

AMENDMENTS TO CHAPTER 21: ZONING ORDINANCE

STAFF COMMENTARY

Section 21-4. Definitions.

Cabin means a habitable structure used for overnight or temporary lodging of a recreational or rental purpose regardless of whether said structure is subject to the NC Building Code. For purposes of this definition, the term does not include a dwelling unit, but is intended to include cottages, huts, treehouses, yurts and other similar structures.

The generic term of “cabin” is to be utilized for structures rented or occupied on a short-term basis. The term would generally apply to structures that are not considered to be a dwelling but may be subject to some aspects of the NC Building Code.

Section 21-60. Conditional use requirements for specific uses.

(7) b. ***Cabins (SIC 7011)***, ***Campgrounds*** and recreational vehicle parks (SIC 7033).

Given the setting and occupancy characteristics are similar to that of campgrounds and RV parks, Staff proposes to include the SIC code for tourist cabins and cottages into the existing CUP text.

1. *Minimum lot size.* The minimum lot size is two (2) acres.
2. *Setbacks.*
 - Front50 feet
 - Side street30 feet
 - Side20 feet
 - Rear20 feet
3. *Density.* The minimum size of spaces shall be determined by the county health department.
4. *Interior drives.* Interior drives shall be a minimum of eighteen (18) feet compacted gravel six (6) inches thick.
5. *Parking.* No parking will be allowed on public streets. Off-street parking and loading space shall be provided in sufficient quantity to accommodate all parking and loading on-site. At a minimum, one (1) parking space per ~~trailer~~ space ***or unit*** shall be provided.
6. *Screening and buffering.* ~~Campgrounds~~ ***Land uses in this category*** shall be considered a group 2 use and shall be screened accordingly.

Modified term in the parking criteria to be applicable to all uses in this category and not just recreational vehicles, i.e. trailer.

Similarly, all uses in this CUP category would be considered for screening and buffering as applicable.

Section 21-113. Table of uses.

P - Permitted by Right P(A) - Permitted as Accessory Use SR - Permitted with Special Requirements C - Conditional Use	Zoning Districts																					
	Residential					Nonresidential																
LAND USE		R	A	R	R	S	M	H	P	M	F	R	C	B	I	N	I	S	T	I	N	
<i>Services</i>																						
70	Hotels, rooming houses, camps and other lodging places, <i>all except</i>																					
7011	<i>Cabins</i>																					
7033	Campgrounds and RV parks																					

Section 21-166. Table of parking requirements.

Services		
7011 and 7033	<i>Cabins, Campgrounds and RV Parks</i>	1 space/campsite + 1 space / ELS + 1 space / 200 SF of meeting area

AMENDMENTS TO CHAPTER 22: SUBDIVISION REGULATIONS

Sec. 22-10. - Other definitions.

For the purpose of this chapter, certain words or terms used herein shall be defined as follows:

Lot. A portion of a tract of land to be subdivided for the purposes of transfer of ownership or development or both.

Lot of record. A lot which is part of a subdivision, a plat of which has been recorded in office of the register of deeds of Rowan County, or a lot described by metes and bounds, the description of which has been so recorded prior to the adoption of this chapter.

Lot types:

Corner lot. A lot located at the intersection of two (2) or more roads. A lot abutting on a curved road or roads shall be considered a corner lot if straight

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Updated the Table of Uses to include Cabins as a Conditional Use in the RA and NB districts and Permitted in the CBI district, similar to Campgrounds and RV parks.

Included Cabins with parking standards for campgrounds and RV parks.

Included an excerpt from the Subdivision Ordinance regarding the type of lots governed by the ordinance.

lines drawn from the foremost point of the lot meet at an interior angle of less than one hundred thirty (130) degrees.

Double frontage lot. (i.e., through lot) Any lot having access by water and street right-of-way or by having access on two (2) street rights-of-way. This does not include corner lots.

Interior lot. A lot other than a corner lot with only one (1) frontage on a street.

Panhandle lot. A lot other than one having access on a cul-de-sac, which contains a narrow strip providing street access.

Reverse frontage lot. A through lot which is not accessible from one (1) of the parallel or nonintersecting street upon which it fronts.

Single-tier lot. A lot which backs upon a limited access highway, a railroad, a physical barrier, or another type of land use and to which access from the rear is usually prohibited.

Through lot. See "Double frontage lot."

Utility lot. A lot that serves unmanned utility facilities such as pump / lift stations, wireless facilities and support structures, septic tank drain fields, common areas, open spaces and other similar environmental areas. A utility lot is not to be used as parking, vehicle storage or accommodation for residential or commercial structures.

Sec. 22-79. - Subdivision design.

(a) Lot dimensions.

All new lots in a subdivision shall conform to the following requirements:

(1) Lot area.

a. All lots in a new subdivision shall conform to the zoning requirements of the zoning district in which the subdivision is located. Conformance to zoning requirements means, among other things that the smallest lot in the subdivision must meet all dimensional requirements of [chapter 21](#), article IV of the Rowan County Zoning Ordinance.

b.

1. Lot sizes may be increased on the recommendation of the Rowan County Health Department based on the assessment of soil application rates and subsoil conditions.

Staff proposes to include a definition for the term "utility lot". The term exists in Section 22-79 (d) of the ordinance but is not defined; reference citation on page 4.

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2. *Lots regulated by this chapter that are neither intended nor considered to be utilized for building sites or development may serve the purpose of a utility lot for nonresidential purposes only. Said lots may have access as provided in Section 22-79(d).*
3. Any lot served by a septic tank system shall be large enough to accommodate both a septic tank, its drainage field, plus a reserve drainage area.

(d) Access easements for utilities.

An access easement of at least twenty (20) feet in width may be provided to service nonresidential lots whenever no other reasonable alternative exists. Said easement may only be used to serve unmanned utility facilities such as pump/lift stations, telecommunications towers, septic tank drain fields, common areas, etc.

Any lot created that is not exempt by NCGS is subject to the Subdivision Ordinance. Although subject to the ordinance, Staff proposes that if utility lots are neither intended for development nor building sites, they may only be used for nonresidential purposes as defined in the new definition.

Existing text in the Subdivision Ordinance referencing "utility lots".