

### ***3.1 APPLICABILITY***

The following provisions shall apply throughout the jurisdiction of this Ordinance, regardless of the underlying regulating district.

### ***3.2 URBAN LOT STANDARDS***

No building, land or portion thereof shall be erected, used, moved, or altered except in conformity with the regulations specified for the district in which it is located.

- A. No yard or lot existing upon adoption of this Ordinance shall be reduced in size or area below the minimum requirements of the regulating district. Yards or lots created after the effective date of this Ordinance shall meet the minimum requirements established by this Ordinance.
- B. Every building erected, moved, or structurally altered shall be located on a lot conforming to the requirements of the regulating district.
- C. Front yard and side yard setbacks for infill structures shall be equal to the average setbacks for all principal structures within 300 ft or one block length (whichever is greater). For the purpose of saving mature trees, or in the case of steep topography, increased setbacks may be administratively approved by the Planning Director.
- D. Churches and other civic buildings shall be exempt from the front yard setback requirements.
- E. Mixed-use or non-residential buildings on corner lots shall be considered to have 2 front yards and shall utilize the minimum front setback for each façade. Residential structures may reduce the required side yard setback for corner lots upon approval of the Planning Director.
- F. Only one principal building and its customary accessory building(s) shall be located on any lot, except in appropriate districts that permit a lot to contain both residential and non-residential uses in one or more principal structures or within the same structure.
- G. Nothing in this Ordinance shall require any change in the plans, construction, or designed use of any building or structure for which a building permit was secured prior to the adoption of this Ordinance, providing the building permit remains valid.
- H. All non-residential structures on a lot shall have access available from a public street for use by service or emergency vehicles.
- I. All lots shall front upon a street built in accordance with Chapter 9. Generally, all buildings shall front directly upon a street in a manner that creates a public space that is conducive to pedestrian use. With the provision of lane or alley access, lots may front upon a close or a square, but shall be of sufficient design to allow for the provision of emergency services.
- J. Up to 4 residential lots platted prior to August 7, 1995 may be accessed from a public street via a privately maintained easement with a minimum width of 35 ft for use by service or emergency vehicles.

**3.3 IRREGULAR LOT SETBACKS**

The location of required front, side and rear yards on irregularly shaped lots shall be determined by the City of Belmont Planning Department. The determination will be based on the spirit and intent of this Ordinance to achieve an appropriate spacing and location of buildings and structures on individual lots.

**3.4 BLOCKS**

The lengths, widths, and shapes of blocks shall be determined with due regard to:

- A. The provision of adequate building sites suitable to the special needs of the type of use contemplated, and adequate public open spaces accessible and visible to residents.
- B. District requirements and design criteria.
- C. Needs of non-vehicular and vehicular traffic circulation and the control and safety of such traffic.
- D. Opportunities and constraints of topography, with convenient access to important physical and topographical features such as lakes and rivers, significant areas of trees and other natural features, and areas of high ground offering scenic views.

Blocks shall not be less than 200 feet nor more than 660 feet (1/8 mile), unless site and topography or other special circumstances are present as determined by the Planning Board and approved by City Council.

Blocks shall have sufficient width to allow 2 tiers of lots of minimum depth except where single tier lots are required to separate residential development from another type of use, or when abutting a perennial stream or lake.

**SECTION 3.5 TEMPORARY STRUCTURES/USES**

Temporary structures and uses shall be permitted in compliance with the provisions of this Ordinance and all other ordinances of the City of Belmont. The following temporary structures and uses shall be permitted:

The Planning Department may issue a temporary use permit for one (1) year only. At the end of one (1) year, the petitioner must file for another extension of one (1) year with the Planning Department. At that time, the petitioner must show that construction or plans for construction are proceeding in a diligent manner. The petitioner is allowed a maximum of two (2) extensions.

**3.5.1 CONSTRUCTION TRAILERS AND MOBILE SALES OFFICES**

Construction trailers may be permitted on all non-residential construction developments and residential developments with ten (10) or more dwelling units. Construction trailers and mobile residential neighborhood sales offices shall adhere to all district setbacks and shall not be permitted on the lot more than thirty (30)

days after the completion of the development or upon issuance of the final Certificate of Occupancy.

### ***3.5.2 TEMPORARY MANUFACTURED HOME USE***

Manufactured homes may be allowed as a temporary use in a zoning district in which such use is not permitted if a disaster occurs which results in the destruction or damage of an occupied single-family dwelling unit greater than sixty (60) percent of its current tax value. In this instance, a manufactured home may be placed on the lot containing the dwelling unit that was destroyed or damaged to give the occupants a place to live while a new dwelling unit is being constructed or damage to the original dwelling unit is being repaired. Such use is subject to the following conditions:

- A. The manufactured home shall not be placed in the front yard and shall be located no closer than fifteen (15) feet to another principal residential structure on another lot and no closer than ten (10) feet to any lot line.
- B. The Planning Department shall have the authority to issue a zoning permit for such temporary use on a one-time basis only for a period of nine (9) months. Such permit may be renewed on a one-time only basis [for a period not to exceed nine (9) months] by the Planning Board if it is determined upon information submitted by the applicant that:
  1. Construction of a new dwelling unit is proceeding with diligence; and,
  2. The granting of this permit will not materially endanger the public, health, welfare or safety; and,
  3. The location of the manufactured home on the site does not have a significant negative or adverse impact on the value of adjacent properties.

