

P12-41

PENDING AMENDMENT

County Zoning Ordinance
(Group developments w/ manufactured homes limited in R6A district)

CURRENT MEETING INFORMATION:

Cumberland County Board of Commissioners, August 20, 2012 6:45 pm,
Commissioners' Hearing Room, Room # 118 (Main Courthouse), 117 Dick
Street, Fayetteville

CASE HEADING:

REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING
ORDINANCE AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND
SPECIAL USES; SECTION 403, USE MATRIX; INSERTING FOOTNOTE "4" IN
THE R6A COLUMN FOR EACH ROW LISTING CLASSES OF
MANUFACTURED HOMES FOR RESIDENTIAL OCCUPANCY WITH THE
FOOTNOTE LIMITING GROUP DEVELOPMENTS TO ONE MANUFACTURED
HOME WHEN PROPERTY IS ZONED R6A.

ADDITIONAL INFORMATION:

Complete text is attached.

The Joint Planning Board's Land Use Codes Committee has considered this text
amendment and recommends approval as attached.

The Joint Planning Board considered this text amendment at their June 19, 2012
regular board meeting and unanimously voted to recommend approval as written.

CONTACT INFORMATION:

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P12-41
Cumberland County

Zoning Ordinance Amendment

(Group developments w/ manufactured homes limited in R6A district)

P12-41: REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY ZONING ORDINANCE AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES; SECTION 403, USE MATRIX; INSERTING FOOTNOTE “4” IN THE R6A COLUMN FOR EACH ROW LISTING CLASSES OF *MANUFACTURED HOMES FOR RESIDENTIAL OCCUPANCY* WITH THE FOOTNOTE LIMITING GROUP DEVELOPMENTS TO ONE MANUFACTURED HOME WHEN PROPERTY IS ZONED R6A.

AMEND Article IV Permitted, Conditional, and Special Uses; Section 403, Use Matrix, by INSERTING footnote “4” in the R6A column for each class of *manufactured homes for residential occupancy* rows with the footnote text to read as indicated below:

LAND USES	ZONING CLASSIFICATIONS
	R6A
MANUFACTURED HOME CLASS A, for residential occupancy	p ⁴
MANUFACTURED HOME CLASS B, for residential occupancy	p ⁴
MANUFACTURED HOME CLASS C, for residential occupancy	p ⁴

⁴[Group developments in the R6A Residential district shall not be approved for more than one manufactured dwelling unit.](#)

(See highlighted text on attached page 43, County Zoning Ordinance, for page layout.)

In addition to this proposed County Zoning Ordinance text amendment, an “Editor’s note” will be inserted under the section heading of Section 2401. Group Developments, County Subdivision Ordinance. The note will read as follows:

(Editor’s note: See Section 403, Use Matrix, County Zoning Ordinance – group developments in the R6A Residential zoning district cannot be approved for more than one manufactured home.)

SECTION 403 USE MATRIX

CUMBERLAND COUNTY ZONING ORDINANCE

P = PERMITTED USE

S = SPECIAL USE (Sec. 1606 Board of Adjustment approval required)

Z = CONDITIONAL ZONING (Article V – County Commissioners approval required) (Amd. 04-11-18)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
HOME OCCUPATIONS, Incidental (Sec. 1002A)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
HOTEL/MOTEL, except as regulated by Sec. 924																			P	P		
INDUSTRIAL OPERATIONS NOT OTHERWISE PROHIBITED																						P
INDUSTRIAL SALES OF EQUIPMENT OR REPAIR SERVICE																					P	P
JANITORIAL SERVICE																			P	P	P	P
KENNEL OPERATIONS ³ (Sec. 912)		P	S	S	S			S											P	P	P	P
LABORATORY OPERATIONS, medical or dental																	P	P	P	P		
LABORATORY, RESEARCH																	P	P	P	P	P	P
LANDFILL, DEMOLITION/INERT DEBRIS																					P	P
LIBRARY (SEC. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
LIVESTOCK SALES & AUCTIONING (SEC. 916)		P																			P	P
LOCKSMITH, GUNSMITH																			P	P	P	
MACHINE TOOL MANUFACTURING OR WELDING																						P
MANUFACTURED HOME CLASS A, for residential occupancy		P	P		P		P	P		P				P ⁴								
MANUFACTURED HOME CLASS B, for residential occupancy		P			P			P						P ⁴								
MANUFACTURED HOME CLASS C, for residential occupancy (Sec. 913)														P ⁴								
MANUFACTURED HOME PARK (County Subdivision Ordinance), excluding any manufactured home sales														P								
MANUFACTURED HOME SALES																				P	P	P
MASSAGE & BODYWORKS THERAPY																		P	P	P		
MILLING OR GRINDING GRAIN AND SEED INTO FOOD (SEC. 916)		P																			P	P
MINI-WAREHOUSING (SELF-STORAGE FACILITY) (no outside commercial storage of motor vehicles (Sec. 914)		P														S	S	P	P	P	P	P
MINI-WAREHOUSING (SELF-STORAGE FACILITY) (including outside commercial storage of motor vehicles)		S																		P	P	P

³See Section 912.G for allowed temporary housing/boarding of dogs in all residential zoning districts. (Amd. 01-19-10)

⁴Group developments in the R6A Residential district shall not be approved for more than one manufactured dwelling unit.