

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Privately Owned Public Utility Structures & Facilities	P* S*	P* S*	P* S*	P* S*	P* S*	S*	S*	S*	S*	1 per 2 employees, if applicable	3	U
Publicly Owned Utility Structures & Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*	1 per 2 employees, if applicable	3	U
TEMPORARY USES												
Modular Classroom	P*	P*	P*	P*		P*	P*	P*	P*			E
Nonresidential Building, Temporary	P*	P*	P*	P*	P*	P*	P*	P*	P*			
Portable Food Sales		P*	P*	P*								
Residence, Temporary						P*	P*	P*	P*	2 per dwelling unit	1	
Roadside Stands						P*	P*	P*	P*		1	
Season Sales			P*			P*	P*	P*	P*		1	
Temporary Events	P*	P*	P*	P*		P*	P*	P*	P*		1	
Turkey Shoot, Temporary/Seasonal	S*	S*	S*	S*		S*	S*	S*	S*	1 per firing point	1	
Yard Sale						P*	P*	P*	P*		1	
OTHER USES												
Airports & Related Uses	P* S*	S*	S*	S*						1 per 300 sq. ft.	4	U
Comm. Towers: Microwave, TV, Telephone, Radio, & Cellular	S*	S*	S*	S*		S*	S*	S*	S*		4	U
Firearm Certification Facilities	S*	S*	S*	S*		S*	S*	S*	S*	1 per participant & 1 per instructor	4	
Governmental Training Facilities	P	P	P	P		P	P	P	P	1 per 2 participants allowed by classroom occupancy	3	
Gunsmithing	S*	S*	S*	S*		S*	S*	S*	S*		1	
Junkyards	S*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Manufactured Home Parks									S*	2 per dwelling unit	3	
Mining Activities	S*	S*	S*			S*	S*	S*	S*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Outdoor advertising signs			P									
Planned Unit Development	S*	S*	S*			S*	S*	S*	S*	As required by underlying use	3	

Note: P- Permitted by Right

S- Special Use Permit via the Board of Adjustment

For purposes of this Section, the column identified as "Building Code Class" is intended for reference purposes only and is subject to change without notice. "Building Code Class" is intended to provide the "Use & Occupancy Classification" as identified in the North Carolina State Building Code, which should be utilized for verification of the information included herein. Listings not specified shall follow the regulations of the applicable "Use & Occupancy Classification" once verified by the Building Code Administrator.

SECTION 2.0 USE REGULATIONS

Use regulations shall apply to those uses marked with an asterisk (*) in the Table of Use Types & Regulations, above, and are applicable to each use, as listed. Compliance with use regulations is mandatory and required prior to issuance of a Certificate of Occupancy. Use regulations listed herein shall be listed in the same order as in the "Table of Use Types & Regulations."

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-2
Townhome Development				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Two-Family Dwelling (duplex on individual parcel)							P	P	P	1.5 per bdrm + 1 per bdrm over 2	1	R-3
Group Residential												
Family Care Facility						P*	P*	P*	P*	1 per 5 beds	2	R-3
Group Care Facility			S*			S*	S*	S*	S*	1 per 5 beds	2	
ACCESSORY USES & STRUCTURES												
Customary Home Occupations						P*	P*	P*	P*		1	
Education: Typically Related Accessory Uses (ie- dormitories, modular units, stadiums, auditoriums, museums etc...)	P	P		P		P	P	P	P	see O&I District Regulations		
Junk Motor Vehicles (on private property)						P*	P*	P*	P*			
Kennel, Private Accessory						P*	P*	P*	P*		1	
Religious Structures Related Accessory Uses (ie- Rectories, Parsonages, Manses, Parish Houses, Cemeteries, Mausoleums)	S	S	P	P		P	P	P	P		2	
Solar Energy System	P*	P*	P*	P*		P*	P*	P*	P*			
Swimming Pools	P*	P*	P*	P*		P*	P*	P*	P*		1	
Wind Energy System	P*	P*	P*	P*		P*	P*	P*	P*			
AGRICULTURE & FORESTRY USES												
Bona Fide Farm & Agritourism	P	P	P		P	P	P	P	P		1	
Nursery					P*	P*	P*	P*	P*	1 per 500 sq. ft.	2	M
Preserves (Nature, Wildlife, or Forest)	P	P	P	P	P	P	P	P	P		1	
EDUCATIONAL & INSTITUTIONAL USES												
Continuing Care Retirement Community /Nursing Home	P	P	P	P		S	S	S	S	1 per employee (largest shift) + 1/2 per resident	2	
Crematorium	P	S	S			S	S	S	S	1 per employee		U
Cemetery or Mausoleum, Commercial Use			S*			S*	S*	S*	S*		2	
Cemetery or Mausoleum, Private Use						P	P	P	P		2	
Funeral Home or Mortuary			P			S	S	S	S	1 per 4 seats OR 1 per 200 sq. ft.	2	A-3
Religious Structures	S*	P*	P*	P*		P*	P*	P*	P*	1 per 4 sanctuary seats	2	A-3
Daycare Facilities												
Adult Daycare	S*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	
Childcare Facility	S*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	
In-Home Childcare						P*	P*	P*	P*	As required by underlying use	1	R-3
Educational Services												
Colleges & Universities	P	P	S	P		P	P	P	P	5 per classroom + 1 per office	2	B
Learning Center		S	P	P						1 per employee + 1 per 8 clients	2	B
Research Laboratory	P	P	S	P						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	
School, Private: Elementary, Middle, & High	S	S	S			P	P	P	P	2 per classroom	2	E
School, Public: Elementary, Middle, & High	P	S	S			P	P	P	P	5 per classroom	2	E
Trade School	P	P	P			S	S	S	S	5 per classroom + 1 per office	2	B
Truck Driving School	P	S	S							5 per classroom + 1 per office	4	B
Financial Services												
Automated Teller Machine (ATM)	P*	P*	P*	P*		P*	P*	P*	P*	2 per machine	2	
Financial Institutions (Banks, Credit Agencies, Investment Companies, etc)	S	P	P	P						1 per 200 sq. ft.	3	B
Health Services												
Emergency Services (ie- Police, Fire, Rescue, Ambulance Service)	P	P	P	P		P	P	P	P	1 per 350 sq. ft.	2	

