

Zoning Ordinance Amendment 23-03

Amending the Zoning Ordinance regarding Regulations for Density Requirements.

The Town Commissioners of the Town of Bunn, North Carolina ordains: The following Article be amended in the Town Zoning Ordinance:

Article VII. TABLE OF YARD, AREA, AND HEIGHT REQUIREMENTS

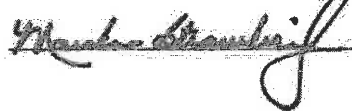
Amendment of table to reflect Requirement of Public Water and Sewer in various Districts.

R-2 ZONING DISTRICT FOR RESIDENTIAL AND NON-RESIDENTIAL

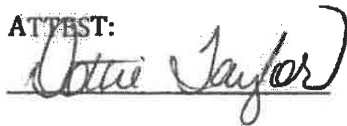
R-3 ZONING DISTRICT FOR RESIDENTIAL AND NON-RESIDENTIAL

The foregoing Ordinance 23-03 upon motion of Town Commissioner Nicole Brantley and second by by Town Commissioner Sherry Mercer, and having been submitted to a roll call vote received the following votes and was on this the 3rd day of April 2023. Yes: 4. No: 0. Abstain: 0 .Absent: 0

Marsha Strawbridge, Mayor

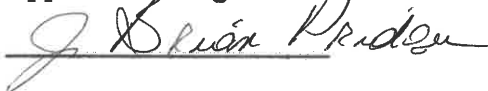


ATTEST:



Dottie Taylor, Town Clerk

Approved to Legal Form:



Brian Pridgen, Town Attorney

ARTICLE VII TABLE OF YARD, AREA, AND HEIGHT REQUIREMENTS

	R1		R2		R3		C1	C2	C3
	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential			
Min. Lot Area	30,000 sqft	40,000 sqft	10,000 sq ft single family 15,000 sqft two-family	20,000 sqft	8,000 single family 12,000 two-family or multi-family	15,000 sqft	n/a	10,000 sqft	n/a
Width	75 feet	150 feet	60 feet	75 feet	50 feet	75 feet	n/a	50 feet	40 feet
Depth	150 feet	200 feet	100 feet	150 feet	75 feet	100 feet	n/a	100 feet	n/a
Front Setback	30 feet	35 feet	20 feet	30 feet	15 feet	15 feet	n/a	25 feet	30 feet
Rear Setback	30 feet	40 feet	20 feet	30 feet	15 feet	15 feet	n/a	25 feet**	10 feet**
Side Setback	25 feet*	25 feet*	10 feet*	25 feet*	5 feet*	10 feet*	n/a	10 feet**	20 feet**
Max. Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

*On corner lots first establish the front yard and then add 10 feet to each side yard that abuts a street.
 **When a C or I district abuts an R district, add an additional 10 feet and follow buffer requirements in Article IX
 *** Public Water and Sewer required.

	I1	I2	VMD	C-OD
Min. Lot Area	20,000 sqft	40,000 sqft	See Regulations in Article IV, Section 9	same as underlying district
Width	50 feet	100 feet	See Regulations in Article IV, Section 9	same as underlying district
Depth	100 feet	100 feet	See Regulations in Article IV, Section 9	same as underlying district
Front Setback	40 feet	50 feet	See Regulations in Article IV, Section 9	same as underlying district
Rear Setback	30 feet**	50 feet**	See Regulations in Article IV, Section 9	same as underlying district
Side Setback	25 feet**	30 feet**	See Regulations in Article IV, Section 9	same as underlying district
Max. Building Height	35 feet	35 feet	See Regulations in Article IV, Section 9	same as underlying district

For this table and in all zoning classes Churches shall be considered a residential use for definition of setbacks, etc.