

TOWN OF CAMERON
ZONING ORDINANCE

JUNE 2021

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1.1 PURPOSE

In order to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, sewerage, schools, parks and other public requirements; to conserve the value of buildings; to protect the public water supply, and encourage the most appropriate use of land throughout the corporate area, there is hereby adopted and established an official Zoning Ordinance Plan of the Town of Cameron.

1.2 AUTHORITY

This Zoning Ordinance is adopted pursuant to the authority vested in the Town of Cameron by its charter and the General Statutes of North Carolina, particularly Chapter 160D-702 and 160D-926, and Article 160A-371.

1.3 JURISDICTION

The provisions of this Ordinance shall apply within the corporate limits of the Town of Cameron, North Carolina, and within its extraterritorial jurisdiction as now or hereafter fixed, as shown on the zoning map on file in the Town Hall.

1.4 MINIMUM REGULATIONS

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, prosperity, and general welfare. It is not intended by this Ordinance to interfere with, abrogate, or annul easements, covenants, or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of this Ordinance shall govern.

1.5 VALIDITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid by the courts, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Commissioners hereby declares that it has passed this Ordinance and each section, subsection, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

1.6 VESTED RIGHTS AND PERMIT CHOICE

Vested Rights and Permit Choice

Purpose

NCGS 160D-108 provides mechanisms by way of statutory vested rights for a project to move forward as originally approved. Statutory vested rights run with the land and are not affected by changes in ownership. These rights are subject to development progressing in accordance with all applicable terms and conditions of approval.

Permit choice is provided as an option for establishing the development standard to be used when regulations are in the process of changing during application review.

A. *Permit Choice*

1. If an application is submitted for development subject to this ordinance, and the ordinance is amended between the time the application is submitted and a development approval decision is made, the applicant may choose which version of the ordinance will apply.
2. If this ordinance is amended after a development permit is wrongfully denied or after an illegal condition is imposed, as determined in a proceeding challenging the permit denial or the condition imposed, the development permit applicant may choose which adopted version of the rule or ordinance will apply.

B. *Establishment of a Vested Right*

A person claiming a common law or statutory vested right shall submit information to the Town Administrator to substantiate that claim.

C. *Duration of Vested Rights.*

1. The following table establishes the term of duration of specific statutory vested rights. Except where a longer vesting period has been granted, if a statutory vested right is established and work intentionally and voluntarily ceases for a period of twenty-four (24) consecutive months, the statutory vesting expires.
2. Terms may only be extended by action of the Board of Commissioners in a Legislative Hearing upon demonstration that a project has or will continue to make substantial progress towards completion. Any extension of time granted under this provision shall not place any other additional conditions on the approval.

3. A Site-Specific Vesting Plan is a plan that describes with reasonable certainty the type and intensity of use for specific parcel(s) and includes information such as site boundaries; topographic and natural features; location of proposed buildings, structures and improvements; and dimensional requirements. Site-Specific Vesting Plans include the following: plans approved subject to zoning, preliminary plats, plans approved as part of planned developments, commercial and multifamily site plans, plans associated with special use permits.
4. For the purposes of this section, a multi-phased development is one that 1) contains at least 25 acres and 2) is to occur in more than one phase, and 3) is subject to a master development plan showing the type and intensity of each phase.
5. The Board of Commissioners may provide for rights to be vested for a period exceeding two years but not exceeding five years where warranted due to circumstances such as size and phasing of the project, market and economic conditions, and the level of investment made.
6. The establishment of a vested right does not preclude vesting by application of common law principles.

Table 1 Duration of Vested Rights

7. Type of Approval	8. Statutory Vested Rights Duration
9. Building Permit	10. 6 months
11. Site-Specific Vesting Plan	12. 2 years
13. Multi-Phased Development	14. 7 years from approval of initial phase of development
15. All other approvals (includes basic zoning permit for use by right)	16. 1 year
17. Final Plat	18. Vested at time of issuance
19. Development Agreement	20. As specified in the terms of the agreement

D. Subsequent Changes Prohibited; Exceptions

1. Once established, a vested right precludes any zoning action which would change, alter, impair, prevent, diminish, or otherwise delay the development or use of a property set forth in a site-specific vesting plan except under the following circumstances.
 - A. Written consent of the landowner.
 - B. Upon findings by ordinance after notice and an evidentiary hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety and welfare if the project proceeds according to the site-specific vesting plan.
 - C. To the extent that the affected landowner receives compensation for all costs, expenses, and other losses incurred, including but not limited to all fees paid in consideration of financing, and all architectural, planning, marketing, legal and other consulting fees incurred after Town approval, together with interest provided under NCGS 160D-106. Compensation shall not include any diminution in value caused by the action.
 - D. Upon findings, by ordinance after notice and an evidentiary hearing, that the landowner or the landowner's representative intentionally supplied inaccurate information or made material misrepresentations that made a difference in the approval of the site-specific vesting plan or the phased development plan.
 - E. Upon the enactment or promulgation of a State or Federal law or regulation that precludes development as contemplated in the site-specific vesting plan or the phased development plan, in which case the local government may modify the affected provisions, upon a finding that the change in law has a fundamental effect on the plan, by ordinance after notice and an evidentiary hearing.
2. The establishment of a vested right does not preclude the application of overlay zoning or other development regulations which impose additional requirements but do not affect the allowable type or intensity of use, or ordinances or regulations which are general in nature and are applicable to all property subject to development regulation including, but not limited to, building, fire, plumbing, electrical and mechanical codes.
3. The establishment of a vested right does not preclude, change, or impair the authority to adopt and enforce development regulations governing nonconforming situations or uses.

1.7 EFFECTIVE DATE

This Ordinance and its provisions governing the use of land and buildings, the height of buildings, and other matters as hereinafter set forth are hereby established and declared to be in full force and effect from and after its passage and any Zoning Ordinance previously adopted is hereby repealed.

Approved and adopted by the Board of Commissioners this 22nd day of June, 2021.

Mayor

ATTEST:

Town Clerk

CERTIFIED BY:

Town Attorney

2.1 ZONING MAP

For the purposes of this Ordinance, the Town of Cameron is hereby divided into several zoning districts whose locations and boundaries are shown on the Official Zoning Map for the Town of Cameron, which is hereby adopted by reference and declared to be a part of this Ordinance.

This Zoning Map and all the notations, references, and all amendments thereto, and other information shown thereon are hereby made a part of this Ordinance the same as if such information set forth on the map were all fully described and set out herein. The Zoning Map properly attested is on file in the Municipal Building and is available for inspection by the public.

The Zoning Officer or his representative shall be responsible for the maintenance and revision of the Official Zoning Map. Upon notification by the Town Board that a zoning change has been made, the Zoning Officer shall make the necessary changes on the Official Zoning Map within seven (7) calendar days of notification.

2.2 ZONING DISTRICTS

In order that the purpose of this Ordinance may be accomplished, the zoning districts are hereby established within the zoning jurisdictional area described in Section 6, and are hereby given the following designations:

Residential District -- R-20
Residential Agricultural District -- RA
Historic Business District – HBD
Business District – B
Residential – National Register District – R-NR
Manufactured Home Park District - MHP

In addition to the above zoning districts, the entire jurisdiction and extraterritorial jurisdiction of the Town of Cameron lie within a designated water supply watershed. Appropriate watershed regulations are incorporated into each district.

LOW DENSITY OPTION AND 5-70 PROVISION

The Governing Board of the Town of Cameron has chosen the Low Density option of development in order to comply with the Water Supply Watershed Protection Act. The Town retains the right to use the special non-residential intensity allocation (SNIA), to allow up to 5% of the town's jurisdiction (3452.7 acres as of July 1, 1993) to be developed up to 70%. The town will decide the location(s) for this allowance on a project-by-project basis.

2.3 INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules shall apply:

- A.** Unless otherwise specifically indicated, where district boundaries are shown on the Zoning Map as approximately parallel or following the center lines of streets, highways, railroad rights-of-way, utility easements, or stream beds, or such line extended, then such lines shall be construed to be such district boundaries.
- B.** Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.
- C.** Where a district boundary line divides a lot in single ownership, the requirements for the district in which the greater portion of the lot lies shall be extended to the balance of the lot, provided that such extension shall not include any part of such lot which lies more than fifty (50) feet beyond the district boundary, and further provided that the remaining parcel shall not be less than the minimum required for the district in which it is located.
- D.** Where any public street or alley is hereafter officially vacated or abandoned, the regulations applicable to parcels of abutting property shall apply to that portion of such street or alley thereto by virtue of such vacation or abandonment.
- E.** The Board of Adjustment shall be empowered to interpret the intent of the Zoning Map as to the location of district boundaries in case any further uncertainty exists.

3.1 APPLICATION

No building or land shall hereafter be used and no building or part thereof shall be erected, moved, or altered except in conformity with the regulations herein specified for the district in which it is located, except as hereinafter provided in this Ordinance.

3.2 ENFORCEMENT

A. ZONING OFFICER

The Town Board shall appoint a Zoning Officer to enforce the provisions of this Ordinance. The Zoning Officer will keep records of all variances to this Ordinance, all amendments to this Ordinance, and maintain records of the allotment of the 5-70 Special Non-residential Intensity Allocation. The assistance of such other persons may be provided as the Town Board may direct.

If the Zoning Officer shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of such violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violations of its provisions.

B. CERTIFICATE OF ZONING/WATERSHED COMPLIANCE AND BUILDING PERMIT REQUIRED

No land shall be used or occupied (except for agricultural purposes) and no building hereafter erected, structurally altered, or moved or its used changed until a Certificate of Zoning/Watershed Compliance shall be issued by the Zoning Officer, except in conformity with the provisions of this Ordinance or except after written order from the Board of Adjustment.

A Building Permit cannot be issued by the Building Inspector unless zoning/watershed compliance is certified.

A record of all certificates shall be kept on file in the office of the Zoning Officer and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the building or land involved.

C. APPLICATION PROCEDURES

Each application for a Certificate of Zoning/Watershed Compliance shall be accompanied by two (2) sets of plans drawn to scale, one (1) of which shall be returned to the applicant upon approval. The plan shall show the following:

- (1) The shape and dimensions of the lot on which the proposed building or use is to be erected or conducted;
- (2) The location of said lot with respect to adjacent rights-of-way;
- (3) The shape, dimensions, and location of all buildings, existing and proposed, on the said lot;
- (4) The nature of the proposed use of the building or land, including the extent and location of the use, on the said lot;
- (5) The location and dimensions of off-street parking and loading space and the means of ingress and egress to such space;
- (6) For building construction, other than single family residential, the percent of surface that will be built-upon; and
- (7) Any other information which the Zoning Officer may deem necessary for consideration in enforcing the provisions of this Ordinance.

A fee, set by the Town Board, shall be charged for the processing of such application. The adopted fee schedule shall be posted in the Town Clerk's Office.

D. RIGHT OF APPEAL

If the Certificate of Zoning/Watershed Compliance is denied, the applicant may appeal the action of the Zoning Officer to the Board of Adjustment; and that from the decision of the Board of Adjustment, recourse shall be had to courts as provided by law. It is further the intention of this Ordinance that the duties of the Town Board in connection with the Ordinance shall not include the hearing and passing upon disputed questions that may arise in connection with the enforcement thereof, but that the procedure for determining such questions shall be as herein set out in the Ordinance, and that the duties of the Town Board in connection with this Ordinance shall be only the duty of considering and passing upon any proposed amendment or repeal of the Ordinance as provided by law.

E. PENALTY

The Zoning Officer will notify any person, firm, or corporation of a suspected violation of this Ordinance in person or in writing. Any person, firm, or corporation who violates the provisions of this Ordinance shall upon conviction be guilty of a misdemeanor and shall be fined not exceeding five hundred (\$500) dollars and/or imprisoned not exceeding thirty (30) days. Each day of violation shall be considered a separate offense.

F. REMEDIES

In any case where a building is created, constructed, reconstructed, altered, repaired, converted, or maintained, or any building or land is used in violation of this Ordinance, the Zoning Officer, or any other appropriate Town authority, or any person who would be damaged by such violation, in addition to other remedies, may institute an action for injunction, or mandamus, or other appropriate action or proceeding to prevent such violations.

G. COMPLAINTS REGARDING VIOLATIONS

When a violation of this Ordinance occurs or is alleged to have occurred, any person may file a written complaint. Such complaint shall state fully the cause and basis thereof and shall be filed with the Zoning Officer. He shall record properly such complaint, investigate within ten (10) days, and take action thereon as provided in these regulations.

H. CANCELLATION OF PERMITS

A demolition, building, or occupancy permit shall be canceled by the Zoning Officer when the method of demolition, construction, or use violates any provisions contained in these regulations, or any state or local ordinance or resolution. Upon such cancellation, any further work upon the demolition, construction, alteration, or repair on said building or structure, or further use of said building or structure or land shall be deemed a violation. Each and every day such unlawful demolition, construction, alteration or repair on said building or structure, or further use of said building or structure or land continues shall be deemed a separate offense.

4.1 CONTINUANCE OF NONCONFORMING BUILDINGS

The nonconforming use of a building existing at the time of the passage of this Ordinance will not be affected by this Ordinance. The nonconforming use may be extended throughout the entire building, provided no structural alterations are required. No such use shall be extended to occupy the land outside the building. If the nonconforming building is removed or the nonconforming use of such building is discontinued for a continuous period of one hundred and eighty (180) days or more, future use of the building shall be in conformity with the provisions of this Ordinance.

4.2 CONTINUANCE OF NONCONFORMING USES OF LAND

The lawful nonconforming use of "land" existing at the time of the passage of this Ordinance shall not be affected by this Ordinance. However, no such nonconforming use of land may be extended to occupy more area than it occupied at the time of the passage of this Ordinance. If such nonconforming use is discontinued for a continuous period of one hundred and eighty (180) days or more, future use of the land shall be in conformity with the provision of this Ordinance.

4.3 CHANGE OF USE

A nonconforming use shall not be changed to any other use unless it is listed as permitted or special use for the district in which the nonconforming use is located.

4.4 NORMAL MAINTENANCE AND REPAIR OF NONCONFORMING USES

Normal maintenance and repair in a building occupied by a nonconforming use is permitted provided it does not increase the bulk of the structure nor extend the nonconforming use.

4.5 RECONSTRUCTION PROHIBITED

Any nonconforming structure or any structure containing a nonconforming use, which has been damaged by fire or other causes, may be reconstructed and used as before if it be done within one year of such damage, unless such structures have been determined by the Building Inspector to have been damaged to an extent exceeding fifty (50) percent of its then reproducible value or its bulk, exclusive of foundations, in which case any repair, reconstruction or use shall be in conformity with the provisions of this Ordinance.

4.6 NONCONFORMING COMMERCIAL USES IN RESIDENTIAL BUILDINGS IN THE RESIDENTIAL NATIONAL REGISTER DISTRICT (R-NR) 6/26/2018

- A. Permitted uses in the Historic Business District (HBD) listed in Section 6.4(A) may be allowed in lawful nonconforming uses in the Residential National Register District (R-NR) provided that:
1. No exterior structural change occurs in the building.
 2. Parking demand and traffic is not significantly increased beyond that legally existing, and
 3. There is no outdoor storage of goods.
- B. Special retail uses in the Historic Business District (HBD) listed in Section 6.4(b) may be allowed in lawful nonconforming uses in the Residential National Register District (R-NR) provided that:
1. Retail sales of other goods may be included as part of the sales of antiques without a special use permit if at least fifty (50) percent of the goods for sale include antiques, or
 2. A special use permit is granted by the Board of Commissioners for retail sales in excess of 50% of other goods for sale or any other special use allowed in the HBD District.

