

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SECTIONS OF 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. Subsection c., Parking and Loading in the Downtown (DT) District, of Subsection 30-5.A.2., Applicability, is amended by deleting the same in its entirety and substituting with the following:

**c. Parking and Loading in the DT-1 and DT-2 Districts**

**1. Exemption from Minimum Parking Requirements**

Development within the DT-1 and DT-2 district is exempted from the minimum number of off-street parking spaces required in Table 30-5.A.4.b, Minimum Off-Street Parking Standards.

**2. Maximum Off-Street Parking Requirements**

Development within the DT-1 and DT-2 districts is exempted from the maximum number of off-street parking spaces in Section 30-5.A.4.f, Maximum Number of Spaces Permitted provided that any spaces in excess of the maximum area are located within parking structures.

**3. Exemption from Off-Street Loading Requirements**

Development within the DT-1 district is exempted from the minimum number of off-street loading spaces required in Table 30-5.A.10, Required Off-Street Loading Spaces.

Section 2. Paragraph c. of Subsection 4, Configuration, of Subsection 30-5.B.4.a., Street Trees, is amended by deleting the word “DT” and substituting with the word and figure “DT-1”.

Section 3. Table 30-5.B.4.c.5.c., Street Yard Buffer Requirements, of Subsection 30-5.B.4., Landscaping Requirements, is amended by deleting each occurrence of the word “DT” and substituting with the words and figures “DT-1”.

Section 4. Table 30-5.B.4.d.5., Buffer Type Application, of Subsection 30-5.B.4., Landscaping Requirements, is amended by deleting the same in its entirety and substituting with the following:

<b>Table 30-5.B.4.d.5: Buffer Type Application [1]</b> <b>A = Type A Buffer</b> <b>B = Type B Buffer</b> <b>C = Type C Buffer</b> <b>D = Type D Buffer</b> <b>N/A = Not Applicable (No Buffer Required)</b>								
ZONING CLASSIFICATION OF PROPOSED DEVELOPMENT SITE [2]	ZONING CLASSIFICATION OF ADJACENT PROPERTY							
	CD AR	SF-15, SF-10, SF-6 OR EXISTING SINGLE-FAMILY DEVELOPMENT	MR-5 MH	OI NC MU DT-2	LC CC	BP	LI	HI
CD, AR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SF-15, SF-10, SF-6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MR-5, MH [3]	A	A	N/A	N/A	N/A	N/A	N/A	N/A
OI, NC, MU, DT-2	B	B	A	N/A	N/A	N/A	N/A	N/A
LC, CC	D	D	C	A	N/A	N/A	N/A	N/A
BP, LI	D	D	C	B	A	A	N/A	N/A
HI	D	D	D	D	B	A	N/A	N/A
<b>NOTES:</b> [1] Letters in cells correspond to the buffer types depicted in Table 30-5.B.4.d.4, Property Perimeter Buffer Types. [2] Development in PD districts is subject to perimeter buffer requirements in the PD district standards. In cases where development is proposed next to an existing PD district having no perimeter buffer, the proposed development shall provide a perimeter buffer that is consistent with the type of buffer required if the adjacent use was in a differing base district appropriate for the type of use. [3] Mobile home parks shall provide a perimeter buffer around the park in accordance with the standards in Section 30-4.C.2.a.4, Manufactured Home Parks.								

Section 5. Paragraph b. of Subsection e., Screening, of Subsection 30-5.B.4., Landscaping Requirements, is amended by deleting the word “DT” and substituting with the word and figure “DT-1”.

Section 6. Subsection 6., Design Speed, of Subsection 30-5.F.4.a., Street Design, is amended by deleting the same in its entirety and substituting with the following:

6. *Design Speed*

Streets located within: the DT-1 district; the DT-2 district, except for Grove, Rowan, Ramsey, and Green Streets; and local streets within residential neighborhoods shall be designed with a maximum design speed of 25 miles per hour.

Section 7. Paragraph a. of Subsection 8., On-Street Parking, of Subsection 30-5.F.4.a., Subsection a., Street Design, is amended by deleting the word “DT” and substituting with the words and figures “DT-1 or DT-2”.

Section 8. Subsection 1., Minimum Connectivity Index Score Required, of Subsection f., Internal Street Connectivity, of Subsection 30-5.F.4., Streets, is amended by deleting the word “DT” and substituting with the words and figures “DT-1 or DT-2”.

