

## AN ORDINANCE TO AMEND ARTICLE 3.2.2(d) Transitional Residential (TR) District

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Section 3.2.2(d) of the Zoning Ordinance is hereby amended as follows:

### d) General Requirements

2. Development in the Transitional Residential District shall meet the following standards:
  - e. Lot sizes shall average at least ~~12,000~~ **7,500** sq. ft., but in no case shall any lot be less than ~~10,000~~ **6,000** sq. ft. The side yard setback shall be ~~8'~~ **6'** and the rear yard setback shall be a minimum of 25'.
  - f. Lot widths shall average at least ~~75~~ **60** feet (excluding cul-de-sac lots), but in no case shall any lot be less than ~~over 60'~~ **50'** wide. On cul-de-sac or turn-arounds, lots shall have at least 80% of the minimum lot width required when measured to a point 50' back from the street right-of-way. Further, these lots shall have a minimum ~~35'~~ **25'** of frontage along the street right-of-way. **No more than 50% of the lots in a subdivision shall be one width. A 10' differential in lot widths is required. At least 2 lots sizes shall be required for subdivisions of 50 or less lots and at least 3 lot sizes shall be required for subdivisions over 50 lots in size.**

Section 2. That this ordinance shall become effective upon adoption.

PUBLIC HEARING DATE: **December 5, 2016**

PLANNING BOARD MEETING: **December 20, 2016 & January 24, 2017**

PLANNING BOARD RECOMMENDATION: **DENIED**

TOWN BOARD DECISION: **APPROVED February 6, 2017**

TOWN BOARD ACTION MEETING: **February 6, 2017**