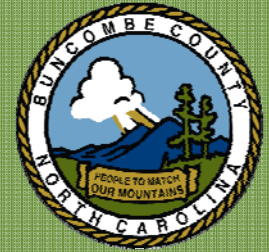


Zoning Ordinance

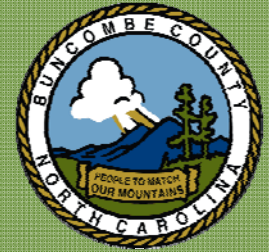
Text Amendments

Text Amendments



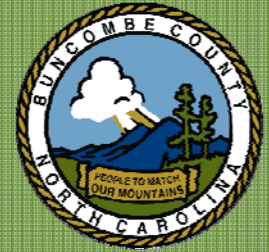
- Consistency with North Carolina General Statutes
- Clarity and flexibility
- Definitions
- Permitted use tables
- Community oriented development
- Special requirements
- Conditional use standards

Definitions



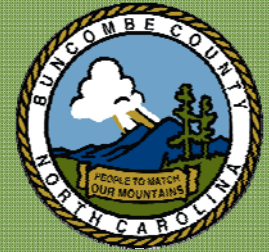
- Commercial planned unit development
- Residential/mixed use planned unit development
- Community oriented development
- Alternative path hillside subdivisions

Permitted Use Tables

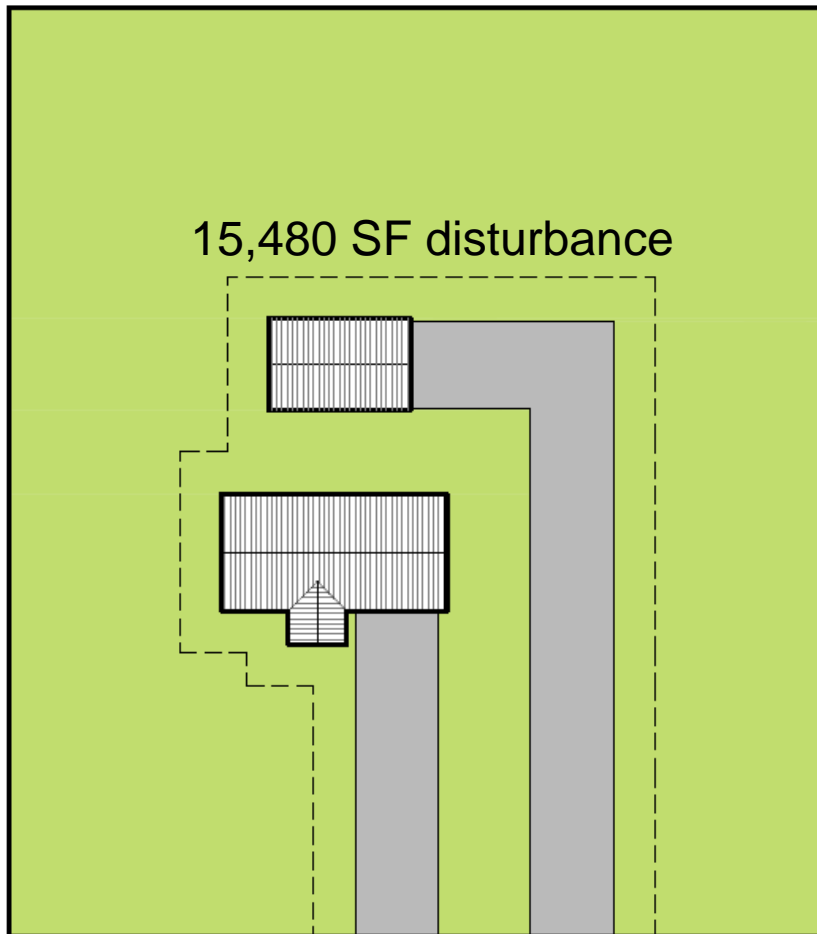


- Permitted with special requirements
 - Smaller B&Bs and day nurseries
 - Travel trailer parks
- Conditional and permitted uses
 - Response to changing land use pattern
- Two-family residences (attached or detached)
 - Allow in districts that now allow two single-family detached residences
 - Allow only one residence per lot in BDM

