

**3.7. HIGH DENSITY RESIDENTIAL (HDR) DISTRICT**



**A. DISTRICT PURPOSE AND INTENT**

The High Density Residential (HDR) district is established to accommodate a wide range of residential and institutional use types at high densities. The district allows a wide range of housing types, including duplexes, triplexes, quadrplexes, upper-story residential, single-family attached, and single-family detached dwellings. The district also allows pocket neighborhoods and bungalow courts. As a means of creating compact, functional neighborhoods, the district also allows a wide variety of institutional uses, including community centers, day care, schools, assisted living, religious institutions, parks, and utilities. Mixed use development is also allowed in locations where negative impacts can be minimized. Proximity and access to transit facilities and alternative forms of transportation are vital in this district. Low density development comprised of uniform building types or styles is discouraged.

**B. DISTRICT DIMENSIONAL STANDARDS**

STANDARD	REQUIREMENT				
	Single-Family Detached	Single-Family Attached [1]	Multi-Family	Mixed Use	Non-residential
<b>A</b> Maximum Residential Density (units/acre)	7	9	30	None	N/A
<b>B</b> Minimum Lot Area (square feet)	6,000	1,600 per unit	20,000 [2]	N/A	40,000
<b>C</b> Maximum Lot Coverage (% of lot area) [3]	45 [4]	55 [5]	45	N/A	50
<b>D</b> Minimum Lot Width (linear feet)	50 [6]	55 [7]	60	None	60
<b>E</b> Minimum Open Space Set Aside (% of lot area)	10 [8] [9] [10]	10 [9] [10]		5 [9]	8
<b>F</b> Minimum Street Setback (linear feet) [ <del>11</del> 10] [11] <small>(AMENDED 12.3.19 UDOTA-01-20)</small>	25 [12]	25	30; 20 from internal streets	N/A	30
<b>G</b> Minimum Side Setback (linear feet)	10 [12]	25		N/A	25
<b>H</b> Minimum Rear Setback (linear feet)	25 [12]	30 [8]	30		
<b>I</b> Minimum Perimeter Setback in a Multi-building Development (linear feet)	N/A	Same as rear setback [13]			
<b>J</b> Minimum Spacing Between Buildings in a Multi-building Development (linear feet)	N/A	In accordance with the North Carolina Building Code			
<b>K</b> Maximum Building Height (feet/stories) [14]		36/3 N/A	48/4-50/5		

- [1] Includes duplex, triplex, and quadrplex dwellings.
- [2] This is a minimum development size, not an individual lot area.
- [3] Development in the WPO is subject to built-upon limits in Section 3.19.F, [Water Supply Watershed Protection Overlay \(WPO\) District](#).
- [4] Increased to 50% for lots in pocket neighborhoods and bungalow courts.
- [5] Applied to the entire single-family attached development, not to individual lots containing an individual single-family attached dwelling.
- [6] Applied to entire development (not individual lots) when configured as a pocket neighborhood or bungalow court.
- [7] Standards applied to the entire development, not individual lots.
- [8] Open space set-aside requirements applied to subdivisions of five or more lots.
- [9] 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](#).
- [10] ~~Conservation subdivisions shall set aside at least 50% of the development as open space in accordance with Section 6.10, Conservation Subdivision.~~
- [~~11~~10] On corner lots of record, the street setback may be reduced by 50 percent on the long side of the lot.
- [11~~2~~] ~~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.~~
- [12] Reduced to as low as 3 feet for dwellings in pocket neighborhoods and bungalow courts.
- [13] Applied in lieu of side or rear setbacks in multi-building developments.
- [14] Development in the AHO is subject to the maximum building heights in Section 3.19.B, [Airport Height Overlay \(AHO\) 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	REQUIREMENT				
	Single-Family Detached	Single-Family Attached [1]	Multi-Family	Mixed Use (AMENDED 12.3.19 UDOTA-01-20)	Non-residential
<b>A</b> Maximum Residential Density (units/acre)	4.85 [2]			none	N/A
<b>B</b> Minimum Lot Area (square feet)	9,000 [3]	1,600 per unit	40,000 [4]	N/A	40,000
<b>C</b> Maximum Lot Coverage (% of lot area) [5]	40 [6]	55 [7]	45	N/A	50
<b>D</b> Minimum Lot Width (linear feet)	75 [8]	80 [9]	80	none	80
<b>E</b> Minimum Open Space Set Aside (% of lot area)	10 [10] [11]	25 [11]	10 [11]	5 [11]	8
<b>F</b> Minimum Street Setback (linear feet) [12] [13]	30 [12]	25, 15 from internal street		N/A	30
<b>G</b> Minimum Side Setback (linear feet) [12]	10 [14]	25	10	N/A	10 [15]
<b>H</b> Minimum Rear Setback (linear feet) [12]	25 [10] [14] [15]			30	25
<b>I</b> Minimum Perimeter Setback in a Multi-building Development (linear feet)	N/A	25 [16]		30	25 [16]
<b>J</b> Minimum Spacing Between Buildings in a Multi-Building development (linear feet)	N/A	In accordance with the North Carolina Building Code			
<b>K</b> Maximum Building Height (feet/stories) [17]	36/3			48/4	36/3

