ZT-2018-03

STATE OF NORTH CAROLINA

AN ORDINANCE AMENDING SECTION 088 OF CHAPTER 151 OF THE ZONING ORDINANCE OF THE TOWN OF STONEVILLE, NORTH CAROLINA

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Stoneville, North Carolina that the following Section of the Zoning Ordinance of the Town of Stoneville is hereby amended:

§ 151.088 B-1, BUSINESS, OFFICE AND INSTITUTIONAL DISTRICT.

The regulations for this district are designed to promote high-quality business and office use in downtown Stoneville. However, the storage of toxic and hazardous materials is prohibited unless a spill containment plan is implemented.

(A) Permitted uses.

(1) Retail trade: all types of small retail establishments whose operations are conducted indoors, such as clothing, jewelry, music, sporting goods, groceries and drugs;

(2) Finance: all types of finance, insurance and real estate offices;

(3) Services: all types of small service establishments whose operations are conducted indoors, such as barber and beauty care, restaurants and bars, shoe repair, laundry and dry cleaning, and medical and dental offices; and

(4) Institutions: all types of institutions such as churches and non-profit social clubs.

(B) Permitted Use Subject to Use Standards.

(1) Mixed Uses. A "mixed use" refers to the occupancy of a building by residential and nonresidential uses. Mixed use is permitted provided that any residential units must be located on the second floor of a mixed use building, and the nonresidential use of such building must occupy the first floor and otherwise be one of the Permitted Uses set forth in (A) above. Residential unit(s) may not exceed the total square footage of the nonresidential use. Adequate driveway access and parking shall be provided for each dwelling unit in accordance with 151.105.

(C) Dimensional requirements.

(1) No building shall be less than five feet from the right-of-way line of the street. No other yards are required; except that, where the rear of a lot abuts a residential district, there shall be a 15-foot rear yard and where a lot abuts the side of a lot zoned residential there shall be a side yard not less than ten feet in width. In all other cases where a side yard, not required, is provided it shall be at least eight feet in width.

(2) However, when an erosion and sedimentation control plan is required, all development shall not exceed 24% built-upon area on a project-by-project basis. For projects without a curb and gutter street system, development shall not exceed 36% built-upon area on a project-by-project basis. For the purpose of calculating built-upon area, total project area shall include acreage in the tract on which the project is to be developed.

(D) Off-street parking and loading. As specified in §§ 151.105 and 151.106 of this chapter.

Adopted by the Town Council of the Town of Stoneville this 13th day of November, 2018.

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Ricky Craddock, Mayor

ATTEST:

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Sherri Darnell, Town Clerk