



# TOWN OF ERWIN

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**Mayor**  
Patsy M. Carson  
**Mayor Pro Tem**  
Randy L. Baker  
**Commissioners**  
William R. Turnage  
Thurman E. Whitman  
Alvester L. McKoy  
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 3<sup>rd</sup> day of November, 2016.**



Patsy Carson  
Mayor



**ATTEST:**  
Cynthia Patterson, CMC  
Town Clerk