

ZONING ORDINANCE

TOWN OF TAYLORTOWN, NORTH CAROLINA

(Last amended June 29, 2021)

AN ORDINANCE AMENDING THE TOWN OF TAYLORTOWN ZONING ORDINANCE

WHEREAS, the NC General Statutes that give local governments authority to regulate land use and development, previously located in N.C.G.S. Chapter 160A, Article 19, have been updated and re-codified as N.C.G.S. Chapter 160D, prompting the need for the Town of Taylortown to update the town's zoning ordinance to comply with legislative changes; and

WHEREAS, the Taylortown Planning Board has recommended approval of the attached zoning ordinance amendments; and

WHEREAS, the Taylortown Board of Commissioners finds and declares that this ordinance and these amendments are consistent with the Town's adopted ordinances and plans, as the same are required to be consistent with the State enabling legislation which will be preserved and enhanced with these proposed amendments; and

WHEREAS, the Taylortown Board of Commissioners hereby finds and declares that this ordinance and these amendments are reasonable and in the best interest of the public health, safety, and welfare, since they will ensure the Town remains compliant with State law and eliminates potential conflicts or confusion resulting from outdated or unlawful provisions in the Town's local ordinances that are enacted pursuant to authorities granted under the newly codified G.S. Chapter 160D;

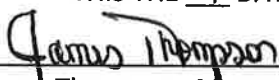
NOW, THEREFORE, THE BOARD OF COMMISSIONERS FOR THE TOWN OF TAYLORTOWN, NORTH CAROLINA, ORDAINS AS FOLLOWS:

SECTION 1. The Town of Taylortown, North Carolina Zoning Ordinance is hereby amended to read as follows: (see attached full text of Ordinance). (New text is underlined and removed text is shown with strikethroughs).

SECTION 2. All provisions of the existing ordinance that are in conflict or inconsistent with the attached ordinance, are hereby repealed.

SECTION 3. This Ordinance shall become effective upon adoption.

THIS THE 29 DAY OF JUNE 2021.



James Thompson, Mayor

ATTEST: Rita Maness
Rita Maness, Town Clerk



TABLE OF CONTENTS

Article I – Legal Provisions	2
Section 1.1 Zoning Ordinance	2
Section 1.2 Zoning Map	2
Section 1.3 Authority	2
Section 1.4 Jurisdiction	2
Section 1.5 Interpretation and Conflict	2
Section 1.6 Severability	2
Section 1.7 Effective Date	3
 Article II – Definitions	 4
 Article III – Administration	 18
Section 3.1 Zoning Enforcement Officer and Planning Board	18
Section 3.2 Planning Board	19
Section 3.3 Certificate of Zoning and Watershed Protection Compliance (Zoning Permit)	20
Section 3.4 Certificate of Occupancy	21
Section 3.5 Other Permits	22
Section 3.6 Public Hearings	22
Section 3.7 Revocation of Special Use Permits and Variances	22
Section 3.8 Appeals	23
Section 3.9 Fees	23
Section 3.10 Vested Rights	24
Section 3.10 Conflict of Interest	29
 Article IV – Enforcement and Penalties	 30
Section 4.1 Complaints Regarding Violations	31
Section 4.2 Persons Liable	31
Section 4.3 Procedures Upon Discovery of Violations	31
Section 4.4 Penalties and Remedies for Violations	31
Section 4.5 Permit Revocation	34
Section 4.6 Limitations	35
Section 4.7 Stop Work Orders	36
 Article V – Changes and Amendments	 37
Part I - Part I. General Use District Map Amendments (Rezoning) and Text Amendments	37
Section 5.1 Changes and Amendments	37
Section 5.2 Actions by the Applicant	37
Section 5.3 Acceptance of Request	38
Section 5.4 Recommendation Analysis	38
Section 5.5 Review and Recommendations of Planning Board	38
Section 5.6 Public Hearing	39
Section 5.7 Town Board Action	40

