

ARTICLE XI

DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

11-1 DEVELOPMENT STANDARDS

11-1.1 Application of Development Standards

The development standards listed herein are additional to other requirements in this Ordinance. These development standards are use-specific and apply to those uses designated with a 'D' in Table 10-1-1 Table of Permitted Uses. Uses requiring approval of a Special Use Permit (designated with a 'S' in Table 10-1-1) shall also be subject to these standards and any additional standards or conditions required by the Special Use Permit in accordance with Section 4-7.5.

11-1.2 Standards for All Uses

The following rules apply to all development standards and uses listed below:

(A) Property Separation

All measurements shall be made by drawing straight lines from the nearest point of the lot line where the proposed use is to be located to the lot line of the closest use (or zoned property) from which the proposed use is to be separated.

(B) Use Separation

All measurements shall be made by drawing straight lines from the nearest point on the wall of a proposed or existing principal building or edge of a proposed use to the nearest point on the wall of the principal building from which the subject building is to be separated, unless otherwise specified.

(C) Outdoor Lighting

Outdoor lighting structures shall be located, angled, shielded, or limited in intensity so as to cast no direct light upon adjacent property and to avoid the creation of a visual safety hazard to passing motorists.

11-1.3 Adult Bookstore, Adult Theater, Adult Massage Parlor

(A) Where Required:

B district.

(B) Use Separation

(1) No adult bookstore, adult theater or adult massage parlor shall be located within 1,200 feet of any other adult bookstore, adult theater, or adult massage parlor.

- (2) No establishment shall be located within 500 feet of a church, elementary school, public park or residentially-zoned property.

11-1.4 Animal Feeder/Breeder Operations

(A) Where Required

RA district.

(B) Minimum Area

50 Acres

(C) Setbacks

All structures, buildings or enclosed areas used for housing of poultry, hogs, cattle, or other livestock or animals being bred shall be set back a minimum of 1,500 feet from all property lines or the minimum setback established by State regulations, whichever is greater.

(D) Operation

Any violation of state regulations concerning the operation of the animal feeder/breeder operation shall be considered a violation of this Ordinance.

(E) Noise

Mechanical equipment producing noise or sound in excess of 70 decibels shall be located no closer than 1,000 feet to the nearest residence.

(F) Screening

All structures, buildings, or enclosed areas used to house animals being bred shall be screened from the view of adjoining residentially used or zoned properties with natural or planted vegetation or a combination of vegetation, fences, walls, and berms.

11-1.5 Athletic Fields

(A) Where Required

RA, R-1, R-1A, and R-2 districts.

(B) Access

All athletic fields shall have vehicular access to a collector or higher capacity street.

(C) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B).

11-1.6 Automobile Repair/Towing Services

(A) Where Required

B district.

(B) Maximum Built-Upon Area

Outdoor storage areas and all other built-upon areas shall not exceed 24 percent of the lot area.

(C) Operation

No outdoor disassembly or salvaging shall be permitted.

(D) Screening

Any outdoor storage area must be screened with a 6-foot high opaque fence in addition to any landscaping or screening required by Article XV.

(E) Dust

All unpaved storage areas shall be maintained in a manner so as to limit dust from leaving the storage area.

11-1.7 Batting Cages

(A) Where Required

B district.

(B) Security Fencing

Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.

11-1.8 Bed and Breakfast

(A) Where Required

R-2 and B districts.

(B) Use Separation

No such facility shall locate within 400 feet of another bed and breakfast located within a R-2 zoning district and within 100 feet of another bed and breakfast in a B zoning district.

(C) Operation

- (1) The use must be owned and operated by a resident owner.
- (2) The use shall be located in a structure which was originally constructed as a dwelling.
- (3) Meals served on the premises shall be only for guests of the facility.

(D) Signs

There shall be no exterior advertising except that which is permitted for a home occupation.

(E) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B).

11-1.9 Boat Sales

See Section 11-1.31.

11-1.10 Building Supply Sales

(A) Where Required

B district.

(B) Screening

All outside storage shall be completely screened from view from all streets and adjacent residentially zoned property.

(C) Security Fencing

Security fencing, a minimum 6 feet in height, shall be provided around all outside storage areas.

(D) Dust

All storage areas shall be maintained in a manner so as to limit dust from drifting onto adjoining properties.

11-1.11 Carnivals and Fairs

(A) Where Required

RA and B districts.

(B) Minimum Lot Area

The minimum lot size shall be 3 acres.

(C) The hours of operation allowed shall be compatible with the land uses adjacent to the carnival or fair.

