

Table of Contents

Chapter 1 – General Provisions

1.1	Official Title	1-2
1.2	Effective Date	1-2
1.3	Authority	1-2
1.4	General Purpose and Intent	1-2
1.5	Applicability and Jurisdiction	1-3
1.6	Relationship to the Comprehensive Land Use Plan	1-3
1.7	Relationship with Other Laws	1-3
1.8	Severability	1-3
1.9	Zoning Map	1-4
1.10	Transitional Provisions	1-5
1.11	Vested Rights	1-6

Chapter 2 – Administration

2.1	Review And Decision-Making Bodies	2-2
2.2	Town Council	2-2
2.3	Planning Board	2-2
2.4	Board of Adjustment	2-4
2.5	Historic District Commission	2-5
2.6	Technical Review Committee	2-7
2.7	Town Staff	2-7
2.8	Comprehensive Plan	2-8
2.9	Conflicts of Interest	2-9

Chapter 3 – Administrative Procedures

3.1	Administrative Manual	3-2
3.2	Common Review Procedures	3-2
3.3	Comprehensive Review of Chapter	3-3
3.4	Typographical Errors	3-3
3.5	Creation of New Lots/Division of Land	3-3
3.6	UDO, Comprehensive Land Use Plan, and Comprehensive Plan Amendments	3-5
3.7	RESERVED	3-8
3.8	Special Use Permit	3-8
3.9	Variance	3-15
3.10	Appeal	3-16

3.11	Certificate of Appropriateness.....	3-18
3.12	Site Plan Review	3-21
3.13	Zoning Compliance Permit	3-23
3.14	Conditional Rezoning	3-25
3.15	Annexation	3-28

Chapter 4 – Zoning Districts

4.1	General Provisions	4-2
4.2	Base Zoning Districts Established.....	4-2
	4.2.1 Table: Base Zoning Districts	4-2
4.3	Residential Base Zoning Districts	4-2
4.4	Business Base Zoning Districts	4-3
4.5	Conditional Zoning Districts.....	4-4
	4.5.1 Table: Conditional Zoning Districts.....	4-5
4.6	Overlay Zoning Districts	4-6
4.7	RESERVED	4-6
4.8	Airport Zoning Code	4-6
4.9	Flood Damage Prevention	4-11

Chapter 5 – Use Standards

5.1	Use Table.....	5-2
	5.1.1 Table: Table Of Permitted Uses.....	5-4
5.2	Use-Specific Standards	5-7

Chapter 6 – Development Standards

6.1	Purpose and Intent	6-2
6.2	Design Standards Manual.....	6-2
6.3	General Dimensional Standards.....	6-2
	6.3.1 Table: Dimensional Requirement for All Zoning Districts.....	6-2
	6.3.2 Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District	6-2
6.4	Air Pollution	6-3
6.5	Buffers	6-3
	6-1 Figure: Types Of Buffers	6-4
	6-2 Figure: Required Buffer Placement	6-5
	6.5.1 Table: Required Buffers	6-6
6.6	Creation of New Building Lots	6-6
6.7	Design Requirements for All New Non-Residential Buildings	6-7
	6-3 Figure: Non-Residential Design Standards.....	6-9
6.8	RESERVED	6-10

6.9	Driveway Connections	6-10
	6-4 <i>Figure: Driveway Connections</i>	6-11
6.10	Landscaping (Parking Lot)	6-12
	6-5 <i>Figure: Landscaping (Parking Lot)</i>	6-13
6.11	Lighting	6-13
	6-6 <i>Figure: Exterior Lighting Requirements</i>	6-15
6.12	Mobile Home Parks	6-15
	6.12.1 <i>Table: Mobile Home Park Recreation Area</i>	6-17
6.13	Open Space	6-22
	6-7 <i>Figure: Open Space Illustrations</i>	6-23
6.14	Parking, Loading, and Circulation	6-24
	6.14.1 <i>Table: Minimum Number of Parking Spaces Required</i>	6-25
	6-8 <i>Figure: Parking Stall Measurements</i>	6-28
	6.14.2 <i>Table: Off-Street Parking Geometric Requirements</i>	6-28
	6-9 <i>Figure: Off-Street Parking Design Requirements</i>	6-29
	6.14.3 <i>Table: Use Type and Off-Street Loading Spaces</i>	6-30
	6-10 <i>Figure: Off-Street Loading Requirements</i>	6-30
6.15	Posting Requirements for Structures	6-30
6.16	Recreation Sites	6-31
	6.16.1 <i>Table: Recreation Points and Attached Dwelling Units</i>	6-32
	6.16.2 <i>Table: Recreation Points</i>	6-33
6.17	Screening	6-34
6.18	Sidewalks and Walkways	6-36
6.19	Signage	6-37
	6.19.1 <i>Table: Signs Allowed By District</i>	6-38
6.20	Stormwater Ordinance	6-54
6.21	Streets	6-65
6.22	Tree Protection Standards	6-67
	6-11 <i>Figure: Tree Protection Zone</i>	6-68
6.23	Wastewater Disposal	6-69
6.24	Water Supply	6-69

Chapter 7 – Nonconformities

7.1	General Applicability	7-2
7.2	Nonconforming Uses	7-2
7.3	Nonconforming Characteristics of Use	7-4
7.4	Nonconforming Structures	7-4
7.5	Nonconforming Lots of Record	7-5

Chapter 8 – Maintenance Standards

8.1	Purpose	8-2
8.2	Minimum Housing Code	8-2
8.3	Non-Residential Maintenance Standards	8-12
8.4	Prevention of Demolition by Neglect	8-19

Chapter 9 – Enforcement

9.1	Purpose	9-2
9.2	Applicability.....	9-2
9.3	Enforcement Officer.....	9-2
9.4	Violations	9-2
9.5	Responsible Persons	9-3
9.6	Enforcement Generally	9-3
9.7	Remedies and Penalties	9-4

Chapter 10 – Definitions

10.1	Rules of Measurement, Computations and Exceptions	10-2
	10-1 Figure: Lot Measurements	10-2
	10-2 Figure: Setbacks	10-4
	10-3 Figure: Height Measurements.....	10-4
10.2	Definitions.....	10-6

Chronological Summary of UDO Amendments since November 14, 2013 Adoption

Text Amendment	Effective Date	Description of Amendment
160D Updates	01/14/2021	NCGS required statutory updates.