

**P15-03**

**PENDING AMENDMENT**

**Town of Eastover**

**Zoning Ordinance**

(ZLL Exception for 5 Acre Residential Tracts w/ Existing Dwellings)

**CURRENT MEETING INFORMATION:**

County Joint Planning Board, December 16, 2014 at 7:00 pm, Historic Courthouse, 130 Gillespie Street, Fayetteville, 2<sup>nd</sup> floor hearing room

**CASE HEADING:**

**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)

**ADDITIONAL INFORMATION:**

Complete text is attached.

**CONTACT INFORMATION:**

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Matt Rooney at 910-678-7625, email: [mrooney@co.cumberland.nc.us](mailto:mrooney@co.cumberland.nc.us)

**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 <sup>5</sup>	Z	Z	Z	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>6</sup>	Z <sup>7</sup>	Z <sup>7</sup>	Z <sup>7</sup>	Z <sup>7</sup>	Z	Z

<sup>5</sup> See Sec. 1101.H, Lot Area Exceptions in Conservancy Districts

<sup>6</sup> 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

<sup>7</sup> 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