

USE REGULATIONS



Key Changes in Article 151.4:

- New use classification system
- Unlisted uses
- Removal of conditional uses
- New prohibited uses
- New section on addressing unlisted uses
- New approach to addressing manufactured and mobile homes
- Wider range of housing use types
- Mandatory conservation subdivision in the rural zoning districts
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ARTICLE 151.4 USE REGULATIONS

4.1 ARTICLE ORGANIZATION⁹²

- A. Article 151.4: Use Regulations, contains all the standards related to the use of land in the County, and is organized by the type of land use: principal, accessory, or temporary use. Principal uses are the primary, permanent use type proposed on a lot (like a single-family home). Accessory uses are subordinate to the principal use (like a detached garage serving a single-family home). Temporary uses are uses allowed for a short duration of time (like a portable storage container used for the purposes of storing or moving a household's belongings).
- B. Sections 4.2 and 4.3 set out the standards for principal uses. Principal uses follow a three-tiered use classification system that is proposed for the sake of organizing use types and assisting the County in establishing a fair and predictable system of classifying new or unlisted use types that may be proposed. The principal use provisions are comprised of two main subsections: a summary principal use table (Table <>, Principal Use Table) that lists all the allowable use types and the general zoning districts where they are allowed, and Section 4.3, a set of use-specific standards that are applied to various use types regardless of the zoning districts where they are proposed. The principal use table also includes the definitions of use categories and use types.
- C. Section 4.4 sets out the general and specific standards for accessory uses. The general standards apply to all accessory uses, and the specific standards include additional standards that apply to some accessory uses.
- D. Section 4.5 sets out the standards for temporary uses, including the districts where allowed, the maximum duration, and any additional standards.

4.2 PRINCIPAL USES

4.2.1 USE CLASSIFICATION SYSTEM⁹³

- A. **Use Classifications**
The use classifications identify broad classifications of land use and include agricultural uses, residential uses, institutional uses, commercial uses, and industrial uses. Use classifications are further broken down into a series of general "use categories" and specific "use types."
- B. **Use Categories**
The use categories describe the major sub-groups of the respective use classifications and are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. For example, the Residential Use Classification is divided into the Household Living and Group Living use categories. Use categories are further broken down into a series of individual "use types."
- C. **Use Types**
The specific use types are included in the respective use category. They identify the specific principal uses that are considered to fall within characteristics identified in the use category. For example, single-family detached dwellings, duplex dwellings, multi-family dwellings, manufactured homes, and upper-story residential are use types in the Household Living use category.
- D. **Developments with Multiple Principal Uses**
When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, then each principal use is classified in the applicable use category and each use is subject to applicable regulations for that use category. Developments with multiple principal uses, such as shopping centers, shall incorporate only those use types allowed in the applicable zoning district.
- E. **Use Categories and Use Types Defined**
The general characteristics and definitions of individual use categories and use types used in this Ordinance are defined in Table <>, Principal Use Table, not in Article 10: Measurement and Definitions.

4.2.2 TABLE STRUCTURE⁹⁴

⁹² NOTE TO STAFF: In the Annotated Outline, we had anticipated a slightly different structure for this chapter where the use classification information would come after the principal use table. However, upon further thought, we are suggesting that the principal use table will be more user-friendly if these two components are integrated, as shown in this draft.

⁹³ The use classification system is new and is proposed for the County's consideration. Definitions of use categories and use types are listed in the principal use table.

⁹⁴ NOTE: This draft of the principal use table includes the current zoning district abbreviations in parenthesis to help readers get oriented to the proposed district abbreviations. The table also includes, in yellow rows, the current use types and procedures for review (whether permitted with a zoning permit "Z," special use permit "S," or prohibited ".") for the sake of comparison. Current use types are listed beneath

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Section 4.2 Principal Uses

4.2.3 Uses Permitted By-Right^{94F}

- A. **Table <>, Principal Use Table**, lists principal use types and indicates for each zoning district whether the principal use type is permitted by-right, as a special use, or prohibited. It also includes a reference to any applicable specific standards that may apply to a particular use type.
- B. The use classifications (agricultural, residential, institutional, commercial, or industrial) appear as purple rows.
- C. The use categories appear as grey cells that extend the full width of the table and contain the name of the use category in all capital letters as well as a definition.
- D. The use types comprise the left-most column and contain the name and definition of the use types.
- E. The right-most column includes a reference to any applicable use-specific standards associated with a use type. Unless otherwise stated in the standards, a use-specific standard applies to a particular use regardless of the zoning district where it is located.

4.2.3 USES PERMITTED BY-RIGHT⁹⁵

A "P" in a cell of the principal use table indicates that the specific use type is permitted by-right in the corresponding zoning district, subject to compliance with any additional standards referenced in the principal use table.

4.2.4 USES PERMITTED BY SPECIAL USE PERMIT

An "S" in a cell of the principal use table indicates that the specific use type is permitted in the corresponding zoning district only upon approval of a special use permit in accordance with **Section <>, Special Use Permit**, and any additional standards referenced in the principal use table.

4.2.5 USES ALLOWED IN A PLANNED DEVELOPMENT DISTRICT

An "A" in a cell of the principal use table indicates that the specific use type is permitted in a planned development district, provided the specific use type is included in the list of potential use types identified in the planned development master plan or terms and conditions statement. Allowed uses are subject to any additional standards referenced in the principal use table.

4.2.6 ADDITIONAL STANDARDS

- A. When a specific use type is permitted in a zoning district, there may be additional standards that are applicable. Such additional standards are referenced in the principal use table column titled "Additional Standards." These standards shall apply to a specific use type regardless of the zoning district, unless otherwise specified.
- B. In addition, use types are also subject to any district standards listed in the applicable zoning district in Article 151.3: Zoning Districts.

4.2.7 USES IN A SPECIAL FLOOD HAZARD AREA OVERLAY

Land located within special flood hazard area overlay shall be subject to the standards in **Section <>, Special Flood Hazard Area Overlay**, and **Section <>, Floodplain Management**. Standards in these sections may include use prohibitions not indicated in **Table <>, Principal Use Table**. In the event of a conflict between **Section <>**, or **Section <>**, and **Table <>, Principal Use Table**, the standards pertaining to the special flood hazard area shall control.

4.2.8 PROHIBITED USES⁹⁶

- A. A "." in the principal use table indicates that the specific use type is prohibited in the corresponding zoning district.
- B. The following use types are not listed in **Table <>, Principal Use Table**, and are prohibited throughout the County's zoning jurisdiction in all zoning districts:
 1. Explosives manufacturing;
 2. Storage or processing of radioactive, infectious, or hazardous waste;
 3. Off-premise signage, including billboards;
 4. Package treatment plant wastewater disposal systems that discharge to surface waters;

the corresponding new use type suggested for use in this Ordinance. The yellow rows with current uses will be removed from the adoption draft version of the UDO.

⁹⁵ Section 151.330, Permissible Uses not Requiring Permits, is not carried forward since these uses are either not principal uses, are not located on private lots, or includes uses now subject to a zoning compliance permit.

⁹⁶ NOTE TO STAFF: These standards carry forward and supplement the provisions in Section 151.328(c) of the current ordinance. Some of these prohibited uses are new standards proposed for the County's consideration. While billboards are not necessarily a principal use, they are listed here. Additional discussion is needed regarding the County's desire to limit these kinds of land uses. There are some locations, such as along interstates and some highways, where billboards are federally protected, and in these areas, local land use regulations may not prohibit placement or replacement.

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Section 4.2 Principal Uses

4.2.9 Unlisted Uses

5. Use of a boat, houseboat, or other floating structure as a temporary or permanent residence (this shall not prevent the overnight occupancy of a vessel temporarily docked or moored while in transit on navigable waters);
6. Use of a travel trailer as a permanent or temporary residence;
7. Maintenance of a travel trailer in the same location for more than 90 days per every 115-day period;⁹⁷ and
8. Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed or other business is conducted, with the following exceptions:
 - a. Retail sale of food products, with a local Health Department certification, from a vehicle that is removed from the site each day after completion of the sales;
 - b. Retail sale of goods and merchandise manufactured, created or produced by the seller, so long as the vehicle is removed from the site each day after the completion of sales; or
 - c. Use of a truck trailer for temporary purposes at a construction site, in accordance with [Section <>, Temporary Construction and Sales Office](#).

4.2.9 UNLISTED USES

The UDO Administrator shall determine whether or not an unlisted use is a part of or similar to an existing use category or use type set out in [Table <>, Principal Use Table](#), based on the standards for unlisted uses in [Section <>, Interpretation](#). Nothing shall limit the UDO Administrator from seeking input from the County Attorney, Planning Commission, or Board of Commissioners in making a determination of how to categorize an unlisted use. In cases where a proposed unlisted use is not found to be similar to an existing use category or use type, the UDO Administrator may, but shall not be required to, initiate a text amendment application to revise the text of this Ordinance in accordance with [Section <>, UDO Text Amendment](#).

4.2.10 PRINCIPAL USE TABLE⁹⁸

TABLE <>: PRINCIPAL USE TABLE															
		“P”= Permitted			“S”= Permitted with Special Use Permit					“.”= Prohibited					
USE CATEGORY Use Type Description	Current Use (provided for comparative purposes only- rows removed upon adoption)	RESIDENTIAL					COMMERCIAL				IND.		ADDITIONAL STANDARDS (151.4)		
		CP (CD)	WL (GU)	RR (R-3-2)	SR (R-3-1)	NR (R-2)	VR (R-1)	CC (NCD)	VC (CCD)	MX (NEW)	HC	MC		LI (I-1)	HI (I-2)	PD (NEW)
AGRICULTURAL USE CLASSIFICATION															
AGRICULTURE/HORTICULTURE															
The Agriculture/Horticulture Use Category is characterized by general agricultural activities taking place on lands that are not bona fide farms in as identified in Section 151.1.<>, Exemptions . The range of uses includes the cultivation and production of orchard, garden, or nursery crops on a small or large scale, the production of field grown crops, specialty crops, flowers, fruit, grapes, market gardening, nursery stock, nuts, ornamental plants, sod, vegetables, and similar horticultural uses. The use category also includes agronomy, biotechnical agriculture (including education parks for biotechnical agriculture or a demonstration farm), and similar uses, but does not include the keeping of livestock or other animal husbandry uses. Accessory uses may include offices, storage areas, and repair facilities related to agriculture uses.															
All Agriculture/ Horticulture Uses See use category definition.		S	P	P	P	.	.	S	.	.	P	P	P	P	A
	Agricultural Operations; Farming, Not Exempt as Bona-Fide Farms; excluding livestock	.	Z	Z	Z	Z	Z	Z	Z	x	Z	Z	Z	Z	x
	Silvicultural operations	.	Z	Z	Z	Z	Z	Z	Z	x	Z	Z	Z	Z	x
	Commercial greenhouses or nurseries, on-premise sales permitted	.	Z	Z	Z	x	Z	Z	Z	Z	x

⁹⁷ NOTE TO STAFF: Suggest this be expanded to a calendar year.

⁹⁸ Based on a suggestion from staff, the zoning district names at the top of the table will also be hyperlinks to the particular zoning district sections.

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Section 4.2 Principal Uses

4.2.10 Principal Use Table97F

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		CP (CD)	WL (GU)	RR (R-3-2)	SR (R-3-1)	NR (R-2)	VR (R-1)	CC (NCD)	VC (CCD)	MX (NEW)	HC	MC	LI (I-1)		HI (I-2)
ANIMAL HUSBANDRY															
The Animal Husbandry Use Category is characterized by the commercial and non-commercial propagation, rearing, exercising, feeding, milking, housing, controlling, handling, or general care of living animals. Examples of Animal Husbandry Use Types include the raising and production of cattle (beef and dairy), pigs, mules, ducks, horses, goats, poultry, sheep, and similar livestock or domesticated animals. Animal husbandry also includes commercial apiaries, aquaculture, and fisheries. Breeding and rearing of animals typically thought of as household pets (e.g., dogs, cats, small rodents, etc.) is not animal husbandry.															
Animal Husbandry Uses (excluding stockyards and slaughterhouses) See use category definition.	.	P	.	.	.	.	.	.	.	.	S	P	P	.	↕
Agricultural Operations; Farming, Not Exempt as Bona-Fide Farms; including livestock	.	Z	.	.	.	.	.	.	x	.	.	Z	Z	x	
Stockyard/Slaughterhouse A site where livestock is stored and butchered for food or products.	S	S	S	.	↕
Stockyards, slaughterhouses, rendering plants	S	.	x	S	Z	S	S	x	
AGRICULTURAL SUPPORT															
The Agricultural Support Use Category includes use types that provide support and services to uses directly engaged in agricultural, horticultural, and animal husbandry activities. Agricultural support uses are related to agricultural activities, but may not be proximate to or directly involved with agricultural production.															
Agricultural Research Facility A facility for the investigation, testing, and demonstration of agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant, and animal sciences.	.	P	.	.	.	.	S	S	.	P	P	P	P	P	↕
Agri-Education/ Agri-Entertainment Agri-education facilities are used for the investigation, testing, or demonstration of, or for training or educating persons in, products and processes related to agriculture, horticulture, or animal husbandry, including biotechnical agriculture, veterinary, soil, plant, and animal sciences. Agri-entertainment events and activities allow for recreation, entertainment and tourism in conjunction with an agricultural use. Examples include wineries, petting zoos, hay rides, and corn mazes.	S	P	S	.	.	.	S	S	.	S	P	P	P	A	↕
Agribusiness uses	.	Z	.	.	S	S	S	.	x	S	Z	Z	Z	x	
Petting zoo	x	S	S	.	.	x	
Distribution Hub for Agriculture Products A commercial establishment where farmers can deliver agricultural products for pick-up by wholesalers or firms involved in processing of agricultural products, but not delivery directly to consumers.	.	P	.	.	.	.	.	.	.	P	P	P	P	A	↕
Equestrian Facility A facility associated with the keeping of horses or ponies as domesticated animals or pets. Such uses include stalls, feeding areas, paddocks, haylofts, corrals, and other similar outdoor exercise/instruction/performance areas.	.	P	S	S	S	.	.	.	A	↕
Horseback riding, schooling and boarding facilities	.	Z	x	S	.	.	.	x	

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4.2.10 Principal Use Table97F

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		CP (CD)	WL (GU)	RR (R-3-2)	SR (R-3-1)	NR (R-2)	VR (R-1)	CC (NCD)	VC (CCD)	MX (NEW)	HC	MC	LI (I-1)		HI (I-2)
Farm Machinery Sales, Rental, or Service An establishment engaged in the sale, rental, and/or service of equipment normally or routinely used on farms and in gardens, and related parts, tools and accessories, but not non-farm equipment or materials.		.	S	.	.	.	S	.	.	S	P	P	P	A	◊
Farmers Market A use which includes the sale of horticulture or agriculture products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agriculture products by more than one vendor. The use may or may not include a permanent building.		.	P	S	.	.	P	P	P	P	P	.	.	A	◊
Farm and craft markets		.	.	S	S	S	Z	Z	x	Z	Z	.	.	x	
Roadside Market A permanent retail establishment engaged in the retail sale or resale of agricultural products and seafood produced on site or in adjacent waters.		.	P	.	.	.	P	.	.	P	P	.	.	A	
RESIDENTIAL USE CLASSIFICATION															
HOUSEHOLD LIVING USES															
Household living includes use types that provide for the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles.															
Bungalow Court															
Duplex A single structure comprised of two dwelling units that share common vertical walls or horizontal floors/ceilings. The dwelling units may be on their own lots or on a single lot.		P	.	.	P	.	.	.	.	A	<4.402.>
Two-family conversion		S	.	.	x	.	.	.	.	x	
Duplex		S	.	.	x	.	.	.	.	x	
Two-family apartment		S	.	.	x	.	.	.	.	x	
Live/Work Dwelling A structure or portion of a structure combining a dwelling unit with an integrated nonresidential ground-level workspace typically used by one or more residents of the dwelling.		.	S	.	.	P	P	P	P	.	.	S	.	A	<4.402.>
Manufactured Home A dwelling on its own lot constructed after June 15, 1976 that is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported on its own chassis. It bears a valid seal indicating conformance with the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of its construction.		.	P	P	S	A	<4.402.>

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Manufactured Home or Mobile Home Park A site where two or more manufactured or mobile homes are located on individual leaseholds or other divisions of land under common ownership. The park may include additional accessory uses such as recreation facilities, shared laundry facilities, storage, and parking.		
Mobile Home A factory-built dwelling on its own lot constructed prior to June 15, 1976, to State code standards, not those adopted by the US Department of Housing and Development on June 15, 1976.		.	S	S	.	.	.	.	.	.	.	.	.	.	<4.402.>	
	Class A mobile home	.	.	.	.	Z	Z	.	.	x	.	.	.	.	x	
	Class B mobile home	.	.	.	.	.	Z	.	.	x	.	.	.	.	x	
	Class C mobile home, subject to §151.210 <i>et seq.</i>	Existing mobile homes and mobile home subdivisions, subject to 151.210 <i>et seq.</i>														
	Class B mobile home, subject to §151.347(J)	.	.	.	.	.	S	.	.	x	.	.	.	.	x	
Multi-Family A dwelling comprised of five or more dwelling units that share common vertical walls or horizontal floors/ceilings (or both) that are not on individual lots. Examples include apartments and condominiums.		.	.	.	.	.	.	.	S	P	S	S	.	.	A	<4.402.>
	Multi-family conversion	.	.	.	.	.	.	.	S	x	S	S	.	.	x	
	Multi-family apartments	.	.	.	.	.	.	.	S	x	S	S	.	.	x	
Pocket Neighborhood																
Quadraplex A single structure comprised of four individual dwelling units that share common vertical walls or horizontal floors/ceilings located on a single lot.		.	.	.	.	.	.	.	P	P	P	S	.	.	A	<4.402.>
Single-Family Attached A dwelling unit that is physically attached to one or more dwelling units, each on its own lot. Individual lots may or may not be surrounded by a larger tract that incorporates shared parking, recreation feature, or access. The larger tract may or may not be owned in common by the landowners of individual lots. Examples include townhouses, patio homes, and row houses.		.	.	.	.	.	S	.	P	P	S	S	.	.	A	<4.402.>
	Multi-family townhomes	.	.	.	.	.	.	.	S	x	S	S	.	.	x	
	Condominiums	.	.	.	.	.	.	.	S	x	S	S	.	.	x	
Single-Family Detached A dwelling containing one dwelling unit that is occupied by one family and that is not physically attached to any other principal structure on an individual lot. This term includes modular homes. For regulatory purposes, this term does not include manufactured dwellings, recreational vehicles, or other forms of temporary or portable housing.		.	P	P	P	P	P	.	.	P	A	<4.402.>
	Site built	.	Z	Z	Z	Z	Z	.	.	x	x	
	Modular	.	Z	Z	Z	Z	Z	.	.	x	x	

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Triplex A single structure comprised of three dwelling units that share common vertical walls or horizontal floors/ceilings located on a single lot.		S	P	P	P	S	.	.	A	<4.402.>
Upper Story Residential A dwelling unit located on a floor above a nonresidential use.		.	.	.	.	.	P	P	P	P	.	S	.	A	<4.402.>
GROUP LIVING Group Living includes use types that provide for the residential occupancy of a building by a group. The occupancy of the building may be larger than found in Household Living. Tenancy is arranged on a monthly or longer basis. Generally, group living development has a common eating area for residents. The residents may receive care, training, or treatment. Accessory uses may include recreational facilities, dining facilities, and parking of vehicles for occupants and staff.															
Dormitory A residential facility established directly or indirectly in association with a college, business college, trade school, or university for the purpose of housing students registered and attending the institution. Typically, it includes bedrooms with shared bathrooms and other shared living spaces. A private dormitory may contain food preparation and eating facilities primarily for the use of its occupants.		.	.	.	.	.	.	S	S	S	.	S	.	A	<4.402.>
Family Care Home A home for six or fewer persons that provides room and board, personal care, and habilitation services in a family environment for the residents, who have a temporary or permanent physical, emotional, or mental disability (including, but not limited to, mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments, but not including mentally ill persons who are dangerous to others as defined in North Carolina General Statutes Section 122C-3(11)b.)		.	P	P	P	P	P	.	.	P	.	.	.	A	<4.402.>
Group Home A home for seven or more persons that provides room and board, personal care, and habilitation services for the residents, who have a temporary or permanent physical, emotional, or mental disability.		.	.	.	.	.	S	S	S	S	S	.	.	A	<4.402.>
	Family care home	.	.	.	.	.	S	S	x	S	S	.	.	x	
	Family care homes for the aged	.	.	.	.	.	.	.	x	.	.	.	.	x	
Rooming House A dwelling that provides rental accommodations to tenants in up to five individual rooms for periods of one week or longer. The dwelling is accessed by a shared entry with a common kitchen. Meals may be provided to the tenants.		.	S	.	.	.	P	S	S	S	S	.	.	A	<4.402.>
	Rooming houses and boarding houses	.	S	.	.	.	S	S	x	S	S	.	.	x	
INSTITUTIONAL USE CLASSIFICATION															

