

Ordinance No. 2019-08-02

**An Ordinance
Amending the Camden County
Unified Development Ordinance**

Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend the Camden County Unified Development Ordinance of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997 and subsequently revised on February 4, 2019.

Article II. Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and ~~strikethrough words~~ (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined. **Additionally, all changes to ordinance language shall be highlighted bright yellow.**

Article III. Amend Chapter 151 as amended of the Unified Development which shall read as follows:

CHAPTER 151: UNIFIED DEVELOPMENT

2.3.10 EXPEDITED SUBDIVISION

C. Expedited Subdivision Procedure

4. Review Standards

- a.** An expedited subdivision shall be approved if the application complies with the following:
- 1.** The expedited subdivision plat is on a sheet or sheets suitable for recording with the Camden County Register of Deeds;
 - 2.** The expedited subdivision plat is prepared and sealed by a licensed professional land surveyor or licensed professional engineer;
 - 3.** The expedited subdivision plat complies with all applicable standards in this Ordinance and Section 47-30 of the North Carolina General Statutes;
 - 4.** The expedited subdivision plat includes all required certifications;

5. The applicant has secured all required State and federal permit approvals;
6. All lots have been certified by Albemarle Regional Health Services (ARHS) as capable of accommodating the wastewater generated from the proposed use, in cases when the lot(s) is not served by a centralized wastewater system;
7. All lots in the expedited subdivision comply with the applicable dimensional requirements for the zoning district where located;
8. The lot is served by a NCDOT-maintained roadway, ~~or~~ a right-of-way constructed to and maintained in accordance with NCDOT standards, *or a minimum 45' easement*; and
9. No land included in an expedited subdivision application shall have been the subject of an expedited subdivision application approval within the preceding ten years.

2.3.20 PRELIMINARY PLAT

A. Purpose and Intent

1. The purpose for the preliminary plat procedure is to establish a fair, consistent, and predictable procedure for the review of requests to divide land into a series of lots for development or sale in ways that promote the health, safety, and welfare of the citizens of Camden County. The intent of these standards is to ensure:
2. Orderly growth and development;
3. Coordination of transportation and utility networks;
4. Coordination between capital improvement expenditures and the location of development;
5. Preservation of open space for purposes of recreation or natural resource protection;
6. Protection from flooding, damaging sedimentation, and decreased surface water quality; and
7. Distribution of population in ways that supports infrastructure investment and diminishes the impact of traffic and overcrowding.

B. Applicability

Divisions of land that do not qualify as an exempt subdivision (see Section 2.3.9, Exempt Subdivision), expedited subdivision (see Section 2.3.10, Expedited Subdivision), minor subdivision (see Section 2.3.18, Minor Subdivision), or transfer plat (see Section 2.3.24, Transfer Plat) shall be reviewed and decided as a preliminary plat in accordance with these standards. Figure 2.3.20.B: Preliminary Plat, shows a typical hypothetical preliminary plat.

C. Preliminary Plat Review Procedure

1. Pre-Application Conference

- a. Applicable (see Section 2.2.2, Pre-Application Conference).
- b. Except for subdivisions where all lots shall be served by a central wastewater system, applications for an preliminary plat shall include an evaluation from Albemarle Regional Health Services indicating that an on-site wastewater system may be used on each lot included in the subdivision.

2. Neighborhood Meeting

Applicable (see Section 2.2.3, Neighborhood Meeting).

