

P15-03
EASTOVER ZONING ORDINANCE TEXT AMENDMENT
(ZLL Exception for 5 Acre Residential Tracts w/ Existing Dwellings)

P15-03. REVISION AND AMENDMENT TO THE COUNTY ZONING ORDINANCE, ARTICLE IV, ENTITLED PERMITTED, CONDITIONAL, AND SPECIAL USES BY AMENDING SECTION 403. USE MATRIX, FOOTNOTE NUMBER 6 AS ADOPTED BY THE TOWN OF EASTOVER AND APPLICABLE ONLY TO THOSE PROPERTIES WITHIN THE EASTOVER CORPORATE LIMITS, BY CLARIFYING THAT RESIDENTIAL DEVELOPMENTS LOCATED ON FIVE ACRES OR LESS WITH A MINIMUM OF TWO EXISTING DWELLINGS CAN BE SUBMITTED FOR CONDITIONAL ZONING APPROVAL AS A ZERO LOT LINE DEVELOPMENT WITHOUT COMPLYING WITH THE PROVISIONS OF ARTICLE VIII, DENSITY DEVELOPMENT-CONDITIONAL ZONING DISTRICT. (EASTOVER 01-13-15*)

AMEND Article IV. Permitted, Conditional, and Special Uses, Footnote number 6 as indicated on the next page.

SECTION 403 USE MATRIX

P = PERMITTED USE

S = SPECIAL USE (Sec. 1606 – Bd of Adj approval required)

Z = CONDITIONAL ZONING (Art V – Town Council approval required)

LAND USES	ZONING CLASSIFICATIONS																			
	CD	A1	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
TRADES CONTRACTOR ACTIVITIES, with or without outside storage of equipment or supplies																	P	P	P	P
TRAILER RENTALS, including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein																		P	P	p
TRUCK TERMINAL ACTIVITIES, repair & hauling and/or storage																		P	P	P
UPHOLSTERING OR FURNITURE REFINISHING																	P	P	P	P
VARIETY, GIFT AND HOBBY SUPPLY SALES																P	P	P		
VENDING MACHINE RENTAL																		P	P	P
VETERINARIAN (Sec. 916)		P	P	P			P									P	P	P		
WHOLESALE SALES, with operations conducted and merchandise stored entirely within a building and not otherwise listed herein																		P	P	P
WIRELESS COMMUNICATIONS & ACCESSORY SALES																P	P	P		
ZERO LOT LINE Development (Subdivision Ordinance)	Z ⁵	Z	Z	Z	Z ⁶	Z ⁶	Z ⁶	Z ⁶	Z ⁶	Z ⁶	Z ⁶	Z ⁶	Z ⁶	Z ⁶	Z ⁷	Z ⁷	Z ⁷	Z ⁷	Z	Z

⁵ See Sec. 1101.H, Lot Area Exceptions in Conservancy Districts

⁶ Except for townhouses [s and](#) developments [located on a maximum of five acres with a minimum of two existing residential dwellings](#), single family residential zero lot line developments shall be submitted under Article VIII, Density Development-Conditional Zoning District

⁷ All residential uses shall be submitted under Article VI, Mixed Use Development-Conditional Zoning District or Sec. 914.1, Mixed Use Building; if located within Eastover Commercial Core Overlay District, Article VIII.I governs