

AN ORDINANCE AMENDING THE TOWN OF STOVALL ZONING ORDINANCE

WHEREAS, the Town of Stovall Board of Commissioners adopted the Stovall Zoning Ordinance to provide for the orderly, planned and efficient growth within the city and its areas of planning jurisdiction; and

WHEREAS, the need to amend and/or change this same ordinance from time to time exists to provide for its efficient administration and enforcement; and

WHEREAS, notice has been duly given and a public hearing held on August 8, 2023 regarding the question of adoption of the following ordinance amendment, and all objections hereto being properly presented, considered and recorded; and

WHEREAS, this amendment has been considered and has received the favorable recommendation of the Town of Stovall Planning Board;

and WHEREAS, the Board of Commissioners has considered whether the amendment is consistent with the adopted Town of Stovall Comprehensive Plan and has determined by unanimous vote that although the amendment is not consistent with the Plan that it is in the best interests of the health, safety and welfare of the citizens of Stovall and should be adopted, with the Comprehensive Plan being amended in accordance with this change in accordance with NCGS 160D-6-5.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN OF STOVALL BOARD OF COMMISSIONERS THAT Article II of the Zoning Ordinance shall be amended as follows:

<b>2-1.2</b>	<u>Dimensional requirements</u>	<b>(RA)</b>	<b>Residential Agricultural District</b>
		<u>Minimum Lot Area</u>	<u>Minimum Lot Size</u>
Residential		<b>20,000 sq ft</b>	100ft width; 150ft depth
Non-Residential		40,000 sqft	100ft width; 200ft depth

<u>Minimum yard setback</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>	
Residential	<b>15 ft</b>	<b>15 ft</b>	<b>15 ft</b>	(corner lot same as front)
Non-Residential	35ft	40ft	25ft	(corner lot same as front)

Accessory Structures	<b>6 ft</b>	<b>6 ft</b>	<b>6 ft</b>
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<b>2-2.2</b>	<u>Dimensional requirements</u>	<b>(R10)</b>	<b>Residential District</b>
		<u>Minimum Lot Area</u>	<u>Minimum Lot Size</u>
Residential			

Single family	<b>20,000 sq ft</b>	60ft width; 100ft depth
Two family	<b>20,000 sq ft</b>	100ft width; 150ft depth
Non-Residential	40,000 sqft	100ft width; 200ft depth

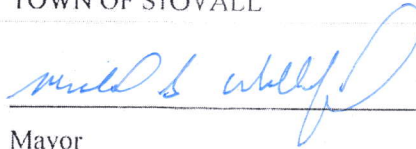
<u>Minimum yard setback</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Residential			
Single family	<b>15 ft</b>	<b>15 ft</b>	<b>15 ft</b>
Two family	25ft	30ft	25ft
Non-Residential	30ft	30ft	25ft (corner lot same as front)
Accessory Structures	<b>6 ft</b>	<b>6 ft</b>	<b>6 ft</b>

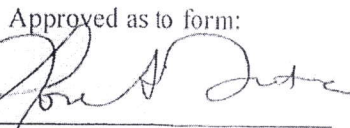
2-3.2 <u>Dimensional requirements (R20)</u>		Manufactured Homes District
	<u>Minimum Lot Area</u>	<u>Minimum Lot Size</u>
Residential	20,000 sqft	60ft width; 100ft depth
Non-Residential	40,000 sqft	100ft width; 200ft depth

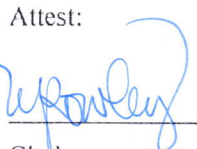
<u>Minimum yard setback</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Residential	<b>15 ft</b>	<b>15 ft</b>	<b>10 ft</b> (corner lot same as front)
Non-Residential	25ft	40ft	25ft (corner lot same as front)
Accessory Structures	<b>6 ft</b>	<b>6 ft</b>	<b>6 ft</b>

The Town of Stovall Comprehensive Plan shall also be amended as contained herein.  
 This amendment shall be effective immediately and from and after this date of adoption,  
 this the 8th day of August, 2023.

TOWN OF STOVALL

  
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 Mayor

Approved as to form:  
  
 \_\_\_\_\_  
 City Attorney

Attest:  
  
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 Clerk