

**AN ORDINANCE TO AMEND THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ON
CONDITIONAL DISTRICT REZONINGS AND ORDINANCE MODIFICATIONS**

Section 1. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 3.1.2 of the Zoning Ordinance, Conditional Zoning Districts, is hereby amended as follows (new language in bold, removed language strikethrough):

3.1.2 Conditional Zoning Districts

Conditional zoning districts correspond to general districts. **Conditional zoning districts may be appropriate for situations including, but not limited to, the following:** ~~They provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where~~

1. The general district has insufficient standards to mitigate the site-specific impact on surrounding areas.
2. **Projects where modifications of the ordinance standards may be needed to provide flexibility for design that exceeds minimum ordinance standards.**
3. **Projects that provide a public benefit such as a new or improved public space or transportation improvements. Examples may include, but are not limited to, public streetscape improvements, parking facilities, greenway construction, transit facilities, etc.**

The Town Board in its sole discretion will determine the merit of the proposed conditional district. Uses that may be considered for a conditional zoning district are restricted to those uses permitted in the corresponding general zoning district. Conditional Zoning Districts are established on an individualized basis, at the request of all owners of the property to be included, according to the procedures of Section 11.4. Zoning of a conditional zoning district is not intended for securing early or speculative reclassification of property. It is expected that, in most cases, the standards of the General Districts appropriately regulate the site-specific impact of permitted uses and structures on surrounding areas.

Section 2. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 11.4.7 (k). of the Zoning Ordinance, is hereby amended as follows:

11.4.7 (k) In approving a conditional zoning district, the Town Board may modify standards established in the Zoning or Subdivision ordinance ~~provided the spirit of the regulations are maintained.~~

Section 3. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: Proposed 3/7/24

PLANNING BOARD: Proposed 4/23/24

TOWN BOARD: Proposed 5/6/24