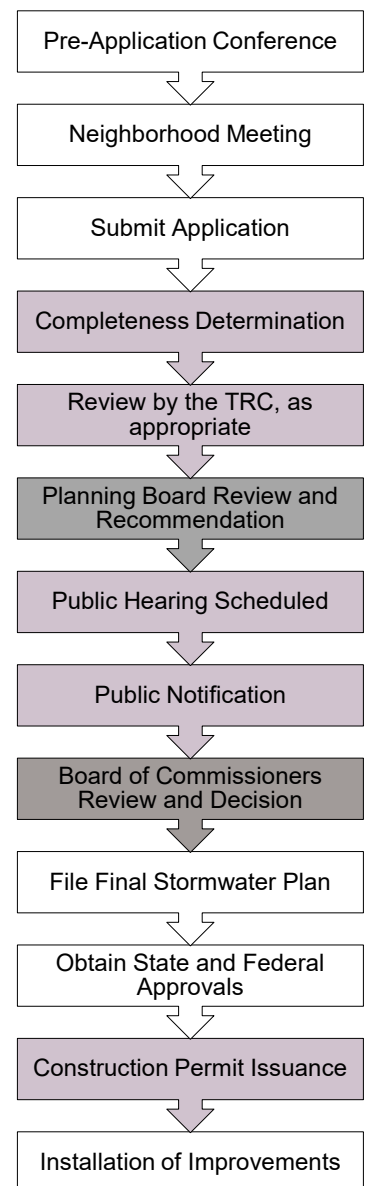
3. Application Submittal

- a. Applicable (see Section 2.2.4, Application Submittal).
- b. A preliminary plat shall be prepared by a licensed professional surveyor, registered professional landscape architect, or licensed professional engineer.
- c. A preliminary plat application shall include either a conceptual or final stormwater management plan prepared in accordance with the standards in Section 7.1, Stormwater Management.
- d. Concurrent submittal of a preliminary plat application and a final plat application is prohibited except in cases where there are no extensions of public right-of-way or public utilities.
- e. In cases where a preliminary plat is part of a larger phased development, the application materials shall illustrate all various stages and phases of the development as well as the schedule for completion of public and private improvements associated with the development.

4. Staff Review and Action

- a. Applicable (see Section 2.2.5, Staff Review and Action).
- b. The UDO Administrator shall review the application and may submit it to the Technical Review Committee, as appropriate, for further technical review.
- c. The UDO Administrator shall prepare a staff report and The UDO Administrator shall prepare a staff report and provide a recommendation in accordance with Section 2.3.20.D, Preliminary Plat Review Standards.

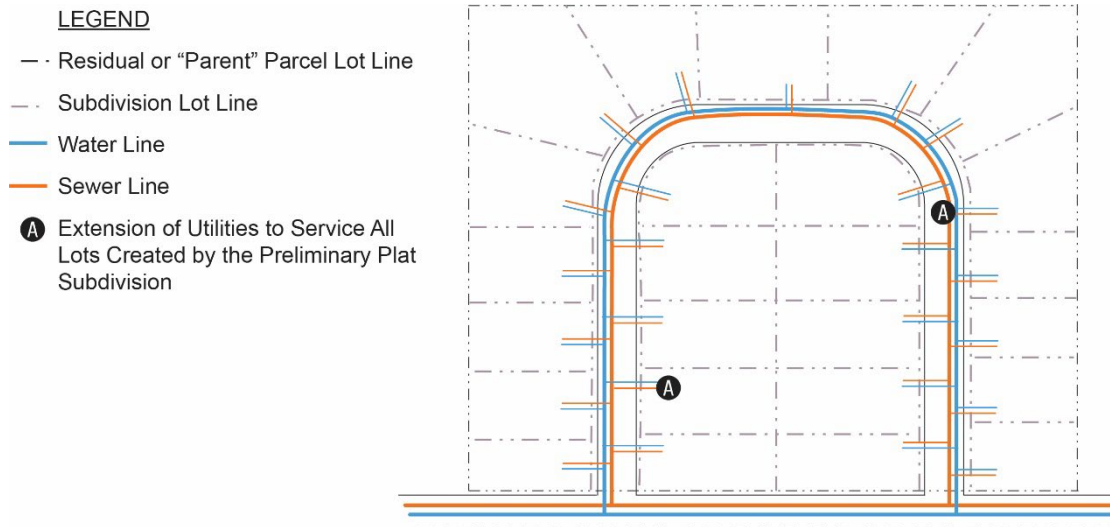
**FIGURE 2.3.20.C:
PRELIMINARY PLAT
PROCEDURE**



5. Review by Planning Board

- a. Applicable (see Section 2.2.8, Review by Planning Board, and Section 2.2.7, Public Meetings and Hearings).
- b. The Planning Board, following review during a public meeting, shall make a recommendation on an application in accordance with Section 2.3.20.D, Preliminary Plat Review Standards.

