

Sec. 4-4. - MFH Multi-Family Residential—High Density District.

- a) *Purpose* . The Multi-family Residential High Density District is established to provide standards for high density development that minimizes the impact on surrounding properties in areas that have the infrastructure necessary to serve the development.
- b) *Permitted uses* . See Table of Permitted Uses.
- c) *Uses subject to additional standards* . See Table of Permitted Uses.
- d) *Special uses* . See Table of Permitted Uses. Also, any development or redevelopment that contains more than ~~100 units or~~ 200 bedrooms.
- e) *Prohibited uses* . Any use not listed as a permitted use, use subject to additional standards, or a special use.
- f) *Development standards* .
 - (1) *Lot size standards* . New lots in the MFH District shall not be less than five acres for townhomes and apartments. For single family dwellings, lot sizes shall be those set forth in Section 4-7.
 - (2) *Lot width standards* . New lots, other than those for single family home development, in the MFH District shall not be less than 500 feet in width. Single family home lots shall have a minimum width of 50 feet.
 - (3) *Density standard* . There shall be no greater than twenty-four (24) bedrooms per acre on any lot in the MFH District. Single family density shall be determined by permitted lot size.
 - (4) *Building height standard* . New structures in the MFH District shall not exceed 40 feet in height. This height requirement may be increased up to 80 feet provided that for each additional one foot in building height, the building is set back an additional two feet from the setback required by Section 4-4.f(5) below.
 - (5) *Setback standards* . The following minimum setbacks shall be required for structures in the MFH District:
 - a. Front: 40 feet.
 - b. Side: 25 feet.
 - c. Rear: 30 feet.
 - d. Multi-family developments of more than 12 units shall be setback a minimum of 50 feet from the Tuckasegee River. No parking, grading, or activity other than passive recreation shall occur within this setback.
 - e. Should greater setbacks be required for buffering from streams or rivers, for landscaping, or other reasons, the greater setback shall prevail.
 - f. No parking, vehicular access areas, or structures shall be located within the required setbacks. Driveways may cross the setbacks. Recreational facilities may be located within the setback upon approval by the Cullowhee Community Planning Council.
 - (6) *Distance between buildings* . When located on the same property, the minimum distance between buildings shall be equal to the side setback set forth in Section 4-4.f(5) plus one foot for each one foot in building height above 35 feet.
 - (7) *Impervious surface standard* . The maximum impervious surface coverage of a lot in the MFH District shall be 70 percent.
 - (8) *Landscaping/buffering standard* . Landscaping and/or buffering shall be provided as required by Section 6-3 of this chapter. No grading shall occur within the required buffer other than that required for access drives.

- (9) *Parking and loading standards* . Parking shall be provided as required by Section 6-4 of this chapter. No parking shall be permitted in required buffers, setbacks, or open space.
- (10) *Pedestrian facilities standards* . A sidewalk meeting NC DOT standards shall be required along all street and road frontages. A sidewalk connection shall be provided from each building to the street or road providing primary access to the property. In lieu of sidewalks, trails may be provided upon approval by the Community Planning Council. If a greenway route is indicated as crossing the property on Jackson County's Greenway Master Plan, the easement for the greenway shall be dedicated to Jackson County as a condition of project approval. The dedication of the easement(s) shall count toward the open space requirements for the proposed development. This standard shall not apply to single family home developments of less than 12 lots/homes.
- (11) *Open space standard* . Lots in the MFH District shall contain at least 10 percent open space, which must be maintained in a vegetated, natural state.

(Ord. No. O2015-01, 5-21-2015)

Sec. 4-5. - MFM Multi-Family Residential—Medium Density District.

