

ORDINANCE NO. 2018-10

AN ORDINANCE AMENDING THE TOWN OF MILLS RIVER CODE OF ORDINANCES

CHAPTER 153 - SUBDIVISIONS

CHAPTER 154 – ZONING

CHAPTER 155 – VESTED RIGHTS

Chapter 151 (Appendix B,C), Chapter 153 (Appendix 1-8, 10,11) and Chapter 155 (Appendix) sections fully deleted.

This Ordinance is enacted by the Town Council of Mills River, North Carolina pursuant to Chapter 160A of the North Carolina General Statutes. Town Council does hereby ordain and enact into law the following amendments to the Code of Ordinances for the Town of Mills River:

§ 153.045 SUBDIVISION TYPES.

(A) Subdivisions shall be of 1 of the following types: minor, family, nonstandard or major. The major and minor subdivisions carry subtypes as follows: residential, commercial or industrial. All commercial or industrial subdivisions shall be so designated and shall be reviewed by the Planning Board under the procedure for major subdivisions, regardless of the number of lots proposed.

(B) Certificate of understanding. The following certificate of understanding shall be required to accompany all final plats including the property owner's signature before being approved for recordation by the Zoning Administrator. Certificates of understanding not printed on the mylar plat must be notarized before approval. The Zoning Administrator or their designee shall record the subdivision file number on all certificates of understanding;

Certificate of Understanding

I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision-regulation jurisdiction of the Town of Mills River as shown and described hereon, being on record with the Town of Mills River as File # _____, and that I (we) hereby adopt this plan of subdivision. I (we) understand that expansion of this subdivision may result in the upgrading of road infrastructure, utilities and additional right-of-way dedication and other applicable requirements as required by the Subdivision Regulations, Chapter 153 of the Town of Mills River Zoning Code. All proposed roads in this subdivision will meet the minimum requirements outlined Chapter 153 for the type of subdivision approved.

Date

Owner(s)

(C) Unsealed copies and plan size requirements. An unsealed copy of all plats shall be submitted in addition to requirements for sealed plats and plans. All drawings shall be submitted with at least one copy in 11 x 17 size or less.

(Ord. passed 3-1-2004; Am. Ord. passed 10-13-2005; Am. Ord. 00066, passed 4-28-2011)

§ 154.066 MR-MIXED USE DISTRICT.

(C) Uses allowed by right. Unless otherwise stated herein below:

(1) All uses are allowed by right in the MR-Mixed Use District unless stated below;

(2) Accessory structures and buildings of all uses allowed by right in the MR-Mixed Use District are exempted from those regulations contained in § 154.113.

§ 154.106 OFF-STREET PARKING.

Off-street automobile storage or parking space shall be provided on every lot on which any of the following uses are hereafter established. The number of parking spaces provided shall be at least as great as the number specified below for various uses. When application of the provision results in a fractional space requirement, the next larger requirement shall prevail. Each lot abutting a major thoroughfare, as determined by the Zoning Administrator, shall be provided with vehicular access thereto and shall be provided with adequate space for turning so that no vehicle shall be required to back into the street.

(A) Minimum parking requirements. Motor vehicle parking spaces shall measure 9 feet by 18 feet. Aisle width shall be based on parking angle and direction of flow according to the following table:

Parking Angle (Degrees)	One Way Aisle Width (Feet)	Two Way Aisle Width (Feet)
30	14	18
45	15	19
60	17	21
90	24	24

Handicapped spaces must comply with ADA and NC Building Inspections requirements.

The required number of off-street parking spaces specified below for each use shall be provided. (etc.)

ADOPTED AND PASSED by the Town Council of the Town of Mills River, North Carolina, effective on the 8th day of November, 2017 at 12:01am.

ATTEST By:



Chae Davis, Mayor



Susan L. Powell, MMC, NCCMC
Town Clerk

