



CHATHAM COUNTY COMMISSIONERS

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COUNTY MANAGER

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Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

For Multiple Revisions to the Chatham County Zoning Ordinance

WHEREAS, the Chatham County Board of Commissioners has considered a request by the Chatham County Board of Commissioners to amend the Zoning Ordinance as described in the attachment, and finds that the amendments are consistent with the comprehensive plan of Chatham County, Plan Chatham, as described in the Consistency Statement Resolution; and

WHEREAS, the Board finds the amendments set forth in the attachment are pursuant to the provisions of the zoning ordinance, and would be suitable for the furtherance of the administration of the ordinance; and

WHEREAS, the Board has considered the amendments to the Zoning Ordinance and finds them reasonable, and that the public interest is furthered.

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. All revisions to the Zoning Ordinance set forth in the attachments are approved.
2. This ordinance shall become effective upon its adoption.

Adopted this 20 day of April, 2020

Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray, Clerk to the Board
Chatham County Board of Commissioners



SECTION 7

DEFINITIONS

7.2 Definitions

Recreational Vehicles (RV) - A Vehicle, or vehicle type portable structure which can be hauled, towed or driven, designed for recreational use (as in camping). Recreational Vehicles are not designed for permanent occupancy. This would include, but is not limited to travel trailers, motor homes, camping trailers, campers, truck and recreational vans. Recreational vehicles are considered domestic vehicles.

Recreational Vehicle (RV), Park Model - A vehicle that is built on a single chassis, is 400 sq. feet or less when measured at the largest horizontal projection, is self-propelled or permanently towable by a light duty truck, and is generally used as temporary living quarters for recreational, camping, travel, seasonal, and special uses.

SECTION 8

GENERAL PROVISIONS

8.1 Relationship of Building to Lot

4. Regulation of Recreational Vehicles (RV's).
 - a. Recreational Vehicles are permitted to be stored unoccupied on residential lots. Such storage of the Vehicle shall not be within any required setback. The unoccupied vehicle may not be used to store any materials, items, pets, farm animals, and the like. Recreational vehicles are not designed nor intended for permanent habitation, therefore an RV cannot be considered as a primary residence. A Recreational Vehicle stored in accordance with this ordinance shall:
 - i. Not be connected to any permanent utility service. The use of extension cords for cleaning and/or repair is allowed on a temporary basis.
 - ii. Have its wheels and axels remain at all times
 - iii. Maintain proper insurance and registration being fully licensed and ready for highway use.
 - iv. Have no accessory structures supported by the Vehicle, this includes decks, porches, and awnings.
 - b. Permanent habitation is not permitted. In order to provide for the health, safety, and welfare, the use of a recreational vehicle for permanent habitation shall be deemed unlawful.
 - c. A Recreational Vehicle can be utilized for temporary occupation for no more than 180 days if the following requirements are met:
 - i. It is used during the construction of a single-family dwelling or placement of modular/mobile home.
 - ii. It is used while a damaged/destroyed home is being replaced due to damage by fire, flood, hurricane, tornado, or other emergency event or natural disaster.
 - iii. Extensions of the 180 day time period can be granted by the zoning official when work is ongoing with a valid building permit.

SECTION 15 REGULATIONS GOVERNING SIGNS

15.12 Permit Required

B. **The following** signs listed in Section 15.5 (signs permitted in any district) shall not require a permit: (1), (2), (3), (4), (5), (7), (9), (10).

SECTION 17 CONDITIONAL USE PERMITS

17.1 Procedure

3. The requested permit will not impair the integrity or character of the surrounding or adjoining **areas**, and will not be detrimental to the health, safety, welfare **or environment** of the community.

17.2 Plans

Final plans for any development to be made pursuant to any conditional use permit shall be submitted to the Planning Department for review prior to the issuance of any permits. **The EIA or special study, if required pursuant to Section 11.3 or Section 17.9 respectively, shall be completed and submitted to the Planning Department prior to the issuance of any permits.** Such review shall be for the purpose of determining compliance with the permit conditions and other Ordinance requirements.