

## *The Town Development Ordinance Differences*

### **Pleasant Garden**

#### **Procedural**

- All subdivisions, site plan, rezoning, Special Use Permit, and Board of Adjustments actions are processed by staff, but are decided by the Town. The Zoning Board has final approval authority for minor subdivisions and site plans; rezonings and Special Use Permits may be approved by the Zoning Board with appeals to the Town Council (*same voting procedures as the County*). The Zoning Board reviews and makes recommendations for major subdivisions and site plans to the Town Council and the Council makes the final decision.
- Town Council serves as the Board of Adjustment.
- The subdivision definition provides clarification and establishes a beginning date for the determining the 5<sup>th</sup> lot-out situations.
- Town has Protest Petition provisions as it relates to rezoning. If a valid protest petition is filed, approval of the rezoning requires  $\frac{3}{4}$  majority from Town Council or the Zoning Board if they have final approval authority.

#### **Definitions**

- Added an Administrative Section
- Modified Manufactured Dwelling definition to require “a continuous curtain wall, unpierced except for required ventilation and access, shall be installed under the perimeter.”
- Modified Subdivision definition to create Lots of Record as of January 1, 1999 as it relates to Minor or Major Subdivision determinations only.

#### **Sureties**

- Allows Town Council to require a bond for public streets that covers the period between completion of the streets and acceptance by NCDOT for maintenance. (*Town holds Bond*)

#### **Zoning Districts**

- The Town only has the following districts: AG, RS-40, LO, LB, HB, LI, HI, and PI. An RS-80 Zoning District was added.
- Application of the Manufactured Housing Overlay District (*MH zoning*) is restricted to 10 contiguous lots covering at least 400,000 square feet (*9.18 acres*)

### **Permitted Uses**

- The Permitted Use Schedule is different. REFER TO THE TABLE. **Billboards are prohibited.**
- Class AA and A Manufactured Dwellings are permitted only. **Class B and C are not permitted. Manufactured Dwellings are not permitted as accessory dwelling units.**
- Major subdivisions permitted in the RS-80; and in the RS-4- only if development uses Public Water. Otherwise the lots must be a minimum of 80,000 square feet.

### **Dimensional Requirements**

- Changed the minimum lot size in the AG district to 80,000 square feet.
- Changed the Street and Rear Setbacks in the Ag and RS-40 districts. REFER TO THE TABLE.
- Changed dimensional requirements in the Non-residential Districts. REFER TO THE TABLE.
- Changed the Accessory Building and Structure requirements to allow to a 300 square feet or less (*600 square feet county*) building/structure to be 10 feet (*5 feet county*) from the property line. Greater than 300 square feet must meet principal building setbacks.

### **Subdivisions**

- No minimum lot size for Exclusive Access Easement lots and no maximum for Flag Lots.
- Street design standards are different. REFER TO THE TABLE. Maximum cul-de-sac lengths are 1,600 feet.

### **Development Standards**

- Billboards are prohibited.
- Specifications for Accessory Freestanding and Attached Signs are different. REFER TO THE TABLE.
- Manufactured Dwellings are not permitted as accessory dwelling units.