

TOWN OF HAW RIVER



REQUEST FOR TOWN COUNCIL ACTION

AGENDA ITEM
DATE: July 10, 2017

TO: Town of Haw River, Town Council

FROM: Jeffrey H. Earp, Haw River Town Manager

SUBJECT: Amendment to Zoning Ordinance Concerning Use of Temporary Mobile Office Units

Overview:

Town Council will review and consider for approval the zoning ordinance amendment / update concerning temporary mobile office units and their use in the Town of Haw River.

Action Needed:

Review and consider for approval the zoning ordinance amendment

Attachments:

Draft Amendment

	Single-Family Residence	Single-Family Residence	Single- and Two-Family Residence	Multi-Family Residence	General Residence	Conditional Residential	Institutional & Community	Neighborhood Business	General Business	Central Business	Conditional Businesses	Conditional Mixed Use	Light Industry	Heavy Industry	Conditional Industry	Notes and/or Special Requirements
--	-------------------------	-------------------------	----------------------------------	------------------------	-------------------	-------------------------	---------------------------	-----------------------	------------------	------------------	------------------------	-----------------------	----------------	----------------	----------------------	-----------------------------------

Swimming pool, community, nonprofit	X	X	X	X	X	C	X	X	X	X	C	C	X	X	C	
Swimming pool, private, as an accessory use	X	X	X	X	X	C	X					C				(Y)
Taverns and bars									X	X	C	C	X			
Taxi stands								X	X	X	C	C	X			
Telephone exchanges with business offices							X	X	X	X	C	C	X	X	C	
Temporary Mobile Office Units	X	X	X	X	X	C	X	X	X	X	C	C	X	X	C	(AE) (AF) (AG) (AH)
Temporary buildings and materials storage in conjunction with construction on the same lot					X	C	X	X	X	X	C	C	X	X	C	
Theaters: drive-in											C	C	S	S	C	
Theaters: indoor									X	X	C	C	X			
Tire recapping and retreading (accessory use)									X	X			X	X	C	
Tire recapping and retreading (principal use)													X	X	C	
Transportation terminals: freight													X	X	C	
Transportation terminals: passenger									X	X	C	C	X			
Truck gardening and noncommercial nurseries, as an accessory use	X	X	X	X	X	C	X	X	X	X	C	C	X	X	C	
Truck sales									X	X	C	C	X	X	C	
Truck storage and repair													X	X	C	
Unified business development										S	C	C	S			(aa)
Utilities, public: distribution lines, transformer stations, transmission lines, telephone exchanges (without business offices, water tanks, fire towers)				S	S	C	S	S	S	S	C	C	S	S	C	
Utilities, public: warehouses, storage yards and repair areas													X	X	C	
Veterinarian's office (no outdoor kennels or pens)									X		C	C	X	X	C	
Waste collection, hauling or recycling: paper, glass, plastics, rags, etc.													X	X	C	
Welding shop													X	X	C	

**Code of Ordinances: Title XV Chapter 155; Zoning Code; District Regulations
Section 155.070 Table of Permitted Uses**

Code of Ordinances: Title XV Chapter 155; Zoning Code; District Regulations
Section 155.071 Notes to Table of Permitted Uses

- (AE) Temporary Mobile Office Units are permissible on industrial sites while under construction only.
- (AF) Temporary Mobile Office Units are permissible on residential Major Subdivision Sites only while under construction (Planned subdivision In excess of 10 houses constitutes a Major Subdivision).
- (AG) Temporary Mobile Office Units are permissible on business sites while under construction only.
- (AH) Temporary Mobile Office Units are never permissible in any zoning if they are being used in a permanent fashion and not just as a temporary space during the completion of permanent construction.