D. FIGURE 2.3.20.B: PRELIMINARY PLAT



6. Public Notice

Applicable (see Section 2.2.6, Public Notice).

7. Review and Decision by Board of Commissioners

- a. Applicable (see Section 2.2.9, Action by Review Authority).
- b. The Board of Commissioners, after the conclusion of a legislative public hearing, shall review and decide the application in accordance with Section 2.3.20.D, Preliminary Plat Review Standards. The decision shall be the one of the following:
 1. Approval of the preliminary plat as proposed;
 2. Approval of a revised preliminary plat; or
 3. Denial of the preliminary plat.

8. Approval to Proceed

Following approval of a preliminary plat by the Board of Commissioners, approval of the final stormwater plan, and issuance of all required state and federal approvals, the applicant may proceed with an application for a fill permit *Construction Permit*, to undertake land disturbing activities, ~~or for a building permit to install public utilities in cases where no fill permit is required.~~ Final plats shall be reviewed and decided by the UDO Administrator in accordance with Section 2.3.12, Final Plat.

D. Preliminary Plat Review Standards

1. An application for a preliminary plat shall be approved, provided:
 - a. The preliminary plat is prepared and sealed by a licensed professional land surveyor, registered professional landscape architect, or licensed professional engineer;
 - b. The preliminary plat complies with the applicable standards in Section 47-30 of the North Carolina General Statutes;
 - c. The preliminary plat includes all required certifications;
 - d. All lots have been certified by Albemarle Regional Health Services as capable of accommodating the wastewater generated from the proposed use, in cases when the lot(s) is not served by a centralized wastewater system;
 - e. The preliminary plat is in substantial conformance with all applicable requirements in ARTICLE 151.6, Subdivision Requirements;
 - f. The preliminary plat complies with all standards and conditions of any applicable permits and development approvals;
 - g. All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT standards;
 - h. The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Camden County or Pasquotank County;
 - i. In cases where land subject to a preliminary plat is located within an AEC, approved preliminary plats shall bear a certification from the NC Division of Coastal Management certifying compliance with all AEC requirements; and
 - j. The preliminary plat complies with all other applicable requirements in this Ordinance and the County Code of Ordinances.
2. Preliminary plats of land located within the special flood hazard area shall comply with the standards in Section 3.8.3, Special Flood Hazard Area Overlay (SFHA), and include the following statement:

“Use of land within a floodplain or a special flood hazard area is substantially restricted by Camden County.”
3. If the preliminary plat is required to provide a connection to a public water supply system, the plat shall include the following statement:

“The developer is required to install all water lines and related improvements.”

E. Conditions of Approval

Applicable (see Section 2.2.10, Conditions of Approval).

F. Effect

1. Approval of a preliminary plat authorizes an applicant to file for all required State and federal permits as well as submittal of final stormwater plans, construction drawings, a ~~fill permit~~ **Construction Permit**, and/or a final plat.
2. Approval of a preliminary plat shall not constitute the approval for recording a subdivision with the Camden County Register of Deeds, or approval for the conveyance of lots.

G. Amendment

Applicable (see Section 2.2.16, Amendment).

H. Expiration

1. Generally

An approved preliminary plat shall be valid for two years from the date of approval.

2. Extension

- a.** An applicant may request an extension of a preliminary plat approval in writing to the UDO Administrator at least 30 days prior to expiration.
- b.** Extension requests shall be reviewed and decided by the Board of Commissioners.
- c.** A preliminary plat may be extended once for a maximum duration of one year.