(D) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(E) The Board of Commissioners shall not grant the permit unless it finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

11-1.12 Church and Other Places of Worship

(A) Where Required

All districts.

(B) Location

Church facilities located on sites of 3 acres or more shall have direct vehicular access to a collector or higher capacity street.

(C) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B). (*Amended 01-09-07*)

11-1.13 Club

(A) Where Required

RA and B districts.

(B) Location

Clubs shall have direct access to a collector or higher capacity street.

(C) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B).

11-1.14 Communication Tower Under 50 Feet In Height

(A) Where Required

RA, R-1A, and R-2 districts.

(B) Location

Towers shall not be placed in any front yard or side yard. All supporting cables shall be contained on the property.

11-1.15 Condominiums

(A) Where Required

R-A, R-2, and B districts.

(B) Setbacks

Setbacks for individual condominium units are waived. However, the minimum setbacks of the district in which located shall be applicable to the external lot boundaries of the condominium development.

(C) Lot Access Requirements

Lot access requirements for individual condominium units are waived. However, individual units shall have right-of-access through common areas containing private streets or drives.

(D) Plans and Declarations

Plans and declarations for condominium developments shall comply with the requirements of the North Carolina Condominium Act (NCGS Chapter 47C) (*amended 4-11-06*).

(E) Streets

Individual parcels, whether leased or sold, shall have shared rights of access along private streets and/or along private drives at least twenty-four feet in width leading to a publicly maintained street. Maintenance of all private streets and private drives shall be a mandatory responsibility, running with the land, exercised by a single entity which shall be composed of one landowner, an Owners' Association, or all owners acting collectively pursuant to a binding agreement.

(F) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the planting requirements of Section 15-2(B) (*amended 4-11-06*).

11-1.16 Day Care Center, Child or Adult

(A) Where Required

RA, R-2, and B districts.

(B) Security Fencing

Outdoor activity area(s) for children shall be enclosed by a security fence at least 4 feet in height and located outside the street setback.

(C) Location

Centers on a site greater than 3 acres shall have access to a collector or thoroughfare street.

11-1.17 Equestrian Facility

(A) Where Required

RA and B districts.

(B) Minimum Area

The minimum area required for an equestrian facility is 5 acres.

(C) Use Separation

There shall be a minimum 100-foot distance between manure storage areas, barns or stables and any adjacent residentially-zoned property.

(D) Dust

All unpaved areas shall be maintained in a manner which prevents dust from adversely impacting adjoining properties.

11-1.18 Fences

(A) Where Required

All districts.

(B) Permitted Fence Types

The following fence types are permitted in all zoning districts:

- (1) Masonry or stone walls;
- (2) Ornamental iron;
- (3) Chain-link or woven wire; and
- (4) Wood or similar material.

(C) Prohibited Fence Types

- (1) Fences constructed primarily of barbed or razor wire, except for the purpose of enclosing livestock in districts permitting such use;
- (2) Fences carrying electrical current, except for the purpose of enclosing livestock in districts permitting such use;
- (3) Fences topped with barbed wire or metal spikes in residential zoning district, except those serving a public facility requiring a security fence for public safety purposes; and
- (4) Fences constructed of concertina wire.

(D) Fence Height

For any residential use, fences located within a front setback shall not exceed 4 feet in height; fences in side and rear yard setbacks shall not exceed 6 feet in height. For nonresidential uses, the maximum height of any fence, regardless of its location, shall not exceed 8 feet.

(E) General Requirements

- (1) No fence shall be placed or retained in such a manner as to obstruct vision at any intersection of a public or private street.
- (2) Fences shall not alter or impede the natural flow of water in any stream, drainage swale, or ditch.
- (3) No portion of a fence or wall may be located within the established right-of-way of a publicly maintained street unless an encroachment agreement has been obtained from the governmental body maintaining such street.

11-1.19 Fuel Oil Sales

(A) Where Required

B district.

(B) Use Separation

All storage tanks and loading facilities shall be located at least 200 feet from any property line.

(C) Screening

All outside storage areas shall be completely screened from view from all streets and adjacent residentially zoned property.

(D) Security Fencing

Security fencing, a minimum 6 feet in height, shall be provided around all outside storage areas.

(E) Location

Principal access must be from a collector or higher capacity street.

(F) The use must meet the requirements established by the fire prevention code of the National Board of Fire Underwriters and the latest edition of the "Flammable and Combustible Liquids Code, NFPA 30" of the National Fire Protection Association.