- C. The following special uses in the Historic Business District (HBD) listed in Section 6.4(B) – barber and beauty shops, coffee shops, and hardware stores – may be allowed in a lawful nonconforming use with a special use permit in the Residential National Register District (R-NR) as part of a mixed use provided that:
1. The additional use does not exceed 33% of the floor area of the building.
 2. The additional use does not occur in the front two-thirds of the building. The front two-thirds of the building shall be measured from the primary entrance.
 3. The additional use is not on display in the front two-thirds of the building.

5.1 REQUIRED YARDS NOT TO BE USED BY ANOTHER BUILDING

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

5.2 RELATIONSHIP OF BUILDING TO LOTS

Every building hereafter erected, moved, or structurally altered shall be located on a lot and in no case shall there be more than one principal building and its customary accessory buildings on the lot except in the case of a designed complex of institutional, residential, commercial, or industrial buildings in an appropriate zoning district, i.e., school campus, cluster housing, shopping center, research park, etc.

5.3 STREET ACCESS

No building shall be erected on a lot which does not abut a street or have legal access to a street for a width of at least thirty (30) feet provided, that in a designed shopping center in a commercial district, or a planned project in a residential district building may be erected adjoining a parking area or other dedicated open space, used in common with other lots.

5.4 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 be at least the minimum requirements established by this Ordinance.

5.5 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.

5.6 NEWLY ADDED AREAS

When additional territory is included within the zoning jurisdiction of the Town of Cameron it shall be zoned by the Town Board at that time.

5.7 CURB CUTS GIVING ACCESS TO PUBLIC RIGHTS-OF-WAY

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 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 Department of Transportation.

5.8 ACCESSORY BUILDINGS

No accessory building shall be located in any required front or side yards.

5.9 MANUFACTURED HOMES AS TEMPORARY USES

Manufactured homes may be allowed as temporary quarters in any district at the discretion of the Zoning Officer. Examples of permissible temporary quarters are construction offices and temporary disaster relief quarters for any type of use. Permits for 60-day periods of use must be obtained from the Zoning Officer, who can renew the permits for additional 60-day periods at his discretion. Appeal of the Zoning Officer's decisions are to be Board of Adjustment.

5.10 MANUFACTURED HOMES TO BE UNDERPINNED

In order to ensure public safety and welfare, every manufactured home located in the Town of Cameron or its extraterritorial jurisdiction at the time of the passage of this ordinance will, within one year, be underpinned with materials approved by and in a manner approved by the Zoning Officer. The Zoning Officer along with the town staff, will notify each manufactured homeowner of this requirement, and insure compliance within one year.

5.11 CLUSTER DEVELOPMENT

Clustering of development is allowed under the following conditions:

- A. Minimum lot sizes are not applicable to single family cluster development projects; however, the total number of lots shall not exceed the number of lots allowed for single family detached developments in Section 6. Built-upon area shall not exceed that allowed for the balance of the watershed.
- B. All built-upon area shall be designed and located to minimize stormwater runoff impact to the receiving waters and minimize concentrated stormwater flow.
- C. The remainder of the tract shall remain in a vegetated or natural state. Where the development has an incorporated property owners association, the title of the open space area shall be conveyed to the association for management. Where a property association is not incorporated, a maintenance agreement shall be filed with the property deeds.

5.12 BUFFERS REQUIRED

- A.** A minimum of thirty (30) foot vegetative buffer is required for development activities along all perennial waters indicated on the most recent versions of U.S.G.S. 1:24,000 (7.5 minute) scale topographic maps or as determined by local government studies. Desirable artificial streambank or shoreline stabilization is permitted.
- B.** No new development is allowed in the buffer except for water dependent structures and public projects such as road crossings and greenways where no practical alternative exists. These activities should minimize built-upon surface area, direct runoff away from the surface waters and maximize the utilization of stormwater Best Management Practices.

5.13 PUBLIC HEALTH REGULATIONS

- A.** Public Health, in general. No activity, situation, structure or land use shall be allowed within the watershed which poses a threat to water quality and the public health, safety and welfare. Such conditions may arise from inadequate onsite sewage systems which utilize ground absorption; inadequate sedimentation and erosion control measures; the improper storage or disposal of junk, trash or other refuse within a buffer area; the absence or improper implementation of a spill containment plan for toxic and hazardous materials; the improper management of stormwater runoff; or any other situation found to pose a threat to water quality.
- B.** Abatement. The Zoning Officer shall monitor land use activities within the watershed areas to identify situations that may pose a threat to water quality.
- C.** The Zoning Officer shall report all findings to the Planning Board. The Zoning Officer may consult with any public agency or official and request recommendations.

5.14 EXCEPTIONS TO APPLICABILITY AND EXISTING DEVELOPMENT

- A.** Any existing development as defined in this Ordinance, may be continued and maintained subject to the provisions provided herein. Expansions to structures classified as existing development must meet the requirements of this Ordinance, however, the built-upon area of the existing development is not required to be included in the density calculations.

- B. Vacant Lots.** This category consists of vacant lots for which plats or deeds have been recorded in the office of the Register of Deeds of Moore County. Lots may be used for any of the uses allowed in the watershed area in which it is located, provided the following:
1. Where the lot area is below the minimum specified in this Ordinance the Zoning Officer is authorized to issue a watershed protection permit.
 2. Notwithstanding the foregoing, whenever two or more contiguous residential vacant lots of record are in single ownership at any time after the adoption of this Ordinance and such lots individually have less area than the minimum requirements for residential purposes for the watershed area in which such lots are located, such lots shall be combined to create one or more lots that meet the standards of this Ordinance, or if this is impossible, reduce to the extent possible the nonconformity of the lots.
- C. Occupied Lots.** This category consists of lots, occupied for residential purposes at the time of the adoption of this Ordinance. These lots may continue to be used provided that whenever two or more adjoining lots of record, one of which is occupied, are in single ownership at any time after the adoption of this ordinance, and such lots individually or together have less area than the watershed area in which they are located, such lots shall be combined to create lots which meet the minimum size requirements or which minimize the degree of nonconformity.

6.0 INTERPRETATION

Zoning districts have uses specified as permitted by right, special uses, uses permitted with special requirements, and special uses with special requirements. The “Table of Permitted Uses” (Appendix A) shows the uses allowed in each zoning district. The following describes the processes of each of the categories that the uses are subject to:

1. **Permitted by Right (P):** Administrative review and approval subject to district regulations and other applicable requirements only.
2. **Permitted with Special Requirements (PS):** Administrative review and approval subject to district regulations and other special requirements as set forth in this Ordinance.
3. **Special Uses (S):** Town Board of Commissioners review and approval of Special Use Permit (with recommendation from Planning Board) subject to district regulations, other applicable requirements, and conditions of approval as specified in Section 11.
4. **Special Uses with Special Requirements (SS):** Some Special Uses may also be subject to special requirements as set forth in this Ordinance.
5. **Uses Not Permitted:** Uses not marked with a P, PS, S, or SS are not permitted.

If a use is not specifically listed in any of the districts listed in the “Table of Permitted Uses” or in this Ordinance, then the Zoning Officer shall have the authority to interpret in which district the use, if any, should be permitted. Unless specifically prohibited by this ordinance, any use not listed in the “Table of Permitted Uses” shall be permitted with the issuance of a special use permit.

6.1 RESIDENTIAL DISTRICT (R-20)

This residential district is established to accommodate single-family and planned residential developments at minimum urban densities in areas where urban services are available, to stabilize existing residential areas by limiting conflicting uses from occurring in such residential areas; to prevent unduly dense development in areas not receiving urban services; and to enhance the prospects for future residential development in an orderly manner.

(A) PERMITTED USES

Class "A" manufactured homes

Single-family dwelling

Public parks and recreation facilities

Religious uses including churches and other places of worship; religious education buildings and parish houses

Temporary Emergency, Construction, or Repair Residences (PS)

Telecommunication towers 35 feet or less (PS)

Libraries, Museums, Art Galleries, Art Centers & Community Centers (including Associated Educational & Instructional Activities) or similar public venue.

Home occupations Level 1, provided that there is no display and no person, other than a resident on the premises, is employer specifically with the home occupation, except that no more than one (1) assistant may be employed by the following home occupations: attorney, dentist, physician, chiropractor, and osteopath. Provided further, that no mechanical equipment is installed or used except such that is used for domestic or professional purposes, and that not over 25 percent of the total floor space of any structure is used for home occupations.

Accessory uses to permitted uses, provided that no accessory building shall be rented or occupied for gain, and provided that no accessory building shall be constructed upon a lot until the construction of the main building has commenced. There shall be no more than two accessory buildings per 20,000 square foot residential lot. For residential lots in excess of 20,000 square feet, one (1) additional accessory use shall be allowed for every 5,000 square feet over 20,000.

(B) SPECIAL USES

Bed and Breakfast

Home based business, Level 2

Club facilities, including meeting halls, lodges, and athletic facilities

Golf courses

Schools, colleges, libraries, and other public institutions

Swimming Pools (Pools in existence as of the date of adoption of this Ordinance shall have one year from that date to meet the conditions listed in Section 11 of this Ordinance.

Private nonprofit outdoor recreation facilities

Public utility and municipal transformer stations, pumping stations, water and sewer treatment plants, etc.

All structures except fences shall be set back from all property lines by at least one foot for every foot of structure height. All such structures shall be architecturally in keeping with surrounding development to the maximum extent possible.

SECTION 6.	DISTRICT REGULATIONS
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(C) OTHER USES may be considered in this zoning district subject to the following conditions.

1. The use has not been contemplated as a permitted or special use within any of the following zoning districts: B, R-NR, RA, HBD, B or MHP.
2. The use is not comparable in impacts, scale or type to other uses allowed as special or permitted uses within the district.
3. The use receives approval through a special use permit.
4. If impacts from the use are comparable to other uses allowed as special or permitted uses within the district, then they shall be permitted through the comparable administrative or special use approval process.

(C) DIMENSIONAL REQUIREMENTS

Single-Family Residential		
Lot	Width	Minimum 75 feet
	Area	Minimum 20,000 square feet
Yards	Front	Minimum 25 feet
	Rear	Minimum 25 feet
	Side	Minimum 12 feet
	Corner Side	Minimum 25 feet

Other Uses Permitted In Zone		
Lot	Width	Minimum 150 feet
	Area	Maximum 24% built upon
Yards	Front	Minimum 25 feet
	Rear	Minimum 18 feet
	Side	Minimum 18 feet

(D) Parking

Off-street parking shall be provided according to the provisions set forth in Section 7 of this Ordinance.

(E) SIGNS

All Signs shall conform to the provisions set forth in Section 9 of this Ordinance.

(F) ARCHITECTURAL STANDARDS

All residential construction is encouraged to conform in *street orientation* and *massing* to adjacent homes.

Schools, churches, and government buildings are encouraged to be built so that they terminate a *street vista* whenever possible, and should be of sufficient design to create visual anchors for the community. Where metal paneling is proposed, it should not exceed 25% of a wall surface area.

1. Materials

- a) Residential building walls are encouraged to be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stucco or approved vinyl.
- b) Civic building walls are encouraged to be clad in stone, brick, marble, or cast concrete.
- c) Garden walls may be of brick or stucco matching the principle building.
- d) Civic roofs are encouraged to be clad in slate, sheet metal, corrugate metal, or diamond tab asphalt shingles.
- e) Principle building roofs are encouraged to have a pitch that conforms to the roof pitches of adjacent homes.
- f) Gutters and down spouts are encouraged to be made of copper or galvanized painted metal.
- g) The orders, if provided, are encouraged to be made of wood or cast concrete.

2. Configurations

- a) Two wall materials may be combined horizontally on one façade. The heavier material should be below.
- b) Exterior chimneys are encouraged to be finished in brick or stucco.
- c) Stains and paints used for exterior walls should conform to the existing appearance and character of the neighborhood.
- d) The undercroft of buildings should be enclosed.
- e) Flat roof lines are permitted.
- f) The orders, if provided, should be Tuscan or Doric with their proportions and moldings according to The American Vignola.

3. Techniques

- a) Overhanging eaves may expose rafters.
- b) Flush eaves should be finished by profiled molding or gutters.
- c) Windows should be set to the inside of the building face wall.
- d) All rooftop equipment shall be enclosed in building material that shall be enclosed in building material that matches the structure or is visually compatible with the structure.

6.2 RESIDENTIAL – AGRICULTURE DISTRICT (RA)

This district is composed of low density residential development and open area which is used as farms and woodland. The regulations of this district are intended to (1) insure that residential development, not having access to public water supplies and which is dependent upon septic tanks for sewage disposal, will occur at sufficiently low densities to insure a healthful environment, and (2) protect agricultural and residential areas from an influx of incompatible uses which would render such areas undesirable for farms and future development.

(A) PERMITTED USES

Class “A” manufactured homes
Primary residence with accessory apartment

Single-family dwelling

Class “B” manufactured homes

Public parks and recreation facilities
Temporary Emergency, Construction, or Repair Residences (PS)

Religious uses including churches and other places of worship; religious education buildings and parish houses

Public utility lines

Home occupations Level 1, provided that there is no display and no person, other than a resident on the premises, is employed specifically with the home occupation, except that no more than one (1) assistant may be employed by the following home occupations: attorney, dentist, physician, chiropractor, and osteopath. Provided further, that no mechanical equipment is installed or used except such that is used for domestic or professional purposes, and that not over 25 percent of the total floor space of any structure is used for home occupations.

Agriculture (including orchards, pasturage, and field crops, excluding commercial production of swine or poultry).

Barns and similar farming buildings

Commercial Greenhouses and Nursery Operations

Telecommunication towers 35 feet or less (PS)

Produce Stands

Veterinarians Offices

Kennels

Horse Stable, Riding Stables/Academies (Private and Public)

Accessory buildings to permitted uses, provided that no residential accessory building shall be rented or occupied for gain and provided that no accessory building shall be constructed upon a lot until the construction of the main building has commenced. There shall be no more than two accessory building per 40,000 square foot residential lot. For residential lots in excess of 40,000 square feet, one (1) additional accessory building is allowed for each 5,000 square feet over 40,000.

(B) SPECIAL USES

Bed and Breakfasts

Home based business, Level 2

Cemeteries

Club facilities, including meeting halls, lodges, and athletic facilities

Camp and Retreat Centers

Golf courses

Temporary Emergency, Construction, or Repair Residences

Trade and repair shops, provided that all materials are stored and operations take place with an enclosed building

Libraries, Museums, Art Galleries, Art Centers & Community Centers (including Associated Educational & Instructional Activities) or similar public venue.

Multi-family dwellings

Swimming Pools (Pools in existence as of the date of adoption of this Ordinance shall have one year from that date to meet the conditions listed in Section 11 of this Ordinance.

Schools, colleges, libraries, and other public institutions

Two-family dwellings

Primary Residence with Accessory Apartment

Private day care centers and nurseries

Solar Farms

Telecommunications Towers & Antennas Attached Thereto that exceed 35 Feet in Height

Shooting Ranges

Public utility and municipal transformer stations, pumping stations, water and sewer treatment plants, etc. All structures except fences shall be set back from all property lines by at least one foot for every foot of structure height. All such structures shall be architecturally in keeping with surrounding development to the maximum extent possible.

