

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

10 (b1) Limitations. – For parcels where multifamily structures are an allowable use, a local
11 government may not impose a harmony requirement for ~~permit-development~~ approval if at least
12 ten percent (10%) of the number of residential units in the development contains ~~are~~ affordable
13 housing units for families or individuals with incomes below eighty percent (80%) of the area
14 median income.

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

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

21 **SECTION 2.(a)** This act applies to the Town of Huntersville only.

22 **SECTION 2.(b)** This act is effective when it becomes law and applies to permit
23 approvals submitted on or after that date.