

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 lot 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: **TBD**

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