

ARTICLE
DISTRICTS AND REGULATIONS

Zoning Districts Established

In order to implement the intent of this ordinance, there are hereby created zoning districts with the following designations and (general) R-20 (Residential District); C (Commercial District) and FP (Floodplain Protection District).

District Boundaries

The creation, by this Ordinance, of the respective districts, captioned is given to the peculiar suitability of each and every for the particular regulations applied and the necessary, proper, and comprehensive groupings and arrangements for various uses and densities of population in accordance with a well-considered comprehensive of the physical development of the area.

4.3 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any district shown on the Zoning Map, the following rules shall apply:

A. Use of Property Lines. Where district boundaries are indicated as approximately following street lines, alley lines, and lot lines, lines be construed to be such boundaries. Where streets, highways, railroads, water courses, and similar areas with are indicated as district boundary, the actual district boundary line shall be center line of same.

Use of the Scale. In un subdivided property or where a zone boundary divides a lot, the location of such boundary, unless otherwise by provisions, shall be determined by use of the scale appearing on the map.

Street. any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of property shall apply that portion of such street or alley remaining.

Board Adjustment. In case any further uncertainty exists, the Board of Adjustment shall the intent the map as of such boundaries.

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8.4 Interpretation of District Regulations

Regulations for each district shall be enforced and interpreted according to the following rules:

A. Uses by Right

All listed permitted uses are permitted by right according to the terms of this Ordinance. Special uses are permitted subject to compliance with the additional regulations specified and approval of the Board of Commissioners.

B. Minimum Regulations

Regulations set forth in this Ordinance shall be minimum regulations. If the requirements set forth in this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, or Ordinances, the more restrictive or higher standard shall govern.

C. Restrictive Covenants and Deed Restrictions

Unless restrictions established by covenants and deed restrictions running with the land are prohibited by the provisions of this Ordinance, nothing herein contained shall be construed to render such covenants or restrictions inoperative.

8.5 R-20 Residential District

A. Intent and Purpose

The R-20 Residential District is established as a district in which the principal use of the land is for single family dwellings. In promoting the general purposes of this Ordinance, the specific intent of this district is:

To encourage the construction of and continued use of the land for low density residential purposes;

To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with the development or continuation of dwellings in the district;

To discourage the continuance of existing uses that would not be permitted as new uses under the provisions of this district;

To discourage any use which because of its character or size would create requirements and costs for public services, such as police and fire protection substantially in excess of such requirements and costs of the district were developed solely for single family dwellings;

To discourage any use which would generate traffic on minor streets other than normal traffic to serve the residences on those streets; and

To ensure that residential development relying upon private means of sewage disposal will occur at sufficiently low densities to ensure a healthful environment.

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B. Permitted Uses

Accessory Uses clearly incidental to the permitted or special use and which will not create a nuisance or hazard.

Utility Lines and Easements Public (exempted from dimensional requirements)

Dwellings. Single family (one per 20,000 square feet lot)

24% Built Upon

Town-owned community centers public

Town-owned Buildings and Services

Town-owned Recreational Facilities. Public: including parks, playgrounds, ball fields, recreation centers, and swimming pools

C. Special Uses (24% Built Upon)

Public Utility and Municipal Facilities such as substations, Pumping Stations, and Water Storage Facilities when housed in buildings or landscaped to harmonize with the character of the neighborhood and with adequate yards, fences, and other safety devices to protect the public safety and welfare. All structures except fences shall be set back from all property lines at least one (1) foot for each foot of structure height and such structures shall be architecturally compatible with surrounding development to the maximum extent possible.

Retirement Homes

D. Dimensional Requirements

Minimum lot size:	20,000 square feet plus 5,000 square feet for each dwelling unit over one (1)
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Minimum lot width: {at setback line}	100 feet
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Dimensional Requirements

Minimum lot depth:	150 feet
Minimum yard dimensions:	
Front yard setback:	
From US or NC numbered highway:	50 feet
From local streets:	30 feet
Side yard:	15 feet
On corner lots by street:	25 feet
Rear yard:	25 feet
Maximum building height:	40 feet

Built upon area: 24%
(All uses except single family residential)

E. Accessory Buildings and Structures

Accessory buildings and structures, not including fences and walls, shall be located in the rear yard and not closer to any property line than fifteen (15) feet, not closer to another building than fifteen (15) feet and not closer than twenty-five (25) feet to any street right-of-way. Well or pump houses may be exempt from this requirement.

