

CHAPTER 8. SPECIFIC USE STANDARDS

The use standards in this chapter include standards applied to principal uses, accessory uses, and temporary uses. These standards shall apply to the listed use types regardless of whether the use type is listed in the summary table in Chapter 6.

SECTION 8.1. ACCESSORY DWELLING LOCATED WITHIN A SINGLE-FAMILY DWELLING

A. DEFINITION

An addition (such as a mother-in-law suite) to an existing single-family dwelling, containing separate sleeping, kitchen, and bathroom facilities.

B. STANDARDS

1. No more than one accessory dwelling located within a principal dwelling per lot.
2. Two dwelling units can be connected by a passageway or breezeway but shall be considered two separate buildings.

SECTION 8.2. ACCESSORY DWELLING LOCATED WITHIN A NON-RESIDENTIAL BUILDING

A. DEFINITION

An accessory dwelling, containing separate sleeping, kitchen, and bathroom facilities, located within a non-residential building.

B. STANDARDS

1. No more than two accessory dwellings may be located within the principal non-residential building.
2. Fire resistance separation may be required per the NC Building Code.

SECTION 8.3. ACCESSORY MANUFACTURED HOME

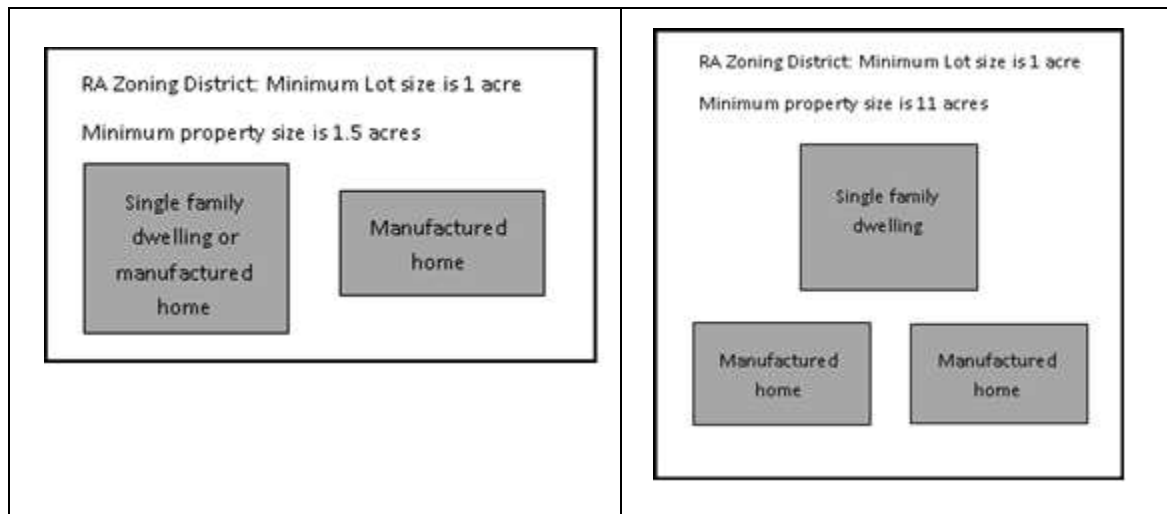
A. DEFINITION

An accessory manufactured home located on the same lot as the principal single-family dwelling or principal manufactured home.

B. STANDARDS

1. There shall be no more than two manufactured homes per lot. There shall be a minimum of 1.5 times the minimum lot size requirement for the applicable zoning district for an accessory manufactured home.
2. There shall be an additional 10 acres of land beyond the minimum lot size for the applicable zoning district allotted for the second accessory manufactured home, in addition to a dwelling. Accessory dwellings shall meet the required principal building setbacks with a minimum separation of 30 feet between any dwellings. An accessory dwelling may be located in the front yard provided it meets the required principal building setbacks. (A lot that existed prior to January 4, 1994, may be developed for single-family residential purposes without being subject to watershed regulations.)

ACCESSORY MANUFACTURED HOME CONFIGURATIONS



SECTION 8.4. ACCESSORY SINGLE-FAMILY DWELLINGS

A. DEFINITION

An accessory (second) single-family dwelling may be located on the same lot as the principal single-family dwelling. The accessory dwelling may be combined with a detached garage, workshop, barn (barn apartments), etc.

B. STANDARDS

1. There shall be no more than two accessory dwellings per lot.
2. There shall be an additional 10 acres of land allotted for the third dwelling.
3. Accessory dwellings shall meet the required principal building setbacks with a minimum separation of 30 feet between any dwellings.
4. An accessory dwelling may be located in the front yard provided it meets the required principal building setbacks. (A lot that existed prior to January 4, 1994, may be developed for single-family residential purposes without being subject to watershed regulations.)

SECTION 8.5. ACCESSORY SWIMMING POOLS

A. DEFINITION

All permanent or temporary public, commercial, or private above-ground or in-ground water containment areas more than two feet deep, designed for recreational use involving wading, swimming, and/or diving and including all structures, walks or patio areas of cement, stone, or wood at or above grade, built for, and used in conjunction with the swimming pool.

B. RESIDENTIAL LOT LAYOUT STANDARDS

Swimming pools shall be located in side or rear yards and shall meet the accessory building setbacks.

C. MULTI-FAMILY AND NON-RESIDENTIAL LOT LAYOUT STANDARDS

Indoor and outdoor facilities shall be a minimum of 100 feet inside the property lines abutting to a residential zoning district and a minimum of 50 feet from any other property line.

D. OTHER STANDARDS

1. No water may be discharged directly into natural streams or public waterways or on abutting properties.
2. All swimming pools shall comply with the latest and applicable version of the NC Building Code, including but not limited to fencing requirements, building, mechanical, or electrical related work.