

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, 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. Section 30-3.E. Business Base Zoning Districts, is amended by inserting new section 30-3.E.13. Medical Arts Campus (MAC) District as follows:

30-3.E.13. Medical Arts Campus (MAC) District

PURPOSE	
MAC MEDICAL ARTS CAMPUS DISTRICT	The Medical Arts Campus (MAC) District is established and intended to accommodate medical treatment, medical education, and associated accessory uses. Examples of accessory uses include, but are not limited to, staff housing, day care facilities, hotels for visiting families, etc. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors identified in City plans. All properties must be owned by the hospital institution <u>in order to</u> qualify for this zoning district. The district is subject to standards intended to ensure development is compatible with surrounding uses as well as the design standards in Article 30-5 : Development Standards.
DIMENSIONAL STANDARDS	
DIMENSIONAL STANDARD	PRINCIPAL USES
Lot area, min.	Minimum of 5 acres; either <u>platted</u> or contiguous [1]
Lot width, min. (ft.)	n/a
Lot coverage, max. (% of lot area)	65
Height, max.	None; 45 feet when within 100 feet from a lot line shared with an existing single-family zoning district. [2]
Front and corner side setback, min. (ft.)	0
Side setback, min. (ft.)	3; 15 where abutting a single-family zoning district or use

Rear setback, min. (ft.)	3 feet from other non-residential property lines; 20 feet <u>where</u> abutting an alley or single-family zoning district or use
Spacing between buildings, min. (ft.)	NA
Zero lot line development standards	Zero lot line development shall comply with the applicable maximum gross residential density standards. Setbacks and lot area for lots abutting the perimeter of the development shall meet the district minimums; <u>otherwise</u> no setbacks, lot area, lot coverage, or building spacing requirements shall apply. [3]
NOTES: [1] Properties owned by institutions that are separated by roadways can be combined to make up the five (5) acre minimum. [2] Buildings may have sections stepped in height. [3] Zero lot line development is subject to standards in Section 30-3.B.2 and, on a tract or site of three acres in area or less may require approval of a Neighborhood Compatibility Permit (see Section 30-2.C.21 Neighborhood Compatibility Permit).	

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 26th day of May, 2026.

CITY OF FAYETTEVILLE

MITCH COLVIN, Mayor

ATTEST:

JENNIFER AYRE, City Clerk