
Town of Clarkton Zoning Ordinance

TABLE OF CONTENTS

ARTICLE	1:	PURPOSE	AND	AUTHORITY
.....				1.1
1.1.	Short Title.			1
1.2.	Authority.			1
1.3.	Purpose.			2
1.4.	Repeal of Prior Ordinance, Inconsistencies.			2
1.5.	Jurisdiction and Exemptions, Extraterritorial Jurisdiction, Split Jurisdiction			2
1.6.	Compliance.			7
1.7.	Relationship to Comprehensive Plan.			7
1.8.	Development Approvals Run With The Land.			9
1.9.	Fees.			9
1.10.	Severability.			10
1.11.	Conflicts with other regulations.			10
1.12.	Effect On Prior Laws.			10
1.13.	Effective date.			11
ARTICLE 2:	INTERPRETATIONS AND DEFINITIONS			
.....				2.1
2.1.	Minimum Requirements			1
2.2.	Greater Restrictions Govern			1
2.3.	Rounding of Numbers			1
2.4.	Figures and Tables			2
2.5.	Rules of Construction			2
2.6.	Computation of Time			3
2.7.	Definitions.....			
.....				3
ARTICLE	3:	GENERAL	REGULATIONS	
.....				3.1

3.1 General.....	1
3.2 Applicability to Extraterritorial Areas.....	2
3.3 Zoning Map.....	2
3.4 Interpretation by Zoning Officer.....	3
3.5 Types of Zoning Map Interpretation.....	4
3.6 Relationship of Zoning Map to Comprehensive Land Use Plan.....	5
3.7 North Carolina State Building Codes.....	5
3.8 Street Access.....	5
3.9 Minimum Requirements for Newly Created Lots.....	5
3.10 Minimum Street Requirements.....	6
3.11 Required Yards Not to Be Used By Another Building.....	7
3.12 Relationship of Building to Lot.....	7
3.13 Substandard Lot of Record.....	7
3.14 Adjoining and Vacant Lots of Record.....	7
3.15 Additional Environmental Provisions.....	7
3.16 Curb Cuts Giving Access to Public Rights-of-Way.....	8
3.17 Projection into Public Rights-of-Way.....	8
3.18 Height Limit Exceptions.....	8
3.19 Corner Visibility.....	8
3.20 No Minimum Square Footage for One- and Two-Family Dwellings.....	8
ARTICLE 4: IN GENERAL: ADMINISTRATIVE, LEGISLATIVE AND QUASI-JUDICIAL AUTHORITY.....	4.1
4.1 Types of Authority.	1
4.2 Conflicts of Interest.	3
4.3 Board of Commissioners – General Authority and Duties Related to Zoning.	4
4.4 Town Clerk – General Authority and Duties.	6
4.5 Administrative Staff/Zoning officer - General Authority and Duties.	6
4.6 Planning Board - General Authority and Duties.	8
4.7 Board of Adjustment - General Authority and Duties.	16
4.8 Other Advisory Boards.	20
ARTICLE 5: PROCEDURE, PERMITS, ENFORCEMENT AND APPEALS – ADMINISTRATIVE	5.1
5.1 Purpose.	1

5.2	Administrative Development Approval (Permit) Required.	2
5.3	Definitions.	3
5.4	Zoning officer Established.	4
5.5	Zoning Permit Procedure.	4
5.6	Site Plan Requirements.	5
5.7	Temporary Certificate of Zoning Compliance.	6
5.8	Sign Permit Procedure.	6
5.9	Posting of Property (Constructive Notice).	7
5.10.	Duration of Development Approvals.	7
5.11.	Changes to Zoning Permits.	8
5.12.	Inspections by Administrative Staff.	9
5.13.	Violations.	9
5.14.	Enforcement.	10
5.15.	Remedies.	11
5.16.	Revocations (Cancellations) of Development Approvals.	13
5.17.	Certificate of Occupancy.	14
5.18.	Appeals of Administrative Decisions.	14

ARTICLE 6: PROCEDURE, PERMITS, ENFORCEMENT AND APPEALS – QUASI-JUDICIAL
.....6.1

6.1.	Development Approval Required	1
6.2.	Definitions.	2
6.3.	Appeals of Administrative Decisions: Procedure	2
6.4.	Variances.	8
6.5.	Special Use Permits.	14
6.6.	Appeals of Variances, Special Use Permits, and Other Quasi-Judicial Decisions.	25
6.7.	Subdivision Approvals.	31
6.8.	Appeal of Decisions on Subdivision Plats.	32
6.9.	Civil Action for Declaratory Relief, Other Remedies; Joinder of Complaint and Petition for Writ of certiorari in Certain Cases	32
6.10.	No Estoppel Effect When Challenging Development Conditions.	34
6.11.	Other Civil Actions.	34
6.12.	Statutes of Limitations.	34

ARTICLE 7: PROCEDURE, PERMITS, ENFORCEMENT AND APPEALS – LEGISLATIVE
.....7.1

7.1. Development Approval Required.	1
7.2. Definitions.	2
7.3. Procedure for Text or Zoning Map Amendment (Rezoning).	2
7.4. Legislative Decisions: Citizen Comments.	8
7.5. Legislative Decisions: Planning Board Review and Comments.	8
7.6. Legislative Decisions: Governing Board Statement.	10
7.7. Legislative Decisions: Duration.	11
7.8. Legislative Decisions: Revocation.	11
7.9. Legislative Decisions: Statute of Limitations.	12
7.10. Legislative Decisions: Judicial Review and Appeal.	14
7.11. Legislative Decisions: Down-Zoning.	14
7.12. Reconsideration: One-Year Limitation	14

ARTICLE 8: ZONING DISTRICTS AND TABLE OF USES
.....8.1

8.1. Purpose And Boundaries.	1
8.2. Types Of Uses Within Districts.	3
8.3. RA - Residential Agriculture District	7
8.4. Residential District R-15	9
8.5. Residential District R-85 MULTI-FAMILY	12
8.6. Residential District R-6	15
8.7. General Business District - GB	18
8.7. Light Industrial District I-1	20
8.11. Table Of Uses	22

ARTICLE 9: DESIGN STANDARDS FOR ZONING DISTRICTS
.....9.1

9.1. Purpose.	1
9.2. Standards Applicable to All Districts.	1

ARTICLE 10: OFF-STREET PARKING AND LOADING, SIGNS, LANDSCAPING AND SCREENING, OUTDOOR LIGHTING

.....
.....10.1

PART I. OFF-STREET PARKING, STACKING AND LOADING REQUIREMENTS	2
--	----------

10.1. General Requirements.....	2
10.2. Reserved.....	16
PART II. SIGNS.	17
10.3. Purpose of Sign Regulations.	17
10.4. General Sign Regulations.	17
10.5. Signs Not Requiring a Permit from the Zoning Officer	18
10.6. Permanent Signs for Subdivisions and Multi-Family Developments	21
10.7. Business and Industrial Signs	21
10.8. Outdoor Advertising Signs (Off-Premises Billboards)	22
10.9. Signs on Town Property	27
10.10. Reserved	27
PART III. LANDSCAPING, BUFFERING AND SCREENING	28
10.11. Purpose of Buffering and Screening.	28
10.12. Parking and Loading Area Landscaping	28
10.13. Screening of Dumpsters	30
10.14. Screening of Adjoining Incompatible Land Uses	29
10.15. Fences, Walls and Screens	32
10.16. Line of Sight	34
10.17. Alternative Screening Methods	34
10.18. Use of Existing Screening	35
10.19. Guarantee in Lieu of Immediate Installation	35
10.20 – 10.29 Reserved	35
PART IV. OUTDOOR LIGHTING	36
10.31. Purpose.	36
10.32. Definitions.	36
10.33. Outdoor Advertising Signs	37
10.34. Recreational Facilities.	37
10.35. Reserved.	37