Section 9. Paragraphs 1 and 2 of Subsection b., Configuration, of Subsection 30-5.F.9., Sidewalks, is amended by deleting each occurrence of the word “DT” and substituting with the word and figure “DT-1”.

Section 10. Subsection b., Exemptions, of Subsection 30-5.G.2., Applicability, is amended by deleting the word “DT” and substituting with the word and figure “DT-1”.

Section 11. Subsection 1., Fronting Streets, of Subsection 30-5.I.3.a., Building Orientation, is amended by creating a new paragraph 1. following paragraph a. as follows:

1. In DT-1 and DT-2, buildings shall be oriented towards (facing) and located approximate to the street right-of-way to frame the street (or corner) edge. See Sections 3-3.E.10 Downtown 1 (DT-1) District and 30-3.E.11. Downtown 2 (DT-2) District.

Section 12. Subsection 1., Downtown and PD-TN Zoning Districts, of Subsection 30-5.I.3.e., Off-Street Parking Location in Certain Zoning Districts, is amended by deleting the same in its entirety and substituting with the following:

1. *Downtown (DT-1 and DT-2) and PD-TN Zoning Districts*  
Commercial, office, and mixed-use development in the DT-1 and DT-2 and PD-TN districts shall be configured to locate all required surface off-street parking to the side or rear of the building. In the DT-1 and DT-2 districts, parking on the side of the building shall not exceed 50% of the total parking provided. Parking shall not be located between the building and the principal street or right-of-way that it fronts, except on Grove, Ramsey, and Rowan Streets.

Section 13. The catchline and the first paragraph of Subsection h., Display Windows for Vacant Commercial Establishments in DT Downtown, of Subsection 30-5.I.3., Design Standards, is amended by deleting the word “DT” and substituting with the words and numbers “DT-1 and DT-2”.

Section 14. Paragraph h. of Subsection 30-5.L.1., Organization of Signage Section, of Section 30-5.L., Signage, is amended by deleting the word “Downtown” and substituting with the words and figures “Downtown (DT-1 and DT-2)”.

Section 15. Paragraph 1. of Subsection 30-5.L.4.g., Signs in Rights-of-Way, is amended by deleting the words “Downtown DT districts” and substituting with the words and figures “Downtown DT-1 and DT-2 districts”.

Section 16. Table 30-5.L.8.A, Permitted Signs in Non Residential Zoning Districts, of Subsection 30-5.L.8., Signs Permitted in Nonresidential Zoning Districts, is amended by deleting the districts “LC, CC, MU, DT, BP, LI, HI [8]” in the second column of the Non-Residential Zoning District section and substituting with the districts “LC, CC, MU, DT, BP, LI, HI, DT-1, DT-2 [8].

Section 17. Note No. 8 of Table 30-5.L.8.A, Permitted Signs in Non Residential Zoning Districts, of Subsection 30-5.L.8., Signs Permitted in Nonresidential Zoning Districts, is amended by deleting the same in its entirety and substituting with the following:

8. When standards for signs in the DT-1 or DT-2 downtown districts in Table 30-5.L.8.a and Section 30-5.L.9 conflict, the provisions of Section 30-5.L.9 shall apply.

Section 18. The catchline of Subsection 30-5.L.9., Signs Permitted in the Downtown Zoning District, of Section 30-5.L., Signage, is amended by deleting the word “DT” and substituting with the words and figures “DT-1 and DT-2”.

Section 19. Subsection e., Pole Signs, of Subsection 7., Supplementary Sign Types and Standards, of Subsection 30-5.L.9., Signs Permitted in the Downtown Zoning District, is amended by deleting the same in its entirety.

Section 20. Subsection 30-5.N.3., Applicability, of Section 30-5.N., Incentives for Sustainable Development Practices, is amended by deleting the same in its entirety and substituting with the following:

**30-5.N.3. Applicability**

The incentives included in this section are available in the MR-5, OI, NC, LC, CC, MU, BP, DT-1 and DT-2 districts.

Section 21. Note No. 2 of Table 30-5.N.4., Sustainability Bonuses, of Subsection 30-5.N.4, Procedure, is amended by deleting the words “DT district” and substituting with the words and figures “DT-1 or DT-2 districts”.

Section 22. 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 23rd day of May, 2022.

CITY OF FAYETTEVILLE

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MITCH COLVIN, Mayor

ATTEST:

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PAMELA J. MEGILL, City Clerk