11-1.20 Go-Cart Raceway

(A) Where Required

B district.

(B) Property Separation

No raceway shall be located within 500 feet of any residentially zoned property.

(C) Noise

The facility shall be sited and operated so as to not produce noise or sound which would adversely impact adjoining and surrounding properties.

(D) Dust

All unpaved areas shall be maintained in a manner which prevents dust from adversely impacting adjoining properties.

(E) Fencing

Security fencing, a minimum of 6 feet in height, shall be provided along the entire boundary of the raceway.

(F) Hours of Operation

No such facility that adjoins residentially used or zoned property shall conduct business between the hours of 11 p.m. and 8 a.m.

11-1.21 Golf Course

(A) Where Required

All districts.

(B) Use Separation

A fifty-foot minimum distance shall be provided between the clubhouse or other principal building(s) and any adjacent residentially-zoned property.

11-1.22 Golf Driving Range

(A) Where Required

B district.

(B) Minimum Area

The minimum lot depth from the tees to the end of the driving area shall be 1,000 feet or the end shall be controlled with netting and/or berms to prevent golf balls from leaving the property.

(C) Security Fencing

Fencing, netting, trees, berms, or other control measures shall be provided around the perimeter of the driving area so as to prevent golf balls from leaving the driving area.

11-1.23 Group Care Facility

(A) Where Required

R-A, R-2 and B districts.

(B) Property Separation

No such facility shall be located within ½-mile of an existing group care facility.

(C) Operation

The facility shall be limited to not more than 30 persons including resident managers.

11-1.24 Home Occupations

(A) Where Required

All districts.

(B) Maximum Area

The area set aside for a home occupation shall occupy no more than 25 percent of the gross floor area of the dwelling unit or 500 square feet, whichever is less.

(C) Outside Storage

No outside storage or display of items associated with the home occupation is permitted.

(D) Operation

- (1) The home occupation must be conducted entirely within a dwelling unit. It must be a use which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the residence. Home occupations are not permitted in an accessory structure nor within a manufactured home.
- (2) Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist office, architects, insurance agency, lawyer, real estate broker, teacher, accountants, child or adult day care (5 or fewer persons), food catering, tailoring, and handcrafting, etc.
- (3) No on-site retail sales, except for goods made on the premises, are allowed.
- (4) No goods, stock-in-trade, or other commodities shall be displayed.
- (5) Only 1 person may be employed who is not an occupant of the residence.
- (6) Activities shall not generate traffic, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the zoning district in which it is located. No home occupation shall involve the use of electrical or mechanical equipment that would change the fire rating of the structure in which the home occupation is located.
- (7) Instruction in music, dancing, art, or similar subjects shall be limited to no more than 5 students at one time.

11-1.25 Kennels or Pet Grooming; Veterinary Clinic

(A) Where Required

Kennels or Pet Grooming: B district.
Veterinary Clinic: RA and B districts.

(B) Outside Storage

Pens and runs located outdoors are prohibited.

11-1.26 Manufactured Homes (Class B and C) On Individual Lots

(A) Where Required

RA, R-1A, R-2, and B districts.

(B) Underpinning

The area beneath a manufactured home must be fully enclosed with durable skirting within 90 days of placement on the lot. Manufactured homes shall have a continuous and permanent skirting installed of brick extending from the bottom of the manufactured home to the ground (*Amendment 7/13/04*). Said skirt shall be provided with a door for crawl space measuring at least eighteen inches by twenty-four inches and installed in a uniform manner.

(C) Manufactured Homes Prohibited

Manufactured homes constructed prior to June 15, 1976 (the effective date of the National Manufactured Housing Construction and Safety Standards Act of 1974) shall not be permitted to be brought into and moved within the White Lake Planning and Zoning Jurisdiction. All Class B manufactured homes shall comply with the appearance criteria specified in Section 2-3.80 (*amended 4-11-06*).

11-1.27 Manufactured Home Park

(A) Where Required

RA, R-2, and B districts.

(B) General Requirements

- (1) Minimum Lot Area: 40,000 square feet.
- (2) Minimum Number of Manufactured Home Spaces: At least 4 spaces.
- (3) Manufactured homes shall not be sold within a manufactured home park, except that an individual manufactured home owner shall be allowed to sell the manufactured home in which he resides.
- (4) The transfer of a deed to a manufactured home space or spaces either by sale or by any other manner shall be prohibited within a manufactured home park as long as the manufactured home park is in operation.
- (5) Prefabricated structures specifically designed by the manufacturer for manufactured dwelling extensions and any other addition meeting the N.C. Building Code may be added to any manufactured dwelling provided that setback within the space can be met and a zoning permit is issued by the Town and a building permit is obtained from the County.
- (6) Within a manufactured home park, one manufactured home may be used as an administrative office.

