

**AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE –ZONING ORDINANCE**

**ORDINANCE NO.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 9: GENERAL DISTRICTS

1. PART 3: MULTI-FAMILY DISTRICTS

- a. Amend Section 9.305. "Development standards for multi-family districts", by adding a new item (6) to indicate "Mixed Income Housing Development Density Bonus". The added text shall read as follows:

**Section 9.305. Development standards for multi-family districts.**

(6) Mixed Income Housing Development Density Bonus. A density bonus shall be permitted for a Planned Multi-Family Development that is developed as a Mixed Income Housing Development, as defined in Section 2.202, in the R-8MF and R-12MF zoning districts in accordance with the following regulations:

- (a) Locational Criteria. The development shall be located within Census block groups in Charlotte's Sphere of Influence that are at or above the median home value for all Census block groups in Charlotte's Sphere of Influence. The median home value will be based on the US Census Bureau, American Community Survey five year average estimates and will be reassessed every five years by Planning staff.
- (b) Incentives/Offsets.
- (i) Allow up to two (2) units per acre above the base density within the R-8MF district (up to 10 dwelling units per acre).
- (ii) Allow up to three (3) units per acre above the base density within the R-12MF district (up to 15 dwelling units per

acre).

- (iii) Allow an additional two (2) units per acre above the base density if located within ¼ mile of transit (rapid transit, local bus service, or an express bus service park and ride lot).

(c) Affordability Set-Aside.

- (i) A minimum of 50% of the additional units allowed by the density bonus must target income levels at or below 80% of Area Median Income (AMI). AMI is updated annually by the US Department of Housing and Urban Development.
- (ii) A minimum of 50% of those units indicated above in Section 9.305(6)(c)(i) must target income levels at or below 60% of Area Median Income (AMI).
- (iii) The number of units targeted to income levels at or below 80% of AMI shall not exceed 20% of the total number of dwelling units in the development.
- (iv) Period of affordability shall be 15 years for rental properties and the City or a nonprofit shall have first right of refusal for for-sale properties.

(d) Development Standards.

- (i) Development size must be a minimum of three (3) acres.

(e) Design Guidelines.

- (i) All building units within the development must externally blend in architecturally with other units to include materials and style (i.e. roof pitches, foundations, window types, and building materials).
- (ii) The units targeted to income levels at or below 80% of AMI shall be dispersed within the development.
- (iii) If there are more than 25 units targeted to income levels at or below 80% of AMI, then those units may be contained in a single structure.

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

\_\_\_\_\_  
City Attorney

I, \_\_\_\_\_, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, the reference having been made in Minute Book \_\_\_\_\_, and recorded in full in Ordinance Book \_\_\_\_\_, Page(s)\_\_\_\_\_.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.