

Petition No. 2012-105

Petitioner: Charlotte-Mecklenburg Planning Department

**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 "Inclusionary Housing Development Multi-Family Density Bonus". The added text shall read as follows:

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

**(6) Inclusionary Housing Development Multi-Family Density Bonus. A density bonus shall be permitted for a Planned Multi-Family Development that is developed as an Inclusionary 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 have a median home value at or above \$153,000 (US Census Bureau, American Community Survey 2005-2009). The median home value will be reassessed every five years and based upon the most recent US Census Bureau, American Community Survey five year average estimates.

(b) Incentives/Offsets.

(i) Allow up to two (2) units above the base density within the R-8MF district (up to 10 dwelling units per acre).

(ii) Allow up to three (3) units above the base density within the R-12MF district (up to 15 dwelling units per acre).

(iii) Allow an additional two (2) units above the base density if

located within ¼ mile of transit (rapid transit and local/express bus service).

(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)(b)(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 50 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.