**NOTES:**

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

[5] Development in the WPO is subject to built-upon limits in [Section 3.19.F, Water Supply Watershed Protection Overlay \(WPO\) District](#).

[6] Increased to 50% for lots in pocket neighborhoods, bungalow courts, and conservation subdivisions

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

[8] Applied to entire development (not individual lots) when configured as a pocket neighborhood, bungalow court, or conservation subdivision.

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

[10] Open space set-aside requirements applied to subdivisions of five or more lots.

[11] 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](#).

[12] 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.

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

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

[15] 20 feet required from lot lines abutting single-family detached residential dwellings.

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

[17] Development in the AHO is subject to maximum building heights in [Section 3.19.B, Airport Height Overlay \(AHO\) District](#).

**3.12. MIXED USE (MX) DISTRICT****A. DISTRICT PURPOSE AND INTENT**

The Mixed Use (MX) district is intended to foster functional neighborhoods where City residents and visitors can live, work, shop, and recreate without travelling large distances between differing uses. Buildings are built close to the sidewalk and served by public gathering areas that create places for people to congregate and interact. The district encourages a fine-grained network of streets and pedestrian ways that allow a wide freedom of movement and choices in transportation mode, including public transit. Land uses are mixed (including both residential and ~~nonresidential~~ non-residential) either in the same building (vertical integration) or on the same development site (horizontal integration), and are located in close proximity to one another. Mixed use districts are located on principal and minor arterials as well as collector streets. The district allows a wide variety of housing types to promote population density and to support nearby retail, dining, and entertainment establishments. The district discourages the establishment of single-use, monolithic, and automobile-oriented forms of development that require large areas of off-street parking.

**B. DISTRICT DIMENSIONAL STANDARDS****REQUIREMENT**

STANDARD		REQUIREMENT				
		Single-Family Detached	Single-Family Attached [1]	Multi-Family	Mixed Use	Non-residential
<b>A</b>	Maximum Residential Density (units/acre)	8		30		N/A
<b>B</b>	Minimum Lot Area (square feet)	5,400	5,400 per unit	20,000 [2]		30,000
<b>C</b>	Maximum Lot Coverage (% of lot area) [3]	50 [4]	[5]	50	60	
<b>D</b>	Minimum Lot Width (linear feet)	50 [6]	55 [7]	60		
<b>E</b>	Minimum Open Space Set Aside (% of lot area)	10 [8] [9]	5 [9]			8
<b>F</b>	Minimum Street Setback (linear feet) [10] [11]	12	30; 20 from internal streets			
<b>G</b>	Minimum Side Setback (linear feet)	10 [10]	25 [8]	25		
<b>H</b>	Minimum Rear Setback (linear feet)	25 [10]	30 [8]	30		
<b>I</b>	Minimum Perimeter Setback in a Multi-building Development (linear feet)	N/A	Same as rear setback [12]			
<b>J</b>	Minimum Spacing Between Buildings in a Multi-building Development (linear feet)	N/A	<del>20</del> <del>5</del> In accordance with the North Carolina Building Code			
<b>K</b>	Maximum Building Height (feet/stories) [13]	36/3	36/3 [14] [15]	48/450/5 [14] [15]		

**NOTES:**

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

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

[3] Development in the WPO is subject to built-upon limits in [Section 3.19.F, Water Supply Watershed Protection Overlay \(WPO\) District](#).

