

CITY OF CLAREMONT NORTH CAROLINA  
ORDINANCE #32-21  
AN ORDINANCE TO AMEND THE CODE OF  
ORDINANCES OF THE CITY OF CLAREMONT  
TITLE 9, PLANNING AND COMMUNITY  
DEVELOPMENT CHAPTER 3, ZONING  
REGULATIONS  
ARTICLE F, CONDITIONS FOR CERTAIN USES

WHEREAS, the City of Claremont proposes to amend the Zoning Ordinance to because it is important to update regulations as situations change; and

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

WHEREAS, the Claremont Land Development Plan encourages in Goal 1, High-quality, progressive, and efficient development and Goal 3 Promote quality design and stewardship of new and existing development; and

WHEREAS, 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 F Conditions for Certain Uses, Sections 9-3-97 Neighborhood and highway business gasoline stations, 9-3-98 Outdoor display of vehicles and boats for sale, Sec. 9-3-99 Outdoor Storage, and Sec. 9-3-100 Outdoor storage of construction equipment are hereby amended by changing the following (new language appears as highlighted; deleted language and/or deleted sections appear as “strike-throughs”):

**ARTICLE F**  
**Conditions for Certain Uses**

**Proposed Amendments**

**Sec. 9-3-97 Neighborhood and highway business gasoline stations.**

1. Neighborhood gasoline stations, by definition, permit retail sale of gasoline and convenience products and the minor service and repair of motor vehicles; they have no more than one (1) fueling canopy for gasoline sales and may not have more than four (4) fuel pumping stations allowing the simultaneous fueling of eight (8) motor vehicles. Highway Business (B-3

District) gasoline stations permit major service and repair of motor vehicles and are unlimited as to gasoline sales area.

2. Buildings shall meet the requirements of Article E, Building and Lot Types.

~~3. Gasoline pumps, canopies, and associated service areas are prohibited in any established yard abutting a street. (Ord. of 12-7-04, No. 37-02)~~

**Sec. 9-3-98 Outdoor display of vehicles and boats for sale or rental.**

1. Vehicles and boats for sale / rental may be displayed in a front or side yard, so long as:

- a. ~~Cars~~ Vehicles and boats for sale/rental are in operable condition;
- b. The display area meets the standards for a parking lot (Article H);
- c. The display area is screened from abutting properties (Article K).

2. Nothing in this section shall prohibit a break in a planted screen or wall for the crossing of a driveway which provides access to on-site parking from the fronting street or a rear alley, or access between the parking lots of abutting businesses.

(Ord. of 12-7-04, No. 37-02; Ord. of 10-5-15, No. 06-15)

**Sec. 9-3-99 Outdoor storage.**

1. *Outdoor storage* defined:

a. Includes all goods and materials not returned to an enclosed building at the end of each business day; regardless of whether such goods or materials are kept on the premises for retail sale, wholesale sale, storage, or use by a business on or off the lot; (to be classified as goods for sale and therefore exempt from regulation as outdoor storage, items must be placed within an enclosed building at the end of each business day);

b. Includes up to two (2) storage trailers placed on a single lot or in conjunction with a single principal use;

c. Includes all items awaiting or in process of repair except customary passenger vehicles awaiting repair which are not visibly damaged or are not used or intended to be used as “parts” vehicles; (rather than being considered outdoor storage, such vehicles may await repair in any conforming off-street parking lot associated with the principal use);

d. Includes vehicles with more than two (2) axles, boats, manufactured homes, and trailers of tractor trailers awaiting or in process of repair;

e. Does not include construction equipment.

2. Outdoor storage, where expressly permitted, may be established on a lot according to the following standards:

a. Where permitted as an accessory use in conjunction with a building, the area of storage shall not be placed in any established yard abutting a street;

b. Where permitted as a principal use on a lot, the area of storage shall be no closer than forty (40) feet from an abutting street right-of-way;

c. All areas established for outdoor storage shall be screened from view from the street(s) and from all abutting properties (Article K); wherever security fencing is desired, it shall be placed on the interior side of the opaque screen.

**d. All areas of storage shall be paved.**

(Ord. of 12-7-04, No. 37-02)

**Sec. 9-3-100 Outdoor storage of construction equipment.**

Outdoor storage of construction equipment, where expressly permitted, may be established on

a lot according to the following standards:

1. Where permitted as an accessory use in conjunction with a building, the area of storage shall not be placed in any established yard abutting a street;
2. Where permitted as a principal use on a lot, the area of storage shall be no closer than forty (40) feet from an abutting street right-of-way;
3. The area of outdoor storage shall be screened from view from the street(s) and from all abutting properties by an opaque screen (Article K); wherever security fencing is desired, it shall be placed on the interior side of the opaque screen. (Ord. of 12-7-04, No. 37-02)
4. All areas of storage shall be paved.

Section 2. Consistency Statement.

The City Council finds that the amendments as set forth in this Ordinance to Title 9, Chapter 3 Zoning, Article F Conditions for Certain Uses, Sections 9-3-97 Neighborhood and highway business gasoline stations, 9-3-98 Outdoor display of vehicles and boats for sale, Sec. 9-3-99 Outdoor Storage, and Sec. 9-3-100 Outdoor storage of construction equipment are reasonable and in the public interest because they promote quality design leading to highest and best use of land to support the community tax base and therefore the general welfare are consistent with the Land Development Plan's Future Land Use goals of Goal 1 – Encourage high-quality, progressive, and efficient development and Goal 3 - Promote quality design and stewardship of new and existing development.

Section 3. This ordinance shall be effective upon passage.

Adopted this the 1<sup>st</sup> day of March 2021.



A handwritten signature in cursive script that reads "Shawn R. Brown".

Shawn R. Brown, Mayor

Attested:

A handwritten signature in cursive script that reads "Wendy L. Helms".

Wendy L. Helms, City Clerk