
ARTICLE VI. GENERAL DEVELOPMENT STANDARDS

SECTION 1.0 GENERAL

1.1 Application of this Ordinance

The regulations set forth in this Ordinance affect all land, every building, and every use of land and/or building, and shall apply as follows:

A. **New Uses or Construction**

All new construction or use of land shall conform to the use and dimensional requirements for the district in which it is to be located.

B. **Existing Conforming Situations**

Land or structures, or the use of land or structures, which then conform to the regulations for the district in which it is located may be continued, provided that any structural alterations or change in use shall conform with the regulations herein specified.

C. **Existing Nonconforming Situations**

After the date of adoption of zoning at the location of the nonconformity, pre-existing lots, structures, or uses which would be prohibited under the regulations for the district in which it is located shall be considered as nonconforming. Nonconforming situations may be continued, provided they conform to the provisions in the following section.

SECTION 2.0 PRINCIPLE BUILDINGS PER LOT

2.1 Principal Buildings per Lot

Every building hereafter erected, moved or structurally altered shall be located on a lot. And in no case shall there be more than one (1) principal building and its customary accessory buildings on a lot except in the following cases:

- A. Multifamily residential developments, including condominiums, townhomes, planned unit developments, and shopping centers as approved and permitted in accordance with this Ordinance.
- B. One (1) secondary residence when placed in such a way that both the secondary and primary residences meet all of the dimensional lot requirements of the applicable zoning district.
- C. As expressly allowed as part of an approved Special Use permit for uses provided in the “Table of Use Types & Regulations”, issued by the Harnett County Board of Adjustment, more than one (1) principal building may be located on a lot.

2.2 Required Yards Not to be Used by Another Building

The minimum yards or other open spaces required by this Ordinance for each and every building hereafter erected, moved, or structurally altered shall not be encroached upon by or considered as meeting the yard or open space requirements of any other building.



SECTION 3.0 ACCESSORY STRUCTURES

The following regulations shall apply to accessory buildings and/or structures.

- A. All accessory buildings shall be located in the rear or side yard and meet the setbacks of the underlying zoning district. An accessory building may be located within the front yard if all of the following requirements are met.

1. The lot is two (2) acres or greater, or five (5) acres or greater if located within a named, major subdivision.
 2. The accessory building must be setback at least a minimum of double the front setback requirement and adhere to the minimum side & rear setback for the zoning district.
 3. Accessory building square footage shall not be greater than fifty percent (50%) of that of the principal building, unless located on a lot that is equal to or greater than 10 acres.
 4. A maximum of one (1) accessory building may be located in the front yard.
 5. The accessory building shall be oriented as to not obscure view of principal building from public right-of-way or private access easement.
 6. The accessory structure shall be exempt from the above requirements if located on a Bona Fide farm.
- B. Accessory buildings not exceeding 600 square feet may be permitted in the required side and rear yards provided such accessory buildings are at least five (5) feet from any property line and do not encroach into any required easements.
- C. Accessory buildings not exceeding 50 square feet and used exclusively to house well and pump equipment may be permitted in the required front, side, and rear yards, provided such accessory buildings are at least five (5) feet from any property lines and do not encroach into any required easements or sight angles.
- D. An accessory building may be located on another contiguous or non-contiguous lot from the principal use with which it is associated, only to the extent that the principal use itself would also be permitted on such lot.
- E. In no case shall a manufactured home, or cargo or trailer portion of a motor vehicle be used as an accessory structure for storage.
- F. Portable Storage Units for Residential Purposes
1. Temporary portable storage units may be located within the required front yard for no more than 60 days.
 2. Portable storage units shall be permitted in rear or side yards only. Additional portable storage units shall be permitted in the rear or side yard(s) only and shall not be visible from the public right(s)-of-way.
 3. No more than two (2) accessory structures shall be located on lots of 10,000 square feet or less, and the total square footage of accessory structure(s) shall not exceed the total square footage of the principle structure.

SECTION 4.0 ACCESS

4.1 Public Access to Property

No building, structure, or use of land other than for agricultural purposes shall be established on a lot which does not abut a street, road, or other public way having a right-of-way meeting standards of the North Carolina State Department of Transportation or having access via a minimum 30 feet easement or private street meeting the standards of Article "Development Design Guidelines", Section "Street Standards" of this Ordinance.

4.2 Curb Cuts Giving Access to Public Right-of-Ways

Construction of curb cuts for purposes of ingress or egress to property abutting a public right-of-