- a) *Purpose* . The Multi-Family Residential—Medium Density District is created to provide opportunities for development of medium density residential uses and supporting uses in areas with infrastructure to serve the uses where the development will not adversely impact surrounding properties.
- b) *Permitted uses* . See Table of Permitted Uses.
- c) *Uses subject to additional standards* . See Table of Permitted Uses.
- d) *Special uses* . See Table of Permitted Uses. Also, any development or redevelopment that contains more than ~~60 units or~~ 120 bedrooms.
- e) *Prohibited uses* . Any use not listed as a permitted use, use subject to additional standards, or a special use.
- f) *Development standards* .
 - (1) *Lot size standards* . New lots in the MFM District shall not be less than two acres for townhomes and apartments. For single family dwellings, lot sizes shall be those set forth in Section 4-7.
 - (2) *Lot width standards* . New lots, other than those for single family homes, in the MFM District shall not be less than 200 feet in width. Single family home lots shall have a minimum width of 50 feet.
 - (3) *Density standard* . There shall be no greater than 18 bedrooms per acre ~~or 12 dwelling units per acre~~ on any lot in the MFM District. Single family density shall be determined by permitted lot size.
 - (4) *Building height standard* . New structures in the MFM District shall not exceed 40 feet in height. This height requirement may be increased up to 80 feet provided that for each additional one foot in building height, the building is set back an additional two feet from the setback required by Section 4-5.f(5) below.
 - (5) *Setback standards* . The following minimum setbacks shall be required for structures in the MFM District:
 - a. Front: 35 feet.
 - b. Side: 25 feet.
 - c. Rear: 25 feet.

- d. Multi-family developments of more than 12 units shall be setback a minimum of 50 feet from the Tuckasegee River. No parking, grading, or activity other than passive recreation shall occur within this setback.
 - e. Should greater setbacks be required for buffering from streams or rivers, for landscaping, or other reasons, the greater setback shall prevail.
 - f. No parking, vehicular access areas, or structures shall be located within the required setbacks. Driveways may cross the setbacks. Recreational facilities may be located within the setback upon approval by the Cullowhee Community Planning Council.
- (6) *Distance between buildings* . When located on the same property, the minimum distance between buildings shall be equal to the side setback set forth in Section 4-5.f(5) above plus one foot for each one foot in building height above 35 feet.
 - (7) *Impervious surface standard* . The maximum impervious surface coverage of a lot in the MFM District shall be 60 percent.
 - (8) *Landscaping/buffering standard* . Landscaping and/or buffering shall be provided as required by Section 6-3 of this chapter. No grading shall occur within the required buffer other than that required for access drives.
 - (9) *Parking and loading standards* . Parking shall be provided as required by Section 6-4 of this chapter. No parking shall be permitted in required buffers, setbacks, or open space. A maximum of two rows of parking is permitted in front of any building(s). Parking is permitted beside and behind any building(s).
 - (10) *Pedestrian facilities standards* . A sidewalk meeting NC DOT standards shall be required along all street and road frontages. A sidewalk connection shall be provided from each building to the street or road providing primary access to the property. In lieu of sidewalks, trails may be provided upon approval by the Community Planning Council. If a greenway route is indicated as crossing the property on Jackson County's Greenway Master Plan, the easement for the greenway shall be dedicated to Jackson County as a condition of project approval. The dedication of the easement(s) shall count toward the open space requirements for the proposed development. This standard shall not apply to single family home developments of less than 12 lots/homes.
 - (11) *Open space standard* . Lots in the MFM District shall contain at least 10 percent open space, which must be maintained in a vegetated, natural state.

(Ord. No. O2015-01, 5-21-2015)

Sec. 4-6. - ~~TH Townhome Multi-Family~~ Residential—Low Density District.

- a) *Purpose* . The ~~Townhome Multi-Family~~ Residential—Low Density District is established to provide opportunities ~~for townhomes and~~ low density multi-family development in areas that can serve as a transition between higher intensity and lower intensity uses.
- b) *Permitted uses* . See Table of Permitted Uses.
- c) *Uses subject to additional standards* . See Table of Permitted Uses.
- d) *Special uses* . See Table of Permitted Uses. Also, any development or redevelopment that contains more than ~~40 units or~~ 75 bedrooms.
- e) *Prohibited uses* . Any use not listed as a permitted use, use subject to additional standards, or a special use.
- f) *Development standards* .

