

Zoning Ordinance Amendment 23- 08

Amending the Zoning Ordinance regarding Regulations for permitted uses.

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

Article V. Zoning District Regulations.

Section 1. Table of Permitted Uses, Note 6 Accessory Dwelling Units

~~Note 6. Accessory Dwelling Units~~

- ~~1. Accessory dwelling units shall be allowed only as an accessory use to a single family residence.~~
- ~~2. There shall be no more than one accessory dwelling unit whether detached or attached on any lot.~~
- ~~3. The accessory dwelling unit shall not exceed the square footage of the primary residence on a lot.~~
- ~~4. The accessory dwelling unit shall not serve as a lot's primary residence.~~
- ~~5. The residential lot shall meet all dimensional requirements, including setback requirements of the zoning district which it is located.~~
- ~~6. The accessory dwelling unit must comply with the North Carolina Residential Building Code or else a permit will not be issued.~~
- ~~7. The accessory dwelling unit shall be served by an approved water supply and sanitary facilities.~~
- ~~8. The accessory dwelling unit shall remain in the same ownership as the primary residence.~~
- ~~9. The accessory dwelling unit shall not be rented out or used for storage. Upon the accessory dwelling unit not be occupied by permitted family members, the unit shall be removed by the owner within sixty (60) days.~~
- ~~10. A family member is defined as an individual related by blood, marriage, or adoption by the owner of the primary residence.~~
- ~~11. Such accessory dwelling units shall be permitted within all residential zoning districts.~~
- ~~12. This provision shall apply to Class A Manufactured/Sectional Homes and comply with applicable zoning regulations (Article, Sec 4 of Zoning Ordinance)~~
- ~~13. Under no circumstances may a Class B or Class C Manufactured Home be used as an accessory dwelling unit.~~

Note 6. Accessory Dwelling Units.

(A.) Zoning Districts where additional standards below apply: R-1, R-2, and R-3

(B.) Standards.

- (1.) One (1) *Accessory Dwelling Unit* shall be permitted only on a lot containing a single dwelling unit (the principal dwelling) and conforming accessory structures in any single-family zoning district.
- (2.) The *Accessory Dwelling Unit* shall not be considered a separate unit for the purpose of determining minimum lot size or maximum density.
- (3.) Home occupations may be located within the *Accessory Dwelling Unit*.
- (4.) The maximum gross floor area for the *Accessory Dwelling Unit* shall be 900 SF or forty percent (40%) of the gross floor area of the principal structure, whichever is less. Variances shall not allow the gross floor area of the *Accessory Dwelling Unit* to exceed 1200 SF nor shall the size of the *Accessory Dwelling Unit* exceed fifty percent (50%) of the gross floor area of the principal dwelling unit.
- (5.) The *Accessory Dwelling Unit* may be located within the same structure as the principal dwelling unit or it may be a separate structure. If within the same structure as the principal dwelling unit, the *Accessory Dwelling Unit* may have a separate entrance. If the *Accessory Dwelling Unit* is located in a separate structure, the following standards shall apply:
 - (a.) The accessory structure housing the *Accessory Dwelling Unit* must be located behind the principal dwelling. On corner lots, the accessory structure housing the *Accessory* behind the principal dwelling, but must be oriented to the front street (same orientation as principal dwelling).
 - (b.) Vehicular access to the *Accessory Dwelling Unit* shall be via the same drive that provides access to the principal structure unless the *Accessory Dwelling Unit* is located on a corner or through lot. If located on a corner or through lot, a secondary drive may provide access to the *Accessory Dwelling Unit*. ~~but the secondary drive shall not be on the same street as the drive providing access to the principal dwelling.~~
- (6.) One (1) parking space may be provided for the *Accessory Dwelling Unit*. The parking space shall be located in the same area as the parking provided for the principal dwelling unit unless the lot is a corner or through lot and a separate drive provides access to the *Accessory Dwelling Unit*.
- (7.) The design and construction of the accessory structure housing the *Accessory Dwelling Unit* shall be compatible with the design and construction of the principal dwelling unit. ~~To ensure compatibility, the following standards shall be met:~~
 - ~~(a.) The design of the accessory structure housing the *Accessory Dwelling Unit* shall be of the same architectural style as that of the principal dwelling unit.~~
 - ~~(b.) The roof style and pitch of the accessory structure housing the *Accessory Dwelling Unit* shall be the same as that of the principal dwelling unit.~~
 - ~~(c.) The exterior building materials used for the accessory structure housing the *Accessory Dwelling Unit* shall be the same as those used for the principal~~

~~dwelling unit. When the principal dwelling unit is predominantly brick or stone, the use of smooth wood or fibrous cement siding for the accessory structure housing the *Accessory Dwelling Unit* is appropriate to reinforce the ancillary and secondary nature of the *Accessory Dwelling Unit*.~~

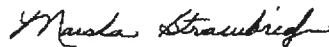
~~(d.) Windows and doors used for the accessory structure housing the *Accessory Dwelling Unit* shall be the same style and design as *Dwelling Unit* may be located on the corner street side of and those used for the principal dwelling unit. Window and door placement (fenestration) on the accessory structure housing the *Accessory Dwelling Unit* shall mimic that of the principal dwelling unit.~~

~~(e.) Exterior paint colors for the accessory structure housing the *Accessory Dwelling Unit* shall be the same as (or complementary to) those for the principal dwelling unit.~~

- (8.) The use of manufactured dwellings, mobile homes, travel trailers, campers, or similar units as an *Accessory Dwelling Unit* is prohibited. A camper or recreational type vehicle may be used in the event of a catastrophic event such as a fire, tornado or other event in which the principal dwelling is deemed uninhabitable or unsafe by the Franklin County Inspections Department or other governmental unit. This would be allowed up to twelve months and may extend upward upon review and approval by the planning board. The zoning permit would be subject to current zoning fees as stated in the schedule of fees.
- (9.) The *Accessory Dwelling Unit* shall not be deeded and/or conveyed to separate and/or distinct ownership separately from the principal dwelling unit.

(Note 5. Accessory Dwelling Units was presented to the Planning Board on April 17, 2017 & April 24, 2017 and was approved by the Bunn Town Board on June 5, 2017) (Considered for changes on October 16, 2023 by planning board)

The foregoing Ordinance 23-08 upon motion of Town Commissioner Nicole Brantley and second by Town Commissioner Don Mitchell, and having been submitted to a roll call vote received the following votes and was approved on this the 6th day of November, 2023. Yes: 4. No 0. Abstain: 0. Absent: 0

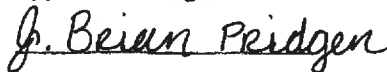

Marsha Strawbridge, Mayor

ATTEST:



Dottie Taylor, Town Clerk

Approved to Legal Form:



Brian Pridgen, Town Attorney