- (7) Convenience establishments of a commercial nature shall be limited to food stores and coin-operated laundromats. These may be permitted in manufactured home parks subject to the following restrictions:
 - (a) Such establishments shall be subordinate to the residential use and character of the park.
 - (b) Such establishment shall present no visible evidence of their commercial character from any portion of any residential district outside the park.
 - (c) Such establishment shall be designed to serve the trade and service needs of the park residents only.
- (8) Every manufactured home park owner or operator shall maintain an accurate register containing a record of all occupants and owners of manufactured homes in the park. The register shall be available for the inspection at all times by the Zoning Inspector. The register shall contain the following information:
 - (a) Name of owner or occupant;
 - (b) Manufactured home space address;
 - (c) Make, model, and registration;
 - (d) Date when occupancy within the manufactured home park begins and date when occupancy within the manufactured home park ceases.
- (9) The person to whom an operating permit for a manufactured home park is issued shall operate the park in compliance with this Section and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair, and in a clean and sanitary condition.
- (10) The area beneath a manufactured home must be fully enclosed with durable skirting within 90 days of placement in the manufactured home park. Manufactured homes shall have a continuous and permanent skirting installed of brick, cement block or a corrosive-resistant, non-reflective skirting extending from the bottom of the manufactured home to the ground (*amended 3-14-06*). Said skirt shall be provided with a door for crawl space measuring at least eighteen inches by twenty-four inches and installed in a uniform manner.
- (11) Site plans for manufactured home parks shall comply with the requirements of Article IV and Appendix 1.
- (12) Manufactured homes constructed prior to June 15, 1976 (the effective date of the National Manufactured Housing Construction and Safety Standards Act of 1974) shall not be permitted to be brought into and moved within the White Lake Planning and Zoning Jurisdiction. All Class

B manufactured homes shall comply with the appearance criteria specified in Section 2-3.80 (*amended 4-11-06*).

(C) Manufactured Home Space Requirements

- (1) All manufactured homes shall be located on individual manufactured home spaces. Spaces served by municipal water and sewer systems or community water and sewer systems shall have at least 2,500 square feet of lot area. Spaces served by either a municipal or community sewer system, but not served by a municipal or community water system shall have at least 15,000 square feet of lot area. Spaces served by a municipal or a community water system but not served by a municipal or a community sewer system shall have at least 15,000 square feet of lot area per manufactured home unit, allowing no more than one manufactured home per septic tank. However, a greater lot area may be required by the Bladen County Health Department in those cases where public water and sewer are not available. Spaces shall not be less than 100 feet in width at the setback line. An individual manufactured home with neither municipal or community water service nor municipal or community sewer service shall not be permitted within a manufactured home park.
- (2) Each manufactured home space shall be clearly defined by means of concrete or iron pipe markers placed at all corners and each space shall clearly display a street address.
- (3) Each manufactured home space shall be located so as not to be susceptible to flooding and shall be graded so as to prevent any water from ponding or accumulating on the premises.
- (4) Each manufactured home shall be located at least 12 feet from any other manufactured home, or any building within the manufactured home park, at least 12 feet from a side or rear external property line, at least 20 feet from the lake property line, and at least 15 feet from the edge of the right-of-way of any private interior street or public street right-of-way.

(D) Access, Street and Parking Requirements

- (1) No manufactured home space shall have direct vehicular access to a public street. All manufactured home spaces shall directly abut a private street contained within the park.
- (2) Each manufactured home space shall have vehicular access to a private, interior street that has a minimum width of 15 feet for one-way streets and 25 feet for two-way streets.
- (3) Proper sight lines shall be maintained at all public street intersections in accordance with the current NCDOT requirements for sight clearances.
- (4) New street names shall not duplicate or be similar to existing street names and shall be subject to approval by the Town.

- (5) Two automobile parking spaces shall be provided within each manufactured home space. Parking spaces shall not be located within any street in the park.