Retail shops, stores, and service establishments

Manufacture homes for use as temporary offices or commercial establishments, while permanent quarters for the establishment are being constructed. Should construction not be begun within six (6) months of the establishment of the temporary use, such use must be discontinued. However, the Board of Adjustment may extend the temporary zoning compliance permit for an additional six (6) months if the Board receives adequate assurances that construction of the permanent building will commence within the extended time period.

Trades such as carpentry, electrical, plumbing, heating, and ventilating shops; upholstery, decorating, paint, and sign shops, service stations with outside lifts; and similar enterprises catering to household and business establishments; provided that all materials are stored and operations take place within an enclosed building.

- (C) **OTHER USES** may be considered in this zoning district subject to the following conditions.
1. The use has not been contemplated as a permitted or special use within any of the following zoning districts: B, R-NR, RA, HBD, B or MHP.
 2. The use is not comparable in impacts, scale or type to other uses allowed as special or permitted uses within the district.
 3. The use receives approval through a special use permit.
 4. If impacts from the use are comparable to other uses allowed as special or permitted uses within the district, then they shall be permitted through the comparable administrative or special use approval process.

(D) **DIMENSIONAL REQUIREMENTS**

Single-Family Residential		
Lot	Width	Minimum 75 feet
	Area	Minimum 40,000 square feet
Yards	Front	Minimum 25 feet
	Rear	Minimum 25 feet
	Side	Minimum 15 feet
	Corner Side	Minimum 25 feet

Other Uses Permitted In Zone		
Lot	Width	Minimum 150 feet
	Area	Minimum 40,000 sq feet Maximum 24% built upon
Yards	Front	Minimum 25 feet
	Rear	Minimum 25 feet
	Side	Minimum 18 feet

(E) PARKING

Off-street parking shall be provided according to the provisions set forth in Section 7 of this Ordinance.

(F) SIGNS

All signs shall conform to the provisions set forth in Section 9 of this Ordinance.

(G) ARCHITECTURAL STANDARDS

All residential construction is encouraged to conform in *street orientation* and *massing* to adjacent homes.

Schools, churches, and government buildings are encouraged to be built so that they terminate a *street vista* whenever possible, and should be of sufficient design to create visual anchors for the community. Where metal paneling is proposed, it should not exceed 25% of a wall surface area.

1. Materials

- a) Residential building walls are encouraged to be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stucco or approved vinyl.
- b) Civic building walls are encouraged to be clad in stone, brick, marble, or cast concrete.
- c) Garden walls may be of brick or stucco matching the principle building.
- d) Civic roofs are encouraged to be clad in slate, sheet metal, corrugate metal, or diamond tab asphalt shingles.
- e) Principle building roofs are encouraged to have a pitch that conforms to the roof pitches of adjacent homes.
- f) Gutters and down spouts are encouraged to be made of copper or galvanized painted metal.
- g) The orders, if provided, are encouraged to be made of wood or cast concrete.

2. Configurations

- a) Two wall materials may be combined horizontally on one façade. The heavier material should be below.
- b) Exterior chimneys are encouraged to be finished in brick or stucco.
- c) Stains and paints used for exterior walls should conform to the existing appearance and character of the neighborhood.
- d) The undercroft of buildings should be enclosed.
- e) Flat rooflines are permitted.

- f) The orders, if provided, should be Tuscan or Doric with their proportions and moldings according to The American Vignola.

3. Techniques

- a) Overhanging eaves may expose rafters.
- b) Flush eaves should be finished by profiled molding or gutters.
- c) Windows should be set to the inside of the building face wall.
- d) All rooftop equipment shall be enclosed in building material that shall be enclosed in building material that matches the structure or is visually compatible with the structure.

6.3 HISTORIC BUSINESS DISTRICT (HBD)

The principal use of land in this district shall be for concentrated business development. Regulations are intended to encourage the construction of and the continued use of the land for downtown commercial and service areas; and to prohibit heavier commercial and industrial uses which would substantially interfere with the orderly growth of the district to meet the needs of increased populations in the market area.

(A) PERMITTED USES

Antique Shops and Stores

Offices for business and professional purposes.

Retail shops, stores and services establishments

Governmental offices and services, Fire Stations, Police stations, Rescue Squad, and Ambulance Services

Public utility lines and facilities, excluding outside storage yards

Parking lots

Religious uses including churches and other places of worship, religious education buildings, and parish houses

Single-Family Dwelling on 2nd Floor of Operating Business (PS)

Rescue Squad/Ambulance service

Farmer's Markets

Retail Shops, stores and service establishments

Barber and beauty salons

Photography services

Temporary Emergency Construction or repair services

Single Family dwelling on 2nd floor of operating business

Neighborhood parks

Restaurants

Mobile Food Vendor (to comply with Town Policy).

Accessory uses and structures. Any use of a structure customarily incidental to the principal use of a structure or to a special use for which a permit has been issued.

(B) SPECIAL USES

Bed and Breakfasts

Banks (CS)

Storage, provided the use is within a building and the use is not visible from outside the building.

Trade and repair shops, provided that all materials are stored and operations take place within an enclosed building

Libraries, Museums, Art Galleries, Art Centers & Community Centers (including Associated Educational & Instructional Activities) or similar public venue.

Manufactured homes for use as temporary offices or commercial establishments, while permanent quarters for the establishment are being constructed. Should construction not be begun within six (6) months of the establishment of the temporary use, such use must be discontinued. However, the Board of Adjustment may extend the temporary zoning compliance permit for an additional six (6) months if the Board receives adequate assurances that construction of the permanent building will commence within the extended time period.

- (C) **OTHER USES** may be considered in this zoning district subject to the following conditions.
1. The use has not been contemplated as a permitted or special use within any of the following zoning districts: B, R-NR, RA, HBD, B or MHP.
 2. The use is not comparable in impacts, scale or type to other uses allowed as special or permitted uses within the district.
 3. The use receives approval through a special use permit.
 4. If impacts from the use are comparable to other uses allowed as special or permitted uses within the district, then they shall be permitted through the comparable administrative or special use approval process.

(D) DIMENSIONAL REQUIREMENTS

Lot	Width	Minimum 50 feet
Yards	Front	Minimum shall be the average setback from the street for existing adjacent buildings.
	Rear	Minimum 25 feet
	Side	Minimum 5 feet

(E) OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided according to the provisions set forth in Section 7 of this Ordinance, with the following exception:

Banks and other establishments with drive-in windows shall file a circulation plan providing adequate off-street waiting lanes for drive-in customers.

(F) SIGNS

All signs shall conform to the provisions set forth in Section 9 of this Ordinance.

(G) ARCHITECTURAL STANDARDS

Churches and government buildings shall be built so that they terminate a *street vista* whenever possible, and should be of sufficient design to create visual anchors for the community.

1. Materials

- a) Civic and commercial building walls shall be clad in stone, brick, marble, or cast concrete.
- b) Civic and commercial roofs are shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles.
- c) Principle building roofs shall have a pitch that conforms to the roof pitches of adjacent buildings.
- d) Gutters and down spouts shall be made of copper or galvanized painted metal.
- e) The orders, if provided, shall be made of wood or cast concrete.

2. Configurations

- a) Two wall materials may be combined horizontally on one façade. The heavier material shall be below.
- b) Exterior chimneys shall be finished in brick or stucco.
- c) Stains and paints used for exterior walls shall conform to the existing appearance and character of the neighborhood.
- d) The undercroft of buildings shall be enclosed.
- e) Flat roof lines are permitted.
- f) The orders, if provided, shall be constructed with their proportions and moldings according to The American Vignola.

3. Techniques

- a) Overhanging eaves may expose rafters.
- b) Flush eaves shall be finished by profiled molding or gutters.
- c) Windows shall be set to the inside of the building face wall.
- d) All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.

6.4 BUSINESS DISTRICT (B)

The Business District is established to provide attractive and safe areas for commercial and services uses to serve the surrounding residential areas. It is the intent of this district to protect natural resources, encourage traffic safety, encourage landscape improvements, and enhance the overall appearance of the areas within the district and the community.

(A) PERMITTED USES

Antique Stores
Retail Sales
Retail Sales with outside storage
Farmer's Markets
Manufactured Housing Sales
Barber and Beauty Shops
Photography Services
Restaurants
Mobile Food Vendors (to comply with Town Policy)
Drive-in Food Services
Neighborhood parks
Governmental offices and services, Fire Stations, Police stations, Rescue Squad, and Ambulance Services
Religious uses including churches and other places of worship, religious education buildings, and parish houses
Single Family dwelling on 2nd floor of operating business
Temporary Emergency, Construction, or Repair Residences
Automatic Teller Machine, Freestanding with Drive thru or Parking
Trade and repair shops, provided that all materials are stored and operations take place with an enclosed building
Recreation Facility, Athletics
Motor Vehicle Sales and Rental or Sales & Service, Service Stations, Repair Shop or Body Shop, Car Wash, and towing and wrecker service.
Storage and Mini Warehouses
Parking Lots
Warehousing or Distribution Center
Veterinarian Offices.
Commercial Greenhouse & Nursery Operations
Laundromat
Telecommunications Towers & Antenna 35 Feet Tall or Less
Swimming Pools (Pools in existence as of the date of adoption of this Ordinance shall have one year from that date to meet the conditions listed in Section 11 of this Ordinance.

Uses customarily accessory to permitted uses, however, in no case may sales, service, storage, or display take place on a public sidewalk.

(B) SPECIAL USES

Gasoline Stations
 Grocery Stores (Convenience Type)
 Wholesale Sales
 Hotels & Motels
 Bed & Breakfast Establishment
 Home Based Business, Level 1
 Home Based Business, Level 2
 Assembly of Products for Wholesale Sales
 Machine Shop
 Weaving/Knitting Mills
 Textiles
 Branch Banks
 Libraries, Museums, Art Galleries, Art Centers & Community Centers (including Associated Educational & Instructional Activities) or similar public venue.
 Arcade/Game Rooms
 Billiard Parlor/Pool Room
 Nursing Care Homes
 Nursing Care Institutions
 Hospitals, Medical Clinics or Dental Clinics
 Parking of vehicles or storage of equipment outside enclosed structures
 Telecommunications Towers & Antennas Attached Thereto that exceed 35 Feet in Height
 Funeral Homes
 Adult Day Care Facility
 Child Day Care Facility
 Family Child Care Home

- (C) OTHER USES** may be considered in this zoning district subject to the following conditions.
1. The use has not been contemplated as a permitted or special use within any of the following zoning districts: B, R-NR, RA, HBD, B or MHP.
 2. The use is not comparable in impacts, scale or type to other uses allowed as special or permitted uses within the district.
 3. The use receives approval through a special use permit.
 4. If impacts from the use are comparable to other uses allowed as special or permitted uses within the district, then they shall be permitted through the comparable administrative or special use approval process.

(D) DIMENSIONAL REQUIREMENTS

Lot	Width	Minimum 150 feet
	Area	Minimum 2 acres
Yards	Front	Minimum 25 feet
	Rear	Minimum 20 feet
	Side	No side yard is required, except where a lot abuts a residentially zoned lot. In such instance, the abutting side yard shall be at least twelve feet wide
	Corner Side	Minimum 20 feet

(E) OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided according to the provisions set forth in Section 7 of this Ordinance, with the following exception:

Banks and other establishments with drive-in windows shall file a circulation plan providing adequate off-street waiting lanes for drive-in customers.

(F) SIGNS

All signs shall conform to the provisions set forth in Section 9 of this Ordinance.

(G) ARCHITECTURAL STANDARDS

1. Materials

- a) Garden walls may be of brick or stucco matching the principle building.
- b) Civic roofs are encouraged to be clad in slate, sheet metal, corrugate metal, or diamond tab asphalt shingles.
- c) Principle building roofs are encouraged to have a pitch that conforms to the roof pitches of adjacent homes.
- d) Gutters and down spouts are encouraged to be made of copper or galvanized painted metal.
- e) The orders, if provided, are encouraged to be made of wood or cast concrete.

2. Configurations

- a) Two wall materials may be combined horizontally on one façade. The heavier material should be below.
- b) Exterior chimneys are encouraged to be finished in brick or stucco.
- c) Stains and paints used for exterior walls should conform to the existing appearance and character of the neighborhood.

- d) The undercroft of buildings should be enclosed.
- e) Flat rooflines are permitted.
- f) The orders, if provided, should be tuscan or doric with their proportions and moldings according to The American Vignola.

3. Techniques

- a) Overhanging eaves may expose rafters.
- b) Flush eaves should be finished by profiled molding or gutters.
- c) Windows should be set to the inside of the building face wall.
- d) All rooftop equipment shall be enclosed in building material that shall be enclosed in building material that matches the structure or is visually compatible with the structure.

6.5 RESIDENTIAL - NATIONAL REGISTER DISTRICT (R-NR)

This residential district is established to protect and preserve the appearance and architectural integrity of the lots and single-family residential homes in Cameron's National Register District from incompatible development.

(A) PERMITTED USES

Single-family dwellings

Religious uses including churches and other places of worship; religious education buildings and parish houses

Home Based Business, Level 1

Temporary Emergency, Construction, or Repair Residences

Farmers Markets

Accessory uses to permitted uses, provided that no accessory building shall be rented or occupied for gain, and provided that no accessory building shall be constructed upon a lot until the construction of the main building has commenced. There shall be no more than two accessory buildings per 20,000 square foot residential lot. For residential lots in excess of 20,000 square feet, one (1) additional accessory use shall be allowed for every 5,000 square feet over 20,000.

(B) SPECIAL USES

Bed and Breakfast

Swimming Pools (Pools in existence as of the date of adoption of this Ordinance shall have one year from that date to meet the conditions listed in Section 11 of this Ordinance.

Offices such as Attorneys, Physicians, other Professions, Insurance & Stock Brokers, Travel Agents, Governmental Office Buildings, Etc.

(C) OTHER USES may be considered in this zoning district subject to the following conditions.

1. The use has not been contemplated as a permitted or special use within any of the following zoning districts: B, R-NR, RA, HBD, B or MHP.
2. The use is not comparable in impacts, scale or type to other uses allowed as special or permitted uses within the district.
3. The use receives approval through a special use permit.
4. If impacts from the use are comparable to other uses allowed as special or permitted uses within the district, then they shall be permitted through the comparable administrative or special use approval process.

(D) DIMENSIONAL REQUIREMENTS

Single-Family Residential		
Lot	Width	Minimum 75 feet
	Area	Minimum 20,000 square feet
Yards	Front	Minimum 25 feet
	Rear	Minimum 25 feet
	Side	Minimum 12 feet
	Corner Side	Minimum 25 feet

Other Uses Permitted In Zone		
Lot	Width	Minimum 150 feet
	Area	Maximum 24% built upon
Yards	Front	Minimum 25 feet
	Rear	Minimum 18 feet
	Side	Minimum 18 feet

(E) PARKING

Off-street parking shall be provided according to the provisions set forth in Section 7 of this Ordinance.

(F) SIGNS

All Signs shall conform to the provisions set forth in Section 9 of this Ordinance.

(G) ARCHITECTURAL STANDARDS

All residential construction shall conform in street orientation, massing, and architectural detail to the adjacent homes in the district.

