

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

ZONING TEXT AMENDMENT – Accessory Structures 03-21-2019

STAFF PROJECT CONTACT: Angie Blount



EXPLANATION OF THE REQUEST

This is a request to amend the ordinance pertaining to the placement of Accessory Structures on properties within the county. (*Accessory Structure: incidental to, subordinate in area and purpose to, and serves the principal use.*)

INITIATION OF AMENDMENT

The County of Vance has requested that the zoning ordinance be amended to allow for more flexibility regarding the location Accessory Structures may be located on a lot in relation to the dwelling.

BACKGROUND INFORMATION

The ordinance was amended in May 2018. The current ordinance allows for an accessory structure to be placed even with or behind the dwelling, 10' from any side or rear property line. It has been requested by County Administrators that this part of the ordinance be amended to allow the structure to be placed in the front, side or rear of the dwelling, with emphasis on lots which border Kerr Lake.

STAFF COMMENTS

Staff have drafted three possible amendments to the Accessory Structure ordinance for board member review.

The planning board should consider the following factors in deciding this case:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- B. There is convincing demonstration that all uses permitted under the proposed zone classification would be in the general public interest and not merely in the interest of an individual or small group.
- C. There is convincing demonstration that all uses permitted under the proposed zone classification would be appropriate in the area included in the proposed change. (When a new zone designation is assigned, any use permitted in the zone is allowable, so long as it meets zone requirements, and not merely uses which applicants state that they intend to make of the property involved.)
- D. There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.
- E. The proposed change is in accord with the County Land Use Plan and sound planning principles.

Attachments: Current Ordinance, Versions 1, 2 and 3

PLANNING BOARD RECOMMENDATION: