



TEXT AMENDMENT APPLICATION
OAK RIDGE, NORTH CAROLINA

8315 Linville Rd.
Oak Ridge, NC 27310
Phone: (336) 644-7009

Staff Use Only
Appl. #: ORD-24-01

APPLICANT INFORMATION

DATE: 5/29/24

APPLICANT: Joe Gonzales, D. Stone Builders.
PHONE #: 336-362-6584
ADDRESS: 2904 Lawndale Dr. Greensboro, NC

TEXT AMENDMENT INFORMATION:

ZONING ORDINANCE SECTION NUMBER AND NAME:

Article VII, Division 3. Accessory Uses, Buildings and Structures, Section 30-381 Setback Requirements

TEXT AMENDMENT REQUESTED:

Include under (a) Front. No encroachment by accessory uses, buildings and structure in the front setback is permitted:

(1) Accessory structures may be located in front of the principal structure when the lot is a minimum of five (5) acres. If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to five (5) ft.

REASON FOR TEXT AMENDMENT:

Property owners who own large tracts equal to or greater than 5 acres are subjected to ordinance that is meant for traditional neighborhoods. This addition to the ordinance will allow for owners greater flexibility in using their properties in a manner helps preserve the rural character of Oak Ridge.

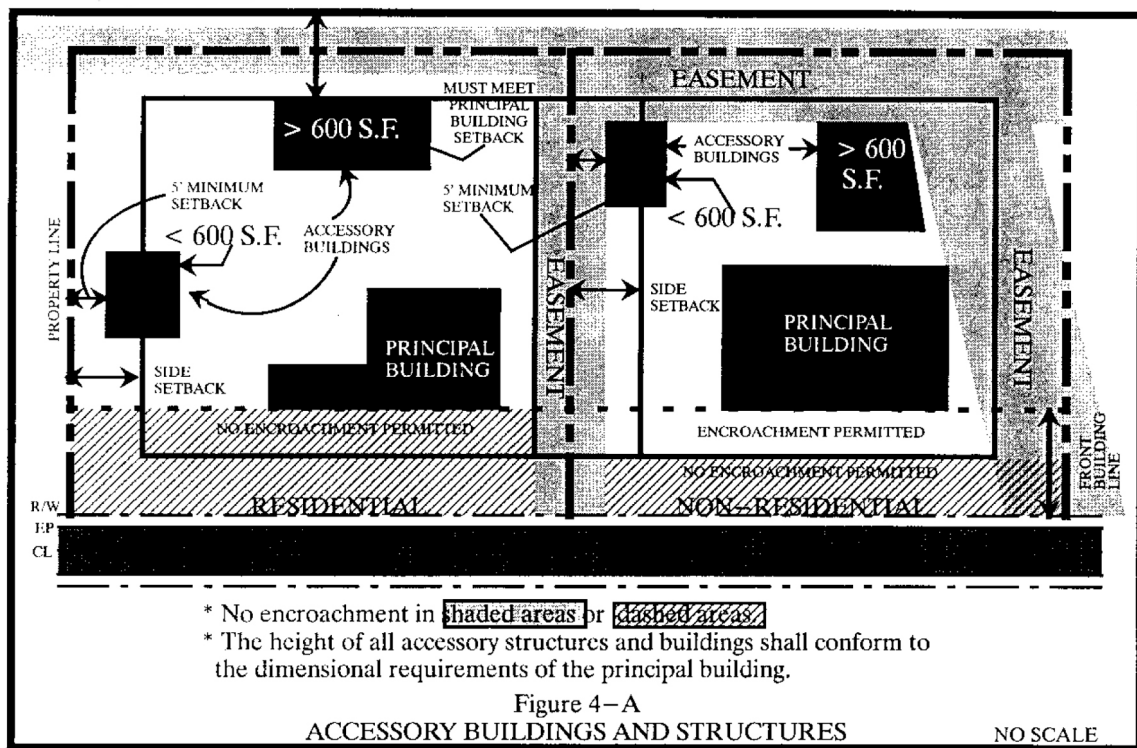
Application must be completed in full and returned with the \$1000.00 application fee to the Planning Department at least ten (10) days prior to the regularly scheduled public meeting for the purpose of zoning text amendments. No application will be considered until all required information is submitted. The undersigned states that all information given herein is true.

TEXT AMENDMENT REQUEST	Fee Amount <u>\$500.00</u> Date Paid <u>5-29-24</u>
APPLICANT SIGNATURE: <u>Joe Gonzales</u>	DATE: <u>5-29-24</u>
PLANNING BOARD RECOMMENDATION: APPROVED <input type="checkbox"/>	MEETING DATE: _____
DENIED <input type="checkbox"/>	
BOARD OF COMMISSIONERS DECISION: APPROVED <input type="checkbox"/>	MEETING DATE: _____
DENIED <input type="checkbox"/>	
ZONING OFFICER SIGNATURE: <u>[Signature]</u>	DATE: <u>5-29-24</u>
CONDITIONS/COMMENTS: _____	

Highlighted in yellow below is the proposed language to amend Section 30-381. Setback Requirements for Accessory Structures.

Sec. 30-381. Setback requirements.

- (a) *Front.* No encroachment by accessory uses, buildings or structures in the front setback is permitted.
 - (1) Accessory structures may be located in front of the principal structure when the lot is a minimum of five (5) acres. If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to five (5) ft.
- (b) *Side and rear.* If the gross floor area (GFA) of the accessory structure or building is less than or equal to 600 square feet, the structure or building may be located five feet from a side or rear line. If the GFA is greater than 600 square feet, it must meet the principal building setback requirements.



(Ord. of 1-6-2000, § 4-5.1)