

CITY OF CLAREMONT
NORTH CAROLINA
ORDINANCE 06-24

AN ORDINANCE TO AMEND TO THE CODE OF ORDINANCES
OF THE CITY OF CLAREMONT
TITLE 9, PLANNING AND COMMUNITY DEVELOPMENT
CHAPTER 3, ZONING REGULATIONS
ARTICLE D, USE REQUIREMENTS BY DISTRICT
SEC. 9-3-56 LIGHT MANUFACTURING DISTRICT (M-1)
ARTICLE F, CONDITIONS FOR CERTAIN USES

WHEREAS, the City of Claremont proposes to amend the Zoning Ordinance to encourage desired development in Sec. 9-3-56 Light Manufacturing District (M-1);

WHEREAS, the Planning Board of the City of Claremont has considered the proposed amendment and recommended said amendment for approval by the City Council; and

WHEREAS, the Claremont Land Development Plan encourages Goal 3 - Promote quality design and stewardship of new and existing development; and

WHEREAS, the City Council has conducted a public hearing to consider comments relative to the proposed amendment; and

WHEREAS, notification of the public hearing was duly published,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLAREMONT,

That Title Nine (9), Chapter 3 Zoning, Article D, Sec. 9-3-56 Light Manufacturing District (M-1), b. Uses permitted with conditions are hereby amended by changing the following (new language appears as highlighted; deleted language and/or deleted sections appear as "strike-through"):

- b. Uses permitted with conditions (See Article F):
 - (1) Essential Services Class 1.
 - (2) Existing as of March 1, 2021 Parking lot as a principal use.
 - (3) Existing as of September 15, 2023 Contractor storage yard associated with an existing primary office building (Reference Article F, Sec. 9-3-110c).

(Ord. of 12-7-04, No. 37-02; Ord. of 3/18/10, No. 07-10; Ord. of 9/4/12, No. 03-12; Ord. of 10-3-16, No. 07-16; Ord. of 6-5-17, No. 8-17; Ord. of 3-1-21, No. [31-21](#); Ord. of 6-21-21, No. [41-21](#))

That Title Nine (9), Chapter 3 Zoning, Article F, Conditions for Certain Uses is hereby amended by changing the following (new language appears as highlighted; deleted language and/or deleted sections appear as "strike-through"):

9-3-110c Contractor Storage Yard associated with an existing primary office building.

A contractor storage yard is a storage yard for the storage of construction materials and equipment upon a parcel upon which there is the primary office building of the contractor. The contractor's storage yard may have an accessory building located in accordance with Sec. 9-3-33. Indoor or outdoor storage of construction equipment and materials in a contractor storage yard, in districts where expressly permitted, shall be subject to the following conditions.

A site plan meeting the following requirements shall be submitted to the City Planner prior to the issuance of a zoning permit.

1. Storage materials and equipment shall not be placed in any landscape buffer yard or building setback;
2. Storage shall be no closer than one hundred fifty (150) feet from an abutting street right-of-way and shall be located in the rear yard behind the primary structure;
3. The area of storage, except for driveway access, shall be screened from view by a 40' wide opaque vegetative buffer from the street(s) and all abutting residentially zoned properties. The performance of existing foliage, a combination of existing and supplemental foliage, or new foliage to achieve an opaque screen shall be used to meet the buffer requirements. The site plan shall call out buffer materials and sizes, using a variety of evergreen materials achieving a minimum of an 8' high opaque screen within 3 years of planting. 2" caliper trees and 3 gallons shrubs are required at time of planting and shall be installed in an undulating pattern to aid the screening of storage and depicted in a detail on the site plan. All landscape materials shall be maintained to achieve compliance; should material become dead, diseased, or dying replacement is required with the same size and type, unless approved by the City Planner.
4. Wherever security fencing is desired, it shall be placed on the interior side of the opaque landscape buffer.
5. Article H: Off-street Parking and loading requirements shall be met and shown on the site plan.
6. A note shall be placed on the site plan as follows, "The property owner is responsible for removing all objectionable materials, such as but not limited to mud that is spilled, washed, or tracked onto the public road".
7. Approved site plans for contractor storage yards are exempt from the 25% square footage limitations of Sec. 9-3-56e.
8. Contractor storage yards are exempt from trailer limitations of Sec. 9-3-99.1.b and 1.d for outdoor storage".

(Ord. of 6-5-23, No. 2-23)

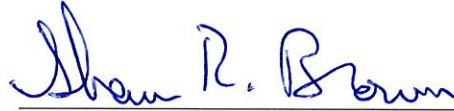
Section 2. Consistency Statement.

City Council finds that the amendments as set forth in this Ordinance to Title 9, Chapter 3 Zoning, Article D, Sec. 9-3-56 Light Manufacturing District (M-1) and Article F Conditions for certain uses are reasonable and in the public interest because they promote quality design and

general welfare; and are consistent with the Land Development Plan's Future Land Use Goal 3 - Promote quality design and stewardship of new and existing development.

Section 3.

This ordinance shall be effective upon passage. Adopted on the 11th day of September 2023.



Shawn R. Brown, Mayor

ATTEST:



Wendy L. Helms, City Clerk

APPROVED AS TO FORM:



Robert M. Grant, Jr., City Attorney

