

AN ORDINANCE AMENDING ARTICLE 3.2.4(d)(4), 3.2.5(d)(4), 3.2.6(d)(4) AND 3.2.7(d)(4)(a) OF THE ZONING ORDINANCE REMOVING THE ABILITY TO EXCEED 30% ATTACHED HOUSES, APARTMENT BUILDINGS AND MIXED USE BUILDINGS IN MAJOR SUBDIVISIONS WITHIN ¼ MILE OF DESIGNATED RAIL TRANSIT STATIONS

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.4(d)(4) and 3.2.6(d)(4) of the Zoning Ordinance be deleted as follows and the remaining sections be renumbered:

- 4) Notwithstanding the limitations of 3), above, in any section of a major subdivision located within ¼ mile of a designated rail transit station, the percentage of dwelling units contained in attached houses, apartment buildings, and mixed-use buildings is not limited. Higher overall density is encouraged within ¼ mile of rail transit stations. Rail transit stations are those locations designated by resolution adopted by the Board of Commissioners of the Town of Huntersville.

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.5(d)(4) of the Zoning Ordinance is hereby amended as follows:

- 4) Notwithstanding the limitations of 3), above, in any section of a major subdivision located within ¼ mile of a designated rail transit station, the percentage of dwelling units contained in attached houses, apartment buildings, and mixed-use buildings is not limited. Higher overall density is encouraged within ¼ mile of rail transit stations. Rail transit stations are those locations designated by resolution adopted by the Board of Commissioners of the Town of Huntersville. Further, the percentage of dwelling units contained in attached houses, apartment buildings and mixed-use buildings is not limited when the dwellings are part of a mixed-use (office and/or commercial, residential) project provided that no more than 45% of the habitable floor area within the planned development project is for residential use.

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.7(d)(4)(a) of the Zoning Ordinance be deleted as follows and the remaining sections be renumbered:

- (4)(a) Notwithstanding the limitations of 3), above, in any section of a major subdivision located within ¼ mile of a designated rail transit station, the percentage of dwelling units contained in attached houses, apartment buildings, and mixed-use buildings is not limited. Higher overall density is encouraged within ¼ mile of rail transit stations. Rail transit stations are those locations designated by resolution adopted by the Board of Commissioners of the Town of Huntersville.

Section 4. That these amendments shall become effective upon approval by the Town Board of Commissioners.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: March 3, 2022

PUBLIC HEARING DATE: March 7, 2022 & April 4, 2022

PLANNING BOARD MEETING: March 22, 2022

TOWN BOARD DECISION: ~~April 18, 2022~~ April 4, 2022