



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua L. Grant, Manager

Date: October 13, 2023

Re: UDO Proposed Amendment #2023-7
Lincoln County Planning and Inspections Department, applicant

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 6, 2023.

Proposal

The planning staff is proposing the following amendment to the Lincoln County Unified Development Ordinance: A request to amend the Permitted Use Table in Section 2.2.1 to permit single-family detached homes in the R-MF (Multi-family Residential) district.

Background Information

One of the changes recently approved in the latest Use Table amendments eliminated single-family homes in the R-MF (Residential Multi-Family) district. Afterward, a relatively small group of parcels zoned R-MF were identified, upon which single-family homes had already been constructed. The change in the ordinance rendered these parcels a nonconforming use. The result is that it does not afford the current residents the opportunity to expand or enlarge their homes, which staff finds to be overly burdensome to those affected.

The purpose of the proposed amendment before you is to acknowledge the existing single-family homes within the R-MF (Residential Multi-Family) district and to permit them to avoid homeowners from any undue burden related to the nonconforming status of the use. The R-MF district is one of the initial districts in Lincoln County from the 1990s. It is no longer utilized due to multi-family projects having to meet the Planned Development (PD) District requirements prescribed by the UDO. Staff finds this amendment as the most sensible solution.

The full text of the proposed amendment is included with the text amendment application.



o. 704.736.8440



lincolncounty.org



115 W. Main St. | Lincolnton, NC 28092



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

Zoning Amendment

Proposed Statement of Consistency and Reasonableness

Case UDO #2023-7

Applicant Lincoln County Planning & Inspections

Parcel ID# N/A

Location N/A

Proposed amendment

To amend the Permitted Use Table in Section 2.2.1 to permit single-family detached homes in the R-MF (Residential Multi-family) district.

The amendment is consistent with the Future Land Use Plan in that it aims at meeting the "desired outcomes" that were adopted as part of the plan. These outcomes include being transparent, intentional, and flexible regarding development. This also includes revisiting and updating the plan.



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Unified Development Ordinance **Text Amendment Application**

Lincoln County Planning and Inspections Department
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Lincoln County Planning & Inspections

Applicant Address 115 W. Main St., Lincolnton, NC 28092

Applicant Phone Number (704)736-8440

Part II

Briefly describe the proposed text amendment.

A request to amend the Permitted Use Table in Section 2.2.1 to permit single-family detached homes in the R-MF (Multi-family Residential) district.

Part III

Provide the full text of the proposed amendment (on a separate sheet if necessary) with proposed deleted text shown as struck through and proposed added text underlined.

See attached pages

\$400 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "John L. Bryant".

Applicant

09/22/2023

Date

	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
	P = Permitted				S = Special Use (§9.10)				* = Group of Uses (§2.3)						
Residential Uses ¹	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
Single-family detached	P	P	P	P	P	P	P	P	P						
Modular (CABO)	P	P	P	P	P	P	P	P							
Alley-loaded house	P	P	P	P	P	P	P	P							\$4.2.1
Zero lot line house								P	P						\$4.2.2
Two-family house	P	P	P					P	P						\$4.2.3
Townhouse			S		S			P	P	S	S				\$4.2.4
Multi-family			S		S			P							\$4.2.5
Upper-story residential										P	S	S			\$4.2.6
Boarding house	P	P	P					P	P						\$4.2.7
Manufactured home, Class A	P	P	P												\$4.2.8
Manufactured home, Class B	P	P	P												\$4.2.9
Manufactured home, Class C	P	P	S												\$4.2.10
Manufactured home, Class D	S	S													\$4.2.11
Manufactured home, Class E	P	P	S												\$4.2.12
Manufactured home, Class F															\$4.2.13
Manufactured home park (<20 units)	S	S													\$4.2.14
Manufactured home park (>20 units)	S	S													\$4.2.14
Storage, private (on <2 ac.)	S	S	S	S	S										
Storage, private (on >2 ac.)	P	P	P	P	P										
Civic Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	I-L	I-G	Use Standard
Airport, public or private	S	S													S
Adult care home	S	S	S					S	S	S					
Bus terminal, public	S	S								P	P	P	P	P	
Cemetery	P	P	S	S	S					S	P	S			\$4.3.1
Civic club or community center	S	S	S	S	S					P	P	P	P	P	
Coliseums 1000+ seats										S					
College										P	S	S			
Correctional facility													S		
County facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	\$4.3.5
Child care center, small group (1-6)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Child care center (6+)	S	S	S	S	S		S	S	P	P	P	P	P	S	\$4.3.2
Child care center (6+) as accessory use													P	P	
Family care home	P	P	P	P	P	P	P	P	P	P	P	P			\$4.3.3
Hospital										S	P	P			
Museum (privately owned)										P	P	P			
Nursing home	S	S	S							S	S	S			
Place of worship, seating capacity <500	P	P	P	P	P					P	P	P			\$4.3.4
Place of worship, seating capacity 500 to 1000	P	P	S	S	S					P	P				\$4.3.4
Place of worship, seating capacity >1000										P	P				\$4.3.4
State or federal facility not listed as C use										P	P	P	P	P	\$4.3.5
Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	\$4.3.5
Railroad terminal and yard													P		
School, elementary and secondary	P	P	P	P	P					S	S				\$4.3.6
Solar farm	S	S								S	S	S	S	S	4.3.7

¹ Some residential uses listed in this table may only be allowed in cluster subdivisions (See §2.4.5 and §2.4.6)

Conventional Residential Subdivision

R-MF	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse ⁽¹⁾	Multi-family ⁽¹⁾
Use	Permitted	Not Permitted	Not Permitted	Permitted	Permitted	Permitted
Density (max. units/acre)					6	6
Site (min.)						
Area (acres)	None				4	4
Recreation/open space (sq. ft.)	N/A			-	N/A	N/A
Parcel (min. sq. ft.)					43,560	43,560
Area per building	--			-		
Lot (min.)				0.75 ac. (32,670)		
Lot area (sq. ft.)	43,560			100	43,560	43,560
Lot width (ft.)	100			Required	100	100
Water/sewer, public	Required					
Yards (min. ft.)						
Road yard	20			30	30	30
Side yard (interior)	6			10	10	10
Side yard (total)	12			20	20	20
Side yard (road)	10			40	40	40
Rear yard	20			40	40	40
Bulk (max.)						
Height (ft.)	35			35	35	35
Building coverage	35%			35%	35%	35%
Impervious surface	60%			50%	50%	50%

⁽¹⁾ More than one building may be established on a single lot (see §4.1, Complexes)



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

