



TOWN OF ERWIN

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Thurman E. Whitman
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Ricky W. Blackmon
Frankie Ballard

**ORDINANCE FOR MAP AND TEXT AMENDMENT
TO THE OFFICAL ZONING MAP TO CREATE A NEW ZONING DISTRICT
THAT WILL BE REFERED TO AS RESDENTIAL MILL VILLAGE
(RMV) ZONING DISTRICT PER ZONING ORDINANCE
ARTICLE XXIII, SECTION 36-673
2016-2017—003**

WHEREAS, the Town of Erwin wishes to amend the language and the map of the Erwin Zoning Ordinance in order to create the Residential Mill Village District

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Erwin, North Carolina that Chapter 36 Zoning, Article VI- a Residential Mill Village District

Sec. 36-152. - Intent.

The purpose of this district is to provide for proper development of neighborhoods with medium population densities comprised primarily of single-family dwellings.

Sec. 36-153. - Permitted uses and structures.

The following are permitted uses and structures:

- (1) Single-family dwellings.
- (2) Municipal facilities.
- (3) Religious uses, including churches and other places of worship, religious education buildings, and parish houses, but not including cemeteries.
- (4) Family care home.

Sec. 36-154. - Permitted accessory uses and structures.

Permitted accessory uses and structures include any use or structure customarily incidental to a principal use or structure or to a conditional use for which a permit has been issued. (See article XV of this chapter.)

Sec. 36-155. - Conditional uses.

The following are conditional uses:

- (1) Day care centers, day nurseries, preschools, and similar uses. Day care centers, day nurseries, preschools, and similar uses may not be located within a 300-foot radius measured from the center of the property of another day care center, day nursery, preschool, or similar use.

- (2) Planned unit development.
- (3) Condominiums and townhouse development.
- (4) Nursing homes.
- (5) Clubs or lodges.
- (6) Customary home occupations.
- (7) Public facilities.

Sec. 36-156. - Dimensional requirements.

- (a) The following regulations shall govern all permitted and conditional uses in this district:
 - (1) Minimum lot area: 7,000 square feet (0.1606979 acres).
 - (2) Minimum lot width: 65 feet.
 - (3) The administrative official shall determine frontage for irregularly shaped lots.
 - (4) All setbacks may not apply to individual planned units, condominium, or town home developments.
- (b) The following are the minimum setbacks or building envelopes for properties located within the R-10 district:
 - (1) Minimum required front yard: 15 feet (excluding steps).
 - (2) Minimum required rear yard: 15 feet (excluding steps).
 - (3) Minimum required side yard: Eight feet.
 - (4) Maximum building height: 35 feet.
 - (5) Street access. See section 36-413.

All setbacks shall be measured from either the property line or public right-of-way whichever is closer. If no public right-of-way exists then the measurement will be taken from the access easement line.

Sec. 36-157. - Off-street parking and loading.

Refer to article XVIII of this chapter.

Sec. 36-158. - Signs.

Refer to article XIX of this chapter.

Sec. 36-159. - Lights.

Refer to article XVII of this chapter.

Sec. 36-160. - General provisions.

Refer to article XV of this chapter.

Secs. 36-161—36-170. - Reserved.

ADOPTED this 3rd day of November, 2016.



Patsy Carson
Mayor



ATTEST:
Cynthia Patterson, CMC
Town Clerk