

1 ADDITIONS

2 **Chapter 2: DEFINITIONS**

3 **Art/Craft Studio-** A place of work for an artist, artisan, or craftsperson including persons engaged in the
4 application, teaching, or performance of fine arts such as, but not limited to, drawing vocal or instrumental music,
5 painting, sculpture, wood working, and writing. Limited on site retail will be allowed in such studio for pieces that
6 were made on site by the occupant of the property.
7

8 **Backyard Workshops-** Area for building tradesmen, welding shops, small appliance repair shops, small engine
9 repair shops, mechanic, and auto and farm-equipment repair shops, are permitted as an accessory use to the owner's
10 residence. Some exclusions apply, the storing of and/or repair of commercial or fleet vehicles shall be approved by
11 the board. No more than nine hundred (900) square feet can be devoted to said activity. However, the square feet
12 limitation shall not apply if the accessory building is being used solely for the personal, non-commercial use, of the
13 owner. No outside storage is permitted.
14

15 **Buffer Strip-** Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically
16 separate or screen one use or property from another so as to visually shield or block noise, lights, or other
17 nuisances.
18

19 **Event Venue-** A public place where meals, food or refreshments are prepared and/or furnished upon premises. An
20 Event Venue is only available for events on no more than 2 to 3 consecutive days by contract, (e.g., weddings,
21 showers, receptions, birthday parties, corporate meetings, and fund raisers or other similar events) with a designated
22 onsite manager or the owner present during the event. Event Venues shall not be used for any other purpose or use.
23 An Event Venue must meet all Building Code and Fire Code requirements along with all ABC (Alcoholic Beverage
24 Control Board) requirements
25

26 **Fence/Wall-** In all residential districts, fences or walls may be erected in any yard adjacent to a lot line. Wall height
27 may not exceed four (4) feet in height without being engineered. Fences may be erected provided such fence does
28 not exceed ten (10) feet in height. The height of the fence shall be measured from grade. Fences shall not cross any
29 easements or right of way without notarized permission from all effected parties. Fences and walls shall not
30 interfere with visibility at intersections or cause any safety issues. *(TO BE ADDED TO END OF EACH DISTRICT)*

31 **Kennel-** An establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or
32 sold, all for a fee or compensation.
33

34 **Home Occupation-** Customary home occupations, including dressmaking, cooking and baking, hairdressing, music
35 instruction, the renting of not more than one room, and the practice of such professions as insurance and accounting
36 shall be permitted as accessory uses in a residence. Approved home occupations shall not have any employees that
37 do not live in the house. The Board of Adjustment shall decide whether other home occupations not listed here are
38 within the spirit of this category of accessory uses.
39

40 **Retreat-** A facility with permanent structures for meeting, lodging, dining and sanitation in a predominantly natural
41 environment. The primary use of retreats is for religious, educational or charitable purposes, such as meetings and
42 programs in religion, spirituality, personal growth or environmental studies.
43

44 **Wedding Facility-** “a privately-owned facility or site in certain rural and resource zones where weddings and
45 associated events are conducted in exchange for compensation.”
46

47 **Zoo -** An area, building, or structure that contains exotic animals species where they are providing care and
48 maintenance as well as display to the public. This classification includes avian and small animal rehabilitation or
49 rescue centers. This definition excludes facilities owned and operated by the County.
50

- 1 **Setback requirements:** *(for all districts)*
 2 **40' front**
 3 **20' rear**
 4 **15' sides**

5 **Measurements taken from the property line or edge of right of way, whichever is closer to structure.**
 6 **Measurements will be taken parallel from structure, but at no point shall the setback be closer than**
 7 **the minimum setback distance.**

8
 9 **Add Fence/Wall to the Use Requirements of every district.**

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 11

12 **Chapter 3: Districts and Use Requirements**

13

14 **3.5 Zoning Map Amendments**

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16 Whenever there is a zoning map amendment request, the owner of that parcel of land as shown on the
 17 County tax listing, and the owners of all parcels of land abutting that parcel of land as shown on the County tax
 18 listing, shall be notified of the public hearing as required by NCGS 153A-323 and in accordance with the provisions
 19 of chapter 13 of this ordinance.

