



# CAMDEN COUNTY, NC

UNIFIED DEVELOPMENT ORDINANCE

**Initial Draft (subject to additional revision)**



# ACKNOWLEDGEMENTS



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# USING THIS UDO

This document is the draft version of the Camden County Draft Unified Development Ordinance (or “UDO”). It contains the rules that control how land can be used in the County, what kinds of uses may be located in particular locations, and how new development must be configured. The following paragraphs explain some of the attributes of this document.

The draft UDO is prepared in accordance with the Evaluation Report and Annotated Outline documents reviewed and discussed by the public and the County Commissioners in late 2016. It is intended to update and replace Chapter 151 of the current County Code of Ordinances, upon adoption by the Board of County Commissioners. While this document implements the county’s adopted policy guidance, like the County’s 2035 Comprehensive Plan, it is regulatory (not advisory) in nature, and is a legal document.

The County’s zoning map is the graphical depiction of the location of the zoning districts, and is adopted by reference in current Chapter 151. The new UDO adds a few new zoning districts and changes the names to other existing zoning districts, but the UDO does not anticipate or call for wide-scale rezoning of land in the County. There are zoning district translation provisions that describe how the current zoning districts are translated to corresponding zoning districts with new names.

This draft document contains 11 articles, or chapters, that consolidate similar kinds of provisions, like procedures, zoning districts, use standards, or development standards. The structure and organization of the document is further described on Pages 28 through 33 of the Evaluation Report. The first page of each article in this draft document includes the article’s number in yellow, along with a text box describing the key changes between the current regulations and the draft regulations proposed in that particular article. The second page of each article is a table of contents for the article. The digital version of this UDO includes dynamic links within each table of contents, so users may click a particular table of contents entry, and the document will automatically scroll to the selected location.

This draft document includes a text formatting system comprised of numbered section and subsection headings that are designed to help code users understand how the text in the document is organized. Section headings include different color backgrounds and subsection headings use underlining to help them be more visible.

The top of almost every page includes a listing of the particular article number and name, as well as the appropriate section number and name of the text on that particular page. Users may use the tops of pages to navigate the document. Page numbers are included at the bottom of each page. Page numbers include the article number so that a user may quickly see what article a particular page is located in (which is helpful for navigating the document). Some articles, like Article 151.2: Procedures, also include an introductory section that explains how the regulations in the article are structured and how to use them effectively.

Throughout this draft document, users will see yellow **highlighted** text. Highlighted text shows cross references to other sections or subsections in the document, or to the date the draft document is made effective (which may be the adoption date, or a subsequent date, as decided by the Board of County Commissioners). As with the table of contents entries, users of the digital version of this document will be able to click on a cross reference, and the digital document will automatically scroll to the location in the document being cross referenced. This dynamic cross referencing function will be integrated following adoption, and the yellow highlighting will be removed.

Most pages of the draft version of the document include footnotes at the bottom of the page. Each footnote has a unique number that shows up in the field of text on the page, as well as at the bottom of the page. Some footnotes may continue to the next page, depending upon their length. These footnotes are used to show the origin of draft text, to call attention to new provisions, or to pose questions for the County’s consideration during the drafting process. Footnotes including the word “NOTE” at the beginning indicate important notes for consideration. All the footnotes will be removed from the document after it is adopted.

As described on Page 31 of the Code Assessment, this new UDO will be supplemented with graphics and illustrations. Graphics are not prepared and inserted until the later stages of the project after the draft text has been completed, but prior to the adoption process. This delay helps ensure funds are not expended for graphics that support text not included in the adoption version of the UDO. This draft document includes individual table cells in various locations in the text that depict the approximate placement of a graphic or illustrations. Each of these tables is shown in yellow highlight and start with the words *Graphics Placeholder*. Additional text in the table cell describes the type of illustration anticipated for that particular location.

Prior to completion of the adoption version of the document, an index of key terms will be prepared so that users may quickly find the portion of the desired regulations. In addition to the index, the digital version of this document is fully searchable. The document also includes a number of other helpful features such as procedural flowcharts, a glossary of abbreviations, and tables that summarize information.

This section will be supplemented with a series of specific questions about how to accomplish typical development tasks. For example, questions could include any of the following:

What can I do or place on my land?

What permits do I need to build a house?

What permits do I need to build a porch or deck?

Do I need permits to have a home business?

How do I create a lot for a family member?

What is the process for rezoning my land?

How can I appeal a decision?

What's the best way to learn more about submitting an application for development?

Who can I call about flooding or other nuisances?

Answers to these questions will include links to the appropriate sections of the UDO. It will be important to include a caveat that this is general information and is included for the sake of convenience only. It is NOT part of the adopted UDO.

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