

**Zoning Ordinance Amendment 25-02**

Amending the Zoning Ordinance adding additional language in the first asterisk regarding the calculation of densities in the Village Mixed Use zoning district.

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

**Article IV. Section 9. VMD Village Mixed Use**

The following table (e) shall be inserted in Section 9 in regards to standards in the VMD zoning district.

**e)**

<b>Village Mixed Use District</b>	
<b>A. Development Standards</b>	
1. Density (max) *	5 du /acre- Single Family detached 8 du/acre – Single Family attached 14.5 du/acre- Multifamily
2. Passive Open Space	5% of gross site area
3. Active Open Space	2.5% of gross site area
<b>B. Principal Building Standards</b>	
1. Street Setback **	20 ft -(min)
2. Side Setback	10 ft (min)
3. Rear Setback	20 ft (min)
4. Frontage Buildout	60%
5. Building Height (min)	20 ft

6. Building Height (max) *****	35 ft
<b>C. Accessory Building Standards ***</b>	
1. Side Setback (min)	5 ft
2. Rear Setback (min)	5 ft
3. Building Height (max) *****	25 ft
<b>D. Materials. Detached Housing.</b>	
<p>1. Building Walls. The primary materials used for building walls should reflect the context of the surrounding area or neighborhood.</p> <p>a. Vinyl siding materials are prohibited except where approved landscape plans restrict the use of pine needles or other combustible bedding material within eight (8) feet of the foundation wall.</p> <p>b. Foundations around the principal structure shall be fully enclosed. Slabs shall be covered on the front side with brick, stone, or stucco. Front porches with open foundations shall be fully screened. The aforementioned provisions do not prohibit crawlspace construction.</p>	
<b>E. Materials. Attached Housing.</b>	
<p>1. Vinyl siding materials are prohibited except where approved landscape plans restrict the use of pine needles or other combustible bedding material within eight (8) feet of the foundation wall.</p> <p>2. Foundations around the principal structure shall be fully enclosed. Slabs shall be covered on all sides with brick, stone, or stucco. Front porched with open foundations shall be fully screened. The aforementioned provisions do not prohibit crawlspace construction.</p>	
<b>F. Building Placement.</b>	
<p>1. There shall be at least twelve (12) feet of separation between units that are not attached.</p> <p>2. All buildings shall front onto a public street.</p> <p>3. Building facades shall be generally parallel to front street right-of-way lines.</p>	

\* Maximum density is subject to approval of Special Use Permit. Density calculation shall not include the square footage or acreage for any public or private street and shall also exclude any acreage for wetlands or other areas not allowable to be built upon due to environmental regulations.

\*\* On lots with multiple frontages, the Street Setback applies to all property lines adjoining a public right-of-way or private street easement.

\*\*\* Accessory structures are not permitted within a required Street Setback.

\*\*\*\* Accessory structures are not permitted to exceed the height of a principal structure located on the same lot.

\*\*\*\*\* Excludes an emergency services radio tower

The foregoing Ordinance 25-02 upon motion of Town Commissioner \*\* and second by Town Commissioner \*\*, and having been submitted to a roll call vote received the following votes and was \*\*\*\*\* on this the \*\* day of \*\*\* 2025. Yes: . No: . Abstain: . Absent: .

**Marsha Strawbridge, Mayor**

ATTEST:

\_\_\_\_\_  
**Dottie Taylor, Town Clerk**

Approved to Legal Form:

\_\_\_\_\_  
**Brian Pridgen, Town Attorney**