

ARTICLE VII

GENERAL PROVISIONS

7.1 Zoning Affects All Land, Buildings, and Uses

Upon and after the adoption of this Ordinance no building or land shall be used and no building or part thereof shall be erected, moved or structurally altered except in conformity with the regulations specified herein for the district in which it is located.

7.2 Required Yards Not to be Used by Another Building

The minimum yards or other open spaces required by this Ordinance for every building shall not be encroached upon or considered as meeting the yard and open space requirements of any other building.

7.3 Relationship of Building to Lot

In no case shall there be more than one principal building and its customary accessory buildings on a lot except in the case of a designed complex of professional, residential, or commercial buildings in an appropriate zoning district, i.e., school campus, shopping center, and industrial park. Detached garages and carports must meet the same setback requirements as the principal building, just as if they were attached.

7.4 Street Access

No building shall be erected on a lot which does not abut a street or have access to a street, provided that in a business district or in a planned project in a residential district, a building may be erected adjoining a parking area or dedicated open space which has access to a street used in common with other lots.

7.5 Reduction of Lot and Yard Areas Prohibited

No yard or lot existing at the time of passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least these minimum requirements.

7.6 Business Uses of Manufactured Homes and Trailers

No manufactured home or trailer shall be used in any manner for business or commercial purposes except when used for a sales office on a manufactured home sales lot or except with a temporary occupancy permit in special cases as described in Section 9.1.

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7.7 Manufactured Home Requirements

All manufactured homes, wherever located within the Town, shall meet the requirements contained in Section 8.6 of the Zoning Ordinance, as well as all applicable Federal, State, and local laws and codes.

7.8 Corner Visibility

No planting, fence, or other obstruction to visibility of vehicles shall be planted, erected, maintained, or allowed to exist in any district within the range of three (3) feet to ten (10) feet above the centerline grades of the intersecting streets in the triangular area bounded by the street right-of-way lines of such corner lots and a line joining points along these street lines twenty-five (25) feet from the point of intersection.

7.9 Driveways

No portion of any residential driveway intersection with a public street shall be closer than twenty (20) feet to the corner of any intersection, measured along the right-of-way line. In commercial and industrial zones, this distance shall be thirty (30) feet. The width of any driveway intersection with the public street shall not exceed thirty (30) feet at its intersection with the curb of street line.

7.10 Curb Cuts

Construction of curb cuts for purposes of ingress or egress to property abutting a public right-of-way shall be approved by the public authority in the Town which has jurisdiction over the maintenance of public streets and the North Carolina Department of Transportation, Highway Commission where said curbs affect access to State Highways. Provision for all access work done on highway right-of-way is subject to approval by the Highway Commission

7.11 Issued Building Permits

The provisions contained herein shall not affect buildings, structures, and **uses** for which building permits were issued prior to the passage of this Ordinance, providing that the activities for which the outstanding permits were issued are begun within twelve (12) months of the date this Ordinance is adopted. Outstanding zoning permits not used within twelve months shall be null and void.

7.12 Standards for Effluent and Emissions

All effluents and emissions into the air or surface or ground waters from new development permitted by this Ordinance must be in conformity with applicable state, county, or town Health and Environmental Quality regulations.

7.13 Newly Incorporated Areas

All territory which may hereafter be included within the zoning jurisdiction of the Town of Taylortown shall be zoned by the Town Board at the time of such incorporation.

7.14 Steep Land Regulations

In all districts and in addition to any other applicable use, site or sanitary regulations,

All construction of public and private roads shall be of sound engineering design with footings and roadbeds designed by a registered professional engineer and shall be so treated as to prevent erosion