



## Ordinance O20-022

Introduced By: Andrew Neylon

Date: June 18, 2020

### **Ordinance O20-022 to Amend Chapter 66 in the Town of Leland Code of Ordinances - Removing Patio Home Classification**

Be It Ordained:

1. That the Code of Ordinances, Town of Leland, North Carolina, is amended by modifying Chapter 66 of the Leland Town Code to read as shown in Exhibit A.
2. That if this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.
3. That if it be determined that any other Town Ordinance or any part of any other Town Ordinance is in conflict with this Ordinance, said conflicting Ordinance shall be deemed repealed and of no effect and the provisions of this Ordinance shall prevail.

Adopted by Town Council on this 18th day of June, 2020

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Brenda Bozeman, Mayor

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Sabrena Reinhardt, Town Clerk

Approved as to Form:

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Brian E. Edes, Town Attorney

Ordinance

## Exhibit A

Sec. 66-4 Definitions.

~~Patio home means a single family detached unit in a totally planned development, where open space is provided to offset smaller lots for such home.~~

Sec. 66-163. - Area, yard and height requirements.

The following table and notes sets forth the area, yard and height requirements for the zoning districts:

	R-20	R-15	RMH	C-1	C-2	C-3	O&I	M-F	PUD	R-6
Minimum lot size* (sq ft)	20,000	15,000	15,000	6,000	15,000	43,560	10,000	10,000		6,000/ 15,000 (note 4)
Minimum lot width at front setback line (ft)	100/ 66 cul-de- sac	70/ 46 cul-de- sac	90	75	75	100	75	100		60/ 40 cul-de- sac
Minimum front yard setback (ft)	30	30	30	25	25	50	25	30	25 / 15 (note 6)	25
Minimum side yard width (ft)	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	<sup>3</sup> (note 7)	7.5
Minimum rear yard depth (ft)	15	15	15	10	20	20	20	30	7.5	10
Maximum height of structure (ft)	40	40	40	40	40	40	40	40	40	40
*Or larger as required by the county sanitarian. Final determination is based on decisions by the county sanitarian for approved sewer systems.										
No building shall encroach upon the right-of-way of a publicly maintained street, a proposed thoroughfare shown in an officially adopted thoroughfare plan, or a private vehicular or pedestrian way in common ownership.										

~~Note 6 Patio Home Developments in PUD Single-family dwellings, duplexes, triplexes, and townhouses may have a 15-foot minimum front setback. All other primary structures shall have a 25-foot minimum front setback.~~

~~(1) —Patio Home Developments shall be declared at time of site specific plan approval.~~

~~(2) —Single family detached homes shall have the front setback reduced to 15 feet.~~