

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025**

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SENATE BILL 499

Short Title: Allow Housing Near Jobs. (Public)

Sponsors: Senators Moffitt and Mayfield (Primary Sponsors).

Referred to: Rules and Operations of the Senate

March 26, 2025

A BILL TO BE ENTITLED
AN ACT TO ALLOW BY RIGHT RESIDENTIAL DEVELOPMENT AND USE IN ALL
AREAS ZONED FOR COMMERCIAL USE.

The General Assembly of North Carolina enacts:

SECTION 1. Article 7 of Chapter 160D of the General Statutes is amended by adding a new section to read:

"§ 160D-707. Residential development allowed in all commercial zones.

(a) In all areas and districts zoned for commercial, office, or retail use, a local government shall allow by right, and no amendment to zoning regulations or conditional use permit shall be required, residential development to the same extent as allowed in areas and districts zoned for residential use. The provisions of this section include the conversion of a building or a portion of a building from commercial use to residential use.

(b) Nothing in this section shall be construed to supersede or diminish any applicable building code, fire code, or other general public health and safety regulations."

SECTION 2. This act becomes effective October 1, 2025.



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