(E) Utility Requirements

- (1) Water Supply: An accessible, adequate, and potable supply of water shall be provided in each manufactured home park. Where a municipal water supply is available, connection shall be made thereto and its supply used exclusively. When a municipal water supply is not available, a community water supply shall be developed, and its supply used exclusively in accordance with the standards of the N.C. Division of Health Services. Placement of water improvements to manufactured home spaces shall comply with the N.C. Building Code for Plumbing.
- (2) Sewage Disposal:
 - (a) Adequate and safe sewage disposal facilities shall be provided in all manufactured home parks. Where a municipal sewage system is available, connection shall be made thereto and its system used exclusively. Where a municipal sewage system is not available, collection systems and sewage treatment plants complying with the requirements of the N.C. Division of Environmental Management shall be provided. Plans for sewage collection systems and treatment facilities shall be submitted to the N.C. Division of Environmental Management. Placement of sewer improvements to manufactured home spaces shall comply with the N.C. Building Code for Plumbing. Individual septic tank systems can be considered, if soil, topography, and ground water conditions are favorable and approval from the Bladen County Health Department is obtained.
 - (b) Provision shall be made for plugging the sewer pipe when a manufactured home does not occupy a space. Surface drainage shall be diverted away from the rise. The rim of the riser pipe shall extend at least 4 inches above ground elevation.
- (3) Solid Waste Disposal and Sanitation Requirements:
 - (a) A dumpster or similar container shall be provided to serve all manufactured homes in the park or individual garbage cans that adhere to Town specifications shall be provided for each manufactured home.
 - (b) Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation.
- (4) Street Lighting Requirements: All streets in the manufactured home park shall be adequately illuminated from sunset to sunrise. The minimum size street light shall be a 175 watt mercury-vapor (approximately 7,000 lumen class), or its equivalent, spaced at intervals of not more than 300 feet.

- (5) Electrical Service Requirements: Minimum electrical service of 200 ampere, 120/240 volt single-phase shall be provided to each manufactured home space. The service panel and location as well as all wiring shall be in accordance with the National Electrical Code.

(F) Screening Requirements

When a manufactured home park is to be constructed within 50 feet of a recorded residential subdivision not naturally screened with existing vegetation located on the site of the proposed manufactured home park, the owner of the park shall provide and maintain a 5-foot buffer yard along the adjacent boundary. The buffer yard shall be planted in evergreen trees or shrubbery or shall contain solid fencing at least 5 feet in height.

(G) Recreational Space Requirements

- (1) Each manufactured home park shall provide 200 square feet of recreational area for each manufactured home space that is less than 5,000 square feet in area. However, no recreational area required by this subsection shall be less than 2,500 square feet.
- (2) Recreational areas shall not be located in an area utilized for septic tank fields.

11-1.28 Marina

(A) Where Required

B district.

(B) Access

The marina shall have access to a collector or higher classified street.

(C) Use Separation

There shall be a minimum 50 feet distance between any buildings, structures, or outdoor use areas associated with the marina and any adjacent residentially used or zoned lot.

(D) Dust

Any unpaved areas shall be maintained in a manner which prevents dust from adversely impacting adjacent properties.

(E) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(F) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B).

11-1.29 Massage Parlor

See Section 11-1.3.

11-1.30 Mining, Quarrying, Sand Pits, and Mineral Extraction

(A) Where Required

RA district.

(B) Use Separation

- (1) The edges of any pit where a mining operation is taking place and any equipment used in the processing of rock and gravel, any asphalt plant, or other industrial uses operated in conjunction with the mine or quarry shall be located at least 300 feet from any property line.
- (2) Where the mining operation is bounded by a railroad right-of-way currently being used for rail service to the mining operation, no setback shall be required between the railroad right-of-way and such operation.

(C) Hours of Operation

All operations involving blasting discernible beyond the external property line on a quarry shall only be conducted between the hours of 7:00 a.m. and 6:00 p.m.

(D) Mining Permit

A valid state-issued mining permit must be obtained.

11-1.31 Motor Vehicle, Recreational Vehicle, and Boat Sales

(A) Where Required

B district.

(B) Setbacks

Individual motor vehicles, recreational vehicle or boats located on a sales lot shall be set back a minimum of 20 feet from street rights-of-way and property lines.

(C) Location

Principal access must be from a collector or higher capacity street.

11-1.32 Nursing and Convalescent Home

(A) Where Required

RA, R-2, and B districts.

(B) Minimum Lot Area

8,000 square feet for the first 9 patient beds, rooms, or suites plus 1,000 square feet for each additional patient bed, room, or suite.

(C) Dimensional Requirements

The following minimum dimensional requirements shall apply to nursing and convalescent homes:

- (1) Street Right-of-Way Building Setback: 50'
- (2) Side Property Line Building Setback: 15'
- (3) Rear Property Line Building Setback: 25'
- (4) Minimum Lot Width: 100'
- (5) Minimum Building Separation: 20'

(D) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B).