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		CP (CD)	WL (GU)	RR (R-3-2)	SR (R-3-1)	NR (R-2)	VR (R-1)	CC (NCD)	VC (CCD)	MX (NEW)	HC	MC	LI (I-1)		HI (I-2)	PD (NEW)
COMMUNITY SERVICES																
The Community Services Use Category includes use types of a public, charitable, non-profit, or for-profit nature that provide a local service to people of the community. Generally, such uses provide ongoing continued service on-site or have employees at the site on a regular basis. Community centers or facilities that have membership provisions that are open to the general public (for instance, any senior citizen could join a senior center) are included in the Community Services Use Category. The use type may provide special counseling, education, or training of a public, nonprofit, or charitable nature. Accessory uses may include offices, meeting, food preparation, parking, health, and therapy areas; and athletic facilities. Parks are not considered Community Services; they are classified as Parks and Open Areas.																
Community Center A public building to be used as a place of meeting, recreation, or social activity and not operated for profit.		S	.	.	.	.	S	P	P	P	P	.	.	.	A	⚡
Cultural Facility Establishments such as zoological gardens, conservatories, planetariums, or other similar uses of an historic, educational, or cultural interest, which are not operated for profit.		S	.	.	.	.	S	P	P	P	S	.	.	.	A	⚡
	Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet	.	.	S	S	S	S	S	S	x	S	S	.	.	x	
	Located within any permissible structure	.	.	.	.	.	.	S	S	x	S	S	.	.	x	
Library A public facility for the use, but not sale, of literary, historical, scientific, musical, artistic, or other reference materials.		.	.	.	.	.	.	P	P	P	P	.	.	.	A	⚡
Museum A building serving as a repository for a collection of natural, scientific, historical, or literary curiosities or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use the limited retail sale of goods, services, or products such as prepared food to the public.		S	.	.	.	.	.	P	P	P	P	.	.	.	A	⚡
Senior Center A facility typically for use by citizens of 62 years of age, or older, dedicated to the provision of services, activities, or facilitation of interaction between older citizens and the community at large. Such centers may be publicly or privately-owned, but are not operated for a profit.		.	.	.	.	.	P	P	P	P	P	S	.	.	A	⚡
Youth Club Facility A boys' club, a girls' club, or any other non-profit facility that is not a school but which provides entertainment, recreation, crafts, tutorials or other quality of life enhancements for minors.		.	.	.	.	.	S	P	P	P	P	S	.	.	A	⚡
DAY CARE																
The Day Care Use Category is characterized by use types that provide care, protection, and supervision for children or adults on a regular basis away from their primary residence, and typically for less than 24 hours per day. Care can be provided during daytime or nighttime hours. Accessory uses include offices, food preparation, recreation areas, and parking. The Day Care Use Category does not include incidental child care within a primary residence, drop-in or short-term day care provided in connection with employment or shopping center, recreational facility, religious institution, hotel, or other principal use, where children are temporarily cared for while parents or guardians are employed part-time or temporarily occupied on the premises or in the immediate vicinity.																

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Adult Day Care Center A program operated in a structure other than a single-family dwelling that provides group care and supervision on a less than 24-hour basis, and in a place other than their usual place of abode, to adults 18 years or older who may be physically or mentally disabled, and which is certified or approved to operate by the State of North Carolina.		S	P	P	P	P	S	.	.	A	◊
Child Care Center A commercial or non-profit use licensed by the State where, at any one time, three or more children under the age of 13 receive child care in a building other than a residence on a regular basis from persons other than their guardians, full-time custodians, or persons related to them by blood, marriage, or adoption. Such uses may also involve the provision of educational services in preparation for elementary school. This definition does not include incidental child care, cooperative arrangements among parents, or drop-in or short-term child care provided while parents work part-time or participate in other activities on the premises.		.	P	.	.	.	P	P	P	P	P	P	P	.	A	◊
	Nursery school and day-care centers	.	Z	.	.	.	.	Z	Z	x	Z	Z	Z	.	x	
EDUCATIONAL FACILITIES																
The Educational Facilities Use Category includes use types such as public and private schools at the elementary, middle, or high school level that provide state-mandated basic education or a comparable equivalent. This use category also includes colleges, universities, and other institutions of higher learning such as vocational or trade schools that offer courses of general or specialized study leading to a degree or certification. Accessory uses at schools include offices, play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities include offices, dormitories, food service, laboratories, health and sports facilities, theaters, meeting areas, athletic fields, parking, maintenance facilities, and supporting commercial.																
Major A public or private institution for post-secondary education operating in buildings owned or leased by the institution and engaged in classroom instruction, residential units, administrative offices, and other functions which further the educational mission of the institution.		.	.	.	.	.	.	S	S	S	S	S	S	.	A	◊
	Colleges, community colleges, including associated facilities such as dormitories, office buildings, athletic fields and the like	.	.	.	.	.	.	S	S	x	S	.	.	.	x	
	Trade or vocational school	.	.	.	.	.	.	S	S	x	S	S	Z	Z	x	
Moderate An educational institution that provides secondary education such as a high school or a middle school. Accessory uses may include offices, play areas, cafeterias, sports facilities, and bus parking areas.		.	S	.	.	.	S	P	P	P	P	S	.	.	A	◊
	Elementary and secondary, including associate grounds, athletic and other facilities	.	S	S	S	S	S	S	S	x	S	S	.	.	x	

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Minor An educational institution that provides elementary education such as an elementary or nursery school as well as a small-scale secondary education facility limited to 75 students or less. Accessory uses may include offices, play areas, cafeterias, sports facilities, and bus parking areas.		.	P	S	S	P	P	P	P	P	P	S	.	.	A	
GOVERNMENT FACILITIES The Government Facilities Use Category includes use types that provide for the general operations and functions of local, state, or federal governments. Accessory uses include maintenance, storage (indoor and outdoor), fueling facilities, satellite offices, and parking areas.																
Government Office An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to, employment offices, public assistance offices, or motor vehicle licensing and registration services.		S	P	.	.	.	.	P	P	P	P	P	P	.	A	↕
	Government offices	.	.	.	.	.	Z	Z	x	Z	Z	Z	Z	.	x	
	Post office	.	Z	.	.	.	Z	Z	x	Z	Z	.	.	.	x	
Government Maintenance, Storage, or Distribution Facility A facility housing government shops, maintenance and repair centers, equipment, and outdoor storage yards.		.	S	.	.	.	.	S	S	S	P	P	P	P	A	↕
HEALTH CARE FACILITIES The Health Care Facilities Use Category includes use types that provide medical or surgical care and treatment to patients as well as laboratory services. Hospitals and medical treatment facilities offer overnight care, as well as outpatient care. Accessory uses include offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, housing for staff or trainees, and limited accommodations for family members. The Health Care Facilities Use Category does not include: Uses that involve provision of residential care for the elderly or disabled, which are classified as Institutions; or Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents and participants in a program, which are considered Institutions.																
Drug or Alcohol Treatment Facility Inpatient facility which provides care for persons with drug and/or alcohol dependency problems and which may include outpatient follow-up care to the facility's patients.		.	.	.	.	.	.	.	S	S	S	.	S	.	A	↕
Hospital An institution specializing in giving clinical, temporary, and emergency services of a medical or surgical nature to human patients and injured persons, that is licensed by state law to provide facilities and services in surgery, obstetrics, or general medical practice. Such institutions may include in-patient medical or surgical care for the sick or injured and related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.		.	.	.	.	.	.	S	P	P	S	S	.	.	A	↕
	Hospitals, clinics, other medical, including mental health, treatment facilities in excess of 10,000 square feet in gross floor area	S	S	x	S	S	.	.	x	

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Medical Treatment Facility A small-scale facility which may or may not be located in a converted dwelling or residence where patients are admitted for examination and treatment by one or more physicians, dentists or psychologists. Patients may or may not receive care or lodging overnight. Such facilities may include sleeping rooms for care workers and members of patient's families.		.	S	.	.	.	S	P	P	P	P	S	.	.	A	⚡
INSTITUTIONS The Institutions Use Category includes use types that provide a variety of facilities, including buildings that provide meeting areas for religious activities, civic or fraternal club activities, housing and care for the elderly, and housing related to treatment programs or post-incarceration. Accessory uses include school facilities, limited medical treatment facilities, kitchens/cafeterias, recreation areas, offices, meeting rooms, parking, and staff residences.																
Assisted Living Facility A building, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, health care assistance, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or proprietor. Accessory uses may include dining rooms and infirmary facilities for intermediate or skilled nursing care solely for the use of the occupants residing in the principal facility.		.	.	.	.	.	S	S	S	S	S	S	.	.	A	⚡
	Nursing care, intermediate care, handicapped, infirm or child care institutions	.	.	.	.	.	.	S	S	x	S	S	.	.	x	
Club or Lodge A building and related facilities owned and operated by a corporation, association, or group of individuals established for fraternal, social, educational, recreational, or cultural enrichment of its members and primarily not for profit, and whose members meet certain prescribed qualifications for membership and pay dues.		.	S	.	.	.	S	P	P	P	P	S	.	.	A	⚡
	Social, fraternal clubs and lodges, union halls and similar uses	.	.	.	.	.	.	S	S	x	S	S	.	.	x	
Halfway House A licensed home for not more than nine juveniles or adult persons on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling is provided to assist residents back into society, enabling them to live independently.		S	S	.	.	.	⚡
	Halfway houses	x	S	.	.	.	x	

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Nursing Home Any facility or any identifiable component of any facility in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more non-related individuals, including facilities known by varying nomenclature or designation such as rest homes, convalescent homes, skilled care facilities, intermediate care facilities, extended care facilities and infirmaries. This does not include the home or residence of any individual who cares for or maintains only persons related to him or her by blood or marriage.		S	S	S	A	⚠
	Nursing care and intermediate care homes	.	.	.	.	.	.	S	S	x	.	.	.	.	x	
	Homes for handicapped, aged, or infirm	.	.	.	.	.	.	S	S	x	.	.	.	.	x	
Psychiatric Treatment Facility Inpatient facility which provides care for persons with psychiatric problems and which may include outpatient follow-up care to the facility's patients.		.	.	.	.	.	.	.	.	.	S	.	.	.	.	⚠
	Institutions, other than halfway houses, where mentally ill persons are confined	.	.	.	.	.	.	.	.	x	S	.	.	.	x	
Religious Institution A structure or place in which worship, ceremonies, rituals, and education are held, together with its accessory buildings and uses (including buildings used for educational and recreational activities), operated, maintained, and controlled under the direction of a religious group. Religious institutions include churches, mosques, synagogues, and temples. Accessory uses may include school facilities, parking, caretaker's housing, pastor's housing, and group living facilities such as convents.		.	S	.	.	.	S	P	P	P	P	S	.	.	A	⚠
	Churches, synagogues and temples, including associated residential structures for religious personnel	.	Z	S	S	S	S	Z	Z	x	Z	Z	.	.	x	
PARKS AND OPEN AREAS The Parks and Open Areas Use Category includes use types that focus on open space areas largely devoted to vegetative landscaping or outdoor recreation and that tend to have few structures. Accessory uses may include club houses, restrooms, recreational structures, statuary, fountains, maintenance facilities, concessions, parking, and columbaria and mausoleums (as accessory to cemeteries). The Parks and Open Areas Use Category does not include private golf courses; they are classified as Recreation/Entertainment, Outdoor.																
Cemetery Uses intended for the burial of the dead and dedicated for cemetery purposes. This use type may include a mausoleum or columbarium (a structure or vault lined with recesses for cinerary urns), but does not include a crematory or a private cemetery.		.	S	S	S	S	S	S	S	S	S	S	.	.	A	⚠
	Cemetery	.	S	S	S	S	S	.	.	x	.	.	.	.	x	
Community Garden A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person.		P	P	P	P	P	P	P	.	P	A	⚠

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Park, Public or Private Land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty, specifically excluding commercially operated amusement parks.		S	P	S	S	S	P	P	P	P	P	P	.	.	A	◀▶
	Publicly-owned outdoor recreational facilities, such as athletic fields, golf courses, tennis courts, swimming pools, parks, campgrounds, boat ramps and docks and the like not constructed pursuant to a permit authorizing the construction of another use (such as school)	.	Z	.	.	.	.	Z	Z	x	Z	Z	.	.	x	
PUBLIC SAFETY The Public Safety Use Category is characterized by use types that provide public safety services to the general public.																
Police, Fire, or EMS Facility A facility for the provision of local rapid response emergency services such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles, and equipment and facilities for the housing and feeding of emergency personnel while on duty.		.	S	S	S	S	S	P	P	P	P	P	P	P	A	◀▶
	Law enforcement stations	.	S	S	S	S	S	Z	Z	x	Z	Z	Z	Z	x	
	Fire stations	.	S	S	S	S	S	Z	Z	x	Z	Z	Z	Z	x	
	Rescue squad and ambulance service	.	S	S	S	S	S	Z	Z	x	Z	Z	Z	Z	x	
	Civil defense operations	.	S	S	S	S	S	Z	Z	x	Z	Z	Z	Z	x	
Correctional Facility A facility for persons serving a sentence after being found guilty of a criminal offense. Such uses may include cafeterias, housing for facility staff, outdoor storage and maintenance areas, recreational areas, agricultural facilities, and facilities for the production of goods or materials produced for sale.		.	.	.	.	.	.	.	.	.	.	.	S	S	.	◀▶
	Penal and correctional facilities	.	.	.	.	.	.	.	.	x	.	.	S	S	x	
TRANSPORTATION The Transportation Use Category includes use types that provide for the landing and takeoff of airplanes and helicopters, including loading and unloading areas. This use category also includes passenger terminals for surface transportation. Accessory uses include freight handling areas, concessions, offices, parking, maintenance, and fueling facilities. Transit route facilities such as bus stops, bus shelters, and park-and-ride facilities are classified as Utilities.																
Airport Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.		.	.	.	.	.	S	.	.	.	.	.	S	S	A	◀▶
	County-owned and operated airport	.	.	S	S	S	S	.	.	x	.	.	S	S	x	
	Privately-owned airport	S	.	.	x	.	.	S	S	x	
	Airstrip	x	.	.	S	S	x	

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Helicopter Landing Facility An area, either on ground level or elevated on a structure, licensed or approved for the landing and takeoff of helicopters and which may include auxiliary facilities such as parking, waiting room, fueling, and maintenance equipment.		.	S	S	.	S	S	A	◊	
Passenger Terminal, Surface Transportation A facility that receives and discharges passengers and at which facilities and equipment required for their operation are provided. Examples include terminals for bus, trolley, taxi, railroad, shuttle van, or other similar vehicular services.		.	.	.	.	.	P	P	P	S	.	.	.	A	◊
UTILITIES The Utilities Use Category includes both major utilities, which are infrastructure services that provide regional or community-wide service, and minor utilities, which are infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Wireless telecommunications towers also are a type of utility. Services may be publicly or privately provided. Accessory uses may include parking and control, offices, monitoring, storage areas, or data transmission equipment. Landfills, recycling and salvage centers, and waste composing uses are considered Waste-Related Services.																
Solar array Two or more solar collectors or photovoltaic panels configured as a principal use and intended to capture energy from sunlight, convert it to electricity, and save or deliver the electricity for off-site use.		.	S	S	S	.	.	S	.	.	S	S	S	S	A	◊
	Solar farms	.	S	S	S	S	S	S	x	S	S	S	S	x		
Antenna Collocation (on a Building) The placement of wireless telecommunications antenna(s) and associated equipment on or in a building other than a single-family attached or detached structure. This includes the placement of equipment on water tanks or other similar structures, but not on an existing telecommunication tower or electrical transmission tower.		.	.	.	.	.	P	P	P	P	P	P	P	A	
	WTF, antennas, supporting structures, radio or television towers which are 35 feet or less and receive only earth stations	.	Z	Z	Z	Z	Z	Z	x	Z	Z	Z	Z	x		
Antenna Collocation (on a Tower) The placement of wireless telecommunications antenna(s) and associated equipment on an existing telecommunications tower or electrical transmission tower. This use type includes "eligible facilities" as identified in the North Carolina General Statutes.		.	P	.	.	.	P	P	P	P	P	P	P	A		
Small Wireless Facility The placement of antenna(s) and equipment of a specified maximum size on existing electrical poles, telephone poles, traffic signal mast arms, or other similar vertical projections within rights-of-way or outside rights-of-way on land within a nonresidential zoning district.		.	P	.	.	.	P	P	P	P	P	P	P	A		
Wind Energy Conversion Facility A utility comprised of one or more towers each including a turbine with a series of two or more blades that produce energy when driven by the wind.		.	S	S	.	P	P	A		
	Wind turbines								x					x		

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Telecommunications Tower, Freestanding A structure erected on the ground and used primarily for the support of antennas for wireless telephone, and similar communication purposes and utilized by commercial, governmental, or other public or quasi-public users. The term includes microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term does not include private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the FCC.		.	S	S	S	S	S	A	⚡
	WTF, antennas, support structures and towers of all types that are over 35 feet tall, subject to § 151.035	.	S	.	.	.	.	.	x	S	S	S	S	x	
	WTF, antennas, support structures and towers of all types that are over 300 feet tall, subject to ' 151.065	.	S	.	.	.	.	.	x	.	S	S	.	x	
Telecommunications Tower, Stealth A freestanding telecommunications tower that is configured to fully conceal wireless telecommunications equipment and appear as a tree, flag pole, clock tower, or other vertical projection. Stealth telecommunication towers are not considered as freestanding telecommunication towers for the sake of collocation or accommodation of small wireless facilities.		.	P	P	P	P	P	P	P	P	P	P	P	A	
Utility, Major Infrastructure services providing regional or community-wide service that normally entail the construction of new buildings or structures such as water towers, waste treatment plants, potable water treatment plants, solid waste facilities, wind energy conversion systems, and electrical substations.		.	P	S	S	S	S	S	S	P	P	P	P	A	⚡
	Community or regional utility facilities	.	Z	S	S	S	S	S	x	Z	Z	Z	Z	x	
	County-owned or operated utility facilities	.	Z	Z	Z	Z	Z	Z	x	Z	Z	Z	Z	x	
	Medium wind turbines	.	S	S	S	S	S	S	x	S	S	S	S	x	
	Large wind turbines	.	S	.	.	.	S	S	x	S	S	S	S	x	
Utility, Minor Infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Examples of Minor Utilities include water and sewage pump stations, storm water retention and detention facilities, telephone exchanges, and surface transportation uses such as park-and-ride facilities.		.	P	S	S	S	P	P	P	P	P	P	P	A	⚡
	Neighborhood utility facilities	.	Z	S	S	S	S	Z	Z	x	Z	Z	Z	x	
	Small wind turbines	.	Z	S	S	S	S	Z	Z	x	Z	Z	Z	x	
COMMERCIAL USE CLASSIFICATION															