8.6 Manufactured Home (MH) Overlay District

A. Intent and Purpose

The R-20-MH Overlay District is established as an overly zoning district to assure the comfort, health, safety, and general welfare of the people, to protect property values and the environment, and to provide for overly development of a sound and stable community for the residents and property owners of the Town of Taylortown. This ordinance applies to all new and used manufactured homes that will enter the Town of Taylortown and is designed for the safety and health of manufactured homeowners and residents. This ordinance has been prepared in accordance with the provisions of NCGS § 160A-383.

B. Applicability.

Manufactured homes may be placed on lots in areas zoned and designated "MH Overlay" and must comply with the provisions set forth in this section, as well as the applicable requirements of the underlying zoning district and the zoning ordinance. Zoning approval for individual manufactured homes shall be by issuance of a certificate of zoning compliance, upon application therefor, if all of the applicable requirements are met. Mobile home parks are not allowed in Taylortown.

C. Construction and Placement.

(1) The home shall be constructed in accordance with the Manufactured Home Construction and Safety Standards effective July 13, 1994, and it shall be certified by the appropriate authority as meeting or exceeding the standards of the US Department of Housing and Urban Development in effect at the time of its construction.

(2) The manufactured home must be affixed to a permanent foundation and must be professionally installed in accordance with the standards established by the North Carolina Department of Insurance and shall be properly anchored in accordance with the North Carolina State Building Code. The set up and anchoring must be done by persons licensed by the State of North Carolina to perform such work. The wheels tongue, axles, running light, and removable towing apparatus must be removed prior to the issuance of a certificate of occupancy.

(3) The maximum length of the home shall be not more than four (4) times its width, with the length measured along the longest axis and the width measured at the narrowest part of the other axis, excluding additions.

(4) The minimum roof pitch of the home shall have a nominal 4:12 roof pitch and shall have a roof finished with a type of shingle that is commonly used in standard residential construction.

(5) The eaves of the roof structure shall project no less than six (6)

inches, which may include a gutter.

(6) The exterior siding of the manufactured home shall consist of wood, hardboard, or vinyl and shall be comparable in composition, appearance, and durability to exterior siding commonly used in standard residential construction.

(7) The manufactured home must be attached to a continuous permanent foundation of brick or block which is unpierced except for required ventilation and access as required by the North Carolina State Building Code. Flammable liquids and materials shall not be stored under manufactured homes. The manufactured home may be attached to a basement structure, but the basement structure must meet the requirements of the North Carolina State Building Code.

(8) Where public water or public sewer is not available, a written statement from the Moore County Health Department shall be submitted with the application for a certificate of zoning compliance indicating that the manufactured home has adequate land area and suitable soils and topography to accommodate the proposed methods of water supply and sewage disposal.

(9) Each manufactured home lot shall be graded to provide adequate storm drainage away from the manufactured home and such that there will exist no more than three feet difference between the chassis of the manufactured home and the finished grade along the entire perimeter of the manufactured home.

(10) Consistent with NCGS 160D, no mobile home shall be excluded solely based on the year of **manufacture**.

8.8 Commercial District

A. Intent and Purpose

The C commercial district is established as a district in which the principal use of land is for offices, clinics, professional services, and retailing and the provision of both residential and commercial

goods. In promoting the general purposes of this district, the following uses are permitted in this district:

To encourage the construction of and the continued use of the land for professional and commercial purposes;

To provide for planned shopping areas providing a variety of professional services and or commercial enterprises;

To prohibit residential and intense industrial use of the land and any other use which would substantially interfere with the development or continuation of the professional or commercial structures in this district; and

To ensure that development relying upon private means of sewage disposal will occur at sufficiently low density to ensure a high quality environment.

B. Permitted Uses (24% Built Upon)

Accessory Uses clearly incidental to the permitted or special principal which will not create a nuisance or hazard. However, storage, sales service or display in the use of buildings within the public right-of-way shall not be permitted without a Temporary Certificate of Zoning Compliance. Dwelling units shall be considered accessory uses when located in a building principally being used for a permitted or special use but require a special use permit.

Business, financial, governmental, medical, political, professional, and public utility offices and agencies.

Cultural and Recreational Facilities such as art galleries, bowling alleys, skating rinks, libraries, museums, parks and playgrounds, churches, community centers, theaters (indoor), exercise centers, gyms, and studios teaching art, dance, drama and music.

Governmental Buildings and Services.

Retail establishments selling goods such as: alcoholic beverages (packaged retail sales), antiques, art supplies, auto parts (including junk yards), bakeries, bicycles, books, building supplies (with no outside storage of supplies or merchandise), cameras, candy, clothing, computers and software, drugs, electric appliances, fabric, floor coverings, flowers, furniture, furriers, garden supplies, gifts, groceries, health and beauty supplies, housewares, jewelry, leather goods, magazines, musical instruments, newspapers, notions, office equipment and supplies, paints, pets, radios, shoes, sporting goods, telephones, televisions, tires, toys, variety stores, and similar retail establishments.