11-1.33 Outdoor Events, Other (*Amended 01-09-07*)

(A) Where Required

RA and B districts.

(B) The hours of operation allowed shall be compatible with the land uses adjacent to the event.

(C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Board of Commissioners shall not grant the permit unless it finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

(E) Location

Principal access must be from a collector or higher capacity street.

11-1.34 Private Campground/RV Park

(A) Where Required

B district.

(B) General Requirements

- (1) Every private campground/RV park shall contain a minimum of ten campsites.
- (2) Site plans for private campgrounds/RV parks shall comply with the requirements of Article IV and Appendix 1.
- (3) No campsite shall be used as a permanent place of abode for indefinite periods of time. Continuous occupancy extending beyond five months in any 12-month period shall be presumed to be permanent occupancy. Permanent occupancy is allowed, however, for an on-site manager or owner provided that the requirements of subsection (C)(2) are met. No more than one permanent residence shall be allowed per campground/RV park.
- (4) Any action toward removal of wheels of a travel trailer except for temporary purposes of repair or to attach the trailer to the ground for stabilizing purposes shall be prohibited.
- (5) All campsites proposed for sale shall be recorded with subsections 3 and 4 as deed restrictions.
- (6) Accessory uses shall be so designed and developed so as to blend with the park's design and natural setting. Such uses shall be clearly accessory to the principal use as a campground/recreational vehicle park. Accessory uses shall include management office, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of the park. In addition, food stores, coin-operated laundromats, restaurants, coin-operated amusements, and other similar convenience establishments shall be permitted as accessory uses subject to the following conditions:
 - (a) Such establishments and the parking areas primarily related to their operation shall not occupy more than 5 percent of the gross area of the park;
 - (b) Such establishments shall be restricted in their use to occupants of the park and/or related park association members; and

- (c) Such establishments shall have no exterior advertising which is visible from a public street.
- (7) Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.
- (8) Exposed ground surfaces in all parts of the recreational vehicle park shall be paved, or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
- (9) Surface drainage plans for the entire tract shall be reviewed by the Zoning Inspector to determine whether the proposed plan is compatible with the surrounding existing drainage pattern and relevant drainage plans, prior to issuance of site plan approval and zoning permits. No zoning permit shall be issued where it is determined that the plan is incompatible with surrounding areas.
- (10) No porch, room, addition, roof, deck, patio or other structure shall be built on any campsite or attached to a recreational vehicle until a zoning permit has been issued by the Town and a building permit obtained from the County.
- (11) A sign or signs shall be prominently located on the campground property stating that no building or other structure shall be erected, moved, extended, or structurally altered until a zoning permit (or special use permit if required by this Ordinance) for such work has been issued (*amended 4-11-06*).

(C) Dimensional Requirements

- (1) Every campsite shall consist of a minimum of 800 square feet except that campsites designated to accommodate recreational vehicles over 320 square feet shall consist of a minimum of 1,000 square feet.
- (2) Permanent residential structures, including manufactured homes, occupied by on-site managers or owners are required to have a minimum of 3,000 square feet of lot area.
- (3) To the greatest extent possible, campsites shall be developed to preserve their natural character. Campsites shall be level and well-drained.
- (4) Recreational vehicles shall be separated from each other and from other structures within the campground/RV park by at least 10 feet. Any accessory structures such as attached awnings, carports, or individual storage facilities shall, for the purpose of this separation requirement, be

considered part of the recreational vehicle and shall be 5 feet from side and rear lot lines (*amended 4-11-06*).

- (5) Campsites and off-street parking spaces shall not be within the setback areas required for main buildings or principal structures.
- (6) The minimum setback of any building, structure, or campsite from a public street right-of-way shall be at least 25 feet.
- (7) The minimum setback from any private, interior street shall be 15 feet from the edge of pavement.
- (8) The minimum exterior side property line setback, when abutting residentially used or zoned areas, shall be 25 feet. In all other cases, the exterior side property line setback shall be at least 12 feet.
- (9) The minimum exterior rear property line setback, when abutting residentially used or zoned areas, shall be 25 feet. In all other cases, the exterior rear property line setback shall be at least 12 feet.
- (10) The minimum setback of any building, structure, or campsite from the lake property line shall be 20 feet.

