

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021

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HOUSE PRINCIPAL CLERK

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HOUSE BILL DRH40413-MQ-114

Short Title: Preservation of Workforce Housing. (Public)

Sponsors: Representative B. Jones.

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO PROHIBIT THE USE OF SUBJECTIVE STANDARDS IN CONDITIONAL USE
3 PERMITTING BY LOCAL GOVERNMENTS FOR DEVELOPMENTS WITH
4 AFFORDABLE HOUSING UNITS FOR FAMILIES MEETING CERTAIN INCOME
5 LEVEL REQUIREMENTS.

6 The General Assembly of North Carolina enacts:

7 **SECTION 1.** G.S. 160D-703 reads as rewritten:

8 "§ 160D-703. **Zoning districts.**

9 (a) Types of Zoning Districts. – A local government may divide its territorial jurisdiction
10 into zoning districts of any number, shape, and area deemed best suited to carry out the purposes
11 of this Article. Within those districts, it may regulate and restrict the erection, construction,
12 reconstruction, alteration, repair, or use of buildings, structures, or land. Zoning districts may
13 include, but are not be limited to, the following:

- 14 (1) Conventional districts, in which a variety of uses are allowed as permitted uses
15 or uses by right and that may also include uses permitted only with a special
16 use permit.
17 (2) Conditional districts, in which site plans or individualized development
18 conditions are imposed.
19 (3) Form-based districts, or development form controls, that address the physical
20 form, mass, and density of structures, public spaces, and streetscapes.
21 (4) Overlay districts, in which different requirements are imposed on certain
22 properties within one or more underlying conventional, conditional, or
23 form-based districts.
24 (5) Districts allowed by charter.

25 (b) Conditional Districts. – Property may be placed in a conditional district only in
26 response to a petition by all owners of the property to be included. Specific conditions may be
27 proposed by the petitioner or the local government or its agencies, but only those conditions
28 approved by the local government and consented to by the petitioner in writing may be
29 incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the
30 exercise of the authority granted by this section, a local government may not require, enforce, or
31 incorporate into the zoning regulations any condition or requirement not authorized by otherwise
32 applicable law, including, without limitation, taxes, impact fees, building design elements within
33 the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in
34 G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or
35 use of land. Conditions and site-specific standards imposed in a conditional district shall be
36 limited to those that address the conformance of the development and use of the site to local



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1 government ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably
2 expected to be generated by the development or use of the site. The zoning regulation may
3 provide that defined minor modifications in conditional district standards that do not involve a
4 change in uses permitted or the density of overall development permitted may be reviewed and
5 approved administratively. Any other modification of the conditions and standards in a
6 conditional district shall follow the same process for approval as are applicable to zoning map
7 amendments. If multiple parcels of land are subject to a conditional zoning, the owners of
8 individual parcels may apply for modification of the conditions so long as the modification would
9 not result in other properties failing to meet the terms of the conditions. Any modifications
10 approved apply only to those properties whose owners petition for the modification.

11 (c) Uniformity Within Districts. – Except as authorized by the foregoing, all regulations
12 shall be uniform for each class or kind of building throughout each district but the regulations in
13 one district may differ from those in other districts.

14 (d) Standards Applicable Regardless of District. – A zoning regulation or unified
15 development ordinance may also include development standards that apply uniformly
16 jurisdiction-wide rather than being applicable only in particular zoning districts.

17 (e) Limitations. – For parcels where multifamily structures are an allowable use, a local
18 government may not impose a harmony requirement or any other subjective conditions or
19 standards for permit approval if the development contains affordable housing units for families
20 or individuals with incomes below eighty percent (80%) of area median income."

21 **SECTION 2.** This act is effective when it becomes law and applies to permit
22 applications submitted on or after that date.