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ADULT AND SEXUALLY-ORIENTED BUSINESSES																
(See Chapter 154 of the Camden County Code of Ordinances for definitions).																
All Adult and Sexually-Oriented Businesses (See Chapter 154 of the Camden County Code of Ordinances for definitions.)																
		.	.	.	.	.	.	.	.	.	.	.	S	.	↕
	Adult and sexually-oriented businesses	.	.	.	.	.	.	.	x	.	.	.	S	x	
ANIMAL CARE																
The Animal Sales, Services, and Care Use Category is characterized by uses related to the provision of medical services and treatment to animals, including veterinary services, animal hospitals and the boarding of animals related to the provision of these services. Examples include animal shelters, animal grooming, kennels (outdoor and indoor), animal hospitals, and veterinary clinics.																
Major Animal care uses that include outdoor kennels, runs, or exercise areas.																
		.	S	.	.	.	.	.	.	P	.	S	.	A	↕
	Kennels	.	Z	.	.	.	.	S	.	x	Z	.	.	x	
Minor Animal care uses that do not include outdoor kennels, runs, or exercise areas.																
		.	P	.	.	.	.	P	P	.	P	.	.	A	↕
	Veterinarians	.	Z	.	.	.	.	Z	Z	x	Z	.	.	x	
EATING ESTABLISHMENTS																
The Eating Establishments Use Category includes use types that prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.																
Restaurant, Major An eating establishment that sells alcohol for on-site consumption or includes a drive-through.																
		S	P	P	P	P	S	.	A	↕
	Carry-out and delivery service, consumption outside a fully enclosed structure allowed, but no drive-in service	Z	Z	x	Z	Z	Z	.	x	
	Carry-out and delivery service, drive-in service, service outside a fully enclosed structure, with drive-in and delivery service	Z	Z	x	Z	Z	Z	.	x	
Restaurant, Minor An eating establishment that does not sell alcohol or includes a drive-through.																
		P	P	P	P	P	P	S	A	
	No substantial carry-out or delivery service, no drive-in service, no service or consumption outside a fully enclosed structure	Z	Z	x	Z	Z	Z	.	x	
	No substantial carry-out or delivery service, service or consumption outside a fully enclosed structure	Z	Z	x	Z	Z	Z	.	x	
Bar, Nightclub, or Dance Hall An establishment primarily devoted to the sale of alcoholic beverages for on-site consumption, where the sale of food is incidental. Activities may include dancing or other forms of entertainment (including live performances that are not considered adult entertainment uses) such as billiard tables, darts, and karaoke.																
		S	P	P	S	S	.	.	A	↕
	Dance halls, bars and nightclubs	Z	Z	x	Z	Z	.	.	x	

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OFFICES																
The Office Use Category includes use types that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, supporting commercial, or other amenities primarily for the use of employees in the business or building. Example use types include business and sales offices (such as lenders, banks, brokerage houses, tax preparers, and real estate agents), and professional services (such as doctors, lawyers, accountants, engineers, or architects).																
Major																
An office use of 2,000 square feet of floor area or more, or where clients or patrons regularly receive services on-site.																
	Operations designed to attract and serve customers or clients on the premises; operation conducted within or outside building	P	P	P	S	S	S	S	A	◀▶
	Offices or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area	Z	Z	x	Z	Z	S	S	x	
	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, stock brokers, travel agents and other professions; all operations conducted within a fully enclosed building	Z	Z	x	Z	Z	S	.	x	
Minor																
An office use of less than 2,000 square feet of floor area or where clients or patrons do not receive services on-site.																
	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the use; all operations conducted within a fully enclosed building	P	P	P	P	P	P	S	A	◀▶
	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the use; all operations conducted within a fully enclosed building	Z	Z	x	Z	Z	S	S	x	
PARKING, COMMERCIAL																
The Commercial Parking Use Category includes use types that provide free-standing parking lots and structures that are not accessory to a specific principal use. A fee may or may not be charged. A parking facility that provides both accessory parking for a specific principal use and regular fee parking for people not connected to the principal use is also classified as Commercial Parking. Accessory uses may include small shelters for parking attendants.																
All																
See use category definition.																
		S	P	P	P	P	P	P	P	A	◀▶
PERSONAL SERVICES																
An establishment meeting frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing. Examples include laundromats, massage therapy and day spas, laundry and dry-cleaning pick-up and drop-off establishments, banks, savings and loans, credit unions, photography studios, funeral homes and crematoriums, mailing or packaging services, photocopy services, screen printer, barber/beauty shops, and tanning and nail salons.																
Major																
A personal services establishment with 1,500 square feet of floor area or more.																
	Dry cleaner	S	S	x	Z	Z	.	.	x	
	Laundromat	Z	Z	x	Z	Z	.	.	x	
Minor																
A personal services establishment with less than 1,500 square feet of floor area.																
		P	P	P	P	P	P	.	A	

ARTICLE 151.4 USE REGULATIONS

Section 4.2 Principal Uses

4.2.10 Principal Use Table97F

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RECREATION/ENTERTAINMENT, INDOOR																
The Indoor Recreation/Entertainment Use Category includes use types that are privately owned and provide recreation or entertainment activities in an enclosed structure or structures. Accessory uses may include offices, concessions, snack bars, parking, and maintenance facilities. Example use types include country clubs, indoor commercial recreation uses (including bowling alleys, game rooms, dancehalls, and skating rinks), and theaters (including cinemas, screening rooms, and stages).																
Major Indoor recreation/entertainment uses with 2,500 square feet of floor area or more, or where the use is expected to generate more than 200 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.		S	P	P	P	S	S	.	A	◀▶
Bowling alleys, skating rinks, indoor tennis and racquetball courts, billiards and pool halls, indoor athletic and exercise facilities		Z	Z	x	Z	Z	S	.	x	
Minor Indoor recreation/entertainment uses with less than 2,500 square feet of floor area, or where the use is expected to generate less than 200 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.		P	P	P	P	P	P	.	A	◀▶
Bowling alleys, skating rinks, indoor tennis and racquetball courts, billiards and pool halls, indoor athletic and exercise facilities		Z	Z	x	Z	Z	S	.	x	
Movie theaters		Z	Z	x	Z	Z	.	.	x	
Internet Sweepstakes Café Subject to Article 151.347(U)		S	x	S	.	.	.	x	
RECREATION/ENTERTAINMENT, OUTDOOR																
The Outdoor Recreation/Entertainment Use Category includes use types that are large, generally commercial, and provide continuous recreation or entertainment-oriented activities that primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting. Accessory uses may include concessions, parking, and maintenance facilities. Example use types include privately-owned arenas, amphitheaters, or stadiums, outdoor commercial recreation uses (including private golf driving ranges and privately-owned miniature golf facilities; go-cart racing; race tracks; drive-in movie theaters; privately-owned outdoor commercial tourist attractions; and privately-owned active sports facilities such as ball fields, courts, and archery ranges), athletic facilities, private golf courses, and outdoor swimming pools (private).																
Major Outdoor recreation/entertainment uses that involve the operation of machinery by patrons or that have the potential to generate significant amounts of noise while in operation.		.	S	.	.	.	.	.	.	.	S	.	S	S	A	◀▶
Automobile and motorcycle racing tracks		.	S	.	.	.	.	.	.	x	S	.	S	S	x	
Competitive go-kart/ATV race tracks		.	S	.	.	.	.	.	.	x	S	.	S	S	x	
Drive-in movie theaters		.	S	.	.	.	.	.	.	x	.	S	.	.	x	
Recreational grounds		x	S	S	.	.	x	
Minor Outdoor recreation/entertainment uses do not involve the operation of machinery by patrons or that do not have the potential to generate significant amounts of noise while in operation. Uses engaged in the discharge of firearms are firing ranges.		.	S	P	P	P	P	P	P	.	A	

ARTICLE 151.4 USE REGULATIONS

Section 4.2 Principal Uses

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	Privately-owned outdoor recreation facilities, such as golf and country clubs and the like, not including campgrounds, not constructed pursuant to a permit authorizing the construction of some residential development	.	Z	Z	Z	x	Z	Z	Z	.	x	
	Golf driving ranges not accessory to golf courses, par three courses, miniature golf courses, skateboard parks, water slides and similar uses	.	.	.	.	.	.	Z	Z	x	Z	Z	.	.	x	
Firing Range	A commercial establishment configured for the purpose of shooting at targets by rifles, pistols, shot guns, or archery. Firing ranges do not include uses with hunting leases or involved in the operation of air rifles (e.g., paintball establishments). Accessory uses include a club house, ammunition sales, and repair services.	.	.	.	.	.	.	.	.	.	.	.	S	S	.	◊
	Outdoor firing range facilities, subject to 151.347	.	.	.	.	.	.	.	x	.	.	S	S	x		
Water-Related Uses	Commercial establishments engaged in providing access to waterways for persons and equipment for the purposes of leisure pursuits. Water-related uses also include marinas. Boat slips and boat ramps that are publically owned are Recreation and Open Area uses.	.	S	.	.	.	.	S	S	.	.	S	.	.	A	
	Boat Ramps, Publicly-owned	.	Z	S	S	S	S	Z	Z	x	Z	Z	Z	Z	x	
	Boat Ramps, Privately-owned, but open to the public on a fee basis	.	S	.	.	.	.	S	S	x	S	S	S	S	x	
	Marinas, not associated with a residential development	.	S	.	.	.	.	.	.	x	.	S	.	.	x	
RETAIL SALES	The Retail Sales Use Category includes use types involved in the sale, lease, or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, concessions, ATM machines, outdoor display/sales areas, gasoline sales, and parking. Use types within this use category have been categorized based on their intensity, scale, and function.															
Grocery Store	An establishment for the retail sale of fresh or prepared foods for consumption primarily off-premises. Accessory uses include the sales of prepared food for on-site consumption, sale of seasonal items (like Christmas trees), and drive-up grocery loading services.	.	.	.	.	.	.	P	P	P	P	.	.	.	A	◊
Major	Retail uses with 1,000 square feet of floor area or more, or where the use is expected to generate more than 100 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.	.	.	.	.	.	.	S	P	P	P	S	S	.	A	◊
	Sales and rentals, low traffic volume generation, outdoor display/storage allowed	.	.	.	.	.	.	S	S	x	Z	S	Z	Z	x	
	Sales and rentals, high traffic volume generation, outdoor display/storage allowed	S	S	x	Z	S	Z	Z	x	

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Shopping center		S	S	x	S	S	.	.	x	
Flea markets		S	.	x	S	.	.	.	x	
Funeral homes							S	S		Z	Z	Z			
Crematoriums			S							S		S	S		
Minor Retail uses with less than 1,000 square feet of floor area or more, or where the use is expected to generate no more than 100 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.		P	P	P	P	P	P	.	A	↕
Sales and rentals, low traffic volume generation, outdoor display/storage not allowed		x	.	.	.	.	x	
Sales and rentals, high traffic volume generation, outdoor display/storage not allowed		Z	Z	x	Z	Z	Z	Z	x	
Convenience store		Z	Z	x	Z	Z	Z	Z	x	
STORAGE, COMMERCIAL															
A storage building or buildings that are divided into sections or compartments for the storage of business or personal items on a temporary or long-term basis.															
Major Commercial storage establishment that allows storage of goods, materials, or personal property indoors and outdoors.		S	.	.	P	P	P	P	A	↕
Storage inside or outside completely enclosed structures		x	Z	Z	Z	Z	x	
Minor Commercial storage establishment that allows storage of goods, materials, or personal property indoors only.		P	P	P	P	P	P	.	A	↕
All storage within completely enclosed structures		Z	.	x	Z	Z	Z	Z	x	
VEHICLE ESTABLISHMENT															
The Vehicle Establishment Use Category includes use types involving the direct sale; rental; storage; and servicing of automobiles, trucks, motorcycles, recreational vehicles, and other consumer motor vehicles intended to transport persons or goods over land, whether for recreation, commerce, or personal transport. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.															
Major Establishments engaged in vehicle sales, rental, storage, towing, and major repair such as transmission, engine repair, bodywork, and repainting.		S	S	.	P	.	S	P	A	↕
Motor vehicle and boat sales or rental or sales and service		Z	Z	x	Z	Z	Z	.	x	
Automobile repair shop or body shop, provided all wrecked vehicles and parts are visually screened from the exterior of the property lines and right-of-way lines		.	Z	.	.	.	Z	Z	x	Z		Z	.	x	
Minor Establishments that are primarily engaged in washing cars, tire sales, minor repair such as diagnostic work, lubricating, wheel alignment and inspections, but no vehicle sales or rental.		P	P	P	P	P	P	.	A	↕

ARTICLE 151.4 USE REGULATIONS

Section 4.2 Principal Uses

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	Car wash		Z	Z	x	Z	Z	Z	.	x	
	Gas sales operations		Z	Z	x	Z	Z	Z	.	x	
	Automobile service center		.	Z	Z	Z	x	Z	Z	Z	.	x	
VISITOR ACCOMMODATIONS																	
The Visitor Accommodations Use Category includes use types that provide lodging units or space for short-term stays of less than 30 days for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.																	
Bed and Breakfast																	
A private residence, typically a single-family detached structure engaged in the renting of one or more rooms on a daily basis to tourists, vacationers, or business people where the provision of meals is limited to guests only.																	
			.	P	.	.	.	S	P	P	P	.	.	.	.	A	
	Bed and breakfast establishments		.	Z	.	.	.	.	Z	Z	x	Z	Z	.	.	x	
	Tourist homes, rented by day or week		.	.	.	.	.	.	S	S	x	.	S	.	.	x	
	Hunting and fishing lodges		.	S	.	.	.	.	S	.	x	S	S	.	.	x	
Hotel or Motel																	
A building or group of buildings in which sleeping accommodations are offered to the public and intended for temporary occupancy on an overnight or short term basis. Accessory uses may include restaurants, bars, offices, and onsite recreational facilities. Some rooms may include in-room kitchen, dining, and laundry facilities.																	
			.	.	.	.	.	.	.	S	P	S	S	.	.	A	
	Hotels, motels and similar businesses		.	.	.	.	.	.	.	S	x	S	S	.	.	x	
INDUSTRIAL USE CLASSIFICATION																	
EXTRACTIVE INDUSTRY																	
The Extractive Industry Use Category includes use types involving the extraction, removal, or basic processing of minerals, liquids, gases, or other natural resources (including gravel, sand, clay, or topsoil). Such uses also include quarrying, well operation, mining, or other procedures typically done at an extraction site. Accessory uses include offices, limited wholesale sales, security or caretakers quarters, outdoor storage, and maintenance facilities.																	
	All See use category definition.		.	S	.	.	.	.	.	.	.	.	.	S	S	.	
	Mining or quarrying operations, including on-site sales of products		.	S	.	.	.	.	.	.	x	.	.	S	S	x	
INDUSTRIAL SERVICES																	
The Industrial Services Use Category includes use types involving the repair or servicing of industrial, business, or consumer machinery equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include limited retail or wholesale sales, offices, parking, warehousing, and outdoor storage. Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored outside and no fabrication, services, or similar work is carried on at the site.																	
	Contractor Service Offices for building, heating, plumbing, or electrical contractors, and related storage facilities.		P	P	P	P	A	

ARTICLE 151.4 USE REGULATIONS

Section 4.2 Principal Uses

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Crabshedding An operation in the crab harvesting industry that involves the controlled shedding or molting of blue crabs to produce the more commercially valuable soft-shelled form. Soft crab shedding systems are designed to put near-molt crabs in a controlled environment, so they can efficiently be harvested during the period that the shell is soft. Accessory uses include indoor or outdoor storage of crab pots.		P	P	S	.	<>
	Crabshedding	.	.	.	.	.	.	.	x	.	Z	.	.	x	
Fuel Oil or Bottled Gas Distributor An establishment that distributes fuel oil or bottled gases such as propane or liquid petroleum for compensation.		.	.	.	.	.	.	.	.	.	.	P	P	.	<>
General Industrial Service and Repair Establishments engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that provide these services do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking, and storage.		.	.	.	.	.	.	.	.	S	S	P	P	A	<>
Heavy Equipment Sales, Rental, or Service An establishment engaged in the display, sale, leasing, servicing, or rental of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW). The use may also consist of a vehicle or series of vehicle that service or repair heavy equipment on-site.		.	.	.	.	.	.	.	.	P	S	P	P	A	<>
Research and Development A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples include research and development of computer software, information systems, communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes may be associated with this use.		.	.	.	.	.	.	.	S	P	P	P	S	A	<>
MANUFACTURING AND PRODUCTION The Manufacturing and Production Use Category includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. The use category also includes custom industries (establishments primarily engaged in the on-site production of goods by use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail or wholesale sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, security and caretaker's quarters. Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales if the manufacturing area does not exceed 35 percent of the development's gross floor area.															
Manufacturing, Heavy The manufacture or compounding process of raw materials. These activities may involve outdoor operations as part of their manufacturing process.		.	.	.	.	.	.	.	.	.	.	S	P	A	<>
	Operations conducted within or outside a fully enclosed building	S	S	x	S	S	Z	Z	x

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Manufacturing, Light The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration.		P	P	P	P	A	<>
	Majority of dollar volume of business done with walk-in trade; all operations in fully-enclosed building	.	Z	.	.	.	.	Z	Z	x	Z	Z	Z	Z	x	
	Majority of dollar volume business not done with walk-in trade; all operations in fully-enclosed building	.	Z	.	.	.	.	Z	Z	x	Z	Z	Z	Z	x	
WAREHOUSE AND FREIGHT MOVEMENT																
The Warehouse and Freight Movement Use Category includes use types involving the storage of goods for themselves or other firms or businesses. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas. Use types that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related Services.																
All See use category definition.		.	.	.	.	.	.	P	P	S	P	P	P	P	A	<>
WASTE-RELATED SERVICES																
The Waste-Related Services Use Category includes use types that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. This use category also includes use types that receive wastes from others. Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products. The Waste-Related Services Use Category does not include wastewater treatment plants and potable water treatment plants; these are classified as Utilities.																
Incinerator A facility that burns refuse at high temperatures to reduce the volume of waste.		.	.	.	.	.	.	.	.	.	.	.	.	S	.	<>
	Incinerators	.	.	.	.	.	.	.	.	x	.	.	.	S	x	
Landfill An area of land or an excavation used for disposal of solid waste.		.	.	.	.	.	.	.	.	.	.	.	S	S	.	<>
	Reclamation landfill	.	Z	.	.	.	.	.	.	x	Z	.	Z	Z	x	
	Sanitary Landfill and Convenience Centers, County-owned and operated	.	S	Z	Z	Z	Z	Z	Z	x	Z	Z	Z	Z	x	
	Sanitary Landfill and Convenience Centers, Other	.	.	.	.	.	.	.	.	x	.	.	Z	Z	x	
	Demolition landfill	.	.	.	.	.	.	.	.	x	.	.	S	S	x	
Public Convenience Center or Transfer Station A publicly-owned and operated facility for the purposes of collection of trash and waste for relocation to a sorting facility or permanent long term storage location.		.	S	.	.	.	.	.	.	.	P	.	P	P	.	<>
Recycling Center A facility engaged solely in the storage, processing, resale, or reuse of recyclable and recovered materials.		.	S	S	S	.	P	P	P	P	A	<>

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Salvage or Junkyard An establishment where junk, waste, discarded, salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like, are brought, sold, exchanged, baled, packed, disassembled, stored, or handled, including used lumber and building material yards, housewrecking yards, heavy equipment wrecking yards, and yards or places where salvaged house wrecking or structural steel materials are stored, handled, and sold.		S	S	.	↕	
	Scrap materials, salvage yards, junk yards and automobile graveyards	.	.	.	.	.	.	.	x	.	.	S	S	x		
Waste composting facility Uses where organic solid wastes are composted using composting technology. Accessory uses may include offices and repackaging and transshipment of by-products.		.	S	.	.	.	.	.	.	.	.	S	S	.	↕	
WHOLESALE SALES The Wholesale Sales Use Category includes use types involving the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or taking of orders and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Accessory uses may include offices, product repair, warehouses, minor fabrication services, outdoor storage, and repackaging of goods.																
Major A wholesale use located in a building of more than 7,000 square feet of gross floor area, or that includes outdoor storage.		.	.	.	.	.	.	S	S	.	P	S	P	P	A	↕
	Wholesale sales – outdoor storage and display allowed	.	.	.	.	.	.	S	S	x	Z	S	Z	Z	x	
Minor A wholesale use located in a building of 7,000 square feet of gross floor area or less that does not include outdoor storage.		.	.	.	.	.	.	P	P	.	P	P	P	P	A	↕
	Wholesale sales – outdoor storage and display not allowed	.	.	.	.	.	.	S	S	x	Z	Z	Z	Z	x	

ARTICLE 151.4 USE REGULATIONS

Section 4.3 Use Classifications

4.3.1 Purpose

4.3 USE CLASSIFICATIONS

4.3.1 PURPOSE

This section is intended to provide a systematic framework for identifying, describing, categorizing, consolidating, and distinguishing land uses to determine how a specific land use activity, or combination of activities, is to be considered when applying the principal use table and other provisions in this Ordinance.

4.3.2 ORGANIZATION OF USES

Section <>, Use Classifications, organizes principal uses by use classifications, use categories, and use types to provide a systematic basis for identifying, describing, categorizing, consolidating, and distinguishing land uses to determine whether a specific use is permitted in a particular zoning district

A. Use Classifications

The use classifications identify broad classifications of land use and include residential uses, institutional uses, commercial uses, and industrial uses. Use classifications are further broken down into a series of general “use categories” and specific “use types.”

