

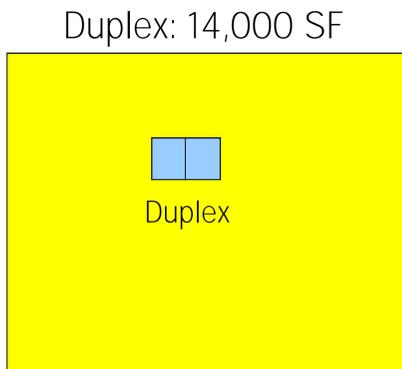
Considerations for: Multifamily Zoning Districts

1. Incentivize Duplexes:

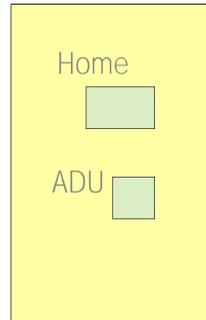
- Allow two units to be constructed on any parcel within a multifamily zoning district regardless of lot size

Example: RM6 Zoning District
Min Lot Size: 7,000 SF

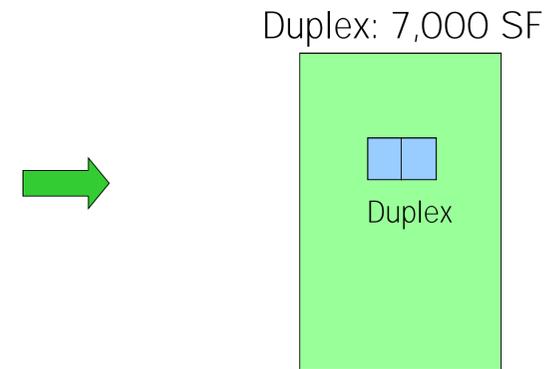
Current lot size requirement for a:



Versus for a Single-Family Home & ADU: 7,000 SF



Proposed lot size requirement for a:

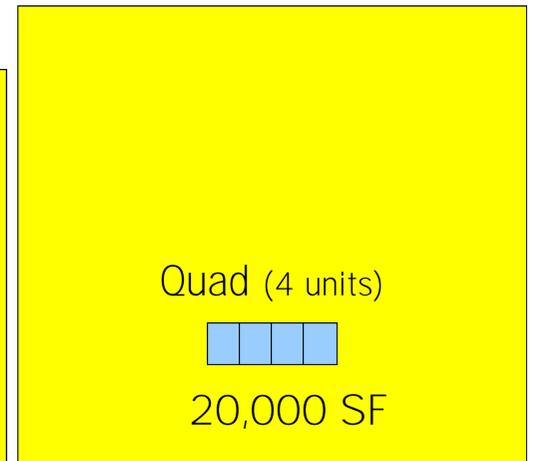
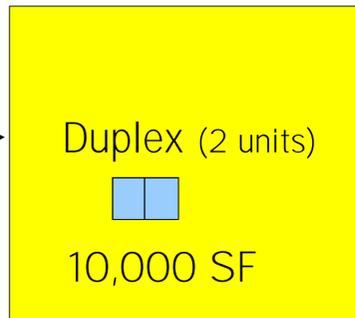


2. Incentivize Multifamily:

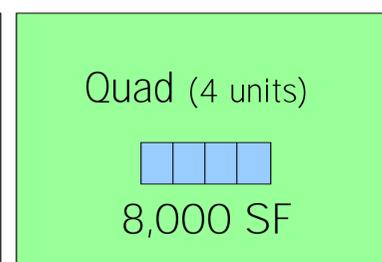
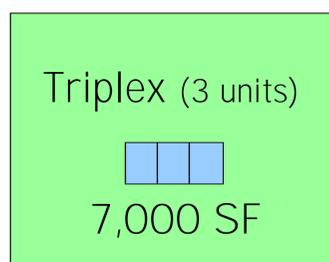
- Allow Extra Multifamily Units for Each 1,000 SF of Additional Lot Area

Example: RM8 Zoning District
Min Lot Size: 5,000 SF

Current lot size requirement for a:



Proposed lot size requirement for a:



Etcetera...

3. Require Design Compatibility for all Multifamily

- NC State law allows local government to consider design standards for multifamily (3 or more units) projects

Possible Design Elements:

- Number and location of entrances
- Roof style
- Parking & driveways
- Planting & street trees
- Orientation of building
- Building mass & coverage of lot
- Setbacks
- Height
- Front porch
- Others?

Example: Requiring trees or shrubs to be planted in front of multifamily residential buildings



Example: Requiring Parking to be located behind multifamily buildings