I. Appeal

- 1.** Appeal of a decision on a preliminary plat shall be subject to review by the District 1 Superior Court by proceedings in the nature of certiorari and in accordance with Section 160A-393 of the North Carolina General Statutes.
- 2.** Petitions for review must be filed with the Clerk of Court within 30 days of the date the decision is filed in the office of the appropriate review authority and delivered by personal delivery, electronic mail, or first-class mail to the applicant, landowner, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective.

Article 3.5.3 – Rural Residential (RR) District

RURAL RESIDENTIAL (RR) DISTRICT

<h1>RR</h1> <h1>Rural Residential</h1>		Purpose Statement	
		<p>The Rural Residential (RR) district is established to accommodate low density residential neighborhoods and supporting uses on lots near bona fide farms and agricultural areas in the rural portion of the County. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity or negatively impact the rural character of the County. One of the primary tools for character protection is the requirement to configure residential subdivisions of more than five lots as conservation subdivisions. The conservation subdivision approach seeks to minimize the visibility of new residential development from adjacent roadways through proper placement and screening. The district accommodates several differing agricultural uses and single-family detached homes. It also allows supporting uses like educational facilities, parks, public safety facilities, and utilities. District regulations discourage uses that interfere with the development of residential dwellings or that are detrimental to the rural nature of the district.</p>	
Dimensional Requirements			
#	STANDARD TYPE	REQUIREMENTS FOR TRADITIONAL DEVELOPMENT	REQUIREMENTS FOR CONSERVATION SUBDIVISIONS [1]
A	Minimum Development Size (acres)	N/A	10
B	Maximum Residential Density (units/acre)	0.5	1
C	Minimum Lot Area (acres)	2	1
D	Minimum Lot Width (feet) [2]	125	60
E	Maximum Lot Coverage (% of lot area) [3]	24	72
F	Minimum Open Space (% of development size) [4]	None	50
G	Minimum Front Setback (feet)	50	20
H	Minimum Corner Side Setback (feet)	50	20
I	Minimum Interior Side Setback (feet)	25	10
J	Minimum Rear Setback (feet)	25	15
K	Minimum Distance Between Buildings, Front-to-Back (feet) [5]	20	10
L	Minimum Distance Between Buildings, Side-to-Side (feet) [5]	15	5
M	Minimum Accessory Building Setback (feet)	10	3

<i>N</i>	Minimum Setback from Agricultural Activity (feet) [6]	50	50
<i>O</i>	Maximum Building Height (feet)	35 [7]	35

NOTES:

- [1] Residential developments of five or more lots shall be configured as a conservation subdivision in accordance with the standards in Section 6.5, Conservation Subdivision.
- [2] Lots on a cul-de-sac street shall maintain a minimum frontage of 35 feet and shall maintain 80 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.
- [3] The maximum lot coverage may be increased with approval from NCDEQ and compliance with all applicable stormwater management requirements.
- [4] Applied to residential subdivisions and nonresidential developments.
- [5] Applied in cases where there are two or more principal buildings on the same lot.
- [6] Setback is applied from the perimeter of agricultural activity occurring on the same or an adjacent lot.
- [7] Maximum building height may be increased to 50 feet for agricultural or agricultural-related uses.