[4] Increased to 50% for lots in pocket neighborhoods and bungalow courts.

[5] Not applied to individual single-family attached lots but the entire development shall maintain a maximum lot coverage of 50 percent.

[6] Applied to entire development (not individual lots) when configured as a pocket neighborhood or bungalow court.

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

[8] Open space set-aside requirements applied to subdivisions of five or more lots.

[9] 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](#).

[10] Reduced to as low as 3 feet for dwellings in pocket neighborhoods and bungalow courts.

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

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

[13] Development in the AHO is subject to maximum building heights in [Section 3.19.B, Airport Height Overlay \(AHO\) District](#).

[14] May be increased one foot in height for each one foot in additional side and rear setback beyond the minimum requirement.

[15] Maximum building height of 36 feet for buildings located within 500 feet of a single-family detached residential dwelling.

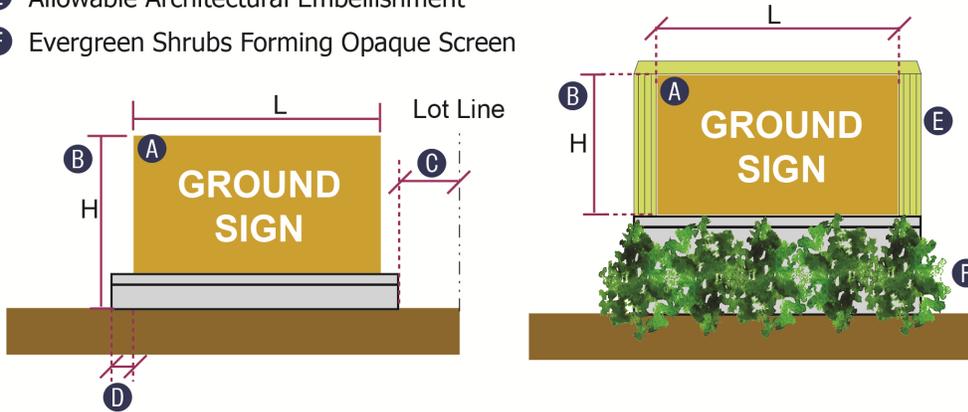
**TABLE 5.6.I: SIGN STANDARDS BY SIGN TYPE**

**5. Ground Signs**



**LEGEND**

- A** Maximum Sign Face Area = LxH:  
12 sf in Residential Districts; 32 sf in OI and NB Districts  
48 sf in MX and CBD Districts; 150 sf in GB and Industrial Districts
- B** 6' Max. Height in Residential District; 15' in Mixed-Use and Nonresidential Districts
- C** 5' Minimum Setback from Lot Line
- D** 6" Max. Foundation Base Extension
- E** Allowable Architectural Embellishment
- F** Evergreen Shrubs Forming Opaque Screen



**a. Definition** Any sign, other than a pole sign, that is attached directly to the ground by means of a supporting system comprised of a solid pedestal, or other bracing system where there is no open space between the bottom of the sign face area and the ground. Ground signs are configured so that the base of the sign support structure is at least as wide as the sign face area. Ground signs may also be referred to as "pedestal" signs or "monument" signs. Any sign with an opening between the bottom of the sign's face area and ground or where the sign face area is wider than the sign support structure shall be considered as a pole or "freestanding" sign, which are prohibited. Ground signs are not mounted to a building wall, and are not located within a street right-of-way.