(D) Access and Street Requirements

- (1) The campground/RV park shall have all weather streets that directly abut each campsite. All streets shall have a minimum width of 12 feet for one-way streets and 20-feet for two-way streets.
- (2) No campsite shall have direct vehicular access to a public street.
- (3) Entrances and exits to campgrounds/RV parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic into and out of the park. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within (a) 100 feet where the speed limit is 45 mph or (b) within 150 feet where the speed limit is over 45 mph or any portion of the approach lane of the access way within 25 feet of its intersection with the right hand of the lane.

(E) Parking Requirements

- (1) Each campsite shall contain sufficient parking space to accommodate at least one automobile and recreational vehicle. No more than one recreational vehicle may be parked on any campsite.
- (2) Permissible permanent residences shall have two parking spaces.

- (3) Each campsite shall contain a stabilized vehicular parking pad of paving or other suitable material.

(F) Utility Requirements

- (1) No on-site water or sewer facilities shall be permitted on any campsite. Proposals for dumping stations and common toilets and restrooms, laundries, and baths shall have the approval and be subject to the requirements of the Bladen County Health Department. All community water facility proposals shall be approved and be subject to the requirements of the Bladen County Health Department.
- (2) All water supply facilities shall have the approval of the Bladen County Health Department and/or N.C. Division of Health Services. All sewer facilities improvements shall have the approval of the Bladen County Health Department and the N.C. Division of Environmental Management.
- (3) All water and sewer improvements within the campground/RV park shall comply with the N.C. Building Code for Plumbing.
- (4) A dumpster or similar container shall be provided to serve all the campground/RV park or individual garbage cans that adhere to Town specifications shall be provided for each campsite.

(G) Screening Requirements

Where campgrounds/RV parks abut a residentially used or zoned lot, a permanent buffer yard of at least 20 feet shall be established with adequate restrictive covenants to prohibit development within the buffer yard. A natural year-round screen shall be planted, which at maturity, shall reach a minimum height of at least 8 feet. Such screening shall complement the adjacent environment.

(H) Recreational Space Requirements

A minimum of 8 percent of the gross site area of the campground/RV park shall be set aside and developed as common use areas for open or enclosed recreation facilities.

11-1.35 Private Club or Recreation Facility, Other

(A) Where Required

B district.

- (B)** The hours of operation allowed shall be compatible with the land uses adjacent to the facility.

- (C)** The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Board of Commissioners shall not grant the permit unless it finds that the parking generated by the facility can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

(E) **Location**

Principal access must be from a collector or higher capacity street for any facility greater than 3 acres in size that generates an average daily traffic volume of over 200 or more trips per day.

(F) **Screening**

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with requirements of Section 15-2(B).

11-1.36 Public Park or Recreational Facility, Other

(A) **Where Required**

B district.

(B) The hours of operation allowed shall be compatible with the land uses adjacent to the facility.

(C) The amount of noise generated shall not disrupt the activities of the adjacent land uses.

(D) The Zoning Inspector shall not grant the permit unless he finds that the parking generated by the facility can be accommodated without undue disruption to or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

(E) **Location**

Principal access must be from a collector or higher capacity street for any facility greater than 3 acres in size that generates an average daily traffic volume of over 200 or more trips per day.

(F) **Screening**

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B).

(G) **Setbacks**

All recreational buildings and outdoor use areas shall be set back a minimum of 20 feet from all property lines.

11-1.37 Radio, Television or Communication Tower Over 50 Feet In Height

(A) Where Required

RA and B districts.

(B) Location

The communication tower shall be a minimum of 100 feet from any residence and shall be located such that all supporting cables and anchors are contained on the property.

11-1.38 Recreational Vehicle Sales

See Section 11-1.31.

11-1.39 Retreat Center

(A) Where Required

R-2 and B districts.

(B) The hours of operation allowed shall be compatible with the land uses adjacent to the event.

(C) The Zoning Inspector shall not grant the permit unless he finds that the parking generated by the event can be accommodated without undue disruption or interference with the normal flow of traffic or with the right of adjacent and surrounding property owners.

(D) Location

Principal access must be from a collector or higher capacity street.

(E) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B).

11-1.40 Satellite Dish Antenna

(A) Where Required

All districts.

(B) Location

(1) All supporting cables and anchors shall be contained on the property.

- (2) In residential districts, satellite dish antennas shall not be located or placed within any street right-of-way building setback or side building setback.

11-1.41 Service Station, Gasoline Sales

(A) Where Required

B district.

(B) Operation

- (1) Air compressors, hydraulic hoists, pits, repair equipment, greasing and lubrication equipment, auto washing equipment, and similar equipment shall be entirely enclosed within a building.
- (2) No outside storage of materials shall be permitted. The number of vehicles stored outdoors shall not exceed the number of service bays at the establishment.