1. Materials

- a) Walls shall be constructed of wood clapboard, wood shingle, wood drop siding, primed board, woodboard and batten, brick, or stucco. Vinyl and aluminum siding shall be permitted only following a review and the approval by the North Carolina Historic Preservation Office.
- b) Garden walls shall be constructed of brick, stucco, or treated wood.
- c) Roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles.
- d) Roofs shall be constructed to have a pitch that conforms to the roof pitches of adjacent homes.
- e) Gutters and down spouts shall be made of copper or galvanized painted metal.
- f) The orders, if provided, shall be made of wood or cast concrete.

2. Configurations

- a) Two wall materials may be combined horizontally on one façade. The heavier material shall be below.
- b) Exterior chimneys shall be finished in brick or stucco.
- c) Stains and paints used for exterior walls shall conform to the existing appearance and character of the neighborhood.
- d) The undercroft of buildings shall be enclosed.
- e) Flat roof lines are prohibited.
- f) The orders, if provided, shall be constructed with their proportions and moldings according to The American Vignola.

3. Techniques

- a) Overhanging eaves may expose rafters.
- b) Flush eaves shall be finished by profiled moldings or gutters.
- c) Windows shall be set to the inside of the building face wall.
- d) All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.

Section 6.6 MANUFACTURED HOME PARK DISTRICT (MHP)

The Manufactured Home Park District is established to provide areas for the location and development of manufactured home parks.

A. PERMITTED USES

Manufactured Home Parks

Class A Manufactured Homes

Class B Manufactured Homes

Class C Manufactured Homes

Modular Housing

Service buildings, recreation buildings, and other areas or structures providing laundry, sanitation, and managerial facilities for the park

Uses customarily accessory to permitted uses

B. SPECIAL USES

Swimming Pools (Pools in existence as of the date of adoption of this Ordinance shall have one year from that date to meet the conditions listed in Section 11 of this Ordinance.

C. REGULATIONS

All manufactured home parks shall conform to the provisions set forth in Section 8 of this Ordinance.

7.1 OFF STREET PARKING REQUIREMENTS

Off-Street automobile parking and/or storage spaces shall be provided on the same lot as the principal use except in the Historic Business District (and as provided in Section 7.1 C below) at the time of erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another, in the amount specified by this section. Such parking spaces may be provided in a covered parking structure or properly graded open space.

(A) CERTIFICATION OF MINIMUM PARKING REQUIREMENTS

Each application for a building permit or certificate of occupancy submitted to the Building Inspector, shall include information as to the location and dimensions of off-street parking and loading space and the means of exit and entrance to such space. This information shall be in sufficient detail to enable the Building Inspector to determine whether or not the requirements of this section are being met.

(B) JOINT USE OF REQUIRED PARKING SPACE

The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use, except that one-half (1/2) of the parking spaces required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.

(C) REMOTE PARKING SPACE

If the off-street parking space required by this Ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space shall be provided on any lot a substantial portion of which is within five hundred (500) feet of the main entrance of such principal use, provided such land is in the same ownership as the principal use or leased on a long-term basis for the specific purpose to serve as parking space for the aforesaid principal use.

(D) IMPROVEMENT AND LOCATION STANDARDS

1. All off-street parking (including entrances, exits, and maneuvering and parking areas) shall have the access drive(s) paved from the existing street paving to a point at least fifteen (15) feet beyond the public right-of-way, except that single family dwellings shall be exempt from this requirements.
2. In addition, all parking lots that are regularly used shall be paved. This paving requirement shall not apply to parking lots already in use on or prior to the date this ordinance was adopted. Also, it shall not apply to parking lots used on an irregular operation schedule, only by churches, private clubs, or similar organizations.

3. For all parking lots, a strip of land a minimum of five (5) feet wide shall be provided along all property lines and be planted with shrubs, trees, and/or ground cover plants.
4. For parking lots with greater than five (5) spaces, trees shall be planted in the adjoining landscape areas or islands within the parking lot. A combination of large growing shade trees and small growing ornamental trees may be used to satisfy this requirement. One large tree shall be provided per eight (8) spaces or one (1) smaller ornamental tree per five (5) spaces.
 - a) A large growing shade tree shall be a tree that matures at a height greater than thirty five (35) feet. Each tree shall be a minimum of one and one-half (1 ½) inch caliper and have a minimum height of eight (8) feet at planting. Large growing trees shall not be planted under or adjacent to above ground utility lines. The minimum planting area for a large tree is 200 square feet.
 - b) A small growing ornamental tree shall exceed fifteen (15) feet at maturity. Each tree shall have a minimum one (1) inch caliper and minimum six (6) foot height at planting. The minimum planting area for a small tree is 150 square feet.
 - c) All required tree plantings shall be protected from a car bumpers with curbing, have adequate drainage and be mulched to a depth of five (5) inches at the time of planting.
 - d) Tree replacement. Owner(s) and their agents(s) shall be responsible for the installation, preservation and maintenance of all required plantings. Any dead, dying or missing vegetation shall be replaced within six (6) months with like or similar plants
 - e) The following is a list of recommended large growing trees:

(List is not comprehensive)

Acer rubrum -- **Red Maple**
 Acer saccharum -- **Sugar Maple**
 Betula nigra -- **River Birch**
 Carpinus betulus 'Fastigatus' -- **Fastigate European Hornbeam**
 Carpinus caroliniana -- **American Hornbeam**
 Cryptomeria japonica 'Yoshino' -- **Yoshino Cryptomeria**
 Ginkgo biloba (male) -- **Ginkgo**
 Gleditsia triacanthos -- **Thornless Honeylocust**
 Fraxinus pennsylvanica -- **Green Ash**
 Ilex opaca -- **American Holly**
 Juniperus virginiana -- **Eastern Red Cedar**
 Koelreuteria paniculata -- **Golden Raintree**
 Magnolia x 'Galaxy' -- **Galaxy magnolia**
 Pistacia chinensis -- **Chinese Pistacia**
 Quercus acutissima -- **Sawtooth Oak**
 Quercus alba -- **White Oak**

Quercus falcate -- **Southern Red Oak**
 Quercus laurifolia -- **Laurel Oak**
 Quercus palustris -- **Pin Oak**
 Quercus phellos -- **Willow Oak**
 Taxodium distichum -- **Bald Cypress**
 Ulmus parvifolia ‘Athena Elm’, Drake Elm’ or other hardy cultivar -- **Cultivar Elm**
 Zelkova serrata ‘Green Vase’ or other cultivar -- **Green Vase Zelkova**

f) The Following is a List of Recommended Small Growing Ornamental Trees:

(List is not comprehensive)

Acer buergeranum -- **Trident Maple**
 Acer griseum -- **Paperbark Maple**
 Acer palmatum -- **Japanese Maple**
 Cercis canadensis -- **Eastern Redbud**
 Cercis reniformis ‘Oklahoma’ -- **Oklahoma Redbud**
 Cornus kousa -- **Kousa Dogwood**
 Ilex burfordii -- Tree form -- **Burford Holly**
 Ilex x Nellie R. Stevens Holly -- **Nellie R. Stevens Holly**
 Juniperus scopulorum ‘Skyrocket’ -- **Skyrocket Juniper**
 Juniperus tortulosa ‘Hollywood’ -- **Hollywood Juniper**
 Koelreuteria bipinnata -- **Chinese Flame Tree**
 Ligustrum lucidum ‘Davidson Hardy’ Tree form -- **Tree form Ligustrum**
 Lagerstoremia indica -- **Crepe Myrtle** (select a disease resistant cultivar)
 Magnolia stellata -- **Star Magnolia** (many excellent cultivars)
 Magnolia virginia -- **Sweet Bay Magnolia**
 Malus ‘Callaway’ -- **Flowering Crabapple** (other disease resistant cultivars available)
 Prunus caroliniana -- **Carolina Cherry Laurel**
 Prunus cerasifera ‘Autropurpurea’ -- **Pissarii Plum**
 Prunus campanulata cincta ‘Okame’ -- **Okame Cherry**
 Prunus x ‘Hally Jolivette’
 Stewardia psuedocamellia -- **Japanese Stewardia**

(E) MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking space shall be provided with vehicular access to a street or alley; such use shall not thereafter be encroached upon or altered; and shall be equal in number to at least the minimum requirements for the specific uses set forth below:

USE CLASSIFICATION	PARKING SPACE REQUIREMENT
Auditorium or Theater largest	One (1) space for each four (4) seats in the assembly area.
Banks	One (1) parking space for each two hundred square feet of gross floor space plus one (1) space for each two (2) employees.
Bowling Alleys	Three (3) spaces per alley plus requirements for any other uses associated with the establishment such as a restaurant, etc.
Churches	One (1) space for each four (4) seats in the main chapel.
Club or Lodges	One (1) space for each two hundred (200) square feet of gross floor space.
Golf Courses	Four (4) spaces for each hole plus requirements for any other use associated with the golf course (restaurants, etc.)
Home Occupations	In addition to residence requirements one (1) parking space per five hundred (500) square feet of floor space devoted to the home occupation use.
Hospital or Nursing Homes	One (1) parking space for each two (2) beds plus one (1) space for each two (2) employees (nurses, attendants, etc.) plus one (1) space for each staff or visiting doctor.
Hotels	One (1) space for each room to be rented plus one additional space for each two (2) employees.

USE CLASSIFICATION	PARKING SPACE REQUIREMENT
Industrial or Manufacturing shift Establishments or Warehouses	One (1) space for each two (2) employees on of greatest employment, one (1) parking space for each managerial personnel, one (1) visitor parking space for each ten (10) managerial personnel and one (1) space for each vehicle used directly in the conduct of the business.
Kindergartens or Nurseries	One (1) space for each employee and four (4) spaces for off-street drop-off and pick-up.
Libraries	One (1) space for each three (3) seats provided for patron use.
Medical and Dental Offices	Four (4) spaces for each physician or dentist practicing at the clinic, plus one (1) space for each employee.
Mortuary or Funeral Homes	One (1) space for each four (4) seats in the assembly room or chapel.
Motels, Motor Courts or Bed and Breakfast	One (1) space for each unit plus one (1) space for each two (2) employees plus requirements for any other use associated with the establishment.
Offices, Business and Public	One (1) space for each two hundred (200) square feet of floor area.
Officer, Professional	One (1) parking space for each employee plus three (3) spaces for each professional member of the staff.
Restaurants, Cafes, Taverns, or Other Places Serving Food and Drink	One (1) space for each three (3) seats plus one (1) space for each two (2) employees.
Restaurants, Drive-In	One (1) space for each three (3) seats plus a minimum of fifteen (15) spaces for drive-in service plus one (1) space for each two (2) employees.
Rooming and Boarding Houses	One (1) space for each two (2) guest rooms, plus one (1) additional space for the owners.
Retail Uses Not Otherwise Listed	One (1) parking space for each one hundred (100) square feet of gross floor area.

USE CLASSIFICATION	PARKING SPACE REQUIREMENT
Schools, Elementary and Junior High	One (1) space for each classroom and administrative office plus adequate facilities for school bus parking and convenient loading and unloading of students.
Service Stations	Five (5) spaces for each lubrication rack and one (1) space for each two (2) employees.
Shopping Centers	One (1) parking space for every one hundred fifty (150) square feet of overall floor area.
Multi-Family Residences	One and one-half (1 ½) spaces for each dwelling unit.
Single Family Residences and Duplexes	Two (2) spaces for each dwelling unit.
Stadiums	One (1) space for each eight (8) seats.
Special situations which are not covered by the above shall be handled by the Board of Adjustment. In such cases the Board of Adjustment shall make the final determination as to the number of spaces to be required, but shall in all cases give due consideration to the needs and space available, and shall classify the proposed use in one of the categories listed above.	

7.2 OFF-STREET LOADING

(A) OFF-STREET LOADING AND UNLOADING SPACE REQUIREMENTS

Every building or structure used for business, trade, or industry hereafter erected, shall provide space as indicated herein for the loading and unloading of vehicles off the street or public alley. Such space shall have adequate access to an alley or in the absence of an alley, a public street. For the purposes of this section, an off-street loading space shall have minimum dimensions of twelve (12) feet by fifty (50) feet exclusive of adequate access drives and maneuvering space, and overhead clearance of fifteen (15) feet in height above the alley or street grade. A loading space requirement may be modified or waived by the Board of Adjustment on application in the case of a bank, auditorium, theater, assembly hall, or other building of similar limited space requirement.

(B) NUMBER OF REQUIRED OFF-STREET LOADING SPACES

SQUARE FEET OF GROSS FLOOR AREA	REQUIRED NUMBER OF SPACES
0 – 25,000	1
25,001 – 40,000	2
40,001 – 100,000	3
100,001 – 160,000	4
160,001 – 240,000	5
240,001 – 320,000	6
320,001 – 400,000	7
Each 90,000 above 400,000	1

Manufactured home parks are permitted as a special use only, and may be developed following approval of an application for a special use permit.

8.1 APPLICATION PROCEDURES FOR A SPECIAL USE PERMIT FOR A MANUFACTURED HOME PARK

(A) **Preliminary Plan:** A preliminary plan drawn to a scale of not less than 1" = 200' nor more than 1" = 50' shall be submitted to the Zoning Officer for review prior to application for a permit. The sketch plan should include among other things:

- a) location of drives and parking areas;
- b) location of manufactured home spaces;
- c) location and sizes of service buildings and other service area;
- d) topography and contours in areas where major grading will occur; and
- e) location, type and size of water supply and sewage systems.

Following the review, the zoning officer shall direct the owner/developer to prepare a final plan for a special use permit.

(B) **Final Plan:** Applications to the Planning Board and Town Board for a special use permit to construct, alter, or enlarge a manufactured home park shall be accompanied by a plan for the park, prepared by a registered engineer or architect, drawn to a scale of not less than 1" = 200' nor more than 1" = 50'. Three copies shall be submitted. The plan shall show the following:

- a) locations of manufactured home spaces;
- b) drives, parking areas, walks, and access to a public street;
- c) the name of the manufactured home park, the name(s) and the addresses of the owner(s), the developer if applicable and the designer of the park;
- d) date, scale, and approximate North arrow;
- e) location and uses of any proposed buildings and building lines;
- f) proposed storm drainage plan for the entire manufactured home park;
- g) location and dimensions of all recreation areas, open spaces and parks.

- h) When public water or public sewer is not available, a written statement from the County Health Department shall be submitted with the manufactured home park plan indicating that the manufactured home park has adequate land area and suitable topography and soils to accommodate the proposed methods of water supply and sewage disposal.
 - i) Where a park is to be developed in sections, the plan shall show what part which is to be developed initially. No permit shall be issued for the initial establishment of any section of a manufactured home park with less than 5 spaces.
- (C) Following approval of the special use permit by the Planning Board and Town Board the developer may proceed with the construction of the manufactured home park.

8.2 CERTIFICATE OF OCCUPANCY

When the developer of the manufactured home park is satisfied that construction has been completed in accordance with the terms of the special use granted by the Town Board, certification of the completion shall be made, and the site shall be inspected by the Zoning Officer or his representative. After completion of the manufactured home park in compliance with the approved plan and other application regulations has been ascertained, the Certificate of Occupancy shall be issued by the Zoning Officer.

The manufactured home park shall be maintained in compliance with the terms of the special use. In the event of violation of the special use, the Certificate of Occupancy may be revoked for a specific section of a manufactured home park, which is in violation, or for the manufactured home park in its entirety, if necessary.