3.5.4 – Suburban Residential

SUBURBAN RESIDENTIAL (SR) DISTRICT

<h1>SR</h1> <h1>Suburban Residential</h1>		Purpose Statement	
		<p>The Suburban Residential (SR) district is the County's primary district for suburban residential neighborhoods located along primary roadways, shoreline areas, and in locations bordering rural areas. The district has a one-acre minimum lot area requirement, which is the basic threshold size for lots with on-site wastewater systems. Use of the conservation subdivision configuration is optional for residential subdivisions. While the district allows single-family detached homes, mobile homes on individual lots are prohibited. Nonconforming mobile homes may remain but may not be expanded or replaced with another mobile home. The district accommodates equestrian uses, utilities, as well as various neighborhood-supporting institutional uses such as parks, schools, and public safety facilities. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the suburban nature of the district.</p>	
Dimensional Requirements			
#	STANDARD TYPE	REQUIREMENTS FOR TRADITIONAL DEVELOPMENT	REQUIREMENTS FOR CONSERVATION SUBDIVISIONS
<i>A</i>	Minimum Development Size (acres)	N/A	10
<i>B</i>	Maximum Residential Density (units/acre)	1	2
<i>C</i>	Minimum Lot Area (acres)	1	0.5
<i>D</i>	Minimum Lot Width (feet) [2]	125	60
<i>E</i>	Maximum Lot Coverage (% of lot area) [3]	24	72
<i>F</i>	Minimum Open Space (% of development size) [4]	None	50
<i>G</i>	Minimum Front Setback (feet)	25	20
<i>H</i>	Minimum Corner Side Setback (feet)	25	20
<i>I</i>	Minimum Interior Side Setback (feet)	10	10
<i>J</i>	Minimum Rear Setback (feet)	10	10
<i>K</i>	Minimum Distance Between Buildings, Front-to-Back (feet) [5]	15	10
<i>L</i>	Minimum Distance Between Buildings, Side-to-Side (feet) [5]	10	5
<i>M</i>	Minimum Accessory Building Setback (feet)	10	3

<i>N</i>	Minimum Setback from Agricultural Activity (feet) [6]	50	50
<i>O</i>	Maximum Building Height (feet)	35	35

NOTES:

- [1] Residential developments of five or more lots may be configured as a conservation subdivision in accordance with the standards in Section 6.5, Conservation Subdivision.
- [2] Lots on a cul-de-sac street shall maintain a minimum frontage of 35 feet and shall maintain 80 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.
- [3] The maximum lot coverage may be increased with approval from NCDEQ and compliance with all applicable stormwater management requirements.
- [4] Applied to residential subdivisions and nonresidential developments.
- [5] Applied in cases where there are two or more principal buildings on the same lot.
- [6] Setback is applied from the perimeter of agricultural activity occurring on the same or an adjacent lot.

4.3.10 PRINCIPAL USE TABLE

TABLE 4.3.10: PRINCIPAL USE TABLE															
"P"= Permitted "S"= Permitted with Special Use Permit "."= Prohibited															
USE CATEGORY Use Type Description	RESIDENTIAL						COMMERCIAL					IND.		ADDITIONAL STANDARDS (151.4)	
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI		PD
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	.	.	.	.	.	.	.	.	A	4.4.2.D
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	.	.	.	.	.	.	.	.	.	.	.	4.4.2.E
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	4.4.2.F

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. Uses also include studio's (such as dance, martial arts, etc.).

<p>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.</p>	.	.	.	.	.	.	S	S	S	S	S	S	.	A	<u>4.4.3.B</u>
<p>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.</p>	.	S	.	.	.	S	P	P	P	P	S	.	.	A	
<p>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>	.	P	S	S	P	P	P	P	P	P	S	.	.	A	

Article 4.4.2 – Residential Uses

D. Manufactured Homes

1. Standards Applied to All Manufactured Homes

New manufactured homes shall comply with the following standards:

- a. It shall be located on an individual lot;
- b. It shall be occupied only as a single family dwelling;
- c. 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;
- d. It shall comply with the latest wind loading requirements for Camden County;
- e. It shall maintain a minimum width of 16 feet;
- f. It shall be oriented with the longest axis parallel to the lot frontage, to the maximum extent practicable;
- g. Towing apparatus, wheels, axles, and transporting lights shall be removed;
- h. 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;
- i. It shall include stairs, entrance platforms, ramps, or 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;

- j. 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:
 - 1. Vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint);
 - 2. Cedar or other wood siding;
 - 3. Stucco siding;
 - 4. Brick or stone siding;
- k. It shall maintain a roof pitch with a minimum vertical rise of 3 feet for each 12 feet of horizontal run;
- l. It shall include a roof finished with a Class C or better roofing material that is commonly used in standard residential construction;
- m. It shall provide an eave projection of no less than 6 inches, which may include a gutter;
- n. It shall comply with all applicable standards in Section 3.8.3, Special Flood Hazard Area Overlay (SFHA) when located in a floodplain or other area subject to the flood damage protection standards in this Ordinance; and
- o. Manufactured homes are not permitted ~~within the NR district~~ on lots located within 5,280 linear feet from the perimeter boundary of a village center or within a village center designated in the County's adopted policy guidance.