Hotel/Motel

An establishment which is open to transient guests, as distinguished from a boarding, rooming, or lodging house, and is commonly known as a hotel in the community in which it is located; and which provides customary hotel services such as maid service, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bellboy service.

Impact Fee

A fee imposed on new development by Harnett County pursuant to this Ordinance in order to mitigate the impacts on community facilities created by the demand for capital improvements by the new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of other required improvements.

Impervious Surface

A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

Incompatible Use

A use or service which is unsuitable for direct association and/or contiguity with certain other uses because it is contradictory, incongruous, or discordant.

Industrial Park

A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries providing them with all necessary facilities and services in attractive surroundings among compatible neighbors. Industrial parks may be promoted or sponsored by private developers, community organizations, or government organizations.

Junk

Scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, or other scrap ferrous or nonferrous material and dismantled or used white goods or parts thereof.

Junkyard

An establishment or place of business, or portion of a property, which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for maintenance or operation of an automobile graveyard. Any lot containing more than three (3) unregistered and non-functional vehicles shall constitute a junkyard for the purposes of this Ordinance.

Junkyard, Nonconforming

An establishment or place of business, or portion of a property, fitting the definition of a "Junkyard", where the use for which was established prior to zoning in the same location. Nonconforming junkyards are typically identified as such using best available information to determine the intensity of the junkyard itself at the current time as well as at the time of adoption of zoning at the location.

Kennel

An establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation for purposes not primarily related to medical care.

Kennel, Private Accessory

An establishment in which dogs or domesticated animals are housed, groomed, bred, or trained, typically for personal use, not related to the primary use of the property, and where such animals are not primarily held for the purposes of sale or other profit.

Automobile

A self-propelled, free-moving vehicle, typically with four (4) wheels, usually used to transport passengers and licensed by the appropriate state agency for such purposes.

Automobile, Abandoned

A motor vehicle which is left on private property, specifically not located within the public right-of-way, without the consent of the owner(s), occupant, or lessee of the property.

Automobile, Junked

A motor vehicle that is:

- A. Partially dismantled or wrecked; or
- B. Cannot be self-propelled or moved in the manner in which it was originally intended to move; or
- C. Does not display a current license plate.

Automobile Repair Facility

Any building, land area, or other premises, or portion thereof, used for servicing and repair of automobiles, and including as an accessory use, but not limited to: the sale and installation of lubricants, tires, batteries, and similar vehicle accessories.

Bar/Tavern

An establishment in which alcoholic beverages are served as a primary source of income, alcoholic beverages are sold primarily by the drink, and where food or packaged liquors may also be served or sold. As deemed under the Alcoholic Beverage Control law in G.S. 18B-1000.

Base Flood

(See "Natural Resources Definitions & Acronyms")

Bed & Breakfast Residence

A business in a private home of not more than eight (8) guest rooms that offers bed and breakfast accommodations for a period of less than one week and that meets all of the following criteria:

- a. does not serve food or drink to the general public for pay;
- b. serves the breakfast meal, the lunch meal, the dinner meal, or a combination of all or some of these three meals, only to overnight guests of the home;
- c. includes the price of any meals served in the room rate; and
- d. is the permanent residence of the owner or the manager of the business.

Berm

A mound of earth with a minimum slope of 3:1 intended for landscaping or buffering purposes.

Billboard

(See "Sign, Outdoor Advertising")

Ethanol Diesel or Biofuel

A renewable fuel manufactured from methanol and vegetable oil, animal fats, and recycled cooking fats, that comes in various forms, including B100 and B20.

Block

A tract of land, lot, or group of lots typically bounded by street right(s)-of-way.