### ***3.5.3 TEMPORARY CLASSROOMS AND OFFICES***

Manufactured homes may be used for temporary classroom space as a temporary use granted by the Planning Department, providing that the following conditions are met:

- A. The manufactured homes are necessary to alleviate overcrowding only.
- B. The petitioner of the request must be a church, school, institution of learning, or other public institution.
- C. The manufactured housing shall be provided with underpinning, from the bottom of the walls to the ground, made of vinyl, pre-painted aluminum material, or other material specifically manufactured for manufactured homes.
- D. Landscaping shall be provided to create an aesthetically pleasing appearance.
- E. All required setbacks for the district are adhered to.

**3.5.4 TEMPORARY YARD AND GARAGE SALES**

Yard, garage, tag, patio and apartment sales are permitted without a permit, as an accessory use on any residential or institutional property in any district. Such sales on the same lot shall be limited to no more than two (2) days per calendar month. Additional regulations can be found in *Chapter 10 Signs*.

**3.6 USES NOT EXPRESSLY PERMITTED OR CONDITIONAL**

Uses designated as "permitted uses" and "uses permitted with conditions" are allowed in a district as a matter of right. Uses classified as "conditional uses" are permitted upon approval of a development plan approved by the City Council.

It is recognized that new types or forms of land use will develop within the City of Belmont that are not anticipated by this Ordinance. In order to provide for such changes and contingencies, the classification of any new or unlisted land use shall be made by City Council upon the recommendation of the Planning and Zoning Board to determine if the use can reasonably be interpreted to fit into a similar use category described in the Ordinance. The Planning Board may make such a determination after conducting a public hearing.

Unless a use is allowed as a "permitted", "use permitted with conditions", "conditional use", "nonconforming use", or "temporary use", then such use is prohibited.

**3.7 PARKING OF BOATS, COMMERCIAL AND RECREATIONAL VEHICLES****3.7.1 PARKING AREA RESTRICTED**

No boats, recreational vehicles, non-operational trucks or automobiles, or covered trucks or automobiles (whether operational or not) may be stored in any front yard, including a driveway. All such storage shall be in the side or rear yards only.

**3.7.2 RECREATIONAL VEHICLES**

A recreational vehicle shall not be considered a dwelling unit. The use of a recreation vehicle for living, sleeping or housekeeping and its connection to utility services (other than for periodic maintenance and/or repair purposes) shall be prohibited unless the vehicle is located in a camping and recreational vehicle park designed to accommodate recreation vehicles.

**3.7.3 COMMERCIAL VEHICLES**

Commercial vehicles limited to vans and pickup trucks of no greater than five thousand (5,000) pounds may be parked on an overnight basis on any lot of less than one (1) acre. This requirement does not prohibit vehicles from loading and unloading household goods in any Residential area for a period of up to twenty-four (24) hours.

No residentially developed lot may be used as the base of operation for any freight hauling truck.

**3.8 CONTAINMENT AREAS FOR TRASH AND RECYCLABLES**

All containment devices for trash and recyclables, including compactors, dumpsters, commercial roll-out bins, and areas for storing cardboard shall be located and designed so as not to be visible from the view of adjacent streets and properties and shall be placed in the side or rear yards only. All containment areas shall meet the following standards:

- A. All containment areas shall be enclosed to contain windblown litter.
- B. The enclosure shall be at least as high as the highest point of the compactor or dumpster.
- C. The enclosure shall be made of a material that is opaque at the time of installation and compatible with and/or similar to the design and materials of the principal building.
- D. All compactors and dumpsters shall be placed on a concrete pad that is large enough to provide adequate support, allows for positive drainage, and conforms to the Gaston County Health Department regulations governing compactor pads.
- E. The enclosure shall contain gates to allow for access and security.
- F. Dumpsters and compactors shall be located within the side or rear yard behind buildings and away from sidewalks or pedestrian circulation. Such locations should be accessible to service vehicles.

**3.9 ACCESSORY STRUCTURES**

**3.9.1 PERMITTED USES:**

The following uses are permitted within outbuildings:

- |                           |                             |
|---------------------------|-----------------------------|
| Parking                   | Sauna                       |
| Gazebo                    | Workshop                    |
| Poolhouse                 | Conservatory                |
| Equipment Enclosure       | Rental Cottage (see 6.2.17) |
| Customary Home Occupation | Pet Shelter/Enclosure       |
| Artist Studio Space       |                             |

Trash containers, mechanical equipment, outdoor storage, carports/garages, and pet shelters shall be located only within the rear yard.

Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard.

Floor space in each permitted and non-permitted accessory structure shall be combined to tabulate the maximum allowed total floor area of all accessory structures, as stated in 3.9.2 (D).