E. Mobile Homes

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.

- h.** ~~Mobile homes are not permitted within the RR district on lots located within 5,280 linear feet from the perimeter boundary of a village center designated in the County's adopted policy guidance. Existing Mobile homes located within the County can only be re-located into a valid Mobile Home Park. Mobile homes located outside the County are prohibited from being relocated into Camden County.~~

Article 4.5.5 STANDARDS FOR SPECIFIC ACCESSORY USES

A. Accessory Dwelling Units

Accessory dwelling units shall comply with the following standards:

1. General Requirements

- a. Accessory dwelling units may be located within a principal structure (e.g., a downstairs apartment), as a freestanding building or above a detached outbuilding.
- b. The use of manufactured homes, travel trailers, campers, tractor trailers, or similar vehicles as an accessory dwelling unit is prohibited.
- c. Not more than one accessory dwelling unit per lot is permitted.
- d. Where there is no public sanitary sewer service available to the accessory apartment, the applicant shall provide an approval from the Albemarle Regional Health Department for the accessory dwelling unit.

2. Maximum Size

- a. An accessory dwelling unit shall have a **heated** floor area of at least 300 square feet, but shall not exceed **1200 square feet 40 percent of the floor area associated with the principal structure.**
- b. An accessory dwelling unit shall have a maximum of two bedrooms and at least one full bathroom.

3. Configuration

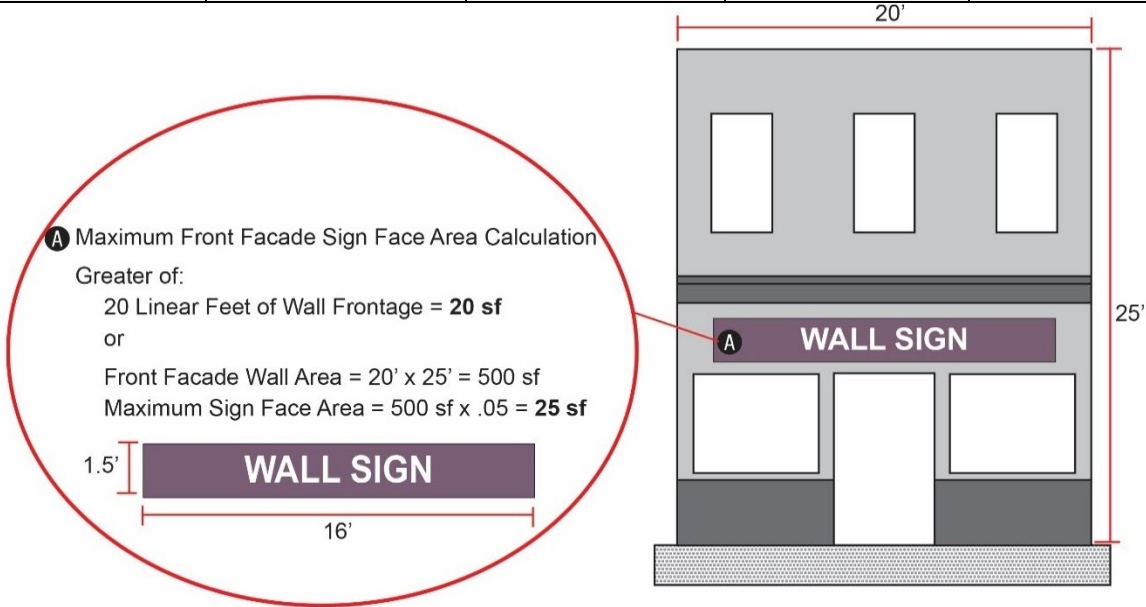
- a. At least one, but no more than two, off-street parking spaces shall be provided for an accessory dwelling unit (in addition to the required off-street parking serving the principal use).
- b. The accessory dwelling unit shall be served by the same driveway serving the principal use.
- c. Accessory dwelling units shall not be sold apart from the principal structure.
- d. 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.