Services such as: animal hospitals (with no outdoor pens or runs more than 20 feet of any property line), automobile service stations (with no more than 20 feet of a street frontage), banks and credit unions (with no drive-thru within 100 feet of a street frontage), beauty and barber shops and schools, bus stops, business colleges, cafeterias, car washes, churches and other places of worship, convenience stores (with no drive-thru), gasoline pumps within 100 feet of a street frontage, dry cleaning, food pick-up stations, group homes, gun stores, laundromats, and similar services.

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shoes, small appliances, And watches, restaurants (except drive-thru within 100 feet of street intersection), taxi stands, and similar services.

Utility Lines and Easements, Public (exempted from dimensional requirements)

Vehicle Sales, New and Used, including automobiles, light trucks, motorcycles, recreational vehicles, farm equipment, and boats (not including junk yards)

C. Special Uses (24% Built Upon)

Developments applying to build under the 5/70 Rule (Section 7.17)

Ambulance Services

Armories

Automobile Service Stations, within 100 feet of a street intersection

Banks, with drive-thru within 100 feet of a street intersection

Broadcasting Studios

Cabinet Makers

Cartage and Express Facilities

Convenience Stores, with drive-thru or gas pumps within 100 feet of a street intersection

Dwellings, as an accessory use inside the principal building

Mail Order Houses

Hotels

Moving and Storage Companies

Parking Lots, other than an Accessory Use

Public Utility Facilities (other than offices, lines , and easements)

Restaurants, with a drive-thru within 100 feet of a street intersection

Upholstery Shops

Vehicle Repair Services

Warehouses

Water Treatment Plants and Storage Tanks

Zero Lot Line Developments

Schools, Elementary and Secondary

D. Dimensional Requirements

	<u>Without Water and Sewer</u>	<u>With Water and Sewer</u>
Minimum lot size:	20,000 square feet	10,000 square feet
Minimum lot width: (at setback line)	100 feet	80 feet
Minimum lot depth:	150 feet	100 feet
Minimum yard dimensions:		

Front yard setback: (Within the first fifteen (15) feet next to the street shall be no signs, parking, or any use other than landscaping.)

From US or NC numbered streets:	50 feet	50 feet
From local streets:	30 feet	30 feet
Side yard:	15 feet	15 feet
Abutting residential district:	25 feet	25 feet
On corner lots by street:	25 feet	25 feet
Rear yard:	25 feet	25 feet
Maximum building height:	45 feet	45 feet
Built Upon Area:	24%	24%

E. Accessory Buildings and Structures

Accessory buildings and structures, not including fences and walls, shall be located in the rear yard and not closer to any property line than fifteen (15) feet, and not closer to a street right-of-way than twenty-five (25) feet, and not closer to another building than fifteen (15) feet.

8.9 FP Floodplain Protection District

A. Intent and Purpose

The WP watershed protection district is established as a district in which the primary use of the land is reserved for the protection of waterways, flood control, future thoroughfare rights of way, public recreation, and similar open space uses. In promoting the general purposes of this Ordinance, the specific intent of this district is:

To restrict private development of land;

To comply with federal and state flood controls and watershed laws, regulations, and policies;

To encourage the preservation of and continued use of land for conservation purposes;

To discourage the continuance of existing uses that would not be permitted uses in the district;

To facilitate long-range public facilities and thoroughfare planning.

B. Permitted Use (24% Built Upon)

Accessory Uses clearly incidental to the permitted or special principal use and which will not create a nuisance or hazard.

Agriculture, including orchards, pasturage, and field crops, but not including the commercial production of swine, poultry, or poultry products.

Campgrounds

Golf Courses

Governmental Buildings and Services

Greenhouses and Nurseries, but no commercial sales on premises

Nature Preserves

Parks and Playgrounds

Parking Facilities, with porous surfaces

Public Utility Facilities

Transportation Networks

Water Bodies, such as streams and lakes

C. Dimensional Requirements

Minimum lot size: 20,000 square feet

Minimum lot width: 100 feet

Minimum lot depth: 150 feet

Minimum yard dimensions:

Front yard setback: 50 feet

Side yard: 25 feet

On corner lots by street: 50 feet

Rear yard: 25 feet

Maximum building height: 40 feet

Built upon area: 24%

E. Accessory Buildings and Structures

Accessory buildings and structures, not including fences and walls, shall be located in the rear yard not closer to any property line than fifteen (15) feet, closer to another building than fifteen (15) feet, and not closer than twenty-five (25) feet to any street right-of-way.