

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE
AMENDING ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30,
THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF
THE CITY OF FAYETTEVILLE, NORTH CAROLINA**

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Article 30-5, Development Standards, is amended by adding a new Section 30-5.P., Multi-Unit Single-Family Design Standards, as follows:

30-5.P. Multi-Unit Single-Family Design Standards

a. Zoning Districts – Permitted in the following districts:

1. MR-5 – Mixed Residential 5
2. OI – Office & Institutional
3. NC – Neighborhood Commercial

b. Dimensional Standards

1. Total Acreage
Minimum total development size shall be no less than 10 acres
Density
 - i. Must meet that of the underlying Zoning District.

c. Building Orientation

1. Separation
All buildings/units within a Multi-Unit Single-Family Detached Dwelling development must meet the following building location standards.
 - i. Each building/unit front shall be located at least 55 feet from the centerline of the street fronting the dwelling or 25 feet from edge of pavement.
 - ii. Each building/unit shall have a distance separation of 10 feet between each structure.
2. To Streets
All dwellings shall be oriented so that the primary entrance faces the private street or drive serving the community. In the case of corner lots, the primary entrance shall face the street from which the dwelling derives its street address.

- i. All dwelling units shall be accessed by a series of internal private drives.
- 3. Fronting Open Space
 - i. At least 10 percent of all dwellings shall front upon or abut an open space dedicated area.
 - ii. As an alternative to subsection (a) above, a developer may propose access to open space facilities within or adjacent to a development via a right-of-way 20 feet wide that is reasonably accessible to all residents in a development.
- d. **Garage Standards**
 - 1. Applicability

The standards in this section shall apply to new attached and detached street-facing and side-loaded garages and carports located within 50 feet of the street fronting a dwelling.
 - 2. Maximum Size
 - i. Detached garages and carports shall not exceed 30 percent of the dwelling's total floor area.
 - ii. A street-facing garage door(s) or carport opening shall not exceed 40 percent of the total front façade area of the dwelling.
- e. **Roof Projections**

All roof vents, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations to the maximum extent practicable, or be otherwise configured to have a minimal visual impact as seen from the street.
- f. **Accessory Structures**

Accessory structures such as clubhouse, pools, mail kiosks, etc., are allowed as part of the overall development.
- g. **Internal streets**

All streets internal to the development must meet the City's public or private street standards.

Section 2. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2022.

CITY OF FAYETTEVILLE

MITCH COLVIN, Mayor

ATTEST:

PAMELA J. MEGILL, City Clerk