

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.3. Neighborhood Commercial (NC), is amended by modifying the Dimensional Standards as follows:

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

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