

Article XIII

Exceptions and Modifications

SECTION 1304 TEMPORARY USES

1304.01 Temporary uses such as real estate sales field offices or shelter for materials and equipment being used in the construction of a permanent structure may be permitted by the Zoning Administrator, provided they do not create health, safety or nuisance hazards. A temporary permit however must be obtained to allow a manufactured home to occupy a lot while a site built house is under construction. It is expected that construction will begin within three (3) months after obtaining the temporary permit and conclude within eighteen (18) months thereafter. Decisions of the Zoning Administrator regarding temporary uses and permits shall be subject to review by the Zoning Board of Adjustment on appeal.

1304.02 Other temporary uses permitted include but are not limited to tractor pulls, carnivals, circuses, gun shows, turkey shoots, agricultural fairs, charity dinners, Christmas tree lots, craft fairs, film shoots, festivals, seasonal markets, farmers markets, hot air balloon sites, helicopter landing sites, concerts, dances.

(a). The applicant must submit a statement with a description of the proposed use, hours of operation, the proposed number of people expected to attend the special event, location of parking, driveways, and any other pertinent information.

(b). The following standards must be met when issuing a temporary use/special event permit:

1. If not on the applicant's privately owned property, the applicant must provide written approval of the temporary use from the property owner.

2. The location of the temporary use/special event must minimize adverse effects on surrounding properties including traffic generation and impacts. The site should contain sufficient land area to accommodate all proposed activities. The owner or event organizer shall notify surrounding property owners of the times of the event, activities planned and measures to be taken to ensure that traffic congestion is mitigated. Temporary uses/special events are prohibited between 11 pm and 7 am.

3. Adequate off street parking must be provided. The use must not displace the required off street parking spaces or loading areas of the principal permitted uses on the site. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances;

4. Display areas and/or temporary structures must comply with the required setbacks and must not interfere with the sight triangle of any intersection of roads or streets;

5. Only one temporary use/special event can be permitted for a single parcel of land at any given time;

6. Any applicable permits must be obtained from the NCDOT;

7. Signage is permitted 14 days before the event and must be removed at the close of the event;

8. Each event must not exceed 14 days and not to exceed 2 times during any 12 month period;

9. The temporary use must comply with the County Division of Environmental Health regulations regarding sewage disposal.

(c). If a particular use is not listed in the definition of temporary use/special event, the zoning administrator has the authority to grant a temporary use/special event permit for a similar and compatible use.

This Ordinance, being adopted on June 12, 2017 after due notice in regular session, by a vote of 4 in favor and 0 opposed, shall be in full force and effect from and after the date of its adoption.

Arthur B. Harkley, Jr.

Mayor

Shirley J. Matthews

Town Clerk