ARTICLE	11:	DEVELOPMENT	REGULATIONS	FOR	SPECIFIC	USES
.....			11.1			
11.1.	Purpose.					2
11.2.	Application Required					3
11.3.	Site Plan Required For Uses With Conditions					3
11.4.	Requirements for All Uses Within the RA, R-6, R-15, R-85, GB and LI Districts					3
11.5.	Accessory Uses and Structures					4
11.6.	Adult Business and Entertainment Establishments (including bookstores)					6
11.7.	Ambulance Services (public and private)					7
11.8.	Animal Kennels, Outdoor; Boarding and Grooming Facilities; Vet Clinics					7
11.9.	Animal Shelters					7
11.10.	Arenas, Assembly Venues, Clubs, Lodges, and Exhibition Halls – Public and Private					8
11.11.	Auction Houses, No Livestock					8
11.12	Automobile and other Junk, Wrecking or Salvage Yards					9
11.13	Automobile Service Station – Including Storage of Junk Vehicles					9
11.14	Camp Grounds, Public and Private, Including Recreational Vehicle Parks and Travel Trailer Parks					
.....						
.....			10			
11.15	Commercial or Industrial Incineration					14
11.16	Concrete and asphalt plants					14
11.17	Cemeteries – Independent and Family Cemeteries; Religious Institutions with Cemetery					14
11.18	Day Care Center, Adult (Facility with more than eight persons)					16
11.19	Day Care Center – Child (More than Eight Children)					16
11.20	Day Care Home – Child (Two to Eight Children); Family Child Care Home					18
11.21	Day Care Home – Adult (Seven or more beds)					19
11.22	Dwelling, Mixed Use					20
11.23	Dwelling, Multi-Family					20
11.24	Family Care Home / Group Home (no more than six residents)					22
11.25	Farmer’s Market/Open Air Market					23
11.26	Firing					
	Range.....					

.....	24		
11.27	Flea Markets – Permanent Location		28
11.28	Fuel Oil Sales (Retail)		29
11.29	Funeral Home, No Crematorium		29
11.30	Funeral Home with Crematorium		29
11.31	Golf Course, Public or Private (excluding miniature golf)		30
11.32	Home Occupations		30
11.33	Ice Vending Machine, Unmanned, Stand Alone		31
11.34	Industrial Supplies and Equipment Sales		31
11.35	Junkyards/Salvage Yards/Automobile Graveyards		31
11.36	Manufactured Home as a Temporary Use		32
11.37	Manufactured Home Storage and Repair Yard		33
11.38	Manufacturing and Industrial Uses Not Listed		34
11.39	Mini-Warehouse Storage Facility		34
11.40	Nursing Homes, Rest Homes and Convalescent Centers		34
11.41	Outdoor Sales and Display Areas (Accessory Uses)		35
11.42	Outdoor Storage (accessory Uses)		36
11.43	Public or Private Utilities, Equipment, Lines, Substations, and Storage Yards		36
11.44	Radio and Television Studios, Including Towers		37
11.45	Satellite Dish Antenna		37
11.46	Shopping Centers		38
11.47	Temporary Structures and Uses		38
11.48	Transportation and Freight Terminals/Truck Stop		51
11.49	Urgent Care Facilities/ Medical Care Clinics/ Hospitals – Public and Private		51
11.50	Any Use Not Otherwise Prohibited by Law or by This Ordinance		51
11.51	Tiny Houses on Permanent Foundations		52
11.52	Cluster Development		53
ARTICLE	12:	MANUFACTURED	HOME
.....			12.1
12.1	In General.		1
12.2	Manufactured Home Parks – General Requirements.		2
12.3	Procedure for Securing Approval of a NEW Manufactured Home Park		4

12.4	Lot Requirements for NEW Manufactured Home Parks	11
12.5	Interior Street System – Applies to NEW Manufactured Home Parks	12
12.6	Operating Standards for NEW Manufactured Home Parks	14
12.7	Procedures and Standards for EXISTING Manufactured Home Parks	14
12.8	Responsibilities and Duties of Park Operators	17
12.9	Administration	19
12.10	Right of Appeal	19

ARTICLE	13:	SOLAR	ENERGY	SYSTEMS
.....				13.1
13.1	Purpose.			1
13.2	Applicability.			2
13.3	Definitions.			2
13.4	Applicability.			4
13.5	Permit Requirements.			5
13.6	Parcel Line Setbacks.			6
13.7	Height Limitations.			6
13.8	Site Plan Requirements.			7
13.9	Requirements for Level 2 and Level 3 SES.			7
13.10	Decommissioning.			8
13.11	Modification to Existing Solar Farms			8
13.12	Aviation Notification			9

ARTICLE	14:	WIRELESS	COMMUNICATIONS
.....			14.1
PART I. GENERAL REQUIREMENTS			2
14.1.	Purpose and Applicability		2
14.2.	Certain Uses Not Covered by This Article		3
14.3.	Interpretation and Definition		3
14.4.	When Special Use Permit is Required.		8
14.5.	Evaluation of Locations for New Wireless Facilities		8
14.6.	General Requirements for All Wireless Support Structures		10
14.7.	Attached Wireless Support Structures		11
14.8.	Collocations and Eligible Facilities Requests of Wireless Support Structures		12