8.3 INSPECTIONS OF MANUFACTURED HOME PARKS

The Moore County Health Department and Cameron Zoning Officer may conduct as many inspections of manufactured home parks as deemed necessary to insure the maintenance of applicable standards.

8.4 MANUFACTURED HOME PARK REQUIREMENTS

- (A) **Area.** The area of the manufactured home park shall be a minimum of two (2) acres and the park shall have a minimum of five manufactured home spaces available at first occupancy.
- (B) **Density.** The Maximum number of units allowed per acre of land shall be the same as the minimum area per unit required for multi-family dwellings subject to yard, and other setback requirements (24% built-upon).
- (C) **Utilities.** The manufactured home parks, and all occupied units located in it, must be connected to the municipal water system or other systems approved by the Moore County Health Department or the North Carolina Division of Health Services and the North Carolina Division of Environmental Management.

- (D) **Yards and Setbacks.** All manufactured units and permanent structures must meet yard and setback requirements for principal structures in the district.
- (E) **Other Permitted Uses.** Service buildings, recreation buildings, and other areas or structures providing laundry, sanitation and managerial facilities are permitted and shall serve only the park in which they are located. No such facility shall have direct access to a public street but shall be served by the privately maintained roadway.
- (F) **Access and Parking.** Privately maintained roadways must be provided for access to individual units and other facilities located within the park. No manufactured home shall have direct access to a public street.
- (G) **Screening and Landscaping.** The manufactured home park shall have a screening strip of plant material five (5) feet wide minimum adjacent to and within the park boundary extending along the entire perimeter of the park. This requirement may be waived by the Board of Adjustment upon the recommendation of the Planning Board along any boundary which is naturally screened by evergreen plant materials or topography. Screening strips shall not be a portion of any manufactured home space, street, or private drive. Evergreen shrubs shall be four (4) feet or more in height at time of planting. The park shall be completely screened at a height of four (4) to six (6) feet from the view of adjacent properties. Landscaping shall be provided throughout the park with ample trees and shrubs to provide shade and break up open areas. All banks and open areas shall be grassed.
- (H) **One Manufactured Home Per Space.** No more than one (1) manufactured home may be parked on any manufactured home space.

8.5 MANUFACTURED HOME SPACE REQUIREMENTS

- (A) **Access.** Each space shall have access to an interior roadway with a paved width of at least 18 feet. No space shall have direct access to a public street.
- (B) **Clearance.** Each space shall be designed so that at least 30 feet clearance will be maintained between units and other structures within the park.
- (C) **Setbacks.** Manufactured home units shall be located so that a 25 foot setback is maintained from the centerline of the private interior roadway.
- (D) **Minimum Size.** There shall be no minimum size for a manufactured home space, however, the total built-upon area for any manufactured home park shall not exceed 24%. (All impervious services are included in built-upon calculations.)
- (E) **Parking.** Parking spaces sufficient to accommodate at least two (2) automobiles shall be constructed within each manufactured home space.

- (F) **Grading.** Each manufactured home space shall be graded and graded areas grassed to prevent erosion and provide adequate storm drainage away from the manufactured home.
- (G) **Utilities.** Each space shall have hook-up facilities for water, sewer, electricity, and telephone services. All occupied manufactured home units shall have and use sanitary facilities within the manufactured home unit.

8.6 ADDITIONAL REQUIREMENTS

Within a reasonable time (not to exceed six months) after being located in a manufactured home park, each manufactured home shall be underpinned with materials and in a manner approved by the Zoning Officer.

When allowed, such towers and associated equipment shall be subject to the following requirements:

9.1 REQUIREMENTS FOR ALL TOWERS AND ASSOCIATED EQUIPMENT WHEN APPLICABLE:

- A. Towers shall not interfere with normal radio and television reception in the vicinity. Commercial messages shall not be displayed on any tower.
- B. Lighting shall not exceed the Federal Aviation Administration (FAA) minimum, if lighting is required by the FAA. To the extent allowed by the FAA, strobes shall not be used for night time lighting. The lights shall be oriented so as not to project directly onto surrounding residential property, consistent with FAA requirements. Prior to issuance of a building permit, the applicant shall be required to submit documentation from the FAA that the lighting is the minimum lighting required by the FAA.
- C. Towers shall be constructed and maintained in conformance with all applicable building code requirements.
- D. In order to protect the public from unnecessary exposure to electromagnetic radiation, the tower owner shall provide documentation indicating that the power density levels do not exceed federally approved levels or American National Standards Institute (ANSI) standards, whichever provides the stricter requirements.

9.2 DIMENSIONS

- A. On top of structures: Towers (with the exception of concealed towers) may not be located on top of buildings or structures other than water towers.
- B. Setbacks: Towers in a nonresidential district and located on the ground or top of a water tower.
 - 1. If the top of the tower is seventy-five (75) feet high or less – normal setbacks of the zoning district for structures shall apply.
 - 2. If the top of the tower is more than seventy-five (75) feet high and is adjacent to property which is residentially zoned or used, the setback from adjacent property lines shall be one (1) foot for every foot in height, or the setback of the zoning district, whichever is greater.
 - 3. If the top of the tower is more than seventy-five (75) feet high and is adjacent to nonresidential property, the setback from a property line shall be at least fifty (50) feet and an additional one (1) foot for every foot of tower height over one hundred and fifty (150) feet.

9.3 SHARED USE OF TOWERS

To encourage shared use of towers, applications for towers, which will operate with more than one user immediately upon completion, may reduce setbacks from adjacent nonresidential property. The setback from adjacent nonresidential property may be reduced by 25% when two (2) users commit to occupy the tower immediately upon its completion or reduced by 50% when three (3) or more users commit to occupy the tower immediately upon its completion. However, the required setback distance may not be reduced to less than fifty 50 feet.

9.4 STORAGE

No outdoor storage yards shall be allowed on tower sites.

9.5 BUFFERS

The base of the tower, any guy wires, and any associated structures, walls, or fences shall be surrounded by a landscaped buffer a minimum of fifteen (15) feet wide. Sufficient plant material shall be used to screen the area to a height of six feet within three years of planting.

9.6 REMOVAL OF TOWERS

Towers, which are not used for a period of six (6) months or more, shall be removed by the owner within ninety (90) days of notice. Towers, which are not maintained for a period of six (6) months or more, shall be removed by the owner within ninety (90) days of notice. To assure the removal of towers which do not meet requirements for use or maintenance, a statement of financial responsibility, meeting the standards of the Town of Cameron, shall be submitted for each tower over one hundred (100) feet in height and a performance bond shall be posted for each tower over one hundred and fifty (150) feet. Removal costs shall be charged to the tower owner.

10.1 STATEMENT OF PURPOSE

The purpose of this section is to create the legal framework for a comprehensive but balanced system of street signs, and thereby to facilitate an easy and pleasant communication between people and their environment. With this purpose in mind, it is the intention of this section to authorize the use of street signs which are:

- A. compatible with their surroundings;
- B. appropriate to the type of activity to which they pertain;
- C. expressive of the identity of individual proprietors or of the community as a whole; and
- D. legible in the circumstances in which they are seen.

10.2 TABLES OF BASIC DESIGN ELEMENTS

With the exception of signs permitted in the residential districts and temporary political and real estate signs; no sign may be erected, displaced or substantially altered or reconstructed except in conformance with the Tables of Basic Design Elements. The Tables of Basic Design Elements are to be in full force and effect immediately upon enactment of this Ordinance.

10.3 TABLES OF BASIC DESIGN ELEMENTS

Business District
(Property Surrounded by Business or Industrial Uses)

Character of the street or highway situation from where a sign is seen		Items of Information allowed on sign	Wall Signs		Ground Signs		Projecting Signs	Roof Signs
Number of lanes	Speed limit (MPH)		Max area	Height	Max area	Max height	Maximum area	
2	25	15	20%	*	8 sq. ft.	12 ft.	8 sq. ft.	not permitted
2	35	15	20%	*	30 sq. ft.	16 ft.	25 sq. ft.	not permitted
2	45	15	20%	*	50 sq. ft.	16 ft.	not permitted	not permitted
2	55	15	20%	*	75 sq. ft.	20 ft.	not permitted	not permitted
4	55 and above	15	20%	*	90 sq. ft.	20 ft.	not permitted	not permitted

Business District
(Property Surrounded by Institutions, Residences or Rural Uses)

Character of the street or highway situation from where a sign is seen		Items of Information allowed on sign	Wall Signs		Ground Signs		Projecting Signs	Roof Signs
Number of lanes	Speed limit (MPH)		Max area	Height	Max area	Max height	Maximum area	
2	25	15	20%	*	6 sq. ft.	10 ft.	6 sq. ft.	not permitted
2	35	15	20%	*	25 sq. ft.	12 ft.	20 sq. ft.	not permitted
2	45	15	20%	*	35 sq. ft.	14 ft.	not permitted	not permitted
2	55	15	20%	*	70 sq. ft.	16 ft.	not permitted	not permitted
4	55 and above	15	20%	*	65 sq. ft.	16 ft.	not permitted	not permitted

10.4 CHARACTERIZATION OF SURROUNDING AREAS

For purposes of applying the Table of Basic Design Elements, the area surrounding any commercial or industrial use shall be considered residential or industrial wherever there is a residential or industrial area within 500 feet of the property line of such commercial or industrial use.

10.5 ITEMS OF INFORMATION ALLOWED

- (A) Each land use is entitled to display a street sign, containing up to fifteen (15) items of information, on each street or highway to which it has access. However, if the name of the proprietor occupying the building and its premises contains more than fifteen (15) items of information, the name may be displayed once on each street frontage on any allowable street sign, provided no other sign is displayed on the building or its premises to that frontage.
- (B) An “item of information” means any of the following: a syllable of a word; an abbreviation; a number; a symbol; or a geometric shape. When interpreting this provision, inclusion of a punctuation mark, a telephone number, or hours of operation on a sign shall each be considered as only one item of information. In addition, signs combining several different geometric or non-geometrical shapes or shapes of unusual configuration are to be assessed on additional item for each non-continuous plane.
- (C) In computing items of information, the following lettering is not to be included:
- (1) Lettering less than three (3) inches in height, if it is contained in a wall sign;
 - (2) Letters less than nineteen (19) inches in height carved into or securely attached in such a way that they are an architectural detail of a building, provided:
 - a) They are not illuminated apart from the building, are not made of a reflecting material, and do not contrast sharply in color with the building; and
 - b) Do not exceed one (1) inch in thickness.
- (D) Provided the items of information allowance authorized by this section is not exceeded, street signs may be displayed as ground signs, wall signs, or projecting signs, within the limitations and restrictions as further provided by this section.

10.6 GROUND SIGNS

- (A) Any activity may display one ground sign of the area and height indicated in the Table of Basic Design Elements, provided:
- (1) The activity is accessible by automobile and has off-street parking on the premises; or

- (2) the edge of the building or structure in which the activity is conducted is set back at least thirty-five (35) feet from the edge of the adjacent street or highway right-of-way. The height of a ground sign shall be measured from the grade at the edge of the right-of-way.

(B) Ground signs are also subject to the following additional limitations:

- (1) a ground sign which is six (6) square feet or more in area may be displayed only on a frontage of 100 feet or more, and may not be closer than 100 feet to any other ground sign which is six (6) square feet or more in size;
- (2) an activity may have both ground and projecting signs if only one of these signs is six (6) square feet or more in size.

(C) Ground signs for industrial activities are subject to the following special area and height requirements, provided the industrial activity has a frontage of at least 300 feet and a setback of at least seventy-five (75) feet:

- (1) the area of the ground sign may be no larger than the signable wall area of the building, as determined under section 9.7.
- (2) the height of the ground sign may be five (5) feet in institutional or residential surroundings, otherwise ten (10) feet.

10.7 WALL AND ROOF SIGNS

(A) Subject to the requirements of the Table of Basic Design Elements, any activity may display a wall sign. Wall signs may be attached flat to or pinned away from the wall, and may not project from the wall by more than twelve (12) inches. Roof signs are prohibited. For purposes of this section, a “roof sign” is a street sign which is displayed above the eaves and under the roofline, and an “above-roof sign” is a street sign which is displayed above the roof line.

(B) The permitted area of wall signs is shown by the Table of Basic Design Elements, which indicates the percentage of the signable area of the building or structure which may be utilized for wall signs. “Signable area” of the building means an area of the façade of the building up to the roof line which is free of windows and doors or major architectural details. The person displaying the wall sign may determine the signable area by choosing one such area on the building façade below the height limits for wall signs established by paragraph D(2) of this section, and by then calculating the number of square feet which are enclosed by an imaginary rectangle or square which is drawn around this area.

- (C) In calculating the signable wall area of a building which may be used for wall signs the following provisions also apply:
- (1) If the sign is enclosed by a box or outline, the total area of the sign, including the background, is counted as part of the signable area. If the sign consists of individual letters, only the area of the letters is counted as part of the signable area;
 - (2) If individual letters or a box sign is placed between window spandrels, the height of the letters or box may not exceed two-thirds of the height of the spandrel;
 - (3) A sign may not cover or interrupt major architectural features.
- (D) Wall signs are subject to the following height limitations:
- (1) Wall signs placed in the space between windows may not exceed in height more than two-thirds of the distance between the top of a window and the sill of the window above, or major architectural details related thereto;
 - (2) Wall signs may extend to the roof line.

10.8 PROJECTING SIGNS

- (A) Any commercial or institutional activity may display one projecting sign on each street frontage. The permitted area of projecting signs is shown in the Table of Basic Design Elements.
- (B) The following additional regulations also apply to projecting signs:
- (1) projecting signs must clear sidewalks by at least eight (8) feet, and may project no more than four (4) feet from the building (marquee signs are excluded from this constraint) or one-third the width of the sidewalk, whichever is less;
 - (2) projecting signs must be pinned away from the wall at least six (6) inches;
 - (3) projecting signs are not permitted at the intersection of corners, except at right angles to a building front;
 - (4) projecting signs may extend to the bottom of the eaves of a building.
 - (5) no projecting sign may be displayed unless the building to which it is attached is twenty (20) feet or more in width, and no projecting sign may be closer than fifty (50) feet to any other projecting sign.

10.9 SIGNS IN RESIDENTIAL DISTRICTS

- (A) Any use permitted in a residential district may display one on-premises street sign not to exceed six (6) square feet in size.
- (B) Any use permitted in a residential district may display temporary political and real estate signs.
- (C) A permitted sign may contain up to fifteen (15) “items of information” as established by Section 9.5.

10.10 PORTABLE SIGNS

Portable signs are not permitted for use by any activity in any of the zoning districts.

10.11 OUTDOOR ADVERTISING SIGNS (BILLBOARDS)

Outdoor advertising signs are not permitted for use by any activity in any of the zoning districts.

10.12 SPECIAL SITUATIONS

- (A) **Buildings in joint occupancy or multiple use.** When a building (1) is occupied by a single occupant who carries on more than one activity within the building, or (2) contains two or more activities carried on by different occupants, the building shall be permitted only one sign which may list the name of each activity or occupant.
- (B) **Off-street parking.** Street signs may be displayed on the side or rear of a building adjacent to an off-street parking area if the off-street parking area is forty (40) feet or more in width. However, the side or rear of the building adjacent to the off-street parking area may not be included when calculating the signable wall area allowable to wall signs under this Ordinance.
- (C) **Multiple frontages.** If a building has frontage on or access to two or more streets or highways, each side of the building is to be separately considered for purposes of determining compliance with the provisions of this section and of the Table of Basic Design Elements. Area allowances for street signs may be utilized only on the side of the building from which they are calculated.