5.14.11 SIGN STANDARDS IN COMMERCIAL DISTRICTS

Signs on lots in the commercial districts other than the MX district shall comply with the requirements in [Table 5.14.11: Sign Standards in Commercial Districts](#).

TABLE 5.14.11: SIGN STANDARDS IN COMMERCIAL DISTRICT

TYPE OF SIGN	MAXIMUM FACE AREA [1] [2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
Wall Sign on Front Façade	Greater of: 1.5 sf per linear foot of wall frontage, or 5% of wall area	Below the top of the roof, soffit, eave or parapet, whichever is highest	No limit	Wall signs shall not project more than 12 inches outwards from the wall
Wall Sign on Side or Rear Façade fronting a street	½ sf per liner foot of wall frontage			



6.1.5 ACCESS TO LOTS

A. Every Lot Must Maintain Access

1. Generally

Except for lots within bona fide farms, lots created in accordance with Section 2.3.24, Transfer Plat, or lots created through an expedited subdivision (see Section 2.3.10, Expedited Subdivision), all lots intended to contain a building or structure shall abut a street designed, built, and maintained to state road standards, including minimum density standards.

2. Lots in Bona Fide Farms, Transfer Plats, Exempt Subdivisions, or Expedited Subdivisions

- a. Lots established after February 4, 2019 in a bona fide farm, transfer plat, exempt subdivision, or expedited subdivision that are not required to abut a street designed, built, and maintained to state road standards, including density, but shall maintain some form of access with a minimum width of 45 feet and maintained to afford a reasonable means of ingress and egress for emergency vehicles.
- b. Accessways not built to state standards may serve a maximum of up to three lots. Accessways serving more than three lots shall be designed, built, and maintained to state road standards.

B. Access on Lots Abutting Major Arterial Streets

1. The standards in this subsection shall apply to lots abutting the following arterial streets:
 - a. US 17;
 - b. US 158;
 - c. NC 34; and
 - d. NC 343.
2. In cases where a tract or site abutting a listed major arterial street is proposed for a subdivision (whether residential or otherwise), in the creation of 3 or more lots including residual, then all lots created shall maintain sufficient frontage on a different street, either pre-existing or created as part of the subdivision, so that direct access to lots need not be provided by a listed major arterial street.
3. The final plat creating the subdivision shall indicate a notation that driveway access to a major arterial or minor collector street is limited and shall be provided by a different street.
4. In the event a site or tract is unable to comply with the access limitations in this subsection, an applicant may seek a variance in accordance with Section 2.3.26, Variance.

C. Marginal Access Streets

1. Where a tract of land to be subdivided adjoins an arterial street, the subdivider may be required to provide a marginal access street parallel to the arterial street or reverse frontage on a minor street for the lots to be developed adjacent to the arterial street.
2. Where reverse frontage is established, private driveways shall not have direct access to the arterial street, and a 25-foot-wide non-access buffer zone on the side of the lot abutting the arterial street shall be provided.
3. A ten-foot-wide non-access buffer zone may be approved if the vegetation creates a year-round opaque screen or a six-foot-tall opaque fence is provided.
4. The non-access buffer zone may be counted toward the open space set-aside requirement or may be counted as a portion of each individual lot.

10.3 DEFINITIONS

SUBDIVISION, MAJOR	A subdivision of land that includes <i>the creation of</i> five or more lots. (including the residual parcel) or that involves extension of public streets, public water, public sewer, or other public utility.
SUBDIVISION, MINOR	A subdivision of land that includes up to five lots (including the residual parcel) with no extension of public streets, public water, public sewer, or other public utility.

Adopted by the Board of Commissioners for the County of Camden this day of , 2019.

County of Camden

Tom White, Chairman
Board of Commissioners

ATTEST:

Karen Davis
Clerk to the Board

[SEAL]