

DRAFT ORDINANCE NUMBER 24-04-09

AN ORDINANCE AMENDING ZONING ORDINANCES SECTION 36-64 (5)

WHEREAS, the Town of Lake Lure establishes zoning regulations for the Commercial General District; and

WHEREAS, the Zoning Ordinances currently deem that a Commercial General lot that abuts upon property used for residential purposes must provide a buffer strip as defined within the ordinances; and

WHEREAS, the Zoning and Planning Board has recommended that it would be more appropriate to determine buffer requirements for Commercial General lots abutting upon property using zoned for residential, rather than used for residential.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF TOWN COUNCIL VOTING IN THE AFFIRMATIVE.

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~]

SECTION ONE. Zoning Ordinances Section 36-46 (“CG Commercial General District”), Subsection (f) (“Front, Rear, and Side Yard Requirements”), subsection (5) is hereby amended as follows:

(5) Where the lot abuts upon property used zoned for residential purposes, a buffer strip shall be provided along the side and/or rear lot line of such abutting residential ~~use zone~~. If a fence or wall is used, such fence or wall shall be opaque and not less than eight feet in height. If a planted buffer is used, such buffer strip shall be not less than eight feet in width and shall be composed of evergreen trees or shrubs which at planting will be at least four feet high and at maturity will be not less than eight feet high. This requirement may be modified by the board of adjustment where sufficient natural buffering exists.

SECTION TWO. All provisions of any Town Ordinance inconsistent with the language herein adopted are hereby repealed.

SECTION THREE. The Town of Lake Lure Town Council deems Ordinance No. 24-04-09 to be consistent with the Lake Lure comprehensive plan because it enhances and clarifies land use and zoning regulations.

SECTION FOUR. The Town of Lake Lure Town Council deems Ordinance No. 24-04-09 to be reasonable and in the public interest because because it requires that the buffer be established in conjunction with commencement of the commercial use.

SECTION FIVE. This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately from after the date of its final passage and adoption.

READ, APPROVED, AND ADOPTED this _____ day of _____, 2024.

ATTEST:

Olivia Stewman
Town Clerk

Carol C. Pritchett
Mayor

Approved as to content & form:

William C. Morgan, Jr.
Town Attorney