

**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	84,000 <del>per unit</del>	n/a
Lot width, min. (ft.)	50		n/a
Gross residential density, max. (dwelling units/acre)	<del>1218 (24 mixed use)</del>	812	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	

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