

**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.2. Office and Institutional (OI), is amended by modifying the Dimensional Standards as follows:

| 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-per-unit</del>        | n/a                                                                                  |
| Lot width, min. (ft.)                                 | 50                                                                                      |                                   | n/a                                                                                  |
| Gross residential density, max. (dwelling units/acre) | <del>12</del> 18 (24 mixed use)                                                         | <del>8</del> 12                   | n/a                                                                                  |
| Lot coverage, max. (% of lot area)                    | 55                                                                                      | 45                                | [2]                                                                                  |
| Height, max. (ft.)                                    | <del>SF 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 <del>of</del> : 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                                |                                                                                      |

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 26<sup>th</sup> day of May, 2026.

CITY OF FAYETTEVILLE

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MITCH COLVIN, Mayor

ATTEST:

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JENNIFER AYRE, City Clerk