B. Use Categories

The use categories describe the major sub-groups of the respective use classifications and are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. For example, the Residential Use Classification is divided into the Household Living and Group Living use categories. Use categories are further broken down into a series of individual “use types.”

C. Use Types

The specific use types are included in the respective use category. They identify the specific principal uses that are considered to fall within characteristics identified in the use category. For example, single-family detached dwellings, two-family dwellings, multi-family dwellings, manufactured homes, and upper-story residential are use types in the Household Living use category.

D. Developments with Multiple Principal Uses

When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, then each principal use is classified in the applicable use category and each use is subject to applicable regulations for that use category. Developments with multiple principal uses, such as shopping centers, shall incorporate only those use types allowed in the applicable zoning district.

ARTICLE 151.4 USE REGULATIONS

Section 4.4 Use-Specific Standards

4.4.1 Agriculture Uses

4.4 USE-SPECIFIC STANDARDS

Use-specific standards are the requirements applied to individual use types regardless of the zoning district in which they are located or the review procedure by which they are approved. This section is intended to identify the use-specific standards for all principal uses identified in [Table <>](#), [Principal Use Table](#), as subject to "Additional Standards." These standards may be modified by other applicable requirements in this Ordinance.

4.4.1 AGRICULTURE USES

A. Agriculture/Horticulture Uses

1. No heated greenhouse shall be operated within 20 feet of any lot line.
2. Any outside storage of equipment, vehicles, or supplies shall be fully screened from off-site views from the closest collector or arterial street by buildings, fencing, or landscaping.

B. Animal Husbandry

Animal husbandry uses shall comply with the following standards:

1. Minimum Site Size

- a. Any use engaged in animal husbandry shall have a minimum lot area of at least 40,000 square feet in size.
- b. Uses maintaining non-hoofed animals shall maintain 1,500 square feet per animal kept on site.
- c. Uses maintaining hoofed animals shall maintain 9,000 square feet per animal kept on site.

2. Minimum Setbacks

All barns, pens, and enclosures shall be located at least 100 linear feet from lot lines and drinking water sources (except those intended for livestock).

3. Fencing or Pens Required

Animals (excluding waterfowl) shall be maintained within pens, fenced areas, or other suitable enclosures.

4. Maintenance Required

- a. Pens, stalls, and grazing areas shall be maintained in a sanitary manner free from noxious odors.
- b. Manure stockpiles shall not exceed six feet in height and shall not be permitted during the period from May 1 until August 31.

5. Additional Standards for Stockyards and Slaughterhouses

- a. Stockyards and slaughterhouses shall comply with the applicable standards in Section 143-215.10.A through 10.I of the North Carolina General Statutes.
- b. Slaughter of animals shall take place inside a closed building in a confined area to prevent the transmission of sound to the outside.
- c. Vehicular access to the facility shall not be obtained through residential areas.
- d. Animals shall be enclosed in gated enclosures with a minimum height of six feet.
- e. Waste shall be stored in airtight containers and shall be confined in fully enclosed structures.
- f. All loading and unloading areas shall be screened from view from adjacent lands and public streets.

C. Agricultural Support

1. General

All agricultural support uses shall comply with the following standards:

- a. Be on a lot of at least one acre in size; and
- b. Be operated or maintained by the owner or occupant of the land upon which the primary agricultural activity is being conducted.

2. Agri-education and Agri-entertainment

Agri-education and agri-entertainment uses shall comply with the following standards:

a. Minimum Size

Be at least two acres in area;

b. Obtain Building Permits

Obtain building permits and comply with the State Building Code for all structures intended for occupancy by members of the public;

c. Special Event Permit

Obtain a special event permit for all activities drawing more than 100 people to the site per day;

d. Provide Adequate Facilities

Provide public restrooms, adequate parking, and pedestrian circulation features; and

e. Comply with Minimum Requirements

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Ensure permanent buildings within 500 feet of a public right-of-way comply with the landscaping standards in this Ordinance.

3. Equestrian Facilities

Equestrian facilities shall comply with the following standards:

- a. The land on which the facility is located shall be at least two acres in size.
- b. No stalls or stables shall be within 200 feet of any existing adjoining residential dwelling and 100 feet from any adjoining well being used for human consumption.
- c. Stables must be operated and maintained in a healthy and safe manner. Healthy and safe is defined as, but not limited to: fences kept in good repair; potable water available on demand; protection from wind or rain; a sign posted indicating the name and phone number of the person to be contacted in case of emergency.

4. Roadside Market

- a. Retail sales within a roadside market shall be limited to the agricultural and aquaculture products produced by the owners or vendors in the establishment.
- b. At least 75 percent of the floor area shall be devoted to the direct retail sales of agricultural, seafood, or related agricultural products to the general public.
- c. Temporary signage associated with a roadside market shall not be erected more than 30 days prior to the seasonal opening of the market, and shall be removed within 30 days of the closing of the season.

4.4.2 RESIDENTIAL USES

A. Duplex and Triplex Dwellings

Duplex dwellings shall comply with the following standards:

1. Except for circular driveways, no duplex dwelling shall be served by more than one driveway on the same block face.
2. Duplex dwellings in the VR district shall be served by a single entrance on any individual building façade.
3. Ground based, roof-based, and wall-mounted electrical equipment, HVAC equipment, and other utility connection devices shall be ganged and screened, or located outside the view from any adjacent public street.

B. Live/Work Dwellings

Live/work dwellings shall comply with the following standards:

1. The residential portion of the building shall occupy over 50 percent of the gross floor area.
2. The nonresidential portion of the building shall comply with all applicable State Building Code requirements.
3. Employees shall be limited to occupants of the residential portion of the building plus up to three persons not residing in the residential portion.
4. Drive-through facilities are prohibited.
5. Any nonresidential off-street parking shall be located as far as practicable from existing adjacent single-family dwellings.

C. Manufactured Homes

A manufactured home shall comply with the following standards:

1. It shall be located on an individual lot;
2. It shall be occupied only as a single family dwelling;
3. It shall be set up in accordance with the standards established by the North Carolina Department of Insurance and the most current version of the State of North Carolina Regulations for Manufactured/Mobile Homes;
4. It shall comply with the latest wind loading requirements for Camden County;
5. It shall maintain a minimum width of 16 feet;
6. It shall be oriented with the longest axis parallel to the lot frontage, to the maximum extent practicable;
7. Towing apparatus, wheels, axles, and transporting lights shall be removed;
8. It shall include a continuous, permanent masonry foundation or masonry curtain wall of solid brick or brick veneer, unpierced except for required ventilation and access, installed under the perimeter;
9. It shall include stairs, porches, entrance platforms, ramps, and other means of entrance and exit that are installed or constructed in accordance with the standards set by the State Building Code. They shall be attached firmly to the primary structure and anchored securely to the ground;
10. It shall maintain exterior siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction, which consists of one or more of the following:
 - a. Vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint);
 - b. Cedar or other wood siding;
 - c. Stucco siding;

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- d. Brick or stone siding.
- 11. It shall maintain a roof pitch with a minimum vertical rise of 3 feet for each 12 feet of horizontal run;
- 12. It shall include a roof finished with a Class C or better roofing material that is commonly used in standard residential construction; and
- 13. It shall provide an eave projection of no less than 6 inches, which may include a gutter.
- ~~13-14.~~ When located in the SFO

D. Mobile Homes⁹⁹

1. General

A mobile home shall comply with the following standards:

- a. No mobile home may be parked for storage on any lot, tract, or parcel, except in HC, LI, or HI districts, or in a lawfully-established mobile home storage site subject to a temporary storage permit issued by the UDO Administrator.
- b. A storage site for a mobile home shall be completely surrounded by a visually opaque wall or fence of at least eight feet in height.
- c. Except for lawfully-established mobile home sales uses, no mobile home may be stored in any district for more than three months.
- d. Mobile homes may not be used as storage structures.
- e. Except for mobile homes being temporarily stored, a mobile home shall be anchored and tied down or otherwise secured according to the manufacturer's standards of the State Department of Insurance, and all applicable requirements of this Ordinance.
- f. No attached structures shall be permitted which exceed 100 square feet nor may the total of all accessory buildings in individual ownership exceed 100 square feet per mobile home unit.
- g. Two or more mobile homes shall not be joined or connected together as one dwelling nor may a mobile home be attached to any accessory building.

2. Class "A" Mobile Homes

In addition to the general standards in subsection (1) above, Class "A" mobile homes shall comply with the following:

- a. The home has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis;
- b. The home shall include an all-weather base material around the perimeter of the home;
- c. The pitch of the home's roof has a minimum vertical rise of 2 2/10 feet for each 12 feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
- d. The exterior siding consists of wood, hardboard, vinyl or aluminum, or covered or painted, but in no case exceeding the reflectivity of gloss white paint, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;
- e. A continuous, permanent masonry curtain wall, unpierced, except for required ventilation and access, is installed under the home after placement on the lot and before final occupancy;
- f. The tongue, axles, transporting lights and removable towing apparatus are removed after placement on the lot and before final occupancy;
- g. All roof structures shall provide an eave projection of no less than six inches, which may include the gutter; and
- h. Any stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed in accordance with the standards set by the State Department of Insurance and the State Building Code.

3. Class "B" Mobile Homes

- a. Class "B" mobile homes may be located in all approved mobile home parks and mobile home park subdivisions with a zoning compliance permit provided underpinning of all-weather base material is placed around the mobile home when located in a mobile home park subdivision.
- b. When land on which a Class "B" residential mobile home is located is acquired by a governmental agency for a public purpose and the remaining land is insufficient to support the mobile home, then the property owner may relocate the mobile home to any other lot zoned WL or RR.

4. Class "C" Mobile Homes

- a. Class "C" mobile homes that were constructed prior to July 1, 1994 and located within the boundaries of the County as of January 1, 1998, may only be relocated to approved mobile home parks and mobile home park subdivisions with a zoning compliance permit. Nothing shall limit the

⁹⁹ These standards carry forward the standards for mobile homes in Section 151.215 of the current ordinance.

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replacement of a Class "C" mobile home with a Class "A" or Class "B" mobile home or a manufactured home.

5. Additional Standards for Mobile Home Storage Sites

A mobile home storage site may be permitted within a lawfully-established mobile home park subject to the a temporary storage permit and the following standards:

- a. The mobile home park must contain at least 20 lots and no more than ten homes being occupied as residences;
- b. The storage site must be located on the same lot, tract, or parcel as the mobile home park;
- c. The size of the mobile home storage site shall not exceed five percent of the total area of all mobile home lots in the park or 40,000 square feet, whichever area is smaller;
- d. The mobile home storage site shall be completely surrounded by an opaque fence at least eight feet in height;
- e. No mobile home may be stored in a mobile home storage site for more than six months.
- f. It is the intent of this section to allow some relief to owners and operators of mobile home parks who have abandoned mobile homes in their parks or have seized or attached mobile homes under legal process. Only mobile homes which have been abandoned or are in the possession of the mobile home park operators under legal process may be stored and sold in a mobile home park storage site. It is not the intent of this section to allow a mobile home sales lot within a mobile home park and no private sales by persons other than the operators and owners of mobile home parks may be allowed within the storage site.
- g. Upon request by the UDO Administrator, the mobile home park owner or operator shall submit proof that the mobile homes located within the storage site are those abandoned mobile homes or mobile homes seized or attached under legal process which are permitted under this section.

E. Multi-family, Single-Family Attached, and Quadraplex Dwellings

1. Multi-family and quadraplex dwellings shall comply with the multi-family design standards in [Section <>, Multi-family Design Standards](#).
2. Single-family attached development may comply with the applicable single-family attached design guidelines in [Section <>, Design Guidelines](#).
3. No accessory structure shall be less than ten feet from another structure.
4. No improved recreation area shall be located within required exterior setbacks or within 20 feet of any dwelling unit.
5. No individual building shall exceed a length of 250 feet.
6. An single-family attached residential building shall contain at least three but no more than six side-by-side dwelling units.

F. Single-Family Detached¹⁰⁰

[placeholder]

G. Upper Story Residential

Upper story residential dwelling units shall occupy the second or higher floor of a building with a nonresidential use on the ground floor.

H. Dormitories

All dormitories shall be accessory to an educational facility located on the same site or campus, and house only persons who are students at the educational facility.

I. Family Care Homes

Family care homes are residential uses and shall comply with the following standards:

1. No more than six residents other than the homeowner and the homeowner's immediate family may occupy a family care home.
2. A family care home shall be licensed with the NC Department of Health and Human Services Division of Facility Services before operating.
3. No family care home may be located within a one-mile radius of any other family care home or group home.
4. Only incidental and occasional medical care may be provided in a family care home.

J. Group Home

1. A group home is treated as an institutional (not a residential) use, and shall comply with all State licensing requirements.
2. No family care home may be located within a one-mile radius of any other group home or family care home.

¹⁰⁰ NOTE TO STAFF: Additional discussion is needed regarding the County's desire to include design guidelines (not standards) for these uses. It is acceptable for the County to provide voluntary guidelines or to include conditions on the rezoning of land for the purpose of accommodating single-family detached homes.

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K. Rooming House

A rooming house shall comply with the following standards:

1. Rooms may be rented to a maximum of five unrelated persons at any one time;
2. The owner shall maintain the house as a primary residence;
3. Sleeping rooms in a rooming house shall:
 - a. Not include individual kitchen facilities; and
 - b. Be accessed by a common room or hallway, and shall not have individual access to the outside (except for emergency exits).

4.4.3 INSTITUTIONAL USES¹⁰¹

A. Child Care Center

1. Licensing

Child care centers, including pre-schools, shall be licensed as a child care center by the State, and shall comply with all State regulations for child care centers and the following standards.

2. Minimum Lot Size

A child care center shall be located upon a lot of 20,000 square feet in area or more.

3. Location

- a. If not located in a stand-alone building, a child care center shall be segregated (including the restrooms) from the remaining portion of the building in which it is located.
- b. New child care centers shall be located on a major arterial or collector street.

4. Separation

Child care centers shall be at least 1,000 feet from any other child care center (excluding child care centers operated by community centers, religious institutions, or educational facilities).

5. Outdoor Play Areas

Outdoor play areas shall be provided, and shall:

- a. Be located to the side or rear of buildings;
- b. Be completely enclosed by a fence that is at least four feet in height;
- c. Be safely segregated from parking, loading, or service areas; and
- d. Not be operated for outdoor play activities after 8:00 P.M.
- e. Outdoor play areas adjacent to a residential zone shall be screened by a six-foot solid fence or wall along with a ten-foot-wide landscaping buffer with evergreen shrubs capable of reaching six feet in height at maturity, planted six feet on-center.

6. Parking Area, Vehicular Circulation, and Drop-Off and Pick-Up

- a. The parking areas and vehicular circulation for the child care center shall be designed to:
- b. Enhance the safety of children as they arrive at and leave the facility; and
- c. Provide a designated pickup and delivery area that includes at least one parking space per 20 children and is located adjacent to the child care center in such a way that children do not have to cross vehicular travel ways to enter or exit the center.

7. Accessory Uses

- a. When proposed as an accessory use to a Retail Sales or Office use, the heated floor area of a child care center shall not exceed 20 percent of the heated floor area of the principal use.
- b. Capacity Information
- c. Applications for a child care center shall indicate the maximum number of children, proposed hours of operation, and size of the outdoor play area.

B. Educational Facilities, Major

1. All facilities within a vocational or trade school which typically generate significant noise or fumes, such as auto body or engine repair, industrial/auto body painting, manufacturing processes, or campus-wide energy/utility systems, and that are adjacent to a residential or mixed-use district shall comply with the following standards:
2. Be at least 100 feet from any building line in an adjacent residential district;
3. Provide a Type D buffer at least 25 feet in depth; and
4. Include information on site plans indicating any other mitigation steps appropriate to the impacts of the use(s) (such as additional sound-containment features.)

C. Drug or Alcohol Treatment Facility

A drug or alcohol treatment facility shall comply with the following standards:

¹⁰¹ NOTE TO STAFF: Additional discussion is needed regarding whether or not the County wants new standards for wind energy conversion facilities.

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1. Be at least 500 feet from any other such facility; and
2. Be at least 500 feet from any single-family residential district, school, child care center, and religious institution that has a child care center or school.

D. Hospitals

A hospital shall comply with the following standards:

1. Be located on a site or parcel with an area of at least five acres;
2. Be located on a parcel that fronts or has direct access to a major arterial or collector street;
3. Locate the emergency vehicle entrance on a major arterial or collector street;
4. Not locate an emergency vehicle entrance in an area across the street from a residential zoning district;
5. Be served by a public water and wastewater system; and
6. Ensure that principal structures are located at least 100 feet from any lot line.

E. Assisted Living Facility

An assisted living facility shall comply with the following standards:

1. If provided, shared food preparation, service, and major dining areas shall be centrally located.
2. Common social and service facilities shall be provided at a minimum rate of 30 square feet per dwelling or rooming unit in addition to the minimum amount of required open space.
3. All facilities and services shall be solely for the use of residents and their guests.
4. Facilities for administrative services and limited medical services for the exclusive use of the residents may be located on the site.
5. In the VR district, residential density should be calculated such that two bedrooms shall be equivalent to one dwelling unit.

F. Club or Lodge

A club or lodge shall comply with the following standards:

1. Not front or gain access from a residential local street.
2. Outdoor courts, swimming pools, and athletic fields shall be located at least 50 feet from any lot line abutting a residential district.
3. Clubs or lodges in residential districts shall be on a lot of at least 2 acres.
4. Clubs or lodges with permanent seating for 500 or more shall require a special use in accordance with **Section <>, Special Use Permit.**

G. Halfway House

Halfway houses shall be separated from any family care home, group home, or other halfway house by a minimum of one mile.

H. Nursing Home

A nursing home shall be subject to the following standards:

1. No building shall be located closer than 40 feet to any lot line which abuts a residential district.
2. The use shall provide a Type D perimeter buffer adjacent to all lot lines abutting a residential use.
3. There shall be at a minimum 50 feet of road frontage.
4. Adequate provisions shall be made for service vehicles with access to the building at a side or rear entrance, and without backing onto rights-of-way to exit the development.
5. All structures shall be built to a residential scale consistent with the surrounding neighborhood.

I. Religious Institution

Religious institutions shall be subject to the following standards:

1. There shall be at a minimum 50 feet of road frontage.
2. The proposed parking facilities shall be set back at least 50 feet from adjacent residential uses.
3. Off-street parking areas shall be surfaced and maintained to provide a durable, dust-free surface and shall provide adequate drainage facilities for disposal of all collected surface water. Surfacing materials may include pavement, gravel, wood chips, pervious paving materials, or grass.

J. Cemeteries (as a Principal Use)

Except as otherwise required in this UDO, new cemeteries and the expansion of existing cemeteries (as a principal use) shall comply with the following standards:

1. New cemeteries shall be located on a site or parcel with an area of at least 2.5 acres. (This standard shall not apply to existing cemeteries or the expansion of existing cemeteries.)
2. New cemeteries shall be located on a site or parcel that fronts a major arterial or collector street. (This standard shall not apply to existing cemeteries or the expansion of existing cemeteries.)
3. Cemeteries shall include adequate space for the parking and maneuvering of funeral processions.
4. Interments shall take place at least 50 feet from any lot line and comply with all requirements of the North Carolina General Statutes.

K. Helicopter Landing Facilities

A helicopter landing facility shall comply with the following standards:

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1. The helicopter landing facility shall provide adequate land area for safe take-offs and landings in accordance with standards of the Federal Aviation Administration (FAA).
2. Where located within 500 feet of residential zoning district, or existing single-family residential use, a helicopter landing facility shall provide a Type D buffer along the property line to ensure the facility does not adversely impact surrounding uses.