Board of Adjustment

The Harnett County Board of Adjustment. See Article "Administration & Board" of this Ordinance.

Multifamily Development (other)

All site plans shall be accompanied by a certification of sewage disposal, which states that the sewage system can handle its current load as well as the additional load from the apartments. The certification for private sewer systems shall come from the State of North Carolina, via the Harnett County Department of Public Health. The certification for public sewage disposal shall come from the Harnett County Department of Public Utilities.

Townhome Development

- A. In a townhome development in which any facilities such as but not limited to streets, parking areas, recreational open space facilities and common open space are to be held and maintained in common ownership a Homeowners' Association shall be organized. Documents showing the association's organizational structure and by-laws for the property shall be filed with the Planning Department. For townhome developments, the aforementioned documents shall become part of the application for a Special Use permit.
- B. All townhome units shall be subject to the conveyance of a fee-simple lot.

3.3 Group Residential

3.3.1 Family Care Facility

No Family Care Facility shall be located within a one-half (1/2) mile radius of an existing Family Care Facility. It shall be the responsibility of the applicant to supply such information.

3.3.2 Group Care Facility

No Group Care Facility shall be located within a one (1) mile radius of an existing Group Care Facility. It shall be the responsibility of the applicant to supply such information.

SECTION 4.0 ACCESSORY USES & STRUCTURES

4.1 Customary Home Occupation

- A. No more than one (1) assistant may be employed by home occupations.
- B. No mechanical equipment shall be installed or used except such that is used for domestic or professional purposes.
- C. Not over 50 percent (50%) of the total floor space of any structure is used for home occupations. In no case shall any accessory structure be used in conjunction with a Customary Home Occupation.
- D. Any modifications necessitated due to a customary home occupation shall meet the requirements of the North Carolina State Building Code. Twenty percent (20%) of all monies spent on improvements shall be dedicated toward ANSI compliance. Any manufactured home utilized for a customary home occupation shall include modifications, designed by a structural engineer licensed in the State.

4.2 Junk Motor Vehicles (on private property)

Unless otherwise provided, junked motor vehicles in the RA-40, RA-30, RA-20R, and RA-20M Zoning Districts on private property not associated with a business, shall conform to the following requirements effective November 15, 2004.

A. General Requirements

- 1. The junked motor vehicles shall not be stored or located within 30 feet of any adjoining property line or side street or right-of-way and shall be situated so that no motor vehicle or parts are visible

from the adjoining properties. In no case shall junked motor vehicles be located in the front yard of the primary building of the lot.

2. The junked motor vehicles shall not be a health or safety nuisance, nor shall the area constitute a health or safety nuisance according to the Harnett County Department of Public Health.
3. The junked motor vehicles shall be entirely concealed during all seasons of the year from public view from the public right-of-way and from the adjoining properties. The vehicles may be concealed by an automobile cover or tarpaulin, with the cover adequately secured to prevent removal by wind. The automobile cover or tarpaulin shall remain in good repair and not allowed to deteriorate.
4. In no case shall there be more than three (3) junked motor vehicles located outside any enclosed building unless otherwise specified by this Ordinance. In situations where a person owns multiple tracts of land that are located within 500 feet of each other, the owner of such land shall be limited to three (3) junked motor vehicles located outside any enclosed building unless otherwise specified by this Ordinance for all lots located within the distance requirement.

B. Exceptions for Junked Motor Vehicles

The repair of no more than one (1) motor vehicle per household for personal use is exempt from the screening, concealment, and setback requirements of this Ordinance. However the vehicle shall be owned by a member of the household and all repairs shall take place within an enclosed building or in the rear yard of the dwelling and shall not constitute a health or safety nuisance and all repairs shall take no longer than 180 days to complete.

4.3 Kennel, Private Accessory

- A. All kennel structures and related areas shall be located in the rear yard.
- B. All kennel structures and related areas shall be a minimum of 10 feet from all property lines.
- C. A building permit shall be required for all kennel structures.

4.4 Solar Energy System, Accessory

- A. Roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
 1. Pitched roof-mounted systems shall include with the application proof of the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.
 2. Flat roof-mounted systems shall include with the application a drawing showing the distance from the system components to the roof edge and any parapet walls on the building.
- B. Ground-mounted solar energy systems shall meet the minimum setback for the zoning district in which it is located or 25 feet, whichever is greater. The maximum height of the structure shall be 25 feet.
- C. Solar components of the system shall have a Underwriters Laboratories (UL) listing.
- D. Applications for all solar energy systems shall include a site plan and elevation drawings showing the location(s) of the system(s) on the building or property, including distance to property lines.
- E. All photovoltaic systems shall comply with the most current edition of the National Electrical Code.
- F. No grid-intertie photovoltaic system shall be installed until evidence has been provided to the Planning Department that the owner(s) has been approved by the appropriate utility company to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.
- G. All solar structures shall be inspected by a Harnett County Building Inspector.