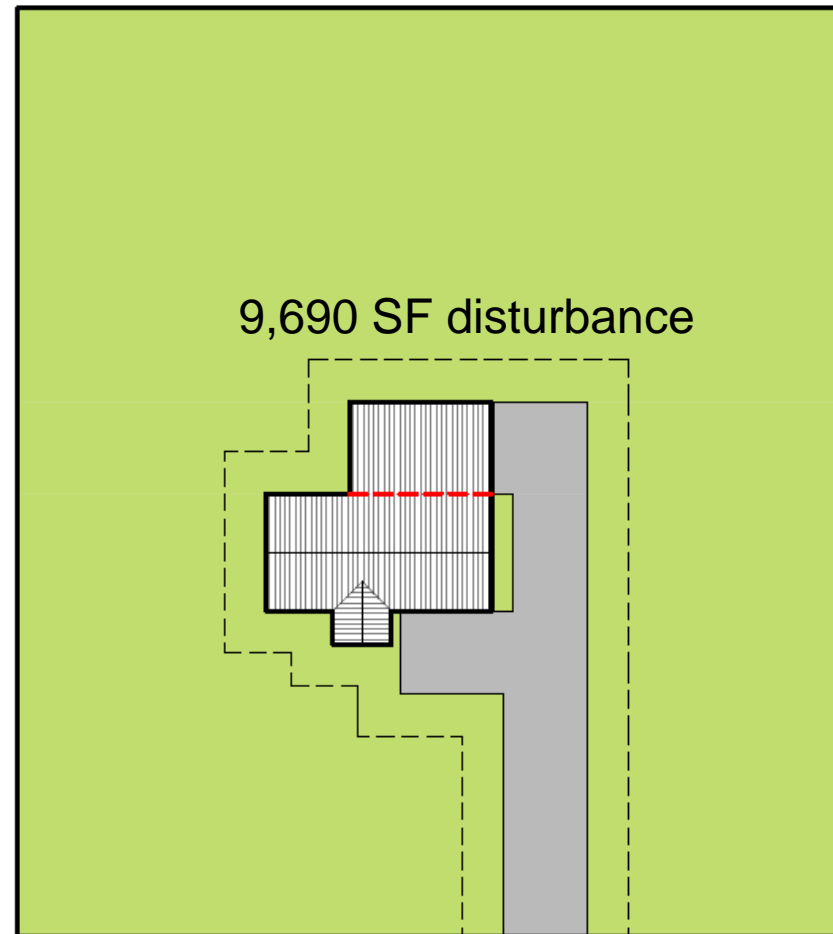
Dwelling Unit Comparison



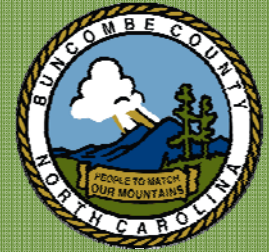
Scenario A: 1 acre lot size



Scenario B: 1 acre lot size

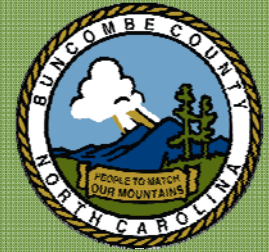


Steep Slope & Protected Ridge Overlay Districts



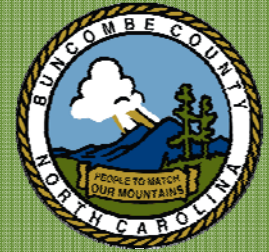
- No more than two principal buildings or units per lot
- No multi-family, no planned unit development, no community oriented development allowed
- Provision for disturbed and impervious area for installation of subdivision infrastructure

Community Oriented Developments



- Affordable and workforce housing – voluntary
- Minimum standards
- Density bonus for sustainable/affordable development:
 - Up to 30 dwelling units per acre
 - Smaller lot sizes

Consistency with NCGS, Nonconforming Uses, Dimensional Requirements



■ **Consistency with North Carolina General Statutes**

- Quorum
- Procedures for rezoning

■ **Nonconforming uses**

- Allow one year for a discontinued nonconforming use of a structure to be re-established (up to two years if actively marketed)

■ **Dimensional requirements**

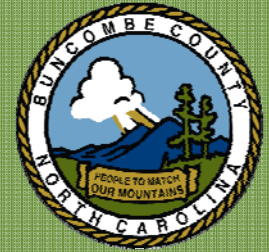
- Minimum land area per dwelling unit based on utilities

Conditional Use Standards



- Better functionality and clarity in application and plan submission
- Reorganize conditions for granting approval to delete redundancy
- Revise standards for several conditional uses
- Commercial planned unit development
- Residential/mixed use planned unit development

Planning Board Hearing



- Public comment
- Consistent with Land Use Plan
- Reasonable and in the public interest
- Recommended approval