Section 5.7A Effect of Denial or Withdrawal on Subsequent Applications.	41	
Section 5.8 Citizen Comments	41	
Section 5.9 Comprehensive Plan	41	
Section 5.11 Moratoria	43	
Article VI-Board of Adjustment		
Section 6.1 Establishment of the Board of Adjustment (Watershed Review Board)	45	
Section 6.2 Procedures of the Board of Adjustment	46	
Section 6.3 Powers and Duties of the Board of Adjustment	47	
Section 6.4 Appeals from the Board of Adjustment	51	
Section 6.5 Rules of Conduct for Members	51	
Article VII-General Provisions		
Section 7.1 Zoning Affects All Land, Buildings, and Uses	53	53
Section 7.2 Required Yards Not to be Used by Another Building	53	
Section 7.3 Relationship of Building to Lot	53	
Section 7.4 Street Access	53	
Section 7.5 Reduction of Lot and Yard Areas Prohibited	53	53
Section 7.6 Business Uses of Manufactured Homes and Trailers	53	53
Section 7.7 Manufactured Home Requirements	55	
Section 7.8 Corner Visibility	55	
Section 7.9 Driveways	55	
Section 7.10 Curb Cuts	55	
Section 7.11 Issued Building Permits	55	
Section 7.12 Standards for Effluent and Emissions	55	
Section 7.13 Newly Incorporated Areas	56	
Section 7.14 Steep Land Regulations	56	
Article VIII-Zoning Districts and Regulations		
Section 8.1 Zoning Districts Established	57	
Section 8.2 District Boundaries	57	
Section 8.3 Interpretation of District Boundaries	57	
Section 8.4 Interpretation of District Regulations	58	
Section 8.5 R-20 Residential District	58	
Section 8.6 Manufactured Home (M-H) Overlay District	61	61
Section 8.7 (Reserved)		
Section 8.8 Commercial District	63	
Section 8.9 Floodplain Protection District	65	
Article IV-Temporary and Accessory Uses		
Section 9.1 Temporary Uses	68	
Section 9.2 Accessory Uses	68	
Article X-Exceptions and Modifications		
Section 10.1 Front Yard Modifications In Residential Districts	70	
Section 10.2 Other Yard Modifications	70	
Section 10.3 Height Limit Exceptions	70	

Section 10.4 Retaining Walls	71	
Section 10.5 Zero Lot Lines	71	
Article XI-Nonconforming Uses	72	
Section 11.1 Substandard Lots of Record and Structures	72	
Section 11.2 Nonconforming Use of Buildings	72	
Article XII-Special Uses	74	
Section 12.1 Purpose	74	
Section 12.2 Application and Fees	74	
Section 12.3 Procedures for Reviewing Applications	74	
Section 12.4 General Provisions Concerning Special Use Permits	75	
Article XIII-Vehicle Parking and Storage	77	
Section 13.1 Certification of Minimum Parking Requirements	77	
Section 13.2 Combination of Required Parking Space	77	
Section 13.3 Requirements for Parking Lots	77	
Section 13.4 Manufactured Home and Trailer Parking and Storage	78	
Section 13.5 Vehicle Storage	78	
Section 13.6 Minimum Parking Requirements	79	
Section 13.7 Off-Street Loading Purpose and General Requirements	82	
Section 13.8 Minimum Loading Requirements	83	
Article XIV-Buffers		
Section 14.1 Purpose of Buffers	85	
Section 14.2 Buffers Required for Permits	85	
Section 14.3 Location, Installation, and Maintenance of Buffers	85	85
Section 14.4 Buffer Specifications	85	
Section 14.5 Enclosure Requirements	86	
Section 14.6 Development In Buffers	86	
Article XV-Signs	87	
Section 15.1 Statement of Purpose	87	
Section 15.2 General Requirements	87	
Section 15.3 Exemptions	88	
Section 15.4 Signs Permitted in the R-20, RM-20, RD, and FP Districts	89	
Section 15.5 Signs Permitted in the Commercial and Industrial Districts	89	
Section 15.6 Shopping Center Signs	91	
Section 15.7 Temporary Signs	91	
Section 15.8 Signs Permitted in Conjunction With Nonconforming Uses	92	
Section 15.9 Nonconforming Signs	93	
Section 15.10 Prohibited Signs	93	
Section 15.11 Illumination	95	
Section 15.12 Maintenance and Removal of Unsafe Signs	95	
Section 15.13 Display of Property Numbers	95	