10.13 AREAS OF SPECIAL CONTROL

(A) It is recognized that the regulations provided in this section cannot sensitively handle all of the street sign situations in an area as diverse as that covered by the Town of Cameron. Therefore the Board of Commissioners designates the following areas as areas of special control:

- (1) the National Register Historic Register District Area;
- (2) commercial plazas (urban or strip); and
- (3) scenic areas

The Planning Board shall prepare a map showing all areas of special control which have been designated by the Town Board.

- (B) The National Register Historic District or a scenic area is an area whose special and unique visual characteristics or whose natural beauty requires special regulations to insure that all street signs used within the area are compatible with each other. Generally, it is expected that street sign regulations in these areas will be more restrictive than those which would otherwise be applicable under this section. Unless otherwise permitted by rule or ordinance, only projecting and ground signs permitted in institutional surroundings will be allowed in these areas.
- (C) Urban and strip plazas are intensive commercial areas whose character indicates that street signs should be permitted under regulations which are less restrictive than those which would otherwise be applicable under this section.
- (1) An urban plaza may be either of the following:
- a) a street intersection, square, or similar area which is devoted to intensive commercial uses, provided right angle distances between buildings are 200 feet or more, and provided driving speeds do not exceed twenty-five (25) miles per hour; or
 - b) a regional or community shopping center which is twenty (20) acres or more in area.
- (2) A strip plaza is a street or thoroughfare having commercial activities on each side of the right-of-way and which is:
- a) adjacent to an urban plaza;
 - b) not more than one mile in length; and
 - c) does not carry traffic moving at speeds exceeding twenty-five (25) miles per hour.
- (D) In areas of special control the Town Board may establish, or authorize the Planning Board to establish, "special regulations" for street signs which are either more restrictive or less restrictive than those provided by this section and the Table of Basic Design Elements, and the Table of Auxiliary Design Elements, if any, having regard to the character of the area of special control to which the special regulations will apply.

10.14 AUXILIARY DESIGN ELEMENTS

- (A) Awnings, Canopies, and Marquees are permitted for all activities in all areas. However, any letters over three (3) inches in height which are displayed on an awning or canopy are counted against the items of information allowance established by Section 9.5. Awnings and canopies may extend to within one (1) foot of the vertical plane formed by the curb.
- (B) Time-And-Temperature Devices are permitted for all except industrial activities in all areas. They may be on the ground, projecting, or attached to the wall, and are subject to the regulations applicable to ground, projecting, and wall signs.

- (C) Temporary Window Signs are permitted for all except industrial activities in all areas. They may not exceed more than fifteen (15) percent of the area of the window in which they are displayed. Temporary window signs are not counted against the items of information allowance established by Section 9.5.
- (D) Temporary special event banners are permitted to be displayed for commercial and institutional activities for a maximum of thirty (30) days per event.

10.15 SIGN ILLUMINATION

- (A) Strobe lights, rotary beacons, and zip lights shall not be permitted. Bare bulb illumination is permitted provided that each bulb does not exceed twenty-five (25) watts.
- (B) Colored light is permitted for signs in commercial districts. Only white light is permitted to illuminate signs in residential districts.
- (C) Flashing signs are permitted only for motion picture theaters and for amusement and recreation services, and are not permitted:
 - (1) in areas designated residential or within 500 feet of such a use; or
 - (2) on streets and highways on which the traffic speed is in excess of twenty-five (25) miles per hour.

10.16 SIGN PERMITS

No street sign, other than temporary window, temporary real estate, or political signs, may be displayed unless application to display the street sign is made to the Zoning Officer and he has, by permit, authorized the display of the street sign. The Zoning Officer shall determine the manner in which application to display a street sign is made; require that the application be accompanied by a site plan, drawings, or other suitable illustrations sufficient to indicate the character of the sign and of the surroundings in which it is to be displayed; and attach to his approval of an application to display a street sign those conditions which in his judgment are reasonable, having regard to the character of the street sign and of the surroundings in which it is to be displayed. Any permit issued by the Zoning Officer under the provisions of this section, must be resubmitted to the Zoning Officer for review and renewal annually.

11.1 PURPOSE

The development and execution of this ordinance is based on the division of the Town of Cameron into districts within which the use of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that there are some land uses which are basically in keeping with the intent and purposes of the district where special, but which may have an impact on the area around them which can only be determined by review of the specific proposal. These uses may be established, under certain conditions and with proper controls, in such a manner as to minimize an adverse effects. In order to insure that these uses, in their proposed locations, would be compatible with surrounding development and in keeping with the purposes of the district in which they are located, their establishment shall not be as a matter of right, but only after review and approval of Special use permit preceded by a Public Hearing.

11.2 APPLICATION FOR SPECIAL USE

Applications for Special use permits, signed by the applicant, shall be addressed to the Zoning Officer. A fee as posted in the Town Clerk's office shall be paid to the Town of Cameron for each application to cover the costs of advertising and administrative costs. Each application shall contain or be accompanied by such legal descriptions, maps, plans and other information so as to completely describe the proposed use and existing conditions.

The applicant shall provide to the Zoning Officer a list of names and addresses of all adjacent property owners, at least eight (8) days prior to the public hearing. The Zoning Officer shall then mail a copy of the legal notice to each adjacent property owner.

11.3 PLANNING BOARD REVIEW

The Planning Board shall review the application for a Special use permit and make a recommendation for approval or denial to the Town Board. Failure to provide a recommendation to the Town Board within sixty (60) days following receipt of the application shall be received as approval by the Planning Board.

11.4 PUBLIC HEARING

The Town Board, through the Zoning Officer, shall schedule a public hearing on the application for a Special use permit to be held within sixty (60) days after the application is filed. Notice of public hearing shall be published in a newspaper of general circulation in the town at least once a week for two successive weeks prior to the public hearing. The notice shall be published for the first time not less than ten (10) no more than twenty-five (25) days before the date fixed for the hearing. The Zoning Officer shall also post notice on the property involved for a period of one week prior to the hearing.

11.5 ACTION BY THE TOWN BOARD

The Town Board shall consider the recommendation of the Planning board and conduct the public hearing.

The Town Board shall approve, modify or deny the application for Special use permit following the public hearing. In granting a Special use permit the Town Board shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which same is located, and official plans for future development, the Town Board shall also make written findings that the following provisions are fulfilled:

- (A) The use requested is listed among the special uses in the district for which application is made; or is similar in character to those listed in that district.
- (B) The requested use is essential or desirable to the public convenience or welfare;
- (C) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare;
- (D) The requested use will be in conformity with the Land Development Plan;
- (E) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided;
- (F) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets, and
- (G) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
- (H) The use shall include a timetable of development.

The Town Board may require more information and impose reasonable conditions in addition to those given in this section and elsewhere in this Ordinance. In order to do this, the Board must determine that additional conditions are necessary to protect the welfare and safety of the public and of property, or to meet the tests given elsewhere in this Ordinance.

11.6 CONDITIONS AND GUARANTEES

Prior to the granting of any special use, the Planning Board and the Town shall review the following list of conditions and restrictions for compliance:

- (A) Bed and Breakfast
 - (1) Single-family homes used as bed and breakfast inns shall have a minimum heated floor area of two thousand (2,000) square feet.
 - (2) Single-family homes used as bed and breakfast inns may not subdivide existing rooms into less than one hundred and twenty (120) square feet (excluding bathrooms).
 - (3) The bed and breakfast inn shall be owner-occupied.

(4) All parking shall be to the rear of the home. Where on-street parking is permitted, the length of the street in front of the lot may be counted as parking. There shall be one space per room of lodging.

(B) Cemeteries

(1) Cemeteries shall not include embalming or cremation facilities.

(2) Fences and walls shall not be less than three (3) feet or greater than ten (10) feet in height.

(3) Combination walls and fences are permitted. If exceeding four (4) feet in height the portion over four (4) feet shall be a minimum of 50% opaque.

(4) Setbacks from all street right-of-way to a wall of grave shall be a minimum of eight (8) feet.

(5) Minimum area for cemeteries shall be 1 acre.

(C) Class “B” Manufactured Homes

Class “B” Manufactured Homes shall meet all the elements described in the definition of Class “B” Manufactured Home contained in Section 14 of this Ordinance.

(D) Class “C” Manufactured Homes

(1) Class “C” Manufactured Homes shall have a minimum length of fifty-two (52) feet along the longest axis.

(2) Class “C” Manufactured Homes shall have a minimum width of fourteen (14) feet measured at the narrowest point of the other axis.

(3) Class “C” Manufactured Homes shall be tied down according to the manufacturer’s specifications.

(4) Class “C” Manufactured Homes shall be underpinned with approved skirting materials.

(E) Club facilities, including meeting halls, lodges, and athletic facilities.

(1) The facilities shall be laid out to minimize noise and disruptive traffic congestion in the area.

(2) The principle building(s) shall face the fronting street and shall not be setback a distance which inhibits pedestrian access.

(3) The building(s) shall be compatible in scale and appearance with others in the area.

(4) The parking shall be to the rear and / or side of the building(s).

(F) Gasoline Stations

(1) All gasoline stations shall provide a continuous street façade consisting of buildings or walls along all rights-of-way except driveways.

(2) The architectural design of such structures shall be compatible with abutting structures with regards to building materials and roof pitch.

(3) All fuel storage tanks shall be buried.

(G) Golf Courses

(1) Three (3) off-street parking spaces shall be required for each hold on the golf course, plus one (1) additional space for each employee.

(2) Required club house shall contain a minimum of two thousand (2,000) square feet of floor area.

(3) Separate golf cart facilities shall be provided.

(4) The facilities shall be laid out to minimize noise and disruptive traffic congestion in the area.

(H) Hospitals, nursing homes, rest homes, medical clinics, or dental clinics

(1) The facilities shall be laid out to minimize noise and disruptive congestion in the area.

(2) Parking shall be to the rear and / or side of the building(s).

(I) Manufactured Home Parks

Manufactured Home Parks shall meet the conditions included in Section 8 of this Ordinance.

(J) Manufactured Home for the uses as temporary offices or commercial establishments

(1) They shall be tied down according to the manufacturer's specifications.

(2) They shall have a minimum length of forty (40) feet along the longest axis.

(3) They shall have a minimum width of twelve (12) feet measured at the narrowest point of the other axis.

(L) Multi-family dwellings

- (1) All multi-family developments shall front onto a street.
- (2) The buildings shall be compatible in scale and appearance with others in the area.
- (3) Parking shall be to the rear or side of an apartment building.
- (4) The rear of the lot shall be walled or fenced.
- (5) The facilities shall be laid out to minimize noise and disruptive traffic congestion in the area.

(M) Private day care centers and nurseries

- (1) The minimum size lot is one (1) acre.
- (2) Day care centers shall conform in architecture to the surrounding residential structures.
- (3) Parking shall be to the rear or side of the lot.
- (4) The rear of the lot shall be walled or fenced.
- (5) The facilities shall be laid out to minimize noise and disruptive traffic congestion in the area.

(N) Private non-profit outdoor recreation facilities

- (1) All recreational facilities shall be treated as parks in design and landscaping. All structures associated with a recreational facility shall be located toward the perimeter of the lot.
- (2) Recreational facilities are encouraged to be built adjoining school campuses or natural areas.
- (3) Parking shall be located behind structures, or along the perimeter of the lot.
- (4) The facilities shall be laid out to minimize noise and disruptive traffic congestion in the area.

(O) Produce Stands

- (1) A ten (10) foot wide boundary buffer is required to extend along and parallel to property sufficiently long to screen adjacent dwellings from view.
- (2) Inventory shall be limited to farm grown produce and products.
- (3) All items for sale shall be contained within the confines of the building.
- (4) Building materials of the structure shall be in character with surrounding structures.

(P) Public utility and municipal transformer stations, pumping stations, water and sewer treatment plants, etc.

- (1) All such buildings shall be similar in architectural design to adjoining residential structures.
- (2) Parking shall be to the rear of the lot.
- (3) Rear portions of lots shall be screened by a solid wall or fence with a minimum height of six (6) feet, unless the lots are already screened by natural vegetation.

(Q) Retail shops, stores, and service establishments

- (1) They shall be appropriate in character, scale and appearance with other shops and stores in the district.

(R) Schools, colleges, libraries, and other public institutions

- (1) Schools, colleges, libraries, or other public institutions shall have the principle structure facing the fronting street.
- (2) Buildings shall be appropriately designed and scaled to serve as anchors for the community and should terminate a street or vista.
- (3) Parking shall be provided behind the fronting structure(s).
- (4) Pedestrian connections shall not be inhibited by large parking areas or setbacks.
- (5) The facilities shall be laid out to minimize noise and disruptive traffic congestion in the area.

(S) Swimming Pools

- (1) They shall be completely enclosed by a solid fence which contains a minimum height of four (4) feet.
- (2) They shall be set back a minimum of ten (10) feet from any property line.

(T) Transmitting and Receiving Towers

Transmitting and Receiving Towers shall meet the conditions contained in Section 9 of this Ordinance.

(U) Two-family dwellings

- (1) Two-family dwellings (duplexes) shall be designed architecturally so that the main entrance faces the fronting street.
- (2) They shall be appropriate in character, scale and appearance with other dwellings in the district.

11.7 GENERAL PROVISIONS IN GRANTING SPECIAL USE PERMITS**(A) COMPLIANCE WITH OTHER CODES**

Granting of a Special use permit does not exempt applicant from complying with all of the requirements of building codes and other ordinances.

(B) REVOCATION

In any case where the conditions of a Special use permit have not been or are not being complied with, the Zoning Officer shall give the permittee notice of intention to revoke such permit at least ten (10) days prior to a Town Board review thereof. After conclusion of the review, the Town Board may revoke such permit.

(C) EXPIRATION

In any case where a Special use permit has not been exercised within the time limit set by the Town Board, or within one (1) year if no specific time limit has been set, then without further notice, the permit shall be null and void. "Exercised" as set forth in this section shall mean that binding contracts for the construction of the main building have been let; or in the absence of contracts that the main building is under construction to a substantial degree; or that prerequisite conditions involving substantial investment are contracted for, in substantial development, or completed (sewerage, drainage, etc.). When construction is not a part of the use, "exercised" shall mean that the use is in operation in compliance with the condition set forth in the permit.

(D) DURATION OF SPECIAL USE

Any conditions imposed in a special use authorized and exercised shall be perpetually binding upon the property unless expressly limited by the Special Use Permit or subsequently changed or amended by the Town Board after a public hearing.

12.1 CREATION OF THE PLANNING BOARD

The Planning Board of the Town of Cameron shall consist of seven (7) members appointed as follows.