L. Solar Array

The following standards shall apply to all solar farms located in Camden County:

1. The minimum lot size for a solar array shall be five acres.
2. All structures shall be set back 100 feet from all lot lines.
3. There shall Type D buffer between the perimeter fence and any public rights-of-way or adjacent residentially-zoned property.
4. All collectors shall be surrounded by a lockable fence with a minimum height of six feet.
5. Solar arrays located within the SFO shall elevate all electrical connections one foot above the base flood elevation (BFE).
6. Solar power electric generation structures shall not exceed 15 feet in height.
7. The solar array shall conform to the NAICS 22119 description of a ground mounted solar powered energy system, as amended.
8. All applications for a solar array shall include a decommissioning plan that addresses the following:
 - a. Removal of solar panels, buildings, cabling, electrical components, roads, and any other associated facilities, down to 36 inches below grade.
 - b. Disturbed earth shall be graded and re-seeded unless the landowner requests in writing that the access roads or other land surface areas not be restored.
 - c. Description of any agreement (e.g. lease) with landowner regarding decommissioning.
 - d. A description of the type of panels and material specifications being utilized at the site.
 - e. Identification of the party currently responsible for decommissioning.
 - f. Estimated cost of removal prepared by a third party engineer
 - g. Prior to issuance of the building permit, the decommissioning plan shall be recorded in the Camden County Registry of Deeds.
 - h. The decommissioning plan and estimated cost of removal shall be updated every 5 years or upon change of ownership and re-recorded in the County's Registry of Deeds.
9. Prior to approval of building permits, the applicant shall provide an automatically renewable guarantee in the form of a bond, cash escrow deposit, or an irrevocable letter of credit issued by a Federally chartered bank with a branch office in northeastern North Carolina, in favor of the County, which shall be drawn and paid in full in immediately available funds for an amount equal to the estimated removal cost of the solar facility in the event the owner fails to decommission the solar facility pursuant to the requirements of this section. The institution issuing the guarantee shall provide to the County a notice no less than 90 days in advance of any renewal, cancellation, termination, or expiration of the guarantee.
10. The County shall periodically request proof of the continuous operation of the solar array from the applicant/owner. The nature of required evidence shall be determined as a condition of the special use permit.
11. The solar array shall have 12 months to complete decommissioning of the solar facility if no electricity is generated for a continuous period of 12 months. For purposes of this section this 12-month period shall not include delay resulting from force majeure.

M. Wireless Telecommunications Facilities

1. Purpose

This section is intended to establish general standards for the siting of wireless communications facilities that will:

- a. Protect residential areas and uses from potential adverse impacts of towers and antennas;
- b. Encourage the location of new towers in nonresidential areas;
- c. Minimize the total number of new towers throughout the County;
- d. Foster the joint use of new and existing tower sites and the establishment of stealth towers as primary options rather than construction of additional single-use towers;
- e. Encourage the location of towers and antennas in areas where the adverse impact on the community is minimal;
- f. Encourage towers and antennas to be carefully sited, designed, and screened to minimize their adverse visual impact;
- g. Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;
- h. Consider the public health and safety concerns of communication towers and antennas; and
- i. Encourage the use of engineering and careful siting of tower structures to avoid potential damage to adjacent properties from tower failure.

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2. **Applicability**

A new wireless communications facility, whether a principal or accessory use, shall comply with the standards of this subsection, unless specifically exempted in accordance with **Section <>, Exemptions**.

3. **Exemptions**

The following shall be exempt from the standards of this subsection (but shall be required to comply with other relevant standards in this Ordinance):

- a. Satellite dish antennas.
- b. Receive-only television or radio antennas for noncommercial use.
- c. Antennas legally operated by FCC-licensed amateur radio operators.
- d. Emergency communication towers owned by the town or other public agency that are used wholly or in part for public safety or emergency communication purposes.

4. **Telecommunication Tower, Freestanding**

A freestanding telecommunication tower, whether a principal or accessory use, shall comply with the following standards:

a. **Collocation Required**

1. A freestanding telecommunications facility shall not be allowed unless it is demonstrated no suitable existing major wireless communications facility, building, or other structure within the coverage area is available for the collocation of antennas.
2. If allowed, a new freestanding telecommunication tower shall be designed to accommodate the present and future needs of the owner and at least two comparable users. Unused space on an existing freestanding telecommunication tower shall be made available to other users at a fair market rental rate unless mechanical, structural, or regulatory factors prevent collocation. In determining a fair market rental rate, the rent paid by a current collocater under a swapping agreement need not be considered.

b. **Replacement of Freestanding Telecommunication Tower to Expand Collocation**

An existing freestanding telecommunication tower may be replaced with a new facility that increases the number of collocation opportunities, subject to the following standards:

1. The height of the replacement facility shall not exceed the greater of 20 feet or 125 percent of the height of the original facility.
2. The replacement facility shall be located within 100 feet of the replaced facility, unless the UDO Administrator determines that a farther distance from the existing facility is more appropriate.
3. The replacement facility complies with all the standards of this subsection.

c. **Height**

The height of a telecommunications tower, including any building or structure atop which the tower is located, shall not exceed 200 feet.

d. **Setbacks**

A telecommunications tower shall be set back from abutting property lines a distance equivalent to:

1. The overall height of the tower and all appurtenances; or
2. The minimum distance necessary to ensure the tower will remain on its site, following collapse, as certified by a licensed professional engineer.

e. **Aesthetics**

1. A telecommunications tower shall:
 - A. Either maintain a galvanized steel finish or be painted.
 - B. Be camouflaged with the surrounding area, through paint, incorporation into architectural design/structure, or other means, to the maximum extent practicable.
2. The exterior appearance of ground-based accessory structures located in a residential district shall be designed to look like a residential structure typical of the district (e.g., with a pitched roof and frame or brick siding).

f. **Lighting**

If lighting is required by the FAA, it shall comply with FAA standards. To the extent allowed by the FAA, strobe lights shall not be used for nighttime lighting. Lighting shall be oriented so as not to project directly onto any land in a residential district.

g. **Buffer and Screening**

A Type D perimeter buffer shall be provided around the perimeter of a major wireless communications facility (including equipment structures and guy anchor supports).

h. **Security Fencing**

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A tower, guy anchor supports, and ground-based equipment buildings shall be enclosed by security fencing not less than eight feet in height.

i. Interference

A freestanding telecommunication tower, antenna, or supporting equipment shall not disturb or diminish radio or television or similar reception on adjoining land in a residential district.

j. Use of Associated Buildings

Building and structures associated with a freestanding telecommunication tower shall not be used as a place of work for a worker. (It is not the intent of this provision to prevent the periodic maintenance, inspection, and monitoring of equipment and instruments, or renovation of the facility.)

k. No Outdoor Storage

An outdoor storage area shall not be allowed on a major wireless communications facility site.

l. Safety

A tower shall comply with all applicable local, State, and Federal building codes and structural standards.

m. Compliance with State or Federal Laws and Regulations

A freestanding telecommunication tower and antennas shall comply with or exceed current standards and regulations of the FAA, the Federal Communications Commission (FCC), and any other agency of the State or Federal government that regulates telecommunications facilities.

n. Discontinued Use

If a major wireless communications facility is not used for a period of six consecutive months, the UDO Administrator may send the owner notice indicating the facility shall be removed within 90 days from the date of notice.

o. Nonconforming Freestanding Telecommunication Tower

A nonconforming freestanding telecommunication tower shall be allowed to remain and be maintained in accordance with the standards in Article 151.8: Nonconformities. Additional equipment may be added to the facility provided that such additions do not increase the degree of nonconformity. Nothing shall limit the ability to increase the facility's height as part of a proposed collocation of additional antennas.

5. Antenna Collocation

An antenna collocation, whether a principal or accessory use, shall comply with the following standards:

a. Collocation of Antennas on Freestanding Telecommunication Tower

An antenna may be collocated on an existing freestanding telecommunication tower if it complies with the following standards:

1. Any modification of an existing wireless communications facility or other vertical projection to accommodate the collocation of additional antenna complies does not result in the increase in the height of the structure by 20 feet.
2. The antenna and its associated equipment comply with the safety, lighting, interference, and regulatory compliance standards for a telecommunications tower in this subsection.

b. Collocation of Antennas on an Existing Building or Other Vertical Projection

An antenna may be attached to a business or multi-family residential building or other vertical projection in accordance with the following standards:

1. Height

The antenna shall not extend over 20 percent of the highest point of the building or projection on which it is located.

2. Other Standards

An antenna and associated equipment shall comply with the safety, lighting, interference, and regulatory compliance standards for a telecommunications tower included in this subsection.

3. Screening

A. An antenna visible from the street shall be omni-directional, screened, or camouflaged, to the maximum extent practicable, to minimize its appearance.

B. Equipment shall be located within the building or screened in some other fashion to prevent off-site views.

6. Small Wireless Facility¹⁰²

¹⁰² NOTE TO STAFF: House Bill 310 passed in 2017 included new standards and requirements compelling municipalities to accommodate small wireless facilities within rights of way and on lands zoned for nonresidential uses. However, the bill does not include any mandates for

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[placeholder]

7. **Stealth Wireless Communications Facility**

A stealth wireless communications facility shall be designed and located to complement the surrounding landscape in accordance with the following standards:

a. **Design**

A stealth wireless communications facility shall take an alternative form than a typical wireless communications facility, including but not limited to: bell towers, clock towers, water towers, light standards, chimneys, steeples, evergreen trees, flag poles, or similar projections.

b. **Setbacks**

A stealth wireless communications facility shall comply with the district dimensional standards. The tower portion of the facility shall be set back the height of the tower from existing single-family dwellings.

c. **Ground-based Equipment**

Ground based equipment shall be designed, located, and camouflaged in a manner compatible with the tower-based portion of the facility. Equipment shall be located within a structure or building, to the maximum extent practicable.

d. **Collocation not Required**

A stealth wireless communication facility is not required to be engineered for additional carrier's equipment.

e. **Antennas and Cables must be Concealed**

Antennas, cables, and related appurtenances shall be concealed from off-site views.

N. **Utility, Major**

An electrical power facility, substation, or transmission station shall be set back at least 100 feet from all lot lines.

O. **Utility, Minor**

1. Minor utility facilities owned by a public utility as defined in Chapter 62 of the North Carolina General Statutes are permissible in all zoning districts with a zoning compliance permit.
2. The utility facility, storage of vehicles or equipment shall be fully screened on all sides by an opaque wall, fence, retained vegetation, or planted vegetation to a height of eight feet. If planted vegetation is used, it must satisfy the standard within three years after planting.
3. Continued maintenance of the screening (including replanting, if necessary) shall be a continuing condition of the permit.
4. Utility facilities of 16 square feet or less may be set back five feet from all side and rear lot lines. Utility facilities of between 16 and 100 square feet may be located as close as ten feet from all side and rear lot lines. All others utility buildings shall meet the minimum setback requirements for the district where they are located.
5. Driveways and parking areas shall be provided as required in this Ordinance, including the installation of concrete aprons where driveways abut public streets.

P. **Wind Energy Conversion Facilities**

1. **Facilities Distinguished**

a. **Large Wind Energy Conversion Facility**

A wind energy conversion system consisting of one or more wind turbine(s), a tower(s), and associated control or conversion electronics, which has a total rated capacity of more than 100 kW.

b. **Medium Wind Energy Conversion Facility**

A wind energy conversion system consisting of one or more wind turbine(s), a tower(s), and associated control or conversion electronics, which has a total rated capacity of more than 20 kW but not greater than 100 kW.

c. **Small Wind Energy Conversion Facility**

A single system designed to supplement other electricity sources as an accessory use to existing buildings or facilities, wherein the power generated is used primarily for on-site consumption. A small wind energy conversion system consists of a single wind turbine, a tower, and associated control or conversion electronics, which has a total rated capacity of 20 kW or less.

2. **Permit Requirement**

county governments to make such allowances. Additional discussion is necessary regarding the County's desire to include these standards since they are not required for counties.

ARTICLE 151.4 USE REGULATIONS

Section 4.4 Use-Specific Standards

4.4.3 Institutional Uses100F

No wind energy facility, or addition of a wind turbine to an existing wind energy facility, shall be constructed unless a permit has been issued to the applicant, facility owner, or facility operator approving construction of the facility under this section. Permitting of an expanded wind energy facility shall be based on the total rated capacity of the expanded wind energy facility, including the existing wind energy facility, but excluding like-kind replacement.

3. Permit Application

- a. An application for a wind energy conversion facility permit shall contain the following:
 - 1. A narrative describing the proposed wind energy facility, including an overview of the project.
 - 2. The proposed total rated capacity of the wind energy facility.
 - 3. The proposed number, representative types and height or range of heights of wind turbines to be constructed, including their rated capacity, dimensions and respective manufacturers, and a description of ancillary facilities.
 - 4. Identification and location of the property or properties on which the proposed wind energy facility will be located.
 - 5. A site plan showing the planned location of all wind turbines, property lines, setback lines, access roads, substation(s), electrical cabling from the wind energy facility to the substation(s), ancillary equipment, building(s), transmission and distribution lines. The site plan must also include the location of all occupied buildings, residences, and other features sufficient to demonstrate compliance with the setbacks required by this section.
 - 6. If the facility will transfer power back to a power service provider, include the following:
 - A. The electrical cabling from the wind energy facility to the substation indicated on the site plan.
 - B. Documentation of an approved interconnection feasibility study.
 - 7. Decommissioning plans that describe the anticipated life of the wind energy facility, the estimated decommissioning costs in current dollars, the salvage value of the equipment, and the anticipated manner in which the wind energy facility will be decommissioned and the site restored.
 - 8. Documentation of agreement between participating landowner(s) and the applicant, facility owner, or operator.
 - 9. Signature of the applicant.
 - 10. Any relevant studies reports, certifications and approvals as may be reasonably requested by the county to ensure compliance with this section.
- b. Throughout the permit process, the applicant shall promptly notify the UDO Administrator of any proposed changes to the information contained in the permit application that would materially alter the impact of the project.
- c. Changes to the approved application that do not materially alter the initial site plan may be adopted administratively by the UDO Administrator.
- d. A temporary anemometer or meteorological tower, for the purpose of gathering data on wind speeds and directions, may be installed with the issuance of a zoning permit and must be setback from all property lines at a distance equal to one linear foot for every foot of height. Zoning permits shall be valid for a period of two years and may be renewable in the event that more data is needed by the applicant in order to determine the viability of a wind energy facility.

4. Minimum Setbacks

- a. The minimum setback requirement shall be calculated by multiplying the required setback number in **Table <>, Minimum Setback Calculation for Wind Energy Conversion Facilities**, by the wind turbine height and measured from the center of the wind turbine base to the property line, nearest point on the public road right-of-way, or nearest point on the foundation of a residence or occupied building.

TABLE 4. <>: MINIMUM SETBACK CALCULATION FOR WIND ENERGY CONVERSION FACILITIES				
WIND ENERGY FACILITY TYPE	MULTIPLIER			
	OCCUPIED BUILDINGS	RESIDENTIAL USES	PROPERTY LINE OF NON-PARTICIPATING LANDOWNER	PUBLIC ROADS
Small	0.0	1.5	1.1	1.5
Medium	1.1	2.0	1.5	1.5
Large	1.1	2.5	1.5	1.5

- b. Setback requirements may be waived if the following conditions are met:

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1. Each property owner(s) affected by the applicable setback requirements may waive the setback requirements by signing a waiver that sets forth the applicable setback provision(s) and the proposed changes.
 2. Any such waiver shall be in writing and signed by the applicant and the affected property owner(s) and recorded in the office of the county register of deeds.
- 5. Sound and Shadow Flicker**
- a. This section shall apply to large wind energy facilities. Sound and shadow flicker issues for small and medium wind energy facilities are addressed by setbacks.
 - b. Audible sound from a large wind energy facility shall not exceed 55 dBA, as measured at any occupied building or residence on the property of a non-participating landowner.
 - c. Shadow flicker on any occupied building or residence of a non-participating landowner caused by a large wind energy facility must not exceed 30 hours per year.
 - d. Sound and/or shadow flicker provisions may be waived if the following conditions are met:
 1. Each property owner(s) affected by the sound and/or shadow flicker provisions of this section may waive the sound and/or shadow flicker provisions by signing a waiver that sets forth the applicable sound and/or shadow flicker provisions) and the proposed changes.
 2. Any such waiver shall be in writing and signed by the applicant and the affected property owner(s) and recorded in the office of the county register of deeds.
- 6. Installation and Design**
- a. Prior to issuance of any building permits for medium and large scale wind energy facilities, the applicant shall provide documentation of compliance, and all studies and reports if required, from all applicable state and federal agencies, including, but not limited to N.C. Department of Environment and Natural Resources, Coastal Resources Commission, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and the N.C. Wildlife Resources Commission.
 - b. The installation and design of the wind energy facility shall conform to applicable industry standards, including those of the American National Standards Institute, and take into consideration local conditions.
 - c. All structural, electrical and mechanical components of the wind energy facility shall conform to relevant and applicable local, state and national codes.
 - d. Any on-site collector system shall, to the extent commercially reasonable, be placed underground.
 - e. The visual appearance of a wind turbine shall at a minimum:
 1. Be a non-obtrusive color such as white, off-white or gray;
 2. Not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety; and
 3. Not display advertising (including flags, streamers or decorative items), except for identification of the wind turbine manufacturer, facility owner and operator.
- 7. Decommissioning**
- a. The wind energy facility owner shall have 12 months to complete decommissioning of the wind energy facility if no electricity is generated for a continuous period of 12 months. For purposes of this section, this 12 month period shall not include delay resulting from force majeure.
 - b. Decommissioning shall include removal of wind turbines, buildings, cabling, electrical components, roads, and any other associated facilities down to 36 inches below grade.
 - c. Applicant shall provide prior to approval of building permits, an irrevocable letter of credit in favor of the county in an amount equal to the estimated removal cost of the wind energy facility, less the salvage value of the equipment, which shall be issued by a federally chartered bank with a branch office in northeastern North Carolina at which the letter of credit may be drawn and paid in full in immediately available funds in the event the wind energy facility owner fails to decommission the wind energy facility pursuant to the requirements of this section.
 - d. Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.

4.4.4 COMMERCIAL USES

Unless exempted, all commercial uses shall comply with the nonresidential design standards in **Section <>, Nonresidential Design Standards**, as applicable.

ARTICLE 151.4 USE REGULATIONS

Section 4.4 Use-Specific Standards

4.4.4 Commercial Uses

A. **Adult and Sexually-Oriented Businesses**¹⁰³

See Chapter 154: Adult Entertainment, of the Camden County Code of Ordinances, for standards pertaining to adult and sexually-oriented businesses.

B. **Animal Care Uses**

Animal shelters, grooming, kennels (indoor and outdoor), and veterinary clinics shall comply with the following standards:

1. The minimum lot area shall be at least two acres.
2. All fenced runs or training areas shall maintain a 25-foot setback from lot lines and be at least 50 feet from any adjacent single-family dwellings.
3. Runs and training areas shall be enclosed with fencing at least six feet in height.
4. All gates and entrances to the runs, kennels, and training areas shall remain locked when not in use.

C. **Eating Establishments**

1. **Restaurants with Outdoor Seating**

Restaurants having outdoor seating (including, but not limited to, seating for dining or listening to live or recorded acoustic or amplified entertainment outside of the building) shall comply with the following standards:

- a. The outdoor seating area shall be located no closer than 100 feet from any single-family residential zoning district.
- b. The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

2. **Bars, Nightclubs, or Dance Halls**

Bars, nightclubs, dance halls, and similar establishments shall be located at least 500 feet from any child care center, religious institution, or educational facility.

D. **Offices**

Offices in a MX district shall comply with the following standards:

1. The proposed use shall front on a paved public street.
2. Professional services office uses shall not exceed 2,500 square feet per use.

E. **Parking, Commercial**

1. **Parking Lots**

A commercial parking lot shall comply with the following standards:

- a. Parking shall be the principal use of the parking lot. Parking spaces may be rented for parking, or otherwise used in accordance with an approved temporary use permit or other permit, but no other business of any kind shall be conducted on the lot, including repair service, washing, display, or storage of vehicles or other goods.
- b. Commercial parking lots shall not be located contiguous to a single-family residential zoning district.
- c. In the business and mixed-use zoning districts, commercial parking lots that are the principal use of the lot shall have no more than 100 feet of street frontage. Screening devices may be placed between the parking lot and street to assist in compliance with this requirement.

F. **Recreation/Entertainment, Outdoor**

Outdoor recreation and entertainment uses shall comply with the following standards:

1. Be located at least 500 feet from existing child care centers and residential zoning districts;
2. Be located on a site or parcel with an area of at least five acres;
3. Be located on a site or parcel that, at the primary point of access, has at least 200 feet of frontage on a collector or major collector street
4. Locate access points to minimize traffic to and through local streets in residential neighborhoods;
5. Provide safety fences, up to eight feet high, as necessary to protect the general health, safety, and welfare.