14.9. Collocation of Small Wireless Facilities	13
14.10 – 14.11. Reserved	16
PART II. ADMINISTRATION	17
14.12. Towers Allowed by Administrative Review	17
14.13. Shared Facilities and Colocation Policy	17
14.14. Removal of Abandoned Support Structures	17
14.15. Nonconforming Wireless Communication Facilities	19
14.16. Revocation of Tower and Antenna Use Applications	19
14.17. Civil Penalty	19
14.18. Annual Review	20
14.19. Fees	20
14.20 – 14.25. Reserved	20

ARTICLE	15:	SUBDIVISION	REGULATIONS
			15.1

PART I. GENERAL REQUIREMENTS.....	3
15.1. Title.....	3
15.2. Purpose and Applicability.....	3
15.3. Authority and Jurisdiction.....	4
15.4. Abrogation and Greater Restriction.....	4
15.5. Interpretation.....	4
15.6. Severability.....	4
15.7. Recording of Plats.....	5
15.8. Thoroughfare Plans.....	5
15.9. Adequate Public Facilities.....	5
15.10. Compliance with Zoning and Other Plans.....	5
15.11. Fees.....	5
15.12. Effect on Pending Litigation.....	6
15.13. Variances.....	6
15.14. Amendments to this Ordinance.....	7
15.15 Permit Choice and Vested Rights.....	7
15.16 Development Moratoria.....	7
15.17 Effect of Plat Approvals on Dedication.....	9

15.18 Penalties.....	9
15.19 Conflict - Greater Requirement Governs.....	10
15.20 Validity.....	10
15.21– 15.30. RESERVED.....	10
PART II. DEFINITIONS.....	11
15.31. Definitions.....	11
15.32. – 15.35. RESERVED.....	18
PART III. GENERAL PROCEDURE FOR SUBDIVISIONS.....	19
15.36. Plat Required on Any Subdivision of Land.....	19
15.37. Expedited Process for Certain Subdivision of Land.....	19
15.38. Determination of Classification- Minor or Major Subdivision, Or Exempt.....	20
15.39. Combination and Recombination of Land.....	21
15.40. Resubdivision Procedures.....	22
15.41. Application; Plan and Plat Approvals.....	22
15.42 - 15.45. Reserved.....	22
PART IV. MINOR SUBDIVISION PROCEDURES.....	23
15.46. Application for Minor Subdivision.....	23
15.47. Minor Subdivision Sketch Plan.....	23
15.48. Action on Minor Subdivision Sketch Plan.....	23
15.49. Minor Subdivision Final Plat.....	24
15.50. Review Procedure; Approval or Disapproval.....	26
15.51. Appeal.....	26
15.52. – 15.55. Reserved.....	26
PART V. MAJOR SUBDIVISIONS.....	27
15.56. Application for Major Subdivision.....	27
15.57. Sketch Plans.....	27
15.58. Preliminary Plat Submission and Review.....	28
15.59. Final Plat Submission and Review.....	30
15.60. Information to Be Depicted on Plats- Minor and Major Subdivisions.....	37
15.61. – 15-65. Reserved.....	43
PART VI. - REQUIRED IMPROVEMENTS, DEDICATIONS, RESERVATIONS, AND MINIMUM STANDARDS OF DESIGN FOR MAJOR SUBDIVISIONS.....	44
15.66. Generally.....	44
15.67. Suitability of Land.....	44

15.68. Floodplain or Flood-Prone Areas.....	44
15.69. Wetlands.....	45
15.70. Stormwater and Drainage.....	45
15.71. Sedimentation and Erosion Control.....	45
15.72. Pre-Sale or Pre-Lease of Subdivision Lots.....	46
15.73. Completing Development in Phases.....	47
15.74. Amendment to and Modification of Approved Preliminary Plats.....	47
15.75. Plat Approval Not Acceptance of Dedication Offers.....	48
15.76. Performance Guarantee.....	48
15.77. Construction Cost Estimate.....	50
15.78. Default.....	50
15.79. Maintenance of Improvements.....	51
15.80. Defects Guarantee.....	52
15.81. Maintenance Guarantee.....	52
15.82. Vacation of Plats.....	52
15.83. Dedications and Reservations.....	52
15.84. Name Duplication.....	53
15.85. Subdivision Layout and Design.....	53
15.86. Streets.....	55
15.87. Utilities.....	57
15.88. Other Requirements.....	58
15.89. – 15.100. Reserved.....	59