- (A) Three (3) members residing within the Town limits shall be appointed by the Board of Commissioners for staggered three-year terms. One Planning Board member shall be appointed for a term of three years, one member for a term of two years and one member for a term of one year. The member appointed in 2018 to the three-year term shall serve as the Chair of the Planning Board. After the appointment of the Planning Board in 2018, all successive terms shall be for three years.
- (B) Four (4) members representing the one-mile extraterritorial jurisdiction (ETJ) shall be appointed by the Moore County Board of Commissioners for three-year terms. If no resident of the ETJ is willing to serve, the County Board of Commissioners may appoint any resident of Moore County to serve. If the Board of Commissioners fails to make appointments to the Planning Board within ninety days after receiving a resolution of the Board of Commissioners requesting that the appointments be made, the Board of Commissioners may make them. Members representing the ETJ shall have the same powers and duties as regular members of the Planning Board.
- (C) Members of the Planning Board shall serve without pay. The Board of Commissioners may establish a budget for the Board to compensate the Board members for their expenses of their office.
- (D) The Planning Board shall designate a vice-chair from among its members. Each officer shall serve for one year. Officers shall serve until their replacements are elected or additional terms are granted. After the initial term of the Chair beginning in 2018, the Chair shall be elected by the Board annually / appointed by the Board of Commissioners.
- (E) The Secretary of the Planning Board shall be the Town Clerk.

12.2 RESPONSIBILITIES OF THE PLANNING BOARD

- (A) The Planning Board shall establish an annual schedule of regular monthly meetings.
- (B) The Planning Board shall maintain and about a record of findings and decisions in the form of minutes.
- (C) The meetings of the Planning Board are open to the public, as are the minutes, except as established in G.S. §143-318.11, Closed sessions, and §132-1.1, Confidential communications, etc. and §132-1.2 Confidential information.
- (D) The Planning Board shall perform the following duties:
 - (1) Make studies of the area within its jurisdiction and surrounding areas;
 - (2) Determine objectives to be sought in the development of the study area;
 - (3) Prepare and adopt plans for achieving these objectives;
 - (4) Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
 - (5) Advise the Board of Commissioners concerning the use and amendment of means for carrying out plans;
 - (6) Exercise any functions in the administration and enforcement of various means for carrying out plans that the Board of Commissioners may direct;

- (7) Provide a written recommendation to the Board of Commissioners on all proposed amendments to the zoning ordinance (map or text) addressing, at a minimum whether the proposal is consistent with the Town's comprehensive plan. (As used in this section "comprehensive plan" means the zoning ordinance or any other officially adopted plan that is applicable.) If the Board of Commissioners do not receive the written recommendation within thirty days, the Commissioners may proceed in its consideration of the proposed amendment without such report.
- (8) Perform any other related duties that the council may direct.
- (E) Members of the Planning Board shall not vote on any recommendation on any zoning map or text amendment where the outcome of the matter considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member. Members may be recused on their own motion, or by a motion of the Planning Board.

ARTICLE 2. BOARD OF ZONING ADJUSTMENT

12.3 CREATION OF THE BOARD OF ZONING ADJUSTMENT

The Board of Zoning Adjustment (also known as the Board of Adjustment, Board or BOA) shall consist of five (5) members. The Board of Adjustment shall serve as the Watershed Review Board and may also be referred to by that name.

- (A) The powers and duties of the Board of Adjustment shall be exercised by the Board of Commissioners. The mayor shall not be a member of the Board of Adjustment. The Mayor Pro Tempore shall serve as the Chairman of the Board of Adjustment and shall preside over all meetings of that board.

12.4 RESPONSIBILITIES OF THE BOARD OF ZONING ADJUSTMENT

- (A) The Board shall establish an annual schedule of regular monthly meetings.
- (B) The Board shall maintain and about a record of findings and decisions in the form of minutes.
- (C) The meetings of the Board are open to the public, as are the minutes, except as established in G.S. §143-318.11, Closed sessions, and §132-1.1, Confidential communications, etc. and §132-1.2 Confidential information.
- (D) The Board of Adjustment shall have the following duties and powers:
- (1) Administrative Review. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, interpretation or determination made by the Zoning Officer in the enforcement of this Ordinance.
 - (2) Variances. To hear applications for relief from the strict application of the provisions of the zoning ordinance.

12.5 APPEALS. TO THE BOARD, HEARING AND NOTICE

(A) FILING PROCEDURE

Appeals from the enforcement and interpretation of this Ordinance and requests for other Board action authorized in this Ordinance shall be filed with the Zoning Officer or his representative specifying the grounds thereof. The Zoning Officer shall transmit to the Board of Zoning Adjustment all applications and records pertaining to such appeals, and requests.

(B) HEARING THE APPEAL

The Board of Adjustment shall schedule a reasonable time for the hearing of the appeal, give public notice thereof, published in a newspaper of general circulation in the town at least once each week for two successive weeks prior to the hearing date. The notice shall be published for the first time not less than ten (10) nor more than twenty-five (25) days before the date fixed for the hearing.

(C) STAY OF PROCEEDINGS BY APPEAL

An appeal stays all proceedings in furtherance of the action appealed from unless the Zoning Officer certifies to the Board of Adjustment that by reason of facts stated in the record, a stay would, in his opinion, cause imminent peril to life and property, in which case proceedings shall not be stayed otherwise than by an order from the Moore County Superior Court.

(D) In any appeal proceeding, the Board of Adjustment may, so long as action is in conformity with the terms of this Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination as ought to be made, and to that end shall have powers of the Zoning Officer from whom the appeal.

12.6 VARIANCE; CONDITIONS GOVERNING APPLICATIONS; PROCEDURES

(1) This section authorizes upon appeal, in specific cases, such variances from the terms of this Ordinance as will not be contrary to the public interest, where, owing to special conditions a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. The existence of a nonconforming use of neighboring land, buildings, or structures, in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance. A variance from the terms of this Ordinance shall not be granted by the Board of Adjustment unless and until the applicant proves by substantial, competent and material evidence that:

- (A) Unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use may be made of the property; and
- (B) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships that are common to the neighborhood or public, may not be the basis for granting a variance; and
- (C) The hardship did not result from the actions taken by the applicant or property owner. The act of purchasing property with the knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.; and
- (D) The requested variance is consistent with the spirit, purpose and intent of the zoning ordinance, such that public safety is secured, and substantial justice is achieved.

- (2) Notice of public hearing shall be given as in Section 12.12(B) above.
- (3) In granting any variance the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under Section 3.2E of this Ordinance
- (4) In granting any Watershed Variance the Board of Adjustment shall distinguish between a major variance and a minor variance in the following manner:

- (A) A Major Variance is one that (a) completely waives a management requirement, or (b) relaxes, by a factor of more than ten (10) percent, any management requirement that takes the form of a numerical standard. A major variance requires approval of the Environmental Management Commission.
- (B) A Minor Variance one that does not qualify as a Major Variance.
- (C) A description of all projects receiving a variance from the Watershed Ordinance shall be submitted to the N.C. Environmental Management Commission in January of the flowing year.
- (D) In all cases where a Major Variance is considered, the Zoning Officer shall notify all local governments with jurisdiction in the watershed.

- (5) Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved.

12.7 PROCEDURAL REQUIREMENTS FOR BOARD OF ADJUSTMENT HEARINGS

- (1) North Carolina law requires that all hearings before the Board of Adjustment follow certain rules and procedures to ensure a fair hearing. For that reason, the Board must follow certain quasi-judicial requirements listed in this section. The Board of Adjustment must
 - (A) Be an impartial decision maker; and
 - (B) Allow parties with standing an opportunity to present evidence, cross-examine adverse witnesses, inspect documents and offer explanation and rebuttal; and
 - (C) Ensure that all witnesses are sworn, and that any opinion testimony is from qualified experts; and
 - (D) Base its decisions of competent, material and substantial evidence in the record made at the hearing;
 - (E) Provide a written decision resolving any disputed material facts and stating the basic facts on which it relied.
 Provide written decisions applying the facts of the case to the applicable sections of the zoning ordinance and making a decision.
- (2) **STANDING:** All applicants and parties must have standing to participate in hearings before the Board. Only parties may cross-examine witnesses, review documents, make objections and generally participate as parties. Parties with standing are those identified in NCGS160D-1402(c)
- (3) **SPECIAL DAMAGES** Persons claiming “standing” must show that his potential damages from the development are distinct form those damages to the public at large because of the proximity of the person to the proposed development, decrease in property values and secondary impacts such as traffic, parking, security storm water runoff, noise are key factors in showing depreciating property values.
- (4) **EXPERT TESTIMONY to ESTABLISH COMPETENT EVIDENCE.** The Board may only base decisions of a change in property values or an increase in vehicular traffic resulting from a proposed development poses a danger to public safety, or any other matter about which only expert testimony would be admissible under the N.C. Rules of Evidence.

12.8 APPEAL FROM THE BOARD OF ADJUSTMENT

Appeal from the decision of the Board of Adjustment may be taken to the Moore County Superior Court within a period of thirty (30) days following decision.

12.9 FEE

The Board of Commissioners may establish fees for applications to the Board of Adjustment. Such fees shall be paid to the Town of Cameron, North Carolina, for each application.

The Town Board may change the text regulations and zoning district lines according to procedures described below. **THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WILL BE NOTIFIED WHEN AMENDMENTS TO THIS ORDINANCE, THAT REPRESENT MAJOR CHANGES IN LAND USE REGULATIONS, ARE CONSIDERED.**

13.1 ACTION BY THE APPLICANT

The following actions shall be taken by the applicant:

(A) **Initiation of Amendments:**

Proposed changes or amendments may be initiated by the Board of Commissioners, Planning Board of Adjustment, or by the owner(s), or their agent, of property within the area proposed to be changed.

(B) **Application:**

Application for any change or amendment shall be filed with the Zoning Officer at least twenty-five (25) days prior to the Planning Board meeting at which the application is to be considered. The application shall contain a description of the proposed amendment and the names and addresses of property owners directly affected by the proposed change.

(C) **Fee:**

The Town board shall set a fee payable to the Town of Cameron, North Carolina, to cover the necessary administrative costs and advertising of each application for a change or amendment. The set fee shall be posted in the Town Clerk's Office.

(D) **Notice of Public Hearing Letters:**

When a change in the zoning classification of a piece of property is requested, the applicant shall provide to the Zoning Officer a list of names and addresses, as obtained from the county tax listings and tax abstracts of all adjacent property owners, and all owners of property within the area under consideration for rezoning along with one set of business (No. 10) envelopes stamped with a first-class stamp and addressed to each person on the list. These addressed envelopes and the list shall be submitted at least eight (8) working days prior to the public hearing.

The Zoning officer shall then mail notices of the public hearing to each person on the list and shall certify that fact to the Town Board. Such certification shall be deemed conclusive in the absence of fraud.

13.2 ACTION BY THE BOARD

The Planning Board shall consider and make recommendations to the Board of Commissioners concerning each proposed zoning amendment. The following policy guidelines shall be followed by the Planning Board concerning zoning amendments and no proposed zoning amendment will receive favorable recommendation unless:

- (A) The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- (B) There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group.
- (C) There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.)
- (D) There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- (E) The proposed change is in accord with a comprehensive plan and sound planning principles.

13.3 ACTION BY THE BOARD OF COMMISSIONERS

(A) **Notice and Public Hearing**

No amendment shall be adopted by the Board of Commissioners until after public notice and hearing. Notice and public hearing shall be given once a week for two successive calendar weeks in a newspaper of general circulation in the Town of Cameron, said notice to be published the first time not less than ten (10) nor more than twenty-five (25) days prior to the date fixed for said hearing. In addition to the newspaper notice, notice shall also be made by posting the property concerned with a poster indicating the proposed change and date of hearing when the application is for a change to a district boundary.

(B) **Board of Commissioners Action**

Before taking such lawful action as it may deem advisable, the Town Board shall consider the Planning Board's recommendation on each proposed zoning amendment. If no recommendation is received from the Planning Board within thirty (30) days after public hearing by the Town Board, the proposed amendment shall be deemed to have been approved by the Planning Board.

(C) **Reconsideration; One-Year Limitation**

Whenever an application requesting an amendment has been acted on and denied by the Planning Board and the Town Board, such application, or one substantially similar, shall not be reconsidered sooner than one year after the previous denial.

Except where specifically defined herein all words used in this Ordinance shall carry their customary meanings. Words used in the present tense shall include the future tense; the singular number includes the plural; the word “building” includes the word “structure”; the word “lot” includes the word “plot” or “parcel”; the term “shall” is always mandatory; the words “used” or “occupied,” as applied to any land or building, shall be construed to include the words “intended, arranged or designed to be used or occupied.”

Administrative Decision. Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in the Zoning Ordinance.

Administrative Hearing. A procedure to gather facts needed to make an administrative decision.

Alley. A public way which affords only a secondary means of access to an abutting property and not intended for general traffic circulation.

Apartment. See Dwelling, Multi-Family.

Best Management Practices. A structural or nonstructural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality protection goals.

Built-upon Area. Built-upon areas shall include that portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel roads, recreation facilities (e.g. tennis courts), etc. (Note: Wooden slatted decks and the water area of a swimming pool are considered pervious.)

Bed and Breakfast. A building or part thereof where meals or lodging or both are provided for compensation.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building, Accessory. A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal building or use.

Building, Principal. A building in which is conducted the principal use of the lot on which said building is situated.

Building Line. See Setback Line.

Building Height. The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge or a gable, hip, or gambreled roof.

Church, Club or Lodge, Private. An incorporated or unincorporated association for civic, social, cultural, religious, fraternal, literary, political, recreational, or like activities, operated on a nonprofit basis for the benefit of its member.

Comprehensive Plan. The comprehensive plan, land-use plan, small area plans, neighborhood plans, transportation plan, capital improvement plan, and any other plans regarding land use and development that have been officially adopted by the town.

Determination. A written, final, and binding order, requirement or determination regarding an administrative decision.

Development. Means any of the following:

- a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
- b. The excavation, grading, filling, clearing or alteration of land.
- c. The subdivision of land as defined in NCGS 160D-802.
- d. The initiation or substantial change in the use of the land or the intensity of use of land.

Development Agreement. An administrative or quasi-judicial approval made pursuant to this Chapter that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, special use permits and variances.

Development Plan, Phased. A plan which has been submitted to the Zoning Officer by a landowner for phased development which shows the type and *intensity* of use for a specific parcel or parcels with a lesser degree of certainty than the plan determined by the Zoning Officer to be a site specific development plan.

Development Plan, Site Specific. A plan which has been submitted to the Zoning Officer by a landowner describing with reasonable certainty the type and intensity of use for a specific parcel or parcels or property.

Developer. A person, including a governmental agency or redevelopment authority, who undertakes any development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake development on that property.

Dwelling. Any building, structure, manufactured home, or mobile home, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed within. Units in dormitories, hotels, motels, and shelters for the homes or other structures designed for transient residents are not dwelling units. Nor does it include any manufactured home, mobile home, or recreational vehicle if used solely for a seasonal vacation purpose.

Dwelling, Single Family. A detached residence designed for or occupied by one family only.

Dwelling, Two Family (Duplex). A residence designed for or occupied by two families only, with separate housekeeping and cooking facilities for each.

Dwelling, Multi-Family. A residence designed for or occupied by three or more families, with separate housekeeping and cooking facilities each.

Evidentiary Hearing. A hearing to gather competent, material, and substantial evidence in order to make findings for a quasi-judicial hearing.

Family. One or more persons related by blood, marriage, or adoption occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging, or hotel.

Frontage. The distance between the two side lot lines as measured along the front street line.

Hazardous Material. Any substance listed as such in: SARA section 302, Extremely Hazardous Substances, CERCLA Hazardous Substances, or Section 311 of C.A. (oil and hazardous substances).

Home Occupations. Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof.

Hotel, Motel. Building(s) containing sleeping accommodations for ten (10) or more persons, primarily the temporary abode of persons who have their residences elsewhere.