G. **Firing Range**

Outdoor firing ranges shall be configured and operated in accordance with the following:

1. Firing ranges shall be designed and constructed in accordance with the design criteria cited in the Military Handbook - Range Facilities and Miscellaneous Training Facilities Other Than Buildings (MIL-HDBK 1027/3B), as amended or superseded or the National Rifle Association Range Manual, as amended or superseded shall be met. For those ranges constructed in accordance with the National Rifle Association

¹⁰³ NOTE TO STAFF: As recommended in the Evaluation Report, we are suggesting that the material containing use-specific standards for SOBs and Adult Uses be relocated to Chapter 154 of the County Code, and cross references kept in this section. If staff desires, we are happy to carry forward current Section 151.216 in this location instead.

ARTICLE 151.4 USE REGULATIONS

Section 4.4 Use-Specific Standards

4.4.4 Commercial Uses

- Range Manual, the downrange safety area shall not apply, but the permit holder shall provide documentation of approval of the ranges by the NRA-sponsored team of inspectors annually.
2. The proposed firing range shall be reviewed by and comments received from the County Sheriff's Department.
 3. Hours of firing activities and number of ranges shall be set as conditions of the Special Use Permit.
 4. Alcohol consumption shall be prohibited before and during range operations, but shall be allowed after the range is closed provided proper permits are obtained.
 5. All areas within the proposed range, including, but not limited to firing area(s), backstops, downrange safety zones, parking and accessory areas and the like shall be under uniform control or ownership. The downrange safety area shall be essentially fan-shaped, with its vertex being 100 meters each side of the end firing point and extending to the maximum range of the type of firearm being used as shown on Table 4 of the MIL-HDBK 1027/3B, ten degrees from the firing line, plus an additional 100 meters running parallel to the ten degree line, as shown in Figure 2.2 1 of MIL-HDBK 1027/3B or as approved in accordance with the NRA manual and inspections per division (S)(3) above. The safety area shall not encompass any public right-of-way or other property not owned by range operator or owner.
 6. The operators of an outdoor range must provide proof of coverage by adequate accident and liability insurance. A minimum coverage of \$2,000,000 shall be established.
 7. The site or area used as a shooting range shall be enclosed by a six-foot high fence or otherwise restricted by natural physical features (such as swamps, bodies of water, and the like) so that access to the site is controlled to insure the safety of patrons, spectators and the public at large. Warning signs shall be posted along the fence every 100 feet.
 8. All shooting stations and backstops, when utilized, shall be at least 900 feet from any property line regardless of the direction of fire unless the applicant can provide noise or safety test evidence to show that a lesser distance may be acceptable.
 9. All parking areas, vehicle accommodation areas, driveways and the like shall meet standards for parking as stated in this chapter.
 10. Weapon types will be restricted to pistol, rifle and shotgun or similar unless authorized in accordance with division (S)(19) below. No automatic assault type weapon shall be used by the general public, but will be allowed by any law enforcement, military or federal agency group, or any holder of a Federal Firearms License of a class and type that authorizes NFA weapons, duly authorized to use these style weapons. Limits on caliber size shall be in accordance with the MIL-HDBK 1027/3B/ or National Rifle Association Range Manual subject to the physical constraints of the property.
 11. No concussion type of explosives shall be permitted unless authorized in accordance with division (S)(19) below.
 12. No military, para-military or militia type activities or maneuvers, including, but not limited to hand-to-hand combat training, swamp or guerrilla warfare techniques, no incendiary type firings, infiltration course type training and the like be permitted unless authorized in accordance with division (S)(19) below.
 13. All actual firing activities will be directed toward either moving or stationary targets only.
 14. Any overnight or temporary storage of weapons, ammunition and/or explosives must meet the Bureau of Alcohol, Tobacco, Firearms and Explosives storage and stand-off safety standards.
 15. Each commercial firing range shall be posted indicating the allowable caliber of weapon allowed and any other applicable rules.

H. Water-Related Uses

1. **Marinas**¹⁰⁴
 - a. Marinas shall be planned in a manner as to minimize the risk of water pollution.
 - b. Marinas shall be located in areas where there is a high rate of water turnover, the time required for tidal action or water flow to replace water of a boat basin with new water from another source. Ideally, marinas should have a water turnover rate of between two to four days.
 - c. Marinas shall be encouraged to locate in upland areas.
 - d. Marina access channels shall be designed to maximize circulation and avoid dead-end spots.
 - e. Marina designs must incorporate facilities for the proper handling of sewage, waste and refuse.
 - f. Marinas shall minimize alteration of existing shoreline configurations and disturbance of vital habitat areas.
 - g. Dredging operations shall not occur during critical periods of fish migration and breeding.
 - h. The method of dredging shall be chosen that will have the least environmental impact and all dredged materials shall be placed in a manner so as not to pollute surrounding areas.
 - i. Proposals for marina development shall be accompanied by a modeling study indicating expected flushing, where applicable.

I. Vehicle Establishment, Major

¹⁰⁴ This section carries forward Section 151.214 of the current UDO.

ARTICLE 151.4 USE REGULATIONS

Section 4.4 Use-Specific Standards

4.4.4 Commercial Uses

1. **Automotive Painting/Body Shop**

Automobile painting/body shop uses shall comply with the following standards:

- a. The use shall be located at least 250 feet from any residential district, school (except vocational schools), or child care center.
- b. Vehicles shall not be parked or stored as a source of parts or for the purpose of sale or lease/rent.
- c. Repair and storage of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 25 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened in accordance with [Section <>, Outdoor Storage](#).
- d. Vehicles that are repaired and are awaiting removal shall not be stored or parked for more than 30 consecutive days. In cases where a vehicle is abandoned by its lawful owner before or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment demonstrates steps have been taken to remove the vehicle from the premises using the appropriate legal means.

2. **Automotive Wrecker Service**

Automotive wrecker service uses shall comply with the following standards:

- a. The use shall be located at least 250 feet from any residential district, school, or child care center.
- b. Vehicles shall not be stored on-site for more than 90 days.
- c. Vehicles shall be stored to the rear of the principal structure and screened in accordance with [Section <>, Outdoor Storage](#).

3. **Boat and Marine Rental, Sales, and Service**

Boat and marine rental, sales, and service establishments shall comply with the following standards:

- a. Temporary outdoor storage may be allowed in an outdoor storage area that is no larger than 40 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened in accordance with [Section <>, Outdoor Storage](#).
- b. Display areas shall be located outside all setbacks and shall be screened from adjacent streets with a Type A perimeter landscaping buffer.
- c. Display areas shall be surfaced with concrete, asphalt, or other permanent surfacing material other than crushed stone.

J. **Vehicle Establishment, Minor**

1. **Automotive Parts Sales and Installation**

Repair of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 25 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened with an opaque wooden fence or masonry wall in accordance with [Section <>, Fences and Walls](#).

2. **Automotive Repair and Service (Without Painting/Bodywork)**

Automotive repair and service uses not involving painting or bodywork service shall comply with the following standards:

- a. The repair facility shall be located at least 125 feet from any residential district, school (except vocational school), or child care center.
- b. Repair of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 25 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened in accordance with [Section <>, Outdoor Storage](#).
- c. Vehicles shall not be parked or stored as a source of parts or the purpose of sale or lease/rent.
- d. Vehicles that are repaired and are awaiting removal shall not be stored or parked for more than 30 consecutive days. In cases where a vehicle is abandoned by its lawful owner before or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment demonstrates steps have been taken to remove the vehicle from the premises using the appropriate legal means.

3. **Automotive Sales or Rentals**

Uses primarily involving the sales or rental of automobiles, trucks, recreational vehicles, or travel trailers, shall comply with the following standards:

- a. The use shall be located on a lot of at least 40,000 square feet in area and a minimum lot width of 125 feet;
- b. The use shall not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade level;
- c. Vehicle displays may not take place within required setbacks and shall include a Type A perimeter landscaping buffer between the display area and the street;

ARTICLE 151.4 USE REGULATIONS

Section 4.4 Use-Specific Standards

4.4.4 Commercial Uses

- d. Vehicle display areas shall be surfaced with concrete, asphalt, or other permanent surfacing material other than crushed stone;
- e. No vehicles or other similar items shall be displayed on the top of a building;
- f. All lights and lighting shall be designed and arranged so no source of light is directly visible from any adjacent property; and
- g. Light repair and service functions are permitted as an accessory use provided all repair-related activities take place within an enclosed building.

4. Car Wash or Auto Detailing

Car wash and auto detailing uses shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements. If an automatic car wash is an accessory use to a gasoline sales use, it shall be governed by the use and dimensional standards applicable to the gasoline sales use.

K. Visitor Accommodations

1. Bed and Breakfast Inns

Bed and breakfast inn uses shall comply with the following standards:

- a. A bed and breakfast inn shall take place within a building that was designed and used as a single-family detached dwelling.
- b. A bed and breakfast inn shall be operated primarily by persons who reside within the dwelling unit, with the assistance of not more than the equivalent of one, full-time employee.
- c. The building that houses the dwelling unit may not be expanded by more than ten percent of its original floor area, nor may rooms for rent be added onto or created within accessory buildings.
- d. There shall be at least one parking space per sleeping room.
- e. There shall only be one kitchen and all meals served on the premises shall be for overnight guests.
- f. Not more than one sign may be erected on the lot where such a use is located. The sign may not exceed six square feet in surface area nor be internally illuminated.

2. Camping and Campers¹⁰⁵

- a. Camping is a permitted use of land only in camper subdivisions and recreational campgrounds.
- b. The following uses will be allowed on platted camper lots within the county provided all lots are serviced by either a potable water well, private or county-operated central water system, and a sewer system:

1. One Camper Lot

- A. Uses allowed include one camper, sited in the center of the lot.
- B. a raised walkway, maximum width not to exceed five feet, will be allowed provided proper county setback minimums are maintained.
- C. One accessory building, not to exceed 100 square feet, may be erected provided proper county setback minimums are maintained.
- D. No permanent additions shall be allowed.
- E. Temporary additions such as roll-up canvas awnings shall be allowed provided proper County minimum setbacks re maintained.
- F. Proper CAMA permits must be obtained, if necessary.
- G. Accessory buildings shall be located to the rear of the primary structure or camper.
- H. Open air decks shall be allowed up to a maximum of 100 square feet provided all County setbacks are maintained.

2. Two Camper Lots

- A. Uses allowed will be the same as for one camper lot, if lots are used separately.
- B. If lots are used jointly, as one lot, uses permitted shall include one camper; site built homes; modular homes; Class "A" and Class "B" mobile homes, up to two-bedroom limit; accessory buildings of any size; screened or unscreened porches; walkways and decks, provided all County minimum setbacks are met.
- C. Lot coverage shall not exceed over 24percent and proper CAMA permits shall be obtained, if necessary
- D. Additions to site built homes, modular homes and mobile homes such as rooms or accessory buildings shall be permitted provided they do not increase the number of bedrooms or bathrooms.

¹⁰⁵ These standards carry forward the provisions in Section 151.213 of the current ordinance with no substantive changes.

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Section 4.4 Use-Specific Standards

4.4.5 Industrial Uses

E. Accessory buildings shall be located to the rear of the primary structure or camper.

3. Three Camper Lots

Uses allowed shall be the same as for two camper lots with the following exception: site built modular or Class "A" or "B" mobile homes will be allowed with a three-bedroom maximum.

4. Requests

All building permit requests for a principal structure or room additions to a principal structure, must be accompanied by a certificate of use issued by the applicable sanitation district or organization managing the sewage treatment, stating there is adequate sewage treatment available for this structure.

- c. All permanent structures located on a camper lot prior to the effective date of this chapter may continue and be maintained in good condition. Any damage equaling 25% or more of the total structure's replacement cost shall be replaced only in compliance with the requirements of this section and shall not be subject to the replacement provisions of [Section <>, Extension or Enlargement of Nonconformities](#).
- d. Campers may be parked or stored on any lot, tract or parcel with an established dwelling in any zoning district, provided the camper shall not be used for overnight occupancy or as a dwelling unit.
- e. Additions to campers shall be prohibited.
- f. It shall be prohibited for a camper to be used as an addition to any structure.
- g. Campers shall not have wheels removed and be blocked so as to make it a permanent structure, and shall not be underpinned.
- h. An approved sewage disposal system shall be provided in all campgrounds that are designed for campers or that allow use by campers.
- i. No camper larger than eight feet by 40 feet, including the tongue shall be located on a designated camper lot.
- j. The use of a travel trailer as a temporary residence in connection with the construction of a dwelling shall be permitted provided that it is occupied by the owner of the dwelling, not the contractors or subcontractors, and further provided that the temporary residence is removed within 60 days of the issuance of a certificate of occupancy

3. Recreational Vehicles

- j. Recreational vehicles located within the SFO shall comply with the standards for these uses in [Section <>, SFO Standards](#).

3-4. Hotels and Motels

Hotel and motel uses shall comply with the following standards:

a. Maximum Density

In no case may the number of lodging units exceed 40 lodging units per acre.

b. Ownership

All hotel units associated with a single development shall be under common ownership, and in no instance shall individual units be held under individual ownership.

c. Area Devoted to Non-living Quarters

Up to 20 percent of the gross floor area of a hotel or motel may be for non-living-quarter incidental uses (accessory uses), including management/employee offices, conference space, meeting rooms, banquet halls, retail services, such as newsstands and gift shops, and similar uses, provided any incidental business is conducted primarily to service guests.

d. Eating Establishments

In addition to the accessory uses allowed in [Section <>, Accessory Use Standards](#), up to an additional 20 percent of the gross floor area of a hotel or motel may be devoted to eating establishments as an accessory use. The eating establishments(s) may have an entrance from outside the principal building.

4.4.5 INDUSTRIAL USES

A. Extractive Industry (Mining)¹⁰⁶

¹⁰⁶ This section carries forward [the standards in Section 151.034 and](#) Section 151.212 from the current UDO. [The buffer requirements have been increased to a minimum width of 50 feet, and include a performance standard intended to fully screen the use from adjacent lots and streets, with minor revisions for clarity and formatting consistency.](#)

ARTICLE 151.4 USE REGULATIONS

Section 4.4 Use-Specific Standards

4.4.5 Industrial Uses

- ~~1.~~ The applicant shall ~~apply for and~~ receive an approved state mining permit ~~and approval of an erosion and sedimentation control plan by NC DEQ~~ prior to ~~the~~ issuance of ~~a~~ the zoning compliance permit ~~by the UDO Administrator~~. All state permits, ~~and~~ applications for state permits ~~associated with the mining activity, and requests for including~~ permit modifications, shall be filed ~~within ten working days of issuance or submittal in the County's~~ Planning Department ~~by the applicant~~ prior to commencement of any mining activity.
- ~~1-2.~~ Extractive industry uses located within the SFO shall be subject to a Floodplain Development Permit in accordance with ~~Section <>, Floodplain Development Permit~~.
- ~~3.~~ All provisions of state and local permits issued for the operation shall be met.
- ~~2-4.~~ If, at any time, a state agency suspends or revokes any permits it has issued for ~~the mining operation~~ an extractive industry, the revocation or suspension shall cause the zoning compliance permit issued by the County to become void.
- ~~3-5.~~ The zoning compliance permit shall be valid for the same period as established within the state permit but shall not exceed ten years from the date it is granted. In the event the property owner desires to continue the mining operation thereafter, ~~he or she~~ they shall ~~file with the UDO Administrator~~ apply for a new zoning compliance permit.
- ~~4.~~ Appropriate buffers and screens for mining activities shall be determined by the UDO Administrator in order to minimize the negative impacts on adjoining properties and street rights-of-way. ~~The use of earth berms for visual screening may be required.~~
- ~~6.~~ Where two or more accesses to the mining operation ~~extractive industry~~ exist, traffic shall be routed to the access having the least negative impact on adjoining properties.
- ~~7.~~ Extractive industry uses established after ~~(insert the effective date of this Ordinance)~~ shall have direct access to a paved highway which has been dedicated to the public for maintenance by the NCDOT. For the purposes of this sub-section, direct access shall mean at least 30 feet of roadway frontage or a duly recorded access easement of at least 30 feet in width.
- ~~8.~~ Except for vehicular access, no mining or other extractive industry activity shall take place within 50 feet of a lot line or public right-of-way.
- ~~9.~~ Extractive industry uses shall include a landscaped buffer around the perimeter of the site configured in accordance with the following:
 - ~~a.~~ The buffer shall maintain a minimum width of 100 linear feet. This buffer width may be reduced to 50 feet in cases where the buffer zone includes an earthen berm with a height of at least eight feet above grade and maximum slope of 3:1.
 - ~~b.~~ Earthen berms shall be stabilized with vegetative ground cover to limit erosion and sedimentation.
 - ~~c.~~ The buffer zone shall preserve and maintain existing vegetation, to the maximum extent practicable.
 - ~~d.~~ The buffer shall be configured with the minimum amount of vegetation necessary to completely obscure the visibility of on-site activities to a height of sixteen feet above grade at the lot line.
- ~~5.~~
- ~~6-10.~~ Overburden to be used for future reclamation shall be placed where it will not be disturbed by normal mining activities and shall be stabilized to reduce wind and water erosion. Use of overburden for earth berms is encouraged to reduce the impact of the mining operation on adjoining properties.
- ~~7-11.~~ No bulk waste, hazardous waste, commercial waste, garbage, construction or demolition waste shall be placed on site.
- ~~12.~~ The site where extractive industrial uses are taking place shall be surrounded by a fence at least eight feet in height.
- ~~8-13.~~ No trespassing signs shall be posted around the site being mined at a minimum distance of 250 feet apart indicating that an extractive industry use ~~mining operation~~ is being conducted on the property.
- ~~9-14.~~ Drainage patterns shall not be altered so as to cause flooding off-site while the permit is valid and after reclamation.
- ~~10-1.~~ All provisions of state and local permits issued for the operation shall be met.
- ~~14-15.~~ Applicant will make available any pond areas to the local Volunteer Fire Department (VFD) for installation of a dry hydrant, if requested by the local VFD. All associated costs for installation will be the responsibility of the local VFD.

B. Industrial Services

1. Crabshedding

Crabshedding uses located within a residential zoning district shall comply with the following standards:

a. General Standards

1. All phases of the operation must be conducted not less than 10 feet from the property line and not less than 50 feet from any adjacent dwelling;
2. No odor, fumes, excessive noise, or traffic shall be allowed;
3. On-premise freezing, packing and preparation for shipping is allowed;
4. No more than one truck, van, car, or other vehicle, or part of a vehicle, which is visible from adjacent public streets may be kept on the site; and

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4.4.5 Industrial Uses

5. No vehicle or trailer which is larger than 8 feet by 32 feet shall be maintained on-site.

2. **General Industrial Services and Repair**

Repair of all machines shall occur within an enclosed building. Temporary outdoor storage may be allowed in an outdoor storage area that is no larger than 25 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened in accordance with Section <>, Outdoor Storage.

3. **Heavy Equipment, Sales, Rental, and Service**

Uses primarily involving the sales, rental, service, or storage of heavy equipment shall comply with the following standards:

- a. The use shall be located at least 250 feet from any residential district, school, or child care center.
- b. No heavy equipment or building displays shall be located within a required setback or perimeter buffer.
- c. The use shall not have more than one heavy equipment display pad, located between the principal building and the street for every 100 feet of street frontage.
- d. No heavy equipment shall be displayed on the top of a building.
- e. All lights and lighting shall be designed and arranged so no source of light is directly visible from any residential district or existing residential use.

C. **Manufacturing and Production**

1. **Manufacturing, Heavy**

Heavy manufacturing uses shall comply with the following standards:

- a. Heavy manufacturing uses shall be located at least 1,000 feet from any residential district.
- b. A Type D perimeter buffer of at least 25 feet in depth shall be provided along any boundary with another property not zoned for heavy industry.

2. **Manufacturing, Light**

All light manufacturing uses shall comply with the following standards:

- a. Buffer and setback areas in the side and rear may not be used for parking.
- b. Finished products for display and sale shall not occupy more than 40 percent of the land area between the principal building and all adjacent streets.
- c. The use shall not generate more noise, smoke, odor, fumes, vibrations or other disturbance than is characteristic of permitted business uses located within 1,000 feet in any direction when observed, measured, or monitored from the closest lot line. In cases where such monitoring, measuring or observation is required, it shall be the responsibility of the applicant to provide adequate information to the UDO Administrator.