11-1.42 Single-Family Detached Dwelling; Manufactured Home, Class A

(A) Where Required

B district.

(B) Lot Area

The minimum lot area shall be 3,000 square feet for each single-family detached dwelling.

(C) Dimensional Requirements

Single-family detached dwellings over 15 feet in height shall be set back a minimum of 12 feet from all side and rear property lines.

The minimum lot width shall be 50 feet and the minimum lot frontage shall be 25 feet.

11-1.43 Swim and Tennis Clubs, Country Clubs with Golf Course

(A) Where Required

All districts.

(B) Minimum Area

The minimum area shall be 2 acres; country clubs shall have a minimum of 2 acres in addition to a golf course(s).

(C) Use Separation

There shall be a minimum 50-foot distance between clubhouses, swimming pools, and lighted tennis courts and any adjacent residentially used or zoned property.

(D) Operation

- (1) The hours of operation allowed shall be compatible with the land uses adjacent to the facility.
- (2) The amount of noise operated shall not disrupt the activities of the adjacent land use.

(E) Screening

Parking lots shall be screened from adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the requirements of Section 15-2(B).

11-1.44 Swimming Pool

(A) Where Required

All districts.

(B) Use Separation

- (1) Pools shall be located so as to comply with the minimum setback requirement for accessory structures for the district in which it is located.
- (2) Pools which are not an integral part of the principal building shall be located a minimum of 10 feet from the principal building.

(C) Security Fencing

Swimming pools located outdoors shall be protected by a fence or equal enclosure 4 feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.

11-1.45 Temporary Emergency, Construction, and Repair Residence

(A) Where Required

RA, R-1A, R-2, and B districts.

(B) Time Limitation

- (1) Temporary residences and offices used on construction sites of nonresidential premises shall be removed within 30 days after the issuance of a final certificate of occupancy.

- (2) Permits for temporary residences and offices to be occupied pending the construction, repair, or renovation of the permanent residential building on a site shall expire within 12 months after the date of issuance, except that the Zoning Inspector may renew such permit if he determines that such renewal is reasonably necessary to allow the proposed occupants of the permanent residential building to complete the construction, repair, renovation, or restoration work necessary to make such building habitable.

(C) Use of Manufactured Home

The use of Class B or C manufactured homes as temporary emergency, construction and repair residences is permissible in RA, R-1A, R-2 and B zoning districts.

11-1.46 Tourist Cottages

(A) Where Required

R-2 district.

(B) Use of Manufactured Homes

Class B or C manufactured homes shall not be used as tourist cottages.

(C) Setbacks

Tourist cottages shall be set back a minimum of 6 feet from all side and rear property lines.

11-1.46.1 Townhouse Dwelling (*amended 4-11-06*)

(A) Where Required

RA, R-2 and B districts.

(B) Setbacks

Setbacks for individual townhouse dwelling units are waived. However, the minimum setbacks of the district in which located shall be applicable to the external lot boundaries of the townhouse development.

(C) Lot Access Requirements

Lot access requirements for individual townhouse dwelling units are waived. However, individual units shall have right-of-access through common areas containing private streets or drives.

(D) Streets

Individual parcels, whether leased or sold, shall have shared rights of access along private streets and/or along private drives at least twenty feet in width leading to a publicly maintained street. Maintenance of all private streets and private drives shall be a mandatory responsibility, running with the land, exercised by a single entity which shall be composed of one landowner, an owners' association, or all owners acting collectively pursuant to a binding agreement.

(E) Common Areas and Facilities

A homeowners' or property owners' association shall be established and incorporated to accept conveyance and maintenance of all common areas and facilities.

(F) Screening

All off-street parking lots shall be screened from all adjoining single-family residential uses by a buffer yard. The required buffer yard shall comply with the planting requirements of Section 15-2(B).

11-1.47 Utility Related Appurtenances, Substations

(A) Where Required

All districts.

(B) Dimensional Requirements

All buildings shall be considered accessory buildings or structures.

(C) Noise

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

(D) Security Fencing

Security fencing, a minimum of 6 feet in height, shall be provided around the entire facility.

(E) Screening

Any outdoor storage area shall be screened from an abutting residentially used or zoned lot by a buffer yard which complies with the requirements of Section 15-2(B).

(F) Dust

All unpaved outdoor use areas shall be maintained in a manner which prevents dust from adversely impacting adjacent properties.

11-1.48 Veterinary Clinic

See Section 11-1.25.

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