Junk Yard or Salvage Yard. Use of property for indoor and/or outdoor storage, keeping, abandonment, sale or resale of junk including scrap metal, rags, paper, or other scrap materials, used lumber, salvaged house wrecking, and structural steel, materials and equipment, or for the dismantling, demolition, or abandonment of automobiles or other vehicle or machinery or parts thereof.

Landowner (Owner). The holder of title in fee simple. Absent evidence to the contrary, county tax records will be used to determine who is a landowner. The landowner may authorize a person holding a valid option, lease, or contract to purchase to act as his or her agent or representative for the purpose of making applications for development approval.

Legislative Decision. The adoption, amendment or repeal of a regulation including the decision to rescind a development agreement.

Legislative Hearing. A hearing to solicit public comment on a proposed legislative decision.

Lot. A parcel of land having frontage on a public street or other officially approved means of access occupied or intended to be occupied by a principal structure or use and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area, and other open space provisions of this Ordinance and the following definitions:

Lot, corner. A lot abutting two or more streets at their intersection provided that the corner of such intersection shall have an angle of 135 degrees or less, measured on the lot side.

Lot, substandard. A parcel of land held in separate ownership having frontage on public street, occupied or intended to be occupied by a principal building or structure together with accessory buildings, and uses, having insufficient size to meet the lot width, lot area, yard, off-street parking areas, or other open space provisions of this Ordinance.

Lot, depth. The mean horizontal distance between front and rear lot lines.

Lot of Record. A lot which is part of a subdivision or plat of which has been recorded in the office of the Register of Deeds of Moore County, or a lot described by metes and bounds, the description of which has been so recorded.

Lot, width. The distance between side lot lines measured at the building line.

Manufactured Home.

A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. "Manufactured home" includes any structure that meets all of the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of HUD and complies with the standards established under the Act. For manufactured homes built before June 15, 1976, "manufactured home" means a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semi-permanent foundation having a measurement of over 32 feet in length and over eight feet in width. "Manufactured home" also means a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semi-permanent foundation having a measurement of over 32 feet in length and over eight feet in width.

Manufactured Home, Class A. A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following size and appearance standards:

- a. The manufactured home has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis;
- b. The manufactured home has a minimum of 1,200 square feet of enclosed and heated living area;
- c. The pitch of the roof of the manufactured home has minimum vertical rise of three and two tenths feet for each twelve feet of horizontal run (3.2 feet and 12 feet) and the roof is finished with a type of composition shingle that is commonly used in standard residential construction;
- d. The roof eaves and gable overhangs shall be 6-inch minimum (rain gutters may not be included in the minimum dimensions);
- e. The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), whose reflectivity does not exceed that of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
- f. The manufactured home is set up in accordance with the standards set by the North Carolina Department of Insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, is installed under the perimeter of the manufactured home;
- g. The front entrance to the manufactured home has stairs and a porch, the porch being at least four feet by six feet in size. Stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the North Carolina State Building code; and

h. The moving hitch, wheels, and axles, and transporting lights have been removed.

It is the intent of these criteria to insure that a Class “A” manufactured home, when installed, shall have substantially the appearance of an on-site conventionally built, single-family dwelling, to include landscaping in harmony with surrounding dwellings.

Manufactured Home, Class B. (Commonly referred to a single section manufactured home.) A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria:

- a. The manufactured home has a minimum length of fifty-two (52) feet measured along the longest axis and a minimum width of fourteen (14) feet measured at the narrowest part of the other axis;
- b. The manufactured home has a minimum of seven hundred and twenty-eight (728) square feet of enclosed living area.
- c. The pitch of the roof of the manufactured home has a minimum vertical rise of three feet for each twelve feet of horizontal run;
- d. The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
- e. The manufactured home is set up in accordance with the standards set by the North Carolina Department of Insurance and rests upon a continuous uniform foundation enclosure, unpierced except for required ventilation and access. The foundation skirting shall be of a non-combustible material or material that will not support combustion. Any wood framing for foundation skirting shall be constructed with treated lumber.
- f. Stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina State Building Code; and
- g. The moving hitch, wheels and axles, and transporting lights have been removed;

Manufactured Home, Class C. (Commonly referred to as a house trailer or a mobile home.) Any manufactured home that does not meet the definitional criteria of a Class A or a class B manufactured home.

Manufactured Home Park. Any plot of ground upon which five (5) or more manufactured homes occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodations.

Modular Home. A dwelling unit constructed in accordance with the standards set forth in the North Carolina State Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two or more sections transported to the site in a manner similar to a manufactured home (except that the modular home meets the North Carolina State Building Code), or a series of panels or room sections transported on a truck and erected or joined together on the site.

Nonconforming Use. The use of a building or land which does not conform to the use regulations of this Ordinance for the district in which it is located, either at the effective date of this Ordinance or as a result of subsequent amendments which may be incorporated into this Ordinance.

Person. An individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, interstate body, the State of North Carolina and its agencies and political subdivisions or other legal entity.

Parking Space. The storage space of not less than eight (8) feet by twenty (20) feet for one (1) automobile, plus the necessary access space. It shall always be located outside the dedicated street right-of-way.

Quasi-judicial Decision. A decision involving the finding of facts regarding a specific application of a development regulation and that requires the exercise of discretion when applying the standards of the regulation. The term includes, but is not limited to, decisions involving variances, special use permits, and appeals of administrative decisions.

Service Station. A building or lot dedicated to the rendering of services such as the sale of gasoline, oil, lubricants, and accessories and the minor repair of automobiles such as tune-ups, brake adjustments, and tire changes excluding body work, overhauling, and painting.

Setback Line. The line on the front, rear, and sides of a lot, set according to the district regulations, which delineates the area upon which a structure may be built or maintained.

Shopping Center. Two or more commercial establishments planned and constructed as a single unit with off-street parking and loading facilities provided on the property and related in location, size, and type of shops to the trade area which the unit serves.

Sign. Any words, lettering, parts of letters, pictures, figures, numerals, phrases, sentences, emblems, devices, flashing lights, design, trade names or trademarks by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity, a product, which are visible from any public way and used to attract attention.

Sign, outdoor advertising (billboard). A sign, which directs attention to a business, commodity, service, or entertainment not exclusively, related to the premises where such sign is located or to which it is affixed.

Sign, temporary advertising. Any sign, banner, pennant, valance or advertising display constructed of wood, metal, cloth, canvas, cardboard, wall-board or other light material with or without frames, whether either by reason of construction or purpose are intended to be displayed for a short period of time only.

Single Family Residential. Any development where: 1) no building contains more than one dwelling unit, 2) every dwelling unit is on a separate lot, and 3) where no lot contains more than one dwelling unit.

Site Plan. A scaled drawing and supporting text showing the relationship between lot lines and the existing or proposed uses, buildings, or structures on the lot. The site plan may include site-specific details such as building areas, building height and floor area, setbacks from lot lines and street rights-of-way, intensities, densities, utility lines and locations, parking, access points, roads, and stormwater control facilities that are depicted to show compliance with all legally required development regulations that are applicable to the project and the site plan review. A site plan approval based solely upon application of objective standards is an administrative decision and a site plan approval based in whole or in part upon the application of standards involving judgment and discretion is a quasi-judicial decision. A site plan may also be approved as part of a special use zoning decision.

Special Use Permit. A permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards. The term includes permits previously referred to as special use permits or special exceptions.

Street. A dedicated and accepted public right-of-way for vehicular traffic which affords the principal means of access to abutting properties.

Subdivision. As specified in NCGS 160D-802, all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and shall include all division of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations authorized by this ordinance:

- 1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this Ordinance;
- 2) The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved.
- 3) The public acquisition by purchase of strips of land for the widening or opening of streets;
- 4) The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of this Ordinance.
- 5) The division of a tract into plots or lots used as a cemetery.

Structure. Anything constructed or erected, the use of which requires permanent or semi-permanent location on the ground, or attachment to something having permanent location on the ground, including advertising signs.

Toxic Substance. Any substance or combination of substances (including disease causing agents), which after discharge and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, has the potential to cause death, disease, behavioral malfunctions (including malfunctions or suppression in reproduction or growth) or physical deformities in such organisms or their off spring or other adverse health effects.

Travel Trailer. A structure that is (i) intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and (ii) is designed for temporary use as a sleeping quarters, but that does not satisfy one or more of the definitional criteria of a manufactured home.

Tourist Home. A dwelling in which sleeping accommodations are provided or offered to transient visitors for compensation.

Vested Right. The right to undertake and complete the development and use of property under the terms and conditions established by the local government.

Watershed. The entire land area contributing surface drainage to a specific point (e.g. the water supply intake.)

Yard. A required open space on the same lot as the principal building, unoccupied and unobstructed (other than for vegetation) from the ground upward except as otherwise provided herein.

Yard, front. A yard extending across the front of a lot measured from side lot line to side lot line and lying between the abutting street right-of-way and the front building setback line.

Yard, rear. A yard extending across the rear of the lot measured from side lot line to side lot line and lying between the side lot line and the side setback line.

Yard, side. A yard extending along either side of a lot measured from front yard line to rear line and lying between the side lot line and the side setback line.

Zoning Officer. The person, official, or his authorized representative, who the Cameron Town Board has designated as its agent for administration of this Ordinance.

Table of Permitted Uses - Appendix A

as of: 6/22/2021

P = Permitted Use
 S = Special Use
 PS = Permitted Use with Special Requirements
 SS = Special Use with Special Requirements
 Blank = Not Permitted

<u>Category</u>	R-20	R-NR	RA	HBD	B	MHP
Residential						
Single-Family Detached (Site Built & Modular)	P	P	P			
Class A Manufactured Home (double-wide or multisectional)	P		P			P
Class B Manufactured Home (single-wide)			P			P
Manufactured Home Parks						P
Primary Residence with Accessory Apartment			S			
Duplex			S			
Multi-Family Townhomes			S			
Multi-Family Apartments			S			
Single-Family Dwelling on 2nd Floor of Operating Business				PS	PS	
Hotels & Motels					S	
Bed & Breakfast Establishment	S	S	S	S	S	
Home-Based Business, Level-1	P	P	P		S	P
Home-Based Business, Level-2	S		S		S	
Temporary Emergency, Construction, or Repair Residences	PS	PS	PS	PS	PS	PS
Retail Sales, Manufacturing, Rental of Goods, Merchandise & Equipment						
Antique Stores				P	P	
Convenience Store & Convenience w/Drive-Through					S	
Wholesale Sales					S	
Retail Sales				P	P	
Retail Sales with Outside Storage					PS	
Manufactured Housing Sales					S	
Light Industrial and Manufacturing						
Assembly of Products for Wholesale Sales					S	
Machine Shop					S	
Weaving/Knitting Mills					S	
Textiles					S	
Office, Clerical, Research & Services Not Primarily Related to Goods or Merchandise						
Operations Designed to Attract & Serve Customers or Clients on the Premises, Such as the Office of Attorney's, Physicians, Other Professions, Insurance & Stock Brokers, Travel Agents, Governmental Office Buildings, etc.			SS		P	P
Banks				SS	SS	
Automatic Teller Machine, Freestanding with Drive thru or Parking					P	

<u>Category</u>	R-20	R-NR	RA	HBD	B	MHP
Office, Clerical, Research & Services Not Primarily Related to Goods or Merchandise						
Trade and repair shops, provided that all materials are stored and operations take place within an enclosed building.			PS	S	P	
Barber and Beauty Salons				P	P	
Photography				P	P	
Educational, Cultural, Religious, Philanthropic, Social & Fraternal Uses						
Elementary, Middle & Secondary Schools (including Associated Grounds & Athletic & Other Facilities)	S		S			
Trade or Vocational Schools	S		S			
Churches, Synagogues & Temples (Including Associated Residential Structures for Religious Personnel & Associated Buildings but not Including Elementary or Secondary School Buildings)	P	P	P	P	P	P
Libraries, Museums, Art Galleries, Art Centers & Community Centers (Including Associated Educational & Instructional Activities)	S		S	S	S	
Social & Fraternal Clubs & Lodges, Union Halls, & Similar Uses	S		S			
Recreation, Amusement, Entertainment						
Arcade/Game Room					S	
Billiard Parlor/Pool Room					S	
Electronic Game Promotions						
Recreation Facility, Athletic	S		P	S	P	
Camp/Retreat Center			S			
Golf Course (Independent & Country Club) or Driving Range	SS		SS			
Park, Neighborhood	PS	PS	PS	PS	PS	PS
SWIMMING POOLS	PS	S	PS		PS	PS
Health Care and Institutional Residence or Care and Confinement Facilities						
Nursing Care Homes					S	
Nursing Care Institutions					S	
HOSPITALS, MEDICAL CLINICS OR DENTAL CLINICS					S	
Restaurants (Including Food Delivery Services), Bars, Night Clubs						
Restaurant				PS	PS	
Drive-In Service					PS	
Mobile Food Vendor (comply with Town Policy)				PS	PS	
Motor Vehicle Related Sales & Service Operations						
Motor Vehicle Sales & Rental or Sales & Service, Service Stations, Repair Shop or Body Shop, Car Wash, and towing and wrecker service					P	
Gasoline Stations					S	
Storage & Parking						
Self-Storage/Mini-Warehouses					P	
Parking Lots				P	P	
Warehousing or Distribution Center					P	

<u>Category</u>	R-20	R-NR	RA	HBD	B	MHP
Storage & Parking						
Parking of Vehicles or Storage of Equipment Outside Enclosed Structures Where: (1) Vehicles or Equipment are Owned and Used by the Person Making Use of the Lot, and (2) Parking or Storage is More Than a Minor & Incidental Part of the Overall Use Made of the Lot.					S	
Scrap Materials Salvage Yards, Junkyards, & Automobile Graveyards						
Services & Enterprises Related to Animals						
Veterinarians Offices			P		P	
Kennels			P			
Horse Stable, Riding Stables/Academies (Private and Public)			P			
Miscellaneous Public, Semi-Public Facilities & Emergency Services						
Police Stations				P	P	
Fire Stations				P	P	
Rescue Squad, Ambulance Service				P	P	
Government Offices				P	P	
Agricultural, Silvicultural Operations						
Agricultural or Silvicultural Operations & Farming Excluding Livestock	P		P			
Agricultural Operations & Farming Including Livestock	PS		P			
Commercial Greenhouse and Nursery Operations			P		P	
Laundromat					PS	
Utility Facilities, Towers & Related Structures						
Telecommunications Towers & Antennas 35 Feet Tall or Less	PS		PS		PS	PS
Telecommunications Towers & Antennas Attached Thereto That Exceed 35 Feet in Height			S		S	
Solar Farms			S			
Open Air Markets & Horticultural Sales						
Farmers Market		PS	P	P	P	
Funeral and Cemetary Services						
Funeral Homes					S	
Cemetery (Commercial)			S			
Nursery Schools, Day Care						
Adult Day Care Facility			S		S	
Child Day Care Facility			S		S	
Family Child Care Home			S		S	
Miscellaneous						
Sexually Oriented Businesses						
Shooting Ranges (Indoor)			S			

Note: If a use is not specifically listed in any of the districts listed in the "Table of Permitted Uses" or in this Ordinance, then the Zoning Officer shall have the authority to interpret in which district the use, if any, should be permitted. Unless specifically prohibited by this ordinance, any use not listed in the "Table of Permitted Uses" shall be permitted with the issuance of a special use permit.