

Ordinance #2018-07

AN ORDINANCE AMENDING

ARTICLE VII – DISTRICT REGULATIONS, SECTIONS 7.1.2(A), 7.2.2(A), 7.3.2(A), 7.4.2Aa), 7.5.2(A,B,C,E), 7.8.2(A), and 7.12.2(A) PERMITTED USES, 7.4.3(A) USES PERMITTED WITH CONDITIONS and; ARTICLE XIII – DEFINITIONS (“Duplex”, “Dwelling, Single Family Attached”, “Multi-Family Housing”, Multi-Unit Dwelling”, and “Single-Family Residential”)

THE FOXFIRE VILLAGE COUNCIL ORDAINS:

SECTION 1

Sections 7.1.2(A), 7.2.2(A), 7.3.2(A), 7.8.2(A), and 7.12.2(A) are all amended to read as follows:

"A. One Primary Single-Family Dwelling (stick built or modular) per lot."

SECTION 2

Section 7.4.2(A) is amended to read as follows:

"One Two-Family Dwelling (stick built or modular) per lot." (*Duplexes, Quadraplexes, and Townhouses are deleted.*)

SECTION 3

Section 7.4.3(A) is amended to read as follows:

"Multi-Family Dwellings (Quadraplexes, Townhouses, Apartments) with associated facilities."

SECTION 4

Section 7.5.2 is amended as follows:

Section 7.5.2(A) is amended to read:

"A bona fide farm including a residence and such accessory buildings and structures as are normal and necessary to the operation of such farms. (Such structures may be stick-built or modular.)

Section 7.5.2(B) is amended to read:

"One Primary Single-Family Dwelling (stick-built, modular or Class A manufactured) per lot."

Sections 7.5.2(C) and (E) are deleted and the remaining sections re-lettered C-M.

SECTION 5

Article XIII Definitions is amended as follows:

Delete the following definitions:

"DUPLEX"

"DWELLING, SINGLE-FAMILY ATIACHED"

"MULTI-FAMILY HOUSING"

"MULTI-UNIT DWELLING"

"SINGLE-FAMILY RESIDENTIAL"

"DWELLING UNIT" is amended to read:

"Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, and eating."

"DWELLING, SINGLE-FAMILY" is amended to read:

"DWELLING, PRIMARY SINGLE-FAMILY- A building designed for or containing a single dwelling unit. May also include an attached in-law suite or guest quarters not to exceed 25% percent of the total building area under roof of the main building."

"DWELLING, MULTIPLE OR FAMILY" is amended to read:

"DWELLING, MULTI-FAMILY- A building designed for or containing three (3) or more dwelling units which are entirely separated from each other by vertical walls or horizontal floors, unpierced except for access to the outside or a common basement and located on a single lot of record."

"DWELLING, TWO-FAMILY" is amended to read:

"DWELLING, TWO-FAMILY (DUPLEX)"

"GARAGE, PRIVATE" is amended by substituting the word "primarily" for "only" in the second line of the definition.

SECTION 6

All provisions of any Village ordinance in conflict with this ordinance are repealed.


SECTION 7

The amendments are consistent with applicable elements of the Foxfire Village Land Use Plan, Long Range Plan, and existing Zoning, and are reasonable and in the public interest to establish clear restrictions and definitions for housing within residential zoning districts.

SECTION 8

This ordinance shall become effective upon adoption.

Adopted this 13th day of November, 2018.



E.M. McCue, III
Mayor

ATTEST:



Lisa A. Kivett, CMC, NCCMC, CZO
Village Clerk