

CHAPTER 3 ZONING DISTRICTS

Section 3.10 Medium Density Residential (MDR) District

3.10. MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT



A. DISTRICT PURPOSE AND INTENT

The Medium Density Residential (MDR) district is established to accommodate moderate density residential development and complimentary uses in suburban-to-urban settings throughout the City's jurisdiction. Use of the conservation subdivision configuration is optional for residential subdivisions of five lots or more. The district accommodates utilities as well as various neighborhood-supporting institutional uses such as parks, schools, and public safety facilities. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the residential nature of the district. Conservation subdivisions, pocket neighborhoods, or bungalow courts are allowed as optional forms of development.

B. DISTRICT DIMENSIONAL STANDARDS

REQUIREMENT

STANDARD		Single-Family Detached	Single-Family Attached [1]	Multi-Family	Mixed Use (AMENDED 12.3.19 UDOTA-01-20)	Non-residential
A	Maximum Residential Density (units/acre)	4.85 [2]			none	N/A
B	Minimum Lot Area (square feet) (AMENDED 06.21.22 UDOTA-03-22)	9,000 [3]	[4]	40,000 [5]	N/A	40,000
C	Maximum Lot Coverage (% of lot area) [6]	40 [7]	55 [8]	45	N/A	50
D	Minimum Lot Width (linear feet) (AMENDED 06.21.22 UDOTA-03-22)	65 [9]	80 [10]	80	none	80
E	Minimum Open Space Set Aside (% of lot area) (AMENDED 06.21.22 UDOTA-03-22)	10 [11] [12]	10 [11] [12]	10 [12]	5 [12]	8
F	Min. Street Setback (linear feet) [13] [14] (AMENDED 06.21.22 UDOTA-03-22)	30 [13]	25		N/A	30
G	Minimum Side Setback (linear feet) [13] (AMENDED 1.4.22 UDOTA-01-22)	10 [15]	25 [16] [17]	10	N/A	10 [18]
H	Minimum Rear Setback (linear feet) [13]	25 [15]			30	25
I	Minimum Perimeter Setback in a Multi-building Development (linear feet)	N/A	25 [19]		30	25 [19]
J	Minimum Spacing Between Buildings in a Multi-Building development (linear feet)	N/A	In accordance with the North Carolina Building Code			
K	Maximum Building Height (feet/stories) [20]	36/3			48/4	36/3

NOTES:

(AMENDED 06.21.22 UDOTA-03-22; AMENDED 12.6.22 UDOTA-05-22)

[1] Includes duplex, triplex, and quadriplex dwellings.

[2] Increased to 7 units per acre in a pocket neighborhood, bungalow court, or conservation subdivision.

[3] Decreased to 6,000 square feet for lots in pocket neighborhoods, bungalow courts, and conservation subdivisions.

[4] 10,000 for duplex buildings; 15,000 for triplex buildings; 20,000 for quadriplex buildings; and 9,000 for a single-family attached development plus an additional 1,600 square feet per single-family attached unit in the development.

[5] This is a minimum development size, not a minimum lot area.

[6] Dev. in the WPO is subject to built-upon limits in Section 3.20.F, Water Supply Watershed Protection Overlay (WPO) District.

[7] Increased to 90% for lots in pocket neighborhoods, 80% for lots in bungalow courts, and 99% for lots in conservation subdivisions.

[8] Applied to the entire single-family attached development, not to individual lots with an individual single-family attached dwelling.

[9] Applied to entire development (not individual lots) if a pocket neighborhood, bungalow court, or conservation subdivision.

[10] Standards applied to entire development, not individual lots.

[11] Open space set-aside requirements applied to single-family detached subdivisions of six or more lots and development comprised of six or more duplex, triplex, or quadriplex buildings. All single-family attached and multi-family development shall provide open space set-aside.

[12] Open space set-aside shall be configured with at least 50 percent devoted to active recreation features in accordance with Section 7.1, Open Space Set-Aside.

[13] In cases where development is in a subdivision established prior to the effective date of this Ordinance, no setback shall be required to be greater than the average setback of existing residential structures on the same side of the block or within a distance of 500 feet horizontally on either side when blocks are not present.

[14] On corner lots of record, the street setback may be reduced by 50 percent on the long side of the lot.

[15] Reduced to as low as 3 feet for dwellings in pocket neighborhoods, bungalow courts, and conservation subdivisions.

[16] Duplex dwellings may utilize a side yard setback that is the same as a single-family detached dwelling.

[17] Duplex, triplex, quadplex, and single-family attached buildings with party walls may maintain a side yard setback of zero along party walls.

[18] 20 feet required from lot lines abutting single-family detached residential dwellings.

[19] Applied in lieu of side or rear setbacks in multi-building developments.

[20] Development in the AHO is subject to maximum building heights in Section 3.20.B, Airport Height Overlay (AHO) District.

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