<b>b. Zoning Districts Where Permitted</b>	RESIDENTIAL & CR	MX & PD	OI & COI	NB	GB & CB	CBD & PDD	INDUSTRIAL & CI
	Yes	Yes	Yes	Yes	Yes	Yes	Yes

**c. Dimensional Standards**

Maximum Number of Ground Signs Per Lot	1 [1]
Maximum Height [6] [7]	6 feet for lots in residential districts; 15 feet for lots in mixed-use and nonresidential districts [2] [3] [4]
Maximum Sign Face Area [5]	Lots in residential districts: 129 square feet per sign [6]
	Lots in OI and NB districts: 32 square feet per sign [6]
	Lots in MX and CBD districts: 48 square feet per sign [6]
	Lots in GB and industrial districts: 150 square feet per sign [7]

Minimum Setback from any Lot Line	5 feet [68]
Minimum Separation between Ground Signs on Adjacent Lots	50 feet [79]
<p><b>NOTES:</b></p> <p>[1] Developments on <u>corner</u> lots of 2 acres in size or greater <del>and corner lots</del> may have a ground sign for each roadway <del>fronting frontage</del><u>the perimeter of the development.</u></p> <p>[2] Sign height shall be determined based on the higher of: the adjacent grade level or the grade level of the adjacent street.</p> <p>[3] In <del>nonresidential</del><u>non-residential</u> districts, the maximum height of a ground sign may be increased by 1 foot for every 10 feet of setback beyond the minimum applicable setback to a maximum ground sign height of 25 feet.</p> <p>[4] The support structure shall be included within the measurement of the sign’s maximum height.</p> <p>[5] The maximum sign face area may be increased by 4 square feet for every 10 feet of setback beyond the minimum applicable setback to a maximum ground sign face area of <del>175-225</del> square feet.</p> <p>[6] <u>The following features may be excluded from the calculation of maximum sign height and maximum sign face area:</u></p> <ul style="list-style-type: none"> <li><u>a. The first 36 inches in height of a sign’s base when it is surrounded by evergreen shrubs configured as a fully opaque screen and sized in accordance with Section 5.3.F.3, Shrub Size and Variety.</u></li> <li><u>b. Architectural embellishments along the side of the sign support structure, such as columns, pilasters, coping, or vertical design features with a maximum width of up to 1 foot, provided such embellishments do not include advertising copy.</u></li> <li><u>c. Architectural embellishments along the top of the sign support structure, such as caps, cornices, coping, eaves, or horizontal design features with a maximum height of up to 1 foot and a maximum projection of up to 6 inches beyond the sign face, provided such embellishments do not include advertising copy.</u></li> </ul> <p>[7] <u>The following features may be excluded from the calculation of maximum sign height and maximum sign face area:</u></p> <ul style="list-style-type: none"> <li><u>a. The first 36 inches in height of a sign’s base when it is surrounded by evergreen shrubs configured as a fully opaque screen and sized in accordance with Section 5.3.F.3, Shrub Size and Variety.</u></li> <li><u>b. Architectural embellishments along the side of the sign support structure, such as columns, pilasters, coping, or vertical design features with a maximum width of up to 1½ feet, provided such embellishments do not include advertising copy.</u></li> <li><u>c. Architectural embellishments along the top of the sign support structure, such as caps, cornices, coping, eaves, or horizontal design features with a maximum height of 18 inches and a maximum projection of up to 6 inches beyond the sign face, provided such embellishments do not include advertising copy.</u></li> </ul> <p>[8] Except within the CBD district, all portions of a ground sign shall be at least 5 feet from a street right-of-way.</p> <p>[79] In cases where a ground sign is proposed and it is impossible to meet the minimum separation distance requirements from an existing ground sign, the proposed sign shall maintain the minimum street setback necessary to ensure an unimpeded view of the existing ground sign on an adjacent lot.</p>	
<p><b>d. Additional Standards</b></p>	
<ul style="list-style-type: none"> <li>i. <u>Establishment of a new ground sign on a lot with an existing pole or freestanding sign shall require removal of the existing pole or freestanding sign prior to or concurrent with establishment of the ground sign.</u></li> <li>ii. Ground signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.</li> <li>iii. <u>A Gground signs with support structuresbase may project outwards beyond the edge of the sign face or architectural embellishment by up to six inches on the front, rear, and sides of the signof three feet in height or more above grade shall include evergreen plantings around the base of the sign support structure in sufficient number to screen its view from off-site areas.</u></li> <li>ivii. Signage may be subject to additional standards identified in <u>Section 3.19.D, Gateway Corridor Overlay (GCO) District.</u></li> <li>v. <u>In no instance shall the depth of a ground sign, including the sign base, architectural embellishments, and the sign face area exceed four feet.</u></li> </ul>	