- (1) *Lot size standards* . New lots in the ~~TH-MFL~~ District shall not be less than one acre for ~~townhomes~~multifamily. For single family dwellings, lot sizes shall be those set forth in Section 4-7.
- (2) *Lot width standards* . New lots, other than those for single family home development, in the ~~TH-MFL~~ District shall not be less than 100 feet in width. Single family home lots shall have a minimum width of 50 feet.
- (3) *Density standard* . There shall be no greater ~~than ten dwelling units (townhomes) or~~ 12 bedrooms (multi-family developments) per acre on any lot in the ~~TH-MFL~~ District. Single family density shall be determined by permitted lot size.
- (4) *Building height standard* . New structures in the ~~TH-MFL~~ District shall not exceed 40 feet in height.
- (5) *Setback standards* . The following minimum setbacks shall be required for structures in the ~~TH-MFL~~ District:
 - a. Front: 20 feet.
 - b. Side: 15 feet.
 - c. Rear: 15 feet.
 - d. Multi-family developments of more than 12 units shall be setback a minimum of 50 feet from the Tuckasegee River. No parking, grading, or activity other than passive recreation shall occur within this setback.
 - e. Should greater setbacks be required for buffering from streams or rivers, for landscaping, or other reasons, the greater setback shall prevail.
 - f. No parking, vehicular access areas, or structures shall be located within the required setbacks. Driveways may cross the setbacks. Recreational facilities may be located within the setback upon approval by the Cullowhee Community Planning Council.
- (6) *Distance between buildings* . When located on the same property, the minimum distance between buildings shall be equal to the side setback set forth in Section 4-6.f(5) plus one foot for each one foot in building height above 35 feet.
- (7) *Impervious surface standard* . The maximum impervious surface coverage of a lot in the ~~TH-MFL~~ District shall be 50 percent.
- (8) *Landscaping/buffering standard* . Landscaping and/or buffering shall be provided as required by Section 6-3 of this chapter. No grading shall occur within the required buffer other than that required for access drives.
- (9) *Parking and loading standards*. Parking shall be provided as required by Section 6-4 of this chapter. No parking shall be permitted in required buffers, setbacks, or open space. No parking is permitted in front of any building(s) for townhomes. Parking is permitted beside and behind building(s).
- (10) *Pedestrian facilities standards* . A sidewalk meeting NC DOT standards shall be required along all street and road frontages for townhome projects. A sidewalk connection shall be provided from each building within a ~~townhome~~multifamily development to the street or road providing primary access to the property. In lieu of sidewalks, trails may be provided upon approval by the Community Planning Council. If a greenway route is indicated as crossing the property to be developed for townhomes on Jackson County's Greenway Master Plan, the easement for the greenway shall be dedicated to Jackson County as a condition of project approval. The dedication of the easement(s) shall count toward the open space requirements for the proposed development. This standard shall not apply to single family home developments of less than 12 lots/homes.

(11) *Open space standard* . Lots in the ~~TH-MFL~~ District shall contain at least ten percent open space, which must be maintained in a vegetated, natural state.

(Ord. No. O2015-01, 5-21-2015)

<u>TABLE OF PERMITTED USES</u>								
<u>Land Use</u>	<u>Zoning District</u>							
	<u>C</u>	<u>INST</u>	<u>MFH</u>	<u>MFM</u>	<u>TH</u>	<u>SF</u>	<u>SF-MH</u>	<u>P/OS</u>
<u>Residential:</u>								
<u>Accessory apartments</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>U</u>	<u>U</u>	<u>N</u>
<u>Fraternity and Sorority Dwelling</u>	<u>N</u>	<u>N</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Duplexes</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>U</u>	<u>U</u>	<u>N</u>
<u>Dwellings, multi-family (more than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Dwellings, single family detached</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
<u>Dwellings, single family attached (Townhomes)</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Manufactured homes, Class A</u>	<u>N</u>	<u>N</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>N</u>	<u>U</u>	<u>N</u>
<u>Manufactured home, Class B</u>	<u>N</u>	<u>N</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>N</u>	<u>U</u>	<u>N</u>
<u>Manufactured home parks</u>	<u>N</u>	<u>N</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Student rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>N</u>
<u>Recreational :</u>								

