



Town Commission Ordinance

ORDINANCE NO. PZ-14-07
CTA-2014-11

AN ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS
OF THE TOWN OF FUQUAY-VARINA, NC
AMENDING THE TOWN CODE OF ORDINANCES
PART 9: PLANNING AND REGULATION OF DEVELOPMENT
CHAPTER 4: ZONING
ARTICLE J: DEVELOPMENT STANDARDS
TO PROVIDE FOR SIDE SETBACKS ON CORNER LOTS IN
TRADITIONAL, NON-RESIDENTIAL ZONING DISTRICTS

BE IT ORDAINED, by the Board of Commissioners of the Town of Fuquay-Varina the following:

1. Part 9, Chapter 4, Article J DEVELOPMENT STANDARDS, Section 9-4101 SCHEDULE OF DEVELOPMENT STANDARDS is amended as follows; and

SCHEDULE OF DEVELOPMENT STANDARDS*								
<i>District</i>	<i>Minimum Lot Area in Sq. Ft.</i>	<i>Minimum Lot Width</i>	<i>Minimum Front Yd. Setback Ft.</i>	<i>Minimum Side Yd. Setback Ft.</i>	<i>Minimum Rear Yd. Setback Ft.</i>	<i>Building Height Feet</i>	<i>Maximum Lot Coverage</i>	<i>Section of Detailed Restrictions</i>
R-40 Residential	40,000	100	35(6)	15(2)(3)(6)	30(3)(6)	35(7)	40%	<u>9-4063.2</u>
R-30 Residential	30,000	100	35(6)	15(2)(3)(6)	30(3)(6)	35(7)	40%	<u>9-4063.1</u>
R-20 Residential	20,000	90	35(6)	15(2)(3)(6)	30(3)(6)	35(7)	40%	<u>9-4062</u>
Residential & Agricultural								<u>9-4063</u>
R-15 Residential Single Family	15,000	80	30(6)	10(2)(3)(6)	30(3)(6)	35(7)	40%	<u>9-4064</u>

R-10 Residential Single Family	10,000	70	30(6)	8(2)(3)(6)	20(3)(6)	35(7)	40%	<u>9-4065</u>
Two Family	15,000	90	30(6)	8(2)(6)	20(6)	35(7)	40%	
R-8 Residential Single Family	10,000	70	30(6)	8(2)(3)(6)	20(3)(6)	35(7)	40%	<u>9-4065.1</u>
Two Family	15,000	90	30(6)	8(2)(6)	20(6)	35(7)	40%	
Multi Family (like above except as noted)	+8,000 for each additional unit	+10 for each additional unit			30(7)(6)	40		
R-6 Residential Single Family	10,000	70	30(6)	8(2)(3)(6)	20(3)(6)	35(7)	40%	<u>9-4065.2</u>
Two Family	15,000	90	30(6)	8(2)(6)	20(6)	35(7)	40%	
Multi Family (like above except as noted)	+6,000 for each additional unit	+10 for each additional unit			30(7)(6)	40		
R-4 Residential Single Family	10,000	70	30(6)	8(2)(3)(6)	20(3)(6)	35(7)	40%	<u>9-4065.3</u>
Two Family	15,000	90	30(6)	8(2)(6)	20(6)	35(7)	40%	
Multi Family (like above except as noted)	+4,000 for each additional unit	+10 for each additional unit			30(7)(6)	40		
O & I	--	--	--	-- (2)	--	50	--	
Single Family	10,000	70	20	8(2)(3)(6)	20(3)(6)	35(7)	40%	<u>9-4066</u>
Two Family	15,000	90	20	8(2)(6)	20(6)	35(7)	40%	
Multi Family (like above except as noted)	+4,000 for each additional unit	+10 for each additional unit			30(6)(7)	40		
MA Medical Arts	10,000	--	20	8(2)	8	50	--	<u>9-4067</u>
DC-1 Downtown	9-4068c	9-4068c	9-4068a(3)	9-4068a(3)	9-4068a(3)	9-4068b	9-4068c	9-4068

Center-1								
DC-2 Downtown Center-2	9-4068.1c	9-4068.1c	9-4068.1a(3)	9-4068.1a(3)	9-4068.1a(3)	9-4068.1b	9-4068.1c	9-4068.1
CDF I	---	--	--	-- (2)	--	50	--	9-4069
CDF II	---	--	40 20	-- (2)	--	50	--	9-4069.1
Commercial DownTown Fringe								
CN Commercial Neighborhood	---	--	40	--	--	50	--	9-4071
CS Commercial Shopping Center	---	--	80	-- (2)	--	50	--	9-4070
CH Commercial Highway	---	--	40	-- (2)	--	50	--	9-4072
LI Light Industrial	----	100	20	10 (2) (3)(4)	20(4)	50	40%	9-4073
I Industrial	40,000	100	100	40(4)	50(4)	50	40%	9-4073
OU Offensive Use	5 acres	200	100	100	100	50	40%	9-4073

(1) In no case shall the minimum setback, frontage, and width be less than those prescribed in this section except as elsewhere permitted in the Town Code of Ordinances.

(2) On a corner lot, side yard requirements shall be ten (10) feet greater than the minimum side yard setback requirements on the side of the lot facing the street [in residential zoning districts. In nonresidential zoning districts, except DC-1 and DC-2, the minimum corner side setback shall be 20 feet provided, however, that no corner side setback shall be required for property abutting a right-of-way less than 70 feet in width or unless a corner side setback is prescribed elsewhere by this Ordinance.](#)

(3) An accessory use may be located within the side or rear yard, provided that it is not located closer than eight (8) feet to any lot line, except as required in subsection (2) above. An accessory use in the front yard must meet the setback standards of the zoning district.

(ord. of Dec. 6, 1965, Sec. 10; as amended PZ-87-04, 7/6/87).

(4) This figure is doubled when abutting any Residential zone.

(5) Half the setback shall be an improved buffer with evergreen planting and fencing.

(6) Refer to section 9-4113(2)

(7) The building height may be increased above 35 feet by one (1) foot for each one (1) foot of additional setback, on all sides, measured from a required setback line for the district, if a proposed structure is above 35 feet and more than 50 feet from the property line, then section 9-4090.1 must be met. Building height can not exceed 50 feet in height.

(Ord. PZ-04-07, passed 11-1-04; as amended by Ord. PZ-07-05, passed 12-18-07; as amended by Ord. PZ-12-04, passed 8/6/12)

BE IT FURTHER ORDAINED, by the Board of Commissioners of the Town of Fuquay-Varina that this ordinance shall take effect immediately upon its adoption.

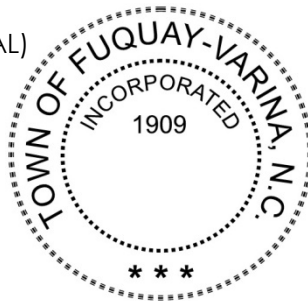
Adopted this the 6th day of October 2014 in Fuquay-Varina, North Carolina.

FUQUAY-VARINA, NORTH CAROLINA

John W. Byrne, Mayor

ATTEST:

(TOWN SEAL)



Rose Rich, Town Clerk