

Zoning Ordinance Amendments

<i>Zoning Ordinance Chapter/Topic</i>	<i>Staff Recommendation</i>
3 – Bona Fide Farm Exempt	<ul style="list-style-type: none"> Added new Statutory Definition for bona-fide farms per NCGS §153A-340(b)
5 – Conditional Use Zoning Districts	<ul style="list-style-type: none"> Changed Conditional Use District rezoning process to Conditional Zoning District rezoning process. Added a Mixed Use District only available as a Conditional Zoning District Added specificity to Application, Plan and other required items' submittal requirements Increased submittal deadline, from 30 to 45 days, to allow staff time for sufficiency review of applications; included sufficiency process (similar to major subdivision) Added detailed procedure for Conditional Zoning District rezoning Added requirement for Community Meeting prior to submittal of new or expanded Conditional Zoning Districts Increased number of public hearings from 6 to 10 (no P.H. in July or December) Added flexibility for alterations to Conditional Zoning Districts – allow administrative approval by staff
7 – Definitions	<ul style="list-style-type: none"> Added Conditional Zoning District definition Added Multi-Family Dwelling definition
10 – Schedule of District Regulations	<ul style="list-style-type: none"> Removed AG (Reserved) District Added CD-MU (Conditional District-Mixed Use) Zoning District with specific requirements Deleted AG column from Table of Uses
13 – Lighting	<ul style="list-style-type: none"> Add language to permit internally-illuminated signs with minimal standards Removed Amortization Clause for Vehicular Canopies
15 – Regulations Governing Signs	<ul style="list-style-type: none"> Specified that regulation and enforcement of signage erected in rights-of-way is responsibility of NCDOT
17 – Conditional Use Permits	<ul style="list-style-type: none"> Specified that CUPs follow same procedure as Conditional Zoning Districts
19 – Amendment to Zoning Ordinance	<ul style="list-style-type: none"> Provide for expedited process for County-initiated amendments; Public Hearing anytime (30 day notice) Require Citizen-initiated amendments (General Rezoning & Map) follow Conditional Zoning process (No Community Meeting)
23 – Effects Upon Outstanding Conditional Use Permits	<ul style="list-style-type: none"> Added allowance for cancellation of conditional use permit by surrender Added allowance for termination of conditional use permit if conditions not met