

Ordinance No. 2013-05-01

**An Ordinance
Amending the Camden County
Code of Ordinances**

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 Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

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.

Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:

CHAPTER 151: UNIFIED DEVELOPMENT

§ 151.347 SPECIFIC STANDARDS.

(J) The following standards shall apply to all accessory apartments located within Camden County.

(1) If the property for which the application for the accessory apartment is being made is subject to restrictive covenants prohibiting more than one dwelling unit per lot, that evidence shall serve as prima facie evidence of incompatibility with the surrounding neighborhood resulting in denial of the permit.

(2) No manufactured housing shall be utilized as an accessory apartment.

(3) Accessory apartments shall be detached from the principal dwelling.

~~—(4) The deed to the property shall be amended stating~~

~~Camden County has granted to the Grantor pursuant to Article 151.334 of the Unified Development Ordinance, the right to maintain an accessory apartment on the premises in accordance with the regulations and ordinances of the county. As a requirement for obtaining this use, the Grantor does hereby declare this property shall be subject to the following declaration, which shall run with the land permanently. This declaration shall be enforceable by Camden County by injunction or any other civil remedy in addition to such fines and costs and other remedies as may be available to the County under its Unified Development Ordinance as it now exists or may hereafter be amended or replaced by like legislation.~~

Declaration:

~~“The property owner shall reside in either the main dwelling or accessory apartment”.~~

~~—(5) At the County’s request, the property owner shall provide evidence (i.e. power bill, water bill) that reflects compliance with item four (4) above.~~

~~(6)~~ 4 Only one accessory apartment shall be permitted per lot.

~~(7)~~ 5 Accessory apartment shall not exceed a maximum 40% of the total square feet of the livable area of the principal structure or 800 square feet whichever is less. Minimum square footage shall be no less than 400 square feet.

~~(8)~~ 6 Where there is no public sanitary sewer service available to the accessory apartment, the applicant shall provide approval from the Albemarle Regional Health Department prior to issuance of the Zoning/Building Permit.

~~(9)~~ 7 For stormwater purposes total lot coverage shall not exceed 24% of impervious surfaces.

~~(10)~~ 8 The accessory apartment shall not be served by a driveway separate from that serving the principal dwelling.

~~(11)~~ 9 Accessory apartment shall observe a ten (10) foot side setback and the minimum front setback shall be equal to the front of the dwelling or fifty (50) feet which ever is greater.

~~(12)~~ 10 Accessory apartments shall carry the same address as the principal structure followed by an alpha numeric letter (i.e. 384-A Barnett Street).

~~(13)~~ 11 The following building design standards shall apply:

(a) Accessory apartment shall be limited to a maximum of two (2) bedrooms and shall have one full bathroom and kitchen with an optional living room.

(b) The exterior of the accessory dwelling shall be compatible with the principal residence in terms of color, siding, roof-pitch, window detailing, roofing materials, and foundation.

Adopted by the Board of Commissioners for the County of Camden this 17 day of June 2013.

County of Camden

Garry W. Meiggs

Garry Meiggs, Chairman
Board of Commissioners

ATTEST:

Ashley Honaker

Ashley Honaker
Clerk to the Board