**3.9.2 GENERAL REQUIREMENTS:**

- A. Accessory structures less than 120 ft<sup>2</sup> of footprint area do not require a permit. permitted for each additional ½ acre.
- B. No accessory structure shall be located over water/sewer lines, storm drains, or other public health/safety facilities, easements or prescriptive easements; no shall they obstruct those facilities or city meters. Accessory structures which are in violation will be moved/destroyed at owner's expense.
- C. For lots less than or equal to 7,000 ft<sup>2</sup> in area, there is no setback requirement on rear lot lines.
- D. For lots less than one (1) acre, the total footprint area of all accessory structures (up to 2 permitted) shall not exceed 40% of the floor area of the principal structure, or 600 ft<sup>2</sup>, whichever is greater, and shall never exceed 25% of a rear yard.
- E. Accessory structures including detached garages and carports shall only be permitted in the rear yard.
- F. Maximum height: 26 feet.
- G. Accessory structures with a floor area of 200 ft<sup>2</sup> or greater shall be built on a permanent foundation and clad in brick, stone, stucco vinyl siding, wood siding (horizontal), wood clapboard, or a combination thereof. All accessory structures clad in a material other than brick and stone shall be painted (and primed) or clad in materials of a similar color to that of the principal structure and/or its trim.

For lots over one (1) acre, 1 additional accessory structure is

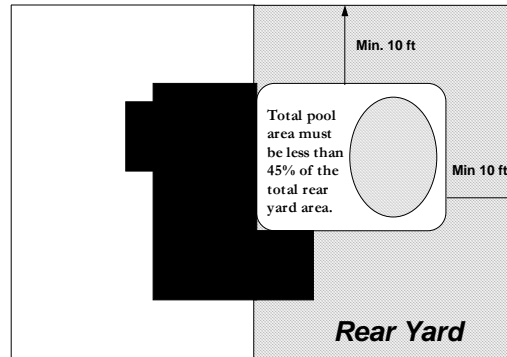
**3.10 ACCESSORY USES****1. POOLS (for Single Family Homes)**

All pools for single family homes, whether above-ground or in-ground, shall be built only in rear yards. The definition of a pool shall include all structures, and walks or patio areas of cement, stone, or wood, at or above grade, built for, and used in conjunction with the pool.

A pool as defined above shall not exceed 45% of a required rear yard.

Pools, as defined above, shall be setback a minimum of 10 ft from all side and rear property lines. Patio areas at grade have no setback requirements from rear and side lot lines

Pools shall have the pool area, including any pool-related structure(s) and areas as defined above, enclosed by a fence with a minimum height of four (4) feet and a maximum height of eight (8) feet.



## 2. SATELLITE DISHES

Satellite dishes less than 12 inches in diameter may be located anywhere on a lot. All other satellite dishes shall adhere to the following standards:

- A. Satellite dishes shall be no larger than four (4) feet in diameter
- B. The maximum height shall be fifteen (15) feet unless the applicant can prove:
  1. a less intrusive location is not possible and,
  2. a higher location will improve reception
- C. The dish must be installed and grounded properly.
- D. Satellite dishes may not be located in front or side yards or mounted on any front façade of a principal structure and shall meet all setbacks applicable to accessory structures.
- E. Satellite dishes shall not be located on a roof.

### 3.11 SEDIMENTATION AND EROSION CONTROL

In order to prevent soil erosion and sedimentation pollution of streams, springs, flat water bodies, or other drainage networks, the developer shall comply with all requirements of the North Carolina Sedimentation Pollution Control Act of 1973, as amended, and any other federal or state law or locally adopted ordinance.

The developer shall cause all grading, excavations, open cuts, side slopes, and other land surface disturbances to be mulched, seeded, sodded, or otherwise protected. Temporary erosion and sedimentation control measures shall be placed in accordance with the approved Erosion Control Plan prior to any construction.

Erosion and sedimentation from land disturbance activities shall be controlled with silt fencing or any other method approved by the Code Enforcement Officer and the City Engineer to prevent siltation of adjoining parcels, lots, and streets.

### ***3.12 STORMWATER RUNOFF PROVISIONS***

#### ***1. AFFECTED PROPERTY***

Any site of disturbed ground over 1 acre in size or any development which adds 20,000 square feet or more of proposed impervious area shall adhere to the following provisions except those properties which are described below:

- Properties located within the Catawba River WS-IV Protected and Critical Area Watershed Districts for which the High Density option is proposed and for which wet detention ponds will be provided. These properties are subject to the Watershed Protection provisions of the Watershed Management and Protection Ordinance. The use of water quality control strategies other than wet detention storage, will not exempt the property from the provisions of this Article 3.12.
- Properties located within the jurisdictional boundaries as governed by the Gaston County Stormwater Ordinance.

#### ***2. PROVISIONS***

Stormwater runoff control shall fully meet the provisions of the Gaston County Stormwater Ordinance.

### ***3.13 WATER AND SEWER PROVISIONS***

- A. Municipal water and sewer service is required for all new development in all districts except Rural Residential (R-R).