D. **Warehouse and Freight Movement**

1. **Outdoor Storage (as a Principal Use)**

Outdoor storage uses shall comply with the following requirements:

- a. No storage shall take place within required setbacks;
- b. Outdoor storage shall be screened from all public streets and residential zoning districts by an opaque fence or wall with a minimum height of six feet, and a maximum height of ten feet;
- c. Stacked or stockpiled material located within 50 feet of a screening fence or wall shall not exceed the height of the screening fence or wall;
- d. Outdoor storage is not required to be screened from views on adjacent lots located within industrial districts; and
- e. Outdoor storage areas shall be configured to allow vehicular circulation through and around the storage area.

2. **Self-Service Storage**

Self-service storage uses shall comply with the following standards:

a. **Site Layout**

1. The minimum lot area shall be three acres.
2. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

b. **Operation**

1. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

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2. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.
3. No more than one security or caretaker quarters may be developed on the site, and shall be integrated into the building's design.
4. Except as otherwise authorized in this subsection, all property stored on the site shall be enclosed entirely within enclosed buildings.
5. Hours of public access to a self-storage use abutting a residential zoning district or existing residential use shall be restricted to the hours between 6:00 A.M. and 10:00 P.M.

c. **Parking and Circulation**

1. Interior parking shall be provided in the form of aiseways adjacent to the storage bays. Aiseways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of aiseways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.
2. The one- or two-way traffic flow patterns in aiseways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.
3. Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aiseways.
4. All access ways shall be paved with asphalt, concrete, or comparable paving materials.

d. **Building Appearance**

1. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.
2. With the exception of a structure used as a security guard or caretaker quarters, or the redevelopment of an existing structure, the maximum height of a self-service storage facility shall be 20 feet.
3. The exterior facades of all structures facing a major arterial street shall be masonry (brick or split-faced CMU).
4. Windows may not exceed 20 percent of any street-facing façade and shall not be reflective.
5. A maximum of two colors (excluding roof colors) shall be used on wall facades visible from off-site areas. Colors shall be neutral and shall not be used to call attention to the use.
6. Perimeter or exterior walls visible from a major arterial street or residential use shall not include metal as a primary material.

e. **Open Storage**

Open storage of recreational vehicles, travel trailers, and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

1. The storage shall occur only within a designated area, which shall be clearly delineated;
2. The size of the storage area shall not exceed 25 percent of the buildable area of the site;
3. Outdoor storage areas shall be located to the rear of the principal structure;
4. Storage shall not occur within the areas set aside for minimum building setbacks; and
5. No dry stacking of boats shall be permitted on-site.

3. **Truck or Freight Terminal, Warehouse (Distribution or Storage)**

Truck or freight terminals or warehouses (distribution or storage) shall comply with the following standards:

- a. The use shall be located at least 500 feet from any residential district, school, or child care center.
- b. The use shall not locate storage areas within a required setback or perimeter buffer.
- c. The use shall have direct access onto a major arterial or collector street.

E. **Waste-Related Services**

1. **Within the SFO**

Waste-related services shall not be located within the SFO, except through approval of a variance (see Section <>, Variance), subject to all the following requirements:

- a. The use serves a critical need in the County;
- b. No feasible location exists for the use outside the SFO;
- c. The reference level of any structure is elevated or floodproofed to at least the regulatory flood protection level;
- d. The use complies with all other applicable federal, state, and local laws; and
- e. The County has notified the Secretary of the North Carolina Department of Crime Control and Public Safety of its intention to grant a variance at least 30 days prior to granting the variance.

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~~4.2.~~ **Incinerator**

Incinerators shall comply with the following standards:

- a. The use shall be located at least 1,000 feet from any existing residential use, school, or child care use.
- b. The use shall be surrounded by a solid fence that is at least eight feet high, located no less than 100 feet from any public right-of-way, and located no less than 50 feet from any adjacent property.

~~F.3.~~ **Landfills, Convenience Sites, and Related Privately-Owned Landfills, Convenience Sites, and Similar Facilities**¹⁰⁷

A privately-owned landfill, convenience site, or ~~related-similar~~ facility shall comply with the following standards:

- ~~1.a.~~ The applicant must show written evidence of having received all required state and federal permits prior to ~~the issuance of the zoning compliance permit and prior to any use of the site for a landfill operation.~~
- ~~2.b.~~ The applicant must ~~show written evidence of a valid and properly executed~~ **execute a waste-related** franchise issued by the County pursuant to Section 153A-136 of the North Carolina General Statutes ~~prior to the issuance of the zoning compliance permit and prior to any use of the site for a landfill.~~
- ~~3.c.~~ The plans and specifications for the landfill and any facilities related thereto, including any infrastructure serving the property or the site, shall be reviewed **and approved** by an engineer **and or** other technical advisers ~~so~~ appointed by the UDO Administrator. ~~Prior to any use of the site as a landfill, such plans and specifications must receive the written approval of the Administrator following consultations, with the engineer and other technical advisers appointed by the UDO Administrator.~~
- ~~4.d.~~ ~~Prior to any use of the site as a landfill, t~~The applicant shall reimburse the ~~e~~County for all ~~reasonable~~ expenses incurred in reviewing the application, ~~Such expenses shall include~~ **ing** administrative costs, ~~and~~ advisory fees, ~~incurred by the County, including any legal fees, and~~ engineering, or other professional fees **incurred by the County.**

¹⁰⁷ This section ~~carries forward~~ **consolidates the standards in** Section 151.217, **Privately Owned Landfills, Convenience Sites, and Related Facilities, and Section 151.383(G)(9), Variance Procedures,** from the current UDO.

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Section 4.5 Accessory Uses^{107F}

4.5.1 Purpose

4.5 ACCESSORY USES¹⁰⁸

4.5.1 PURPOSE

This section authorizes the establishment of accessory uses and structures that are incidental and subordinate to principal uses. The purpose of this section is to allow a broad range of accessory uses and structures, provided they comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

4.5.2 PROCEDURES FOR ESTABLISHMENT

- A. Accessory uses or structures may be approved in conjunction with the approval of the principal use or subsequently following the establishment of the principal use.
- B. With the exception of agricultural uses or facilities used to prepare a site for development, no accessory use or structure shall be approved, established, or constructed before the principal use is approved in accordance with this Ordinance.
- C. Establishment of an accessory use or structure shall require approval of a zoning compliance permit in accordance with the standards in [Section <>, Zoning Compliance Permit](#), and the standards in this section.
- D. A lawfully-established nonconforming use or structure may be supplemented with an accessory use or structure provided the accessory does not increase the nonconformity.

4.5.3 GENERAL STANDARDS FOR ACCESSORY STRUCTURES

A. Permitted Accessory Uses and Structures

Permitted accessory uses and structures include those listed in this section and those that the UDO Administrator determines meet the following:

- 1. Are clearly incidental to an allowed principal use or structure;
- 2. Are subordinate to and serving an allowed principal use or structure;
- 3. Are subordinate in area, extent, and purpose to the principal use or structure;
- 4. Contribute to the comfort, convenience, or needs of occupants, business or industry associated with the principal use or structure.

B. Located on Same Lot as a Principal Use

All accessory uses and structures shall be located on the same lot as the principal use or structure and not located within any street right-of-way, except as allowed by this Ordinance for specific accessory uses and structures.

C. Compliance with Ordinance Requirements

Accessory uses and structures shall conform to the applicable requirements of this Ordinance, including this section, the district standards in Article 151.3: Zoning Districts, or the development standards in Article 151.5: Development Standards.

D. Dimensional Standards

Accessory structures, which include accessory buildings, shall meet the applicable zoning district dimensional standards and district standards, except as provided in [Section <>, Setback Encroachments](#).

E. Maximum Size

F. Easements

Accessory structures may not be located in an easement unless the easement or easement holder expressly states the allowance in writing.

G. Conflict with District or Use-Specific Standards

In the event the standards in this section conflict with district-specific standards in Article 151.3: Zoning Districts, or use-specific standards for a principal use in [Section <>, Use-Specific Standards](#), the zoning or use-specific standards shall control.

H. Location in the SFO

[Accessory uses or structures located in the SFO shall comply with the standards in \[Section <>, Accessory Uses\]\(#\), in addition to these standards.](#)

4.5.4 STANDARDS FOR SPECIFIC ACCESSORY USES

¹⁰⁸ This section builds on the standards in Section 151.329 of the current ordinance

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4.5.4 Standards for Specific Accessory Uses

A. Accessory Dwelling Units

Accessory dwelling units shall comply with the following standards:

1. Where Permitted

- a. Accessory dwelling units in the SFM, SFO, SFR, or SFI districts may be located within a principal structure (e.g., a downstairs apartment) subject to a zoning compliance permit (see Section 2.4.9) or as a freestanding building or above a detached outbuilding subject to an approved use permit (see Section 2.4.6).
- b. The use of manufactured homes, travel trailers, campers, tractor trailers, or similar vehicles as an accessory dwelling unit is prohibited.

2. Owner Occupancy Required

The owner of the lot shall reside on a lot containing an accessory dwelling unit.

3. Additional Standards

- a. Not more than one accessory dwelling unit per lot is permitted.
- b. An accessory dwelling unit shall have a floor area of at least 300 square feet, but shall not exceed 1,000 square feet in size.
- c. At least one, but no more than two, off-street parking spaces shall be provided for an accessory dwelling unit (in addition to the required off-street parking serving the principal use).
- d. Accessory dwelling units shall not be sold apart from the principal structure.
- e. Accessory dwelling units may be used for home occupation uses but in no instance shall more than one home occupation use be conducted on a single lot.

B. Amateur Ham Radio

1. Towers associated with a ham radio operator or private television antenna shall not exceed 100 feet above grade.
2. Towers or antennas attached to a principal structure shall be located on a side or rear elevation.
3. Freestanding towers or antennas shall be located behind the principal structure.

C. Boat Lifts

Boat lifts shall be subject to an approved CAMA minor permit (see Section 18.2.4.F, CAMA Minor Permit).

D. Boat Ramps

Boat ramps shall comply with the following standards:

1. All boat ramps shall be confined to shoreline of manmade canals, channels, and basins with little or no native vegetation and shall be located in the least vegetated area of the shoreline.
2. The width of boat ramps, including side slopes, shall be limited to 35 feet.
3. Up to two accessory docks meeting all docking facility requirements may be allowed.
4. Boat ramps without accessory docks must meet the water depth and access criteria for a dock within ten feet of the waterward end of the ramp to allow for a bottom slope.
5. Dredging and filling shall be limited to the minimum amount necessary to construct the boat ramp surface, side slopes, walls, and moorings or dock pilings.
6. All such projects shall require prior approval by the NC Division of Coastal Management.

E. Cemetery, Family or Religious Institution

Cemeteries that are not subject to the North Carolina Cemetery Act, including family cemeteries and church cemeteries, are permitted in accordance with the following standards:

1. Lots including a cemetery shall be a minimum of two acres in size, but the cemetery site itself has no minimum area requirement.
2. Table 4-48, Cemetery Dimensional Requirements, sets out the dimensional requirements for cemeteries.

TABLE 4-48: CEMETERY DIMENSIONAL REQUIREMENTS	
REQUIREMENT	STANDARD (FEET)
Minimum Street Frontage	125 feet
Burial Plot Setback from Local Streets	20 feet
Burial Plot Setback from Major Arterial Streets	50 feet
Burial Plot Setback from Side Lot Line	15 feet
Burial Plot Setback from Rear Lot Line	25 feet
Burial Plot Setback from Potable Water Supply	50 feet
Burial Plot Setback from CAMA Wetland/Water Body	75 feet

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4.5.4 Standards for Specific Accessory Uses

3. The property owner shall provide a road or path for the purpose of access to and from the cemetery.
4. The cemetery shall not be owned or operated as a business for profit.
5. The applicant requesting to establish or enlarge a cemetery shall submit the following minimum information on the site plan:
 - a. Lot dimensions;
 - b. All property line setback requirements;
 - c. All existing physical features (structures, buildings, streets, roads, grave sites, etc.);
 - d. Location and dimension of cemetery boundaries; including number of grave sites or burial plots;
 - e. Location and dimension of the road or path used to access the family cemetery;
 - f. Location of all potable water supplies within 50 feet of the family cemetery; and,
 - g. Location of all water bodies and major drainage ways (sounds, creeks, river, canals, etc.) within 75 feet of the family cemetery.
6. The site plan as approved by the Planning Department showing the location of and access to the cemetery shall be recorded with the Register of Deeds as an addendum to the deed for the subject property.

F. Child Care, Incidental

Child care is permitted as an accessory use to a single-family dwelling in accordance with the following standards:

1. Such uses shall be licensed by the State as a Family Child Care Home and shall comply with all minimum State requirements;
2. The child care portion shall be limited to 25 percent or less of the floor area of the principal structure;
3. The maximum number of children shall be limited to 12;
4. The use shall be operated by a person residing within the principal use and shall be limited to a maximum of one additional employee not residing in the principal use;
5. A minimum of 100 square feet of fenced play area per child shall be provided within a rear or interior side yard.

G. Community Agriculture

Community agriculture uses shall comply with the following standards:

1. **Minimum Lot Size**
 - a. Community agriculture uses may only be located on lots of two acres or larger within residential districts, and one acre or larger within business or mixed-use districts.
 - b. Community agriculture uses may be conducted on a lot that does not contain a principal use.
2. **Buildings and Storage**
 - a. Community agriculture uses may include up to 1,500 total square feet of floor area within greenhouses, storage buildings, or other related structures.
 - b. Equipment or materials shall be stored within an enclosed structure or within a fully-screened enclosure.
3. **Retail Sales**
 - a. Retail sales of produce grown on-site may take place provided the sales/display area is not located within a habitable structure, and provided the sales/display area is located at least 300 feet from any residential use.
 - b. Nothing shall prohibit the erection of a temporary shade structure, provided the shade structure does not remain in place overnight.
4. **Additional Standards**
 - a. Exterior lighting is prohibited;
 - b. Signage shall be limited to a single, non-illuminated, flat sign of four square feet;
 - c. No more than four off-street parking spaces shall be provided in addition to those required for the principal use; and
 - d. Plantings shall not obstruct roadway visibility or impede the flow of traffic.

H. Docks and Piers

Docks and piers shall be allowed in accordance with state and federal regulatory and permitting requirements. Docks and piers shall be treated as an accessory use to the property to which they are connected. In no instance shall a roof be permitted on any dock or pier structure.

I. Drive-Through

1. Drive-through facilities shall be located at least 100 feet from any detached single-family dwelling or single-family residential zoning district.
2. Outdoor speakers associated with a drive-through shall be at least 50 feet from any lot line.
3. Drive-through facilities shall not be located on the front façade of the building they serve.
4. Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.

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4.5.4 Standards for Specific Accessory Uses

5. Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure

J. Excavation

Minor excavations for the purpose of establishing a pond or acquiring fill may be permitted as an accessory use, provided:

1. One acre or less is disturbed (excluding haul roads);
2. Excavation is setback at least 100 feet from all lot lines;
3. Slopes are maintained at no greater than 3:1 above the water, 2:1 below the water, and an average depth of four feet is maintained; and
4. A performance guarantee of at least \$1,000 is posted with the Planning Department to ensure adequate reclamation following excavation.

K. Gasoline Sales

Gasoline sales may be permitted as an accessory use in accordance with the following standards:

1. Location

- a. Gasoline pumps, canopies, and associated service areas are prohibited in any established front yard in the CC and VC districts.
- b. If the gasoline sales use is located on a corner lot, the lot shall have an area of at least 30,000 square feet and a frontage of at least 200 feet on each street side. In all other cases, the lot shall have an area of at least 15,000 square feet and a lot width of at least 150 feet.

2. Circulation

The gasoline sales use shall have no more than two vehicular access points. Access points shall be located at least 150 feet from each other and from any intersecting street right-of-ways, and at least 15 feet from any other lot line.

L. Home Occupations

A home occupation shall be permitted as accessory to any principal dwelling unit, provided that the accessory use will not change the character of the residential neighborhood in terms of appearance, noise, odors, traffic, or other impacts. Home occupations shall be subject to the following standards:

1. The business or service is located within the dwelling or an associated accessory building, and does not exceed 25 percent of the heated floor area of the principal structure or 1,000 square feet, whichever is less.
2. The principal person or persons providing the business or service resides in the dwelling on the premises.
3. The home occupation employs no more than one person on the premises who do not reside on the premises.
4. The home occupation causes no change in the external appearance of the existing dwelling and structures on the property.
5. Retail sales of products produced on site shall be limited to lots with street frontage on a major arterial street.
6. All vehicles used in connection with the home occupation are of a size, and located on the premises in such a manner, so as to not disrupt the quiet nature and visual quality of the neighborhood, and there are no more than one vehicle per home occupation. In no instance shall any vehicle larger than eight feet by 32 feet be parked, stored, or otherwise maintained at the site of a home occupation.
7. Home occupations shall not result in regular and on-going vehicular traffic to the home where located.
8. There is sufficient off-street parking for patrons of the home occupation, with the number of off-street parking spaces required for the home occupation to be provided and maintained in addition to the space or spaces required for the dwelling itself.
9. Up to one advertising sign shall be allowed, provided the sign does not exceed six square feet in area per side, or more than four feet in height. No signage shall be illuminated or moving.
10. The property contains no outdoor display or storage of goods, equipment, or services that are associated with the home occupation.
11. The home occupation does not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference which can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception.

M. Housing for Poultry

Except within the WL district, the housing of poultry shall comply with the following standards:

1. No more than eight birds may be housed per lot;
2. Roosters are prohibited;
3. On-site slaughter of birds is prohibited;
4. All birds shall be housed within a covered enclosure or coup;
5. No enclosure shall be located closer than 25 feet to any residential structure or lot line; and
6. Birds shall be kept within a fenced enclosure at all times.

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4.5.4 Standards for Specific Accessory Uses

N. Inoperable Vehicles

Up to one inoperable or junked vehicle is allowed per residential dwelling unit.

O. Ice House

Ice houses of 50 square feet in size or larger shall comply with the following requirements:

1. Ice houses shall be located at least 100 feet from any public street right-of-way.
2. The ice house shall be surrounded with plantings (excluding any areas necessary for dispensing or servicing) on any side facing a public street or residentially-zoned land. Plantings shall be at least 36 inches in height at the time of planting.
3. Ice houses shall be served by a semi-circular parking and vehicular access area that removes the need for backing. In cases where the ice house is located within an established surface parking area, accessways shall be painted or otherwise designated.
4. Any signage shall have a maximum copy area of 16 square feet.
5. All roof-top mechanical equipment shall be screened.
6. A litter receptacle shall be provided, and shall be maintained in a sanitary condition.
7. Ice houses shall not be allowed as a primary use and shall be designed with an exterior closure that is similar to the primary structure on the site.

P. Outdoor Display and Sales

Outdoor display or sales may be allowed as an accessory use for all retail sales and service uses and wholesale sales uses. It is the intent of this Ordinance to allow the display of merchandise for sale, but not where the display of such items is unsightly, impedes the flow of pedestrian or vehicular traffic, or creates an unsafe condition. The outdoor display/sales of goods shall comply with the following standards:

1. Outdoor display/sales areas shall be depicted upon a site plan (see Section 2.4.7, Site Plan).
2. All outdoor display of goods shall be located immediately adjacent to the storefront, or building sides, and not in drive aisles, loading zones, fire lanes, or parking lots.
3. Containers or racks used for display shall be anchored in manner capable of withstanding 120 mph winds, or shall be capable of being moved indoors.
4. Outdoor display areas shall be limited to no more than one-half of the length of the store front or building side.
5. In the case of a shopping center, the "storefront" shall include the entire frontage of the shopping center facade, meaning that the total amount of display for all the in-line tenants combined shall not exceed 50 percent of the aggregate store front length of the shopping center.
6. The area of outdoor display or sales shall not encompass the width of the entrance doors to the establishment as projected straight out from the facility. (For example, if the width of the entrance doors is ten feet, there shall be at least a ten-foot clearance from the doors as projected straight out and away from the facility.)
7. No goods shall be attached to a building's wall surface.
8. The height of the outdoor display shall not exceed nine feet, except in the case of live or recently cut trees or similar vegetation.
9. The outdoor display area shall take place on an improved surface such as the sidewalk or pavement.
10. At least three feet along the parking lot side of the display shall be maintained free of obstruction to allow for pedestrian and handicap movement, such that handicapped pedestrians and others do not have to enter the parking lot or drive aisle to walk around the display.
11. Outdoor sales shall not include hazardous and flammable materials, such as gasoline, oil, antifreeze, kerosene, poisons, pesticides, and similar items.
12. No additional signage shall be permitted in association with outdoor display areas.
13. Outdoor display of large items (e.g., heavy equipment, vehicles, manufactured homes, prefabricated structures, etc.) shall comply with the standards applied to these activities when they occur as principal uses (see Section 4.2, Use-Specific Standards).

Q. Outdoor Storage (Other than Boats or Vehicles)

Outdoor storage may be allowed as an accessory use in accordance with the following standards:

1. Each outdoor storage area shall be incorporated into the overall design of the principal structure on the site and shall be shown on a site plan, if one is required.
2. Outdoor storage areas shall be located to the side or rear of the principal structure.
3. Outdoor storage areas shall not be located within fire lanes, parking lot drive aisles, loading zones, required setbacks, required off-street parking spaces, or sight triangles.
4. Goods stored in an outdoor storage area intended for sale or resale shall be limited to those sold on the premises as part of an associated, additional principal use.
5. Each outdoor storage area shall be screened from off-site views in accordance with Table <>, Outdoor Storage Screening:

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4.5.4 Standards for Specific Accessory Uses

TABLE 4.5.4: OUTDOOR STORAGE SCREENING		
ADJACENT FEATURE OR ZONING DISTRICT TO BE SCREENED	MINIMUM OPAQUE SCREENING FENCE OR WALL HEIGHT (FEET)	STORED OBJECT/MATERIAL MAXIMUM HEIGHT WITHIN 50 FEET OF FENCE OR WALL (FEET) [2]
Public street right-of-way	6	5
Park, recreation, or civic area	8	7
Single-family residential zone [1]	8	8
Multi-family residential zone [1]	6	6
Commercial or mixed-use zone [1]	6	6
Industrial zone	None	N/A
NOTES: [1] Or use type if in a planned development district [2] Stored object/material heights located more than 50 feet from a screening fence or wall shall not exceed 35 feet in height.		

- 6. If the outdoor storage area is covered, then the covering shall include at least one of the predominant exposed roofing colors on the primary structure.
- 7. No materials may be stored in areas intended for vehicular or pedestrian circulation.

R. Parking of Boats or Watercraft

- 1. Up to four boats licensed by the NC Division of Marine Fisheries, and associated trailers, may be stored for personal use outside of required setbacks and sight triangles. Storage of five or more boats requires an additional acre of lot area for each boat beyond four.
- 2. Lots with more than four boats shall screen all boats from adjacent residential structures on different lots.

S. Parking of Heavy Trucks, Trailers, or Major Recreational Equipment in Residential Districts

1. Intent

It is the intent of this subsection to prohibit the customary or continual parking of commercial or other vehicles engaged in activity exceeding personal transport on streets and within yards adjacent to streets in residential neighborhoods since the presence of such vehicles runs contrary to the intended residential character of such neighborhoods. It is not the intent of these standards to prevent the occasional or temporary parking of such vehicles or equipment as necessary for the purposes of loading, unloading, or cleaning; however, the continual or customary overnight parking of such vehicles or equipment for a portion of the day followed by removal the following day is prohibited.

2. Applicability

The standards in this subsection apply to trucks with more than two axles or that exceed 13,000 pounds or two-and-one-half tons of gross vehicle weight rating, trailers with more than one axle, or major recreational equipment, including, but not limited to, boats, campers, recreational vehicles, motor homes, and travel trailers.

3. Standards

- a. Heavy trucks and trailers with a rated capacity exceeding two-and-one-half tons, or major recreational equipment, shall not be parked or stored on public right-of-way in a residential zoning district except for the purposes of active loading or unloading.
- b. No heavy truck, trailer, or other major recreational equipment shall be parked or stored in any front yard, corner side yard, or in any location where it is closer to a street right-of-way than the principal structure within a residential or mixed-use zoning district.
- c. Major recreational equipment may be stored in the rear yard within a residential district, provided the equipment is at least ten feet from all lot lines.
- d. Major recreational equipment may be exempted from the standards in this subsection following approval of a temporary use permit for a maximum period of ten days during a calendar year.

T. Produce Stands

The sale of fresh vegetables and produce, as defined in the North Carolina General Statutes, from curbside stands or in a similar fashion shall:

- 1. Be located on the same lot as a principal use;
- 2. Be limited to retail sale of agricultural or horticultural products;
- 3. Be located outside sight triangles or other areas that may result in visual obstructions to drivers;
- 4. Not exceed 1,000 square feet in area; and
- 5. Provide adequate ingress/egress and off-street parking.

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4.5.4 Standards for Specific Accessory Uses

U. Recreational Vehicles

Recreational vehicles located within the SFO shall comply with the applicable standards in [Section <>](#), [SFO Standards](#).

U.V. Residential Accessory Structures

1. Generally

Except for below-ground swimming pools and decks, all residential accessory structures traditionally associated with a single-family or duplex dwelling (e.g., gazebo, pergola, prefabricated storage shed, well house, outdoor kitchen, hot tub, above ground pool, etc.) shall comply with the following standards:

a. Setbacks

1. Rear and Side

Accessory structures must setback five feet from side and 10 feet from rear lots lines.

2. Corner Side

For corner lots, accessory structures must meet the street setback of the dimensional standards for the applicable zoning district.

3. Through or Double Frontage Lots

For through or double frontage lots, all accessory structures shall be set back 10 feet from the rear lot line abutting the street.

4. Alleys

For accessory structures that are located along an alley, the structure must setback a minimum of 10 feet from the rear lot line abutting the alley.

5. Utilities

Utility service, such as water, sewer and electricity, to the accessory structure shall be provided by branching service from the principal structure.

6. Encroachments

See [Section <>](#), [Setback Encroachments](#), for allowable encroachments into setbacks for specific accessory structures.

b. Accessory Buildings

1. Location

In addition to the setback requirements, accessory buildings shall be located behind the front building line of the principal structure, except on lots that are greater than two acres in area, for which one accessory building may be located in front of the principal structure, provided it meets the front setback.

2. Size

The maximum total area of all accessory buildings on the lot shall not exceed 50 percent of the gross floor area of the principal structure or 600 square feet, whichever is greater.

2. Below-Ground Swimming Pool

Below-ground swimming pools, spas, and hot tubs are not required to be set back from a lot line, but shall comply with all applicable standards in the NC State Building Code and comply with standards for accessory structures in this section.

3. Decks

Decks shall comply with all applicable setback standards for the district in which the use is located.

V.W. Retail Sales from a Vehicle

Retail sales of food or other products from a vehicle is permitted as an accessory use, provided:

1. The vehicle is located outside of the right-of-way;
2. The vehicle and any other appurtenances are removed each day after the completion of sales;
3. No permanent features are included as part of the use;
4. No signage or exterior lighting is used;
5. The location has sufficient space to accommodate vehicular parking and safe pedestrian movement; and
6. Any retail sales of food is subject to Albemarle Regional Health Services certification.

W.X. Solar Energy Equipment

Solar energy equipment shall comply with the following standards:

1. The system may be located on the roof of a principal or accessory structure, on the side of such structures, on a pole, or on the ground, subject to the dimensional standards in the district where located (see Chapter 3: Zoning Districts).

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2. The system shall comply with the maximum height standards for the zoning district in which it is located, provided that a roof-mounted system shall not extend more than 15 feet above the roofline of the structure on which it is mounted.
3. Where an existing structure exceeds the applicable height limit, a solar energy collection system may be located on its roof irrespective of applicable height standards, provided the system extends no more than five feet above the roof surface.
4. The area of the system shall not exceed one-half the footprint of the principal structure or 600 square feet, whichever is greater.
5. The property owner shall be responsible for negotiating with other property owners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection system.

X.Y. Underground Storage Tanks

1. Except for water and L.P. gas tanks, use or placement of a metallic underground storage tank is prohibited.
2. State- or Federal-approved fiberglass tanks may be installed underground.
3. Upon the installation of any underground tank, a building permit shall be acquired, the Fire Marshal shall be notified, and a survey prepared by a North Carolina registered land surveyor showing the exact location of the tank.
4. Prior to final inspection, the survey shall be recorded in the office of the Currituck County Register of Deeds.

Y.Z. Wind Energy Facility, Small

A small wind energy facility shall comply with the following standards:

1. **Amount**
Towers and turbines associated with a small wind energy facility shall be limited to a maximum of one per principal use.
2. **Location and Setback**
 - a. Small wind energy facilities shall not be located between a principal building and any streets fronting the lot.
 - b. A small wind energy facility shall be set back a distance equal to its total extended height (e.g., if on a roof, roof height plus the height of any tower extending from the roof) plus ten feet from all lot lines and overhead utilities. Guy wires and other support devices shall be set back at least ten feet from all lot lines.
3. **Height**
The maximum height of a small wind energy system (including the tower and extended blades) shall be 120 feet.
4. **Sound**
Sound produced by the wind turbine under normal operating conditions, as measured at a lot line, shall not exceed 55 dBA. The 55 dBA sound level, however, may be exceeded during short-term events that occur beyond the property owner's control, such as utility outages and/or severe wind storms.
5. **Appearance**
The wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray, white, or galvanized steel).
6. **Blade Clearance**
The blade tip or vane of any small wind energy facility shall have a minimum ground clearance of 15 feet above grade, as measured at the lowest point of the arc of the blades. No blades shall extend over public right of ways, parking, or driveway areas.
7. **Lighting**
No illumination of the turbine or tower shall be allowed, unless required by the (FAA).
8. **Access to Tower**
Any climbing rungs shall be removed to a height of 12 feet above grade.
9. **Signage Prohibited**
Signage visible from any public street shall be limited to the manufacturer's or installer's identification, appropriate warning signs, or owner identification.
10. **Abandonment**
On determining that a small wind energy facility has been inoperable for 180 days or more, the Planning Director shall send the property owner notice requiring restoration of the system to operating order within 180 days after receiving the notice. If the owner fails to restore the system to operating condition within the authorized time frame, the owner shall be required, at the owner's expense, to remove the wind turbine

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from the tower for safety reasons. If the owner fails to remove the wind turbine from the tower, the county may pursue legal action to have the wind turbine removed at the owner's expense.

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Section 4.6 Temporary Uses^{108F}

4.6.1 Purpose

4.6 TEMPORARY USES¹⁰⁹

4.6.1 PURPOSE

This section allows for the establishment of specific temporary uses of limited duration, provided that such uses do not negatively affect adjacent land, and provided that such temporary uses are discontinued upon the expiration of a set time period. Temporary uses shall not involve the construction or alteration of any permanent building or structure.

4.6.2 APPLICABILITY

The standards in this section apply to non-permanent uses that take place on a temporary basis whether on the same site or in different locations in the jurisdiction. The activities listed in this section require the issuance of a temporary use permit, except as exempted, in accordance with the standards in [Section <>, Temporary Use Permit](#).

4.6.3 GENERAL STANDARDS FOR TEMPORARY USES

All temporary uses shall comply with the following general standards, unless otherwise specified in this Ordinance:

A. General Standards

1. Secure written permission from the landowner;
2. Obtain the appropriate permits and licenses from the County and other agencies;
3. Comply with the requirements for temporary signs in [Section <>, Signage](#);
4. Meet public utility and County requirements for proper connection to water, sewer, electrical and other utility service connections, as applicable;
5. Not violate the applicable conditions of approval that apply to a site or use on the site;
6. Not result in a situation where the principal use, if present, fails to comply with the standards of this Ordinance;
7. Contain sufficient land area for the temporary use and for the parking and traffic movement associated with the temporary use, without impacting environmentally sensitive lands;
8. Not remain in place for more than 30 days if located within a special flood hazard area;
9. Provide adequate on-site restroom facilities; and
10. Cease all outdoor activities within 500 feet of a residential use by 10:00 pm.

B. General Conditions

In approving a temporary use permit, the UDO Administrator is authorized to impose any of the following general conditions upon the premises benefited by the permit as may be necessary to reduce or minimize any potential adverse impacts upon other property in the area, as long as the condition relates to a situation created or aggravated by the proposed temporary use. The UDO Administrator is authorized, where appropriate, to require:

1. Provision of temporary parking facilities, including vehicular access and egress;
2. Control of nuisance factors, such as but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gases, and heat;
3. Regulation of placement, height and size, location of equipment and open spaces, including buffer areas and other yards;
4. Provision of sanitary and medical facilities;
5. Provision of solid waste collection and disposal;
6. Provision of security and safety measures;
7. Use of an alternate location or date;
8. Modification or elimination of certain proposed activities;
9. Regulation of operating hours and days, including limitation of the duration to a shorter time period than requested or specified in this subsection; and
10. Submission of a financial guarantee to ensure that any temporary use will be removed from the lot or site within a reasonable time and the lot or site will be restored to its former condition.

C. Temporary Uses in the SFO

~~10.~~ [Temporary non-residential uses in the SFO shall comply with the standards in \[Section <>, Temporary Nonresidential Structures\]\(#\), in addition to the applicable standards in this section.](#)

4.6.4 STANDARDS FOR SPECIFIC TEMPORARY USES

¹⁰⁹ This is a new section which consolidates all of the standards for the few specific temporary uses currently housed in the definitions and supplemental use standards (i.e. Section 151.210, Section 151.211, and others), and adds prefatory language that defines temporary uses, direction to the temporary use permit procedure in Article 2, and a set general standards for all temporary uses.

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Section 4.6 Temporary Uses^{108F}

4.6.4 Standards for Specific Temporary Uses

A. **Portable Storage Container**¹¹⁰

Portable storage containers may be permitted as an accessory use to a residential use, subject to the following standards.

1. **Maximum Size**

Containers no larger in dimension than eight feet in height, nine feet in width, or 16 feet in length.

2. **Maximum Number**

- a. No more than two portable storage containers shall be located on a single lot or parcel of land.
- b. No other type of container or shipping container is located on the same lot or parcel of land.

3. **Hazardous Substances**

Portable storage containers shall not be used to store or transport nonresidential materials and substances, including but not limited to the following: solid waste, hazardous materials, explosives, and unlawful substances and materials.

4. **Duration**

- a. A portable storage container may remain upon a lot for 14 days in any consecutive calendar year except when used in conjunction with construction on the same lot, and shall then be removed within 14 days of the issuance of a certificate of occupancy.
- b. The UDO Administrator may grant one 14-day extension to the maximum duration, for good cause shown.

5. **Location**

- a. If a portable storage container is placed in the front yard, then it shall be located only in the area primarily used for vehicular ingress and egress and be at least five feet from the edge of the paved right-of-way.
- b. If a portable storage container is placed in the required rear or side yard, no setback shall be required.

B. **Temporary Buildings**

1. **Generally**

All temporary buildings shall comply with the following:

- a. Structures shall be built in accordance with the State Building Code; and
- b. Structures shall be built in accordance with the standards promulgated by the U.S. Department of Housing and Urban Development and all temporary buildings shall be secured to the ground in a manner, approved by the county's Building Inspector, that reflects the temporary nature of the structure.
- c. Temporary buildings shall observe the setback requirements applicable to permanent buildings within the district where the temporary buildings are located.
- d. Permits must be secured from the Building Inspector and Administrator prior to the location of any temporary building(s). Permits shall remain valid for 12 months and may be renewed for additional 12-month periods upon a showing that the building is being used in conformity with this section and reasonable progress is being made toward completion of the project.

2. **Temporary Emergency, Construction or Repair Residences**¹¹¹

- a. Temporary residences used on construction sites of non-residential premises shall be removed immediately upon the completion of the project.
- b. Permits for temporary residences to be occupied by persons intending to live in a permanent residence pending the construction, repair or renovation of the permanent residential building on a site shall expire within nine months after the date of issuance, except that the Administrator may renew the permit for one additional period not to exceed three months if he or she determines that the renewal is reasonably necessary to allow the proposed occupants of the permanent residential building to complete the construction, repair, renovation or restoration work necessary to make the building habitable.
- c. Temporary emergency, construction or repair residences, as defined herein, shall consist of campers, travel trailers, recreational vehicles and Class "B" mobile homes.

3. **Temporary Construction and Sales Offices**¹¹²

¹¹⁰ This is a new temporary use that we suggest for inclusion in the updated UDO.

¹¹¹ This section carries forward Section 151.210 from the current UDO.

¹¹² This section carries forward Section 151.211 from the current UDO.

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4.6.4 Standards for Specific Temporary Uses

Within any district, a temporary building may be located on any lot or tract that is being developed so long as the building:

- a. Is used as a construction or field office related to the development of the tract where the office is located or as a place of storage for materials used in the development of the tract;
- b. Is used as a sales office solely in connection with the development where the temporary building is located; and
- c. Is removed within 30 days after completion of construction work on the tract where the building is located or within 30 days after 95% of the lots or units have been sold.

4. Temporary Real Estate Office¹¹³

Within any real estate development offering lots or units for sale, a temporary sales office may be established in a model or display unit that is or will be for sale and within any permanent building, such as a clubhouse or recreation facility, that will remain as part of the development after sales are completed.

C. Temporary Health Care Structure¹¹⁴

One temporary health care structure is permitted on a lot with a single-family detached dwelling, subject to the following standards:

1. Structure

A temporary health care structure is one that:

- a. Is transportable and primarily assembled at a location other than the site of installation;
- b. Is located on a lot with an existing single-family detached dwelling;
- c. Is limited to 1 occupant who is a mentally or physically impaired person related to the caregiver;
- d. Is used by a caregiver or legal guardian in providing care for 1 mentally or physically impaired person on property owned or occupied as the caregiver's or guardian's residence;
- e. Has no more than 300 square feet of gross floor area;
- f. Is connected with water, sewer and electricity by branching service from the single-family detached dwelling;
- g. Has the same street address and mailbox as the existing single-family detached dwelling;
- h. Uses the same driveway as the existing single-family dwelling, unless the structure is accessed from a right-of-way not used by the dwelling (e.g., a rear alley or separate street access on a corner or through lot);
- i. Meets the dimensional standards of the zoning district for a single-family detached dwelling; and
- j. Meets the applicable provisions in the NC State Building Code; however, is not located on a permanent foundation.

2. Need and Relationship

- a. The occupant of the structure must be a mentally or physically impaired person that is a resident of the State who requires assistance with two or more activities of daily living (bathing, dressing, personal hygiene, ambulation or locomotion, transferring, toileting, and eating) as certified in writing by a physician licensed to practice in this State.
- b. The caregiver must be an individual 18 years of age or older who provides care for the mentally or physically impaired person and is a first or second degree relative of the impaired person. A first or second degree relative is a spouse, lineal ascendant, lineal descendant, sibling, uncle, aunt, nephew or niece, including half, step, and in-law relationships.

3. Permit Conditions

- a. Once the applicant provides sufficient proof that the temporary health care structure meets all standards, then the temporary structure shall be permitted for a period of 12 months.
- b. The applicant may renew the zoning compliance permit for a 12-month period and continue to renew it provided the applicant provides evidence of continued need and compliance with these standards.
- c. The County may make permit renewal and periodic inspections of the temporary structure at reasonable times convenient to the applicant.
- d. No signage shall be permitted on the exterior of the temporary structure or on the lot that identifies or promotes the existence of the structure.
- e. The temporary structure shall not be subdivided or otherwise separated in ownership from the single-family detached dwelling.
- f. The temporary structure shall be removed within 60 days if the impaired occupant is no longer receiving or in need of assistance.

¹¹³ This section carries forward subsection (C) of the definition of Temporary Building from the current UDO.

¹¹⁴ This is a new use that we included to comply with current state law.

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4.6.4 Standards for Specific Temporary Uses

- g. The temporary use permit may be revoked or other enforcement actions taken if these standards are violated.

D. Temporary Wireless Telecommunications Facility

A temporary wireless telecommunications facility, is permitted on a lot containing a commercial or mixed-use, subject to the following standards:

1. A temporary wireless telecommunications facility may be allowed on a lot after a disaster or other emergency for a period not to exceed 30 days, except that the temporary use permit may be renewed for good cause shown.
2. A temporary wireless telecommunications facility may be allowed on a lot to evaluate the technical feasibility of a site for a period not to exceed 14 days, except that the temporary use permit may be renewed for good cause shown.
3. A temporary wireless telecommunications facility may be allowed on a lot in association with an event where the anticipated demand cannot be handled by existing facilities for a period not to exceed 14 days.
4. A temporary wireless telecommunications facility may be allowed on a lot with an existing permanent wireless telecommunications facility where the permanent structure is undergoing reconstruction or maintenance and the temporary facility is needed to maintain sufficient levels of service. The temporary facility shall be removed after reconstruction or maintenance is complete and service restored on the permanent structure.
5. All temporary wireless telecommunications facilities, including all supporting cables and anchors, shall be contained on the lot.