20

21 **Section 3.6.1 AO Agriculture-Open Space District**

22

23 **1. Permitted Uses**

 [Add Accessory DU]

24

25 **2. Conditional Uses**

 [Add Kennel as a conditional use]

26

 [Add Art/Craft Studio as a conditional use]

27

28 **Section 3.6.2 RA Residential Agriculture District**

29

30 **1. Permitted Uses**

 [Add Accessory DU]

31

 [Add Art/Craft Studio]

32

33 **2. Conditional Uses**

 [Add Kennel as a conditional use]

34

35 **3. Special Uses**

 [Add Event Venue as special use]

36

 [Add Retreat as special use]

37

 [Add Wedding Facility as special use]

38

39 **Section 3.6.3 R1 Residential District**

40

41 **1. Permitted Uses**

 [Add Accessory DU]

42

43 **2. Conditional Uses**

 [Add Kennel as a conditional use]

44

 [Add Art/Craft Studio as a conditional use]

45

46 **3. Special Uses**

 [Add Event Venue as special use]

47

 [Add Retreat as special use]

48

 [Add Wedding Facility as special use]

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1 **Section 3.6.4 R2 Residential Resort District**

2 **1. Permitted Uses**

3 [Add Accessory DU]

4 [Add Event Venue]

5 [Add Retreat]

6 [Add Wedding Facility]

7 **2. Conditional Uses**

8 [Add Kennel as a conditional use]

9 [Add Art/Craft Studio as a conditional use]

10 [Add Zoo as conditional use]

11
12 **Section 3.6.5 NC Neighborhood Commercial District**

13 **1. Permitted Uses**

14 [Add Accessory DU]

15 [Add Art/Craft Studio]

16 **2. Conditional Uses**

17 [Add Kennel as a conditional use]

18 [Add Zoo as conditional use]

19 **3. Special Uses**

20 [Add Event Venue as special use]

21 [Add Retreat as special use]

22 [Add Wedding Facility as special use]

23
24 **Section 3.6.6 CMU Commercial Mixed Use District**

25 **1. Permitted Uses**

26 [Add Accessory DU]

27 [Add Art/Craft Studio]

28 [Add Event Venue]

29 [Add Retreat]

30 [Add Wedding Facility]

31 **2. Conditional Uses**

32 [Add Kennel as a conditional use]

33 [Add Zoo as conditional use]

34
35 **Section 3.6.7 CD Commercial District**

36 **1. Permitted Uses**

37 [Add Art/Craft Studio]

38 [Add Event Venue]

39 [Add Retreat]

40 [Add Wedding Facility]

41 **2. Conditional Uses**

42 [Add Kennel as a conditional use]

43 [Add Zoo as conditional use]

44
45 **Section 3.6.8 ID Industrial District**

46 **1. Permitted Uses**

47 [Add Kennel]

1 **USE TABLE**

2

3 ***Add these new uses***

Use Type	Zoning District								Restrictions
	NC	CMU	AO	RA	R1	R2	C	ID	
Accessory Dwelling	P	P	<u>P</u>	P	P	P			<u>See 8.1.7</u>
Art/Craft Studio	P	P	C	P	C	C	P		
Event Venue	S	P		S	S	P	P		
Kennel	C	C	C	C	C	C	C	P	
Retreat	S	P		S	S	P	P		
Wedding Facility	S	P		S	S	P	P		
Zoo	C	C				C	C		

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7 **Chapter 8: Special Restrictions**

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9 **8.1.7 Accessory Dwelling Units and Family Exemptions for Additional Dwelling Units on One Lot**

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1. Accessory dwellings shall be permitted in districts R-A, R-1, R-2, NC, CMU, and AO

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2. Accessory dwelling units shall be located only on lots with a primary single-family detached structures and conforming accessory structures. For the purposes of this ordinance, a recreational vehicle/camper is not considered an accessory dwelling unit.

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3. Exclusive of a family waiver, only one accessory dwelling unit per lot shall be permitted in all use districts allowed. The family waiver or exemption to the one accessory dwelling will be allow in AO, RA, and R-1 districts only.

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4. A family waiver or exemption for up to a maximum of three accessory dwelling units may be permitted. Any additional dwelling units above three require a Conditional Use Permit.

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23

1 5. All accessory dwelling units shall comply with the dimensional requirements and setbacks of the
2 underlying zoning district.

3
4 6. Each accessory dwelling unit not connected to public water and/or sanitary sewer systems must have a
5 suitable water supply and sewage disposal system which complies with all Madison County Environmental
6 Health Department requirements.

7
8 7. A family waiver or exemption would also permit a reduction in the lot size for one lot provided that
9 items 5 and 6 above are met, and that adequate information is provided to the Madison County Planning
10 and Zoning office showing that no other options exist. . This lot size reduction shall be to a minimum of six
11 tenths (6/10) of an acre. Any additional reduction or lots needing a reduction shall require approval of the
12 Madison County Board of Adjustment.

13 14 **DELETIONS**

15 16 **Section 5.7**

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18
19
20 Removal of Section 5.7 and associated table sections.

21 22 **Clerical and Organizational Issues**

23 24 **Section 3.5**

25
26 Remove wording "Article XII Section 124" from this section to eliminate confusion.

27 28 **Section 8.1.3 and 8.1.4**

29 Swap the order of these two sections.

30 31 **Section 8.1.5 and 8.1.6**

32 Combine these two sections and rename Camping and Camp Facilities.

33 Also change Section 8.1.6 #1 wording from "thousand" to hundred, to make it fifteen hundred square feet consist
34 with number.