

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.11. Downtown 2 (DT-2), is amended by modifying with the following:

DIMENSIONAL STANDARDS				
DIMENSIONAL STANDARD	NONRESIDENTIAL, MULTI-FAMILY, & MIXED-USE	SINGLE-FAMILY ATTACHED & DETACHED & TWO TO FOUR-FAMILY	SINGLE-FAMILY ATTACHED & TWO TO FOUR-FAMILY	ACCESSORY STRUCTURES
Lot area, min. (sq. ft.)	None	5,000 for 1st unit, then 4,000	4,000 per unit	n/a
Lot width, min. (ft.)	45			n/a
Gross residential density, max. (dwelling units/acre)	20 (24 when retail is on first floor)	20 n/a		n/a
Lot coverage, max. (% of lot area)	75			[2]
				25-15 where abutting a single-family

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