ARTICLE	16:	PERMITS	AND	DEVELOPMENT	AGREEMENTS
..... 16.1					

16.1. Applicability.	1
16.2. Definitions.	2
16.3. General.	4
16.4. Zoning Permits.	6
16.5. Development Agreements.	6
16.6. Rezoning (Zoning Map Amendment).	14
16.7. Sign Permit.	14
16.8. Site Plan - Minor.	14
16.9. Site Plan - Major.	15

16.10. Special Use Permit.	18
16.11. Temporary Use Permit.	18
16.12. Variance.	19
16.13. Vested Rights Certificate.	20
16.14. Zoning Text Amendment.	21
16.15. Inspections.	21
16.16. Pre-Application Meeting with Administrative Staff.	22

ARTICLE	17:	VESTED	RIGHTS	AND	MORATORIA
					17.1

13.1 Vested Rights and Permit Choice.	1
13.2. Moratoriums	6

ARTICLE	18:	NON-CONFORMING	SITUATIONS
			18.1

18.1 Purpose and Intent	1
18.2 Non-Conforming Situations - General	1
18.3 Non-Conforming Lots	2
18.4 Non-Conforming Structures	4
18.5 Non-Conforming Uses	5
18.6 Non-Conforming Signs	6
18.7 Board of Adjustment and Non-Conformities	8

ARTICLE	19:	WATER	SUPPLY
WATERSHEDS.....	19.1		

Summary of Changes from 1995 To 2021 Ordinance.....	1
Article Definitions.....	100
.....2	
Article 200 Authority and General Regulations.....	6
Article 300 Subdivision Regulations.....	8

Article	400:	Development	Regulations	
.....				10
Article	500:	Public	Health	Regulations
.....				20
Article	600	Administration,	Enforcement	and Appeals
.....				20
ARTICLE	20:	FLOOD	DAMAGE	PREVENTION
ORDINANCE.....				20.1
Article 1.	Statutory Authorization, Findings Of Fact, Purpose And Objectives.			3
Section A.	Statutory Authorization.			3
Section B.	Findings Of Fact.			3
Section C.	Statement Of Purpose.			3
Section D.	Objectives.			3
Article 2.	Definitions.			4
Article 3.	General Provisions.			10
Section A.	Lands To Which This Ordinance Applies.			10
Section B.	Basis For Establishing The Special Flood Hazard Areas.			10
Section C.	Establishment Of Floodplain Development Permit.			10
Section D.	Compliance.			10
Section E.	Abrogation And Greater Restrictions.			11
Section F.	Interpretation.			11
Section G.	Warning And Disclaimer Of Liability.			11
Section H.	Penalties For Violation.			11
Article 4.	Administration.			11
Section A.	Designation Of Floodplain Administrator.			11
Section B.	Application, Permit & Certification Requirements			11
Section C.	Duties And Responsibilities Of The Floodplain Administrator.			15
Section D.	Corrective Procedures.			16
Section E.	Variance Procedures.			17
Article 5.	Provisions For Flood Hazard Reduction.			19
Section A.	General Standards.			19
Section B.	Specific Standards.			20
Section C.	Reserved.			24
Section D.	Standards For Floodplains Without Established Base Flood Elevations			24

Section E.	Standards For Riverine Floodplains With Base Flood Elevations But Without Established Floodways Or Non-Encroachment Areas.	25
Section F.	Floodways And Non-Encroachment Areas.	25
Section G.	Standards For Areas Of Shallow Flooding (Zone Ao).	26
Section H.	Standards For Areas Of Shallow Flooding (Zone Ah).	26
Article 6.	Legal Status Provisions.	26
Section A.	Effect On Rights And Liabilities Under The Existing Flood Damage Prevention Ordinance.	26
Section B.	Effect Upon Outstanding Floodplain Development Permits.	27
Section C.	Severability.	27
Section D.	Effective Date.	27
Section E.	Adoption Certification.	27

APPENDIX	#1:	LIST	OF	TEXT	AMENDMENTS
					A-1
APPENDIX	#2:	DECOMMISSIONING	PLAN	FOR	SOLAR
LOCATIONS.....	A-2				