development Master Plan</b> <b>"/" = Prohibited Use [1]</b>																							
USE CATEGORY	USE TYPE	ZONING DISTRICTS																				ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL						BUSINESS								PLANNED DEVELOPMENT					
		CD	AR	SF - 15	SF - 10	SF - 6	MR - 5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD -EC		PD -TN
AGRICULTURAL USE CLASSIFICATION																							
Agriculture	Plant nursery	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	/	MP	30-4.C.1.	
	All other agriculture	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP		
	Urban Agriculture	/	/	/	/	/	/	/	/	P	P	P	/	/	/	/	P	/	/	/	/	30-4.C.1.	
Agricultural Support and Services	Equestrian facility	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	30-4.C.1.	
	All other agricultural support and services	/	P	/	/	/	/	/	/	/	P	/	/	/	/	/	P	/	/	/	/	30-4.C.1.	
RESIDENTIAL USE CLASSIFICATION																							
Household Living [1]	Cottage developments	/	P	P	P	P	P	/	/	/	/	/	/	P	/	/	/	/	/	/	/	30-4.C.2.	
	Dwelling/Unit, live/work	/	/	/	/	/	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.	
	Dwelling, multi-family	/	/	/	/	/	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30.5.H	
	Dwelling, single-family attached [3]	/	/	/	P	P	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-5.H	
	Dwelling, single-family detached	/	P	P	P	P	P	P	P/	P/	/	/	P	/	P	/	/	/	MP	/	MP	30-5.G	

## 30-3.B.2. Zero Lot Line Applicability

In addition to traditional development, this Ordinance also allows zero lot line development in the agricultural, residential and business districts to provide flexibility in lot layout for greater development efficiency and density and/or in addressing site constraints. The zero lot line standards are allowed in the districts identified in Section [30-3.B.2.a](#), Applicability and subject to meeting certain conditions. Zero lot line development is subject to review and approval of a Major Site Plan (see Section [30-2.C.5](#)). ~~Zero lot line development on a tract or site smaller than three acres also requires a Special Use Permit (see Section [30-2.C.7](#)).~~ Zero lot line development is subject to all applicable use standards ([Article 30-4](#)), subdivision requirements ([Article 30-6](#)), and applicable design and development standards ([Article 30-5](#)).

## 30-6.A.4. Subdivisions Design Standards

### **Zero Lot Line Development**

#### *Purpose and Intent*

The purpose of this section is to provide standards for zero lot line development in addition to the standards in Article 30-3: Zoning Districts.

#### *Procedure*

Zero lot line developments shall be approved in accordance with Section [30-2.C.5.d](#), Major Site Plan Procedure. ~~Zero lot line development proposed on tracts or sites smaller than three acres in area shall also obtain Special Use Permit approval in accordance with Section [30-3.B.2](#), Zero Lot Line Applicability, and Section [30-2.C.7](#), Special Use Permit.~~ In cases where a zero lot line development involves a subdivision of land, it shall also require approval of a Subdivision Plan and a Final Plat in accordance with Section [30-2.C.6](#), Subdivisions, and [Article 30-6](#): Subdivisions.

1. Move to approve the proposed text amendments.
2. Move to approve some or none of the proposed text amendments.
3. Remand some or all the proposed text amendments back to the staff for further consideration and specific changes.
4. Denial.





 **FAYETTEVILLE** <sup>NC</sup>  
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