## DEFINITIONS

<b>STORMWATER RUNOFF</b>	As used in <a href="#">Section 7.4</a> , Stormwater <del>Section 7.4, Stormwater</del> , the flow of water <u>from precipitation, snow or ice melt, or irrigation that flows over the land surface and is not absorbed into the ground, instead flowing into streams or other surface waters or land depressions, which results from precipitation and which occurs immediately following rainfall or as a result of snowmelt.</u>
	As used in <a href="#">Section 7.5</a> , Soil Erosion and Sedimentation <del>Section 7.5, Soil Erosion and Sedimentation</del> , the surface flow of water resulting from precipitation in any form and occurring immediately after rainfall or melting.
<b>STREAM</b>	As used in the riparian buffer standards, a body of concentrated flowing water in a natural low area or natural channel on the land surface.
<b>STREAM RESTORATION</b>	As used in the riparian buffer standards, the process of converting an unstable, altered or degraded stream corridor, including adjacent riparian zone and flood-prone areas to its natural or referenced, stable conditions considering recent and future watershed conditions. This process also includes restoring the geomorphic dimension, pattern, and profile as well as biological and chemical integrity, including transport of water and sediment produced by the stream's watershed in order to achieve dynamic equilibrium. 'Referenced' or 'referenced reach' means a stable stream that is in dynamic equilibrium with its valley and contributing watershed. A reference reach can be used to develop natural channel design criteria for stream restoration projects.
<del><b>STREAM/RIPARIAN BUFFER IMPACT CERTIFICATION</b></del>	<del>A certification that proposed development or land disturbing activity may take place within or near a designated stream or riparian buffer.</del>
<b>STREAMER</b>	A long, narrow strip of material used as a decoration or symbol.
<b>STREET</b>	A paved or unpaved vehicular accessway of more than 20 feet in width intended for the movement of vehicles and bicycles <u>that is maintained as a street by the City, NCDOT, or is indicated as a private street on a recorded final plat.</u>
<b>STREET BULB OUT</b>	A street intersection where one or more corners is rounded into a circle similar to a cul-de-sac turnaround.
<b>STREET CENTER LINE</b>	A line lying halfway between the two edges of a street right-of-way, or in some other location as determined by the City Engineer.
<b>STREET CONNECTION</b>	A location where one or more planned or existing streets join together.
<b>STREET CONNECTIVITY</b>	A measure of the overall connectedness of the streets in a street network that is largely control by individual block length.
<b>STREET DESIGN SPEED</b>	A selected speed used by an engineer to determine the various geometric features of a street. The design speed should be a logical one with respect to the topography, anticipated operating speed, the adjacent land use, and the functional classification of the roadway.
<b>STREET FRONTAGE</b>	A strip or extent of land abutting and extending along a street.
<b>STREET GRADE</b>	The magnitude of a street's incline or decline over a specified lateral distance.
<b>STREET INTERSECTION APPROACH</b>	The portion of a street proximate to an intersection.
<b>STREET KNUCKLE</b>	See "Street Bulb Out."
<b>STREET LIGHT</b>	Exterior illumination located within or adjacent to a street right-of-way and intended to illuminate the street and sidewalk.
<b>STREET STUB</b>	A nonpermanent dead end street intended to be extended in conjunction with development on adjacent lots or sites.