

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

CITY OF CHARLOTTE

Revised 11-08-12

FY2012 Petition #: <u>2012-104</u> Date Filed: _____ Received By: _____ <i>Office Use Only</i>
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Section #:

2.201	Definitions
Table 9.101	Table of Uses
9.203	Uses permitted under prescribed conditions (single family districts)
9.205	Development standards for single family districts

Purpose of Change:

The purpose of this voluntary incentive based density bonus text amendment is to add “single family mixed income housing development” as a permitted development type within the R-3, R-4, R-5, and R-6 single family zoning districts with various design and locational criteria. The goal of the amendment is to encourage private sector development of mixed income housing, allow a range of housing types, and provide the opportunity for individuals to age in place within these proposed developments. The amendment would incentivize developers to incorporate housing for individuals with incomes at or below 80% of the area median income within new developments by 1) allowing for a density bonus of up to three units above the base density, 2) allowing a mix of housing types to be built that would include single family, duplex, triplex and quadraplex dwellings, and 3) modifying development standards such as lot sizes, setbacks/yards, lot widths, and etc.

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