

ORDINANCE NO. 2020-07

**AN ORDINANCE AMENDING THE TOWN OF MILLS RIVER CODE OF
ORDINANCES**

CHAPTER 154 – ZONING

Chapter 154.270 section 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:

§ 154.046 CORRIDOR OVERLAY DISTRICT.

(A) *Purpose.* The purpose of the Town of Mills River Corridor Overlay District is to preserve the aesthetic rural character of the community. Prior to incorporation, the Mills River community was predominately agricultural and rural in nature. These guidelines attempt to incorporate design elements that preserve that heritage even as the Town continues to grow and develop.

(B) *Development Standards and Uses.* Dimensional requirements and all other development standards shall be the same as for underlying zoning district(s) except as modified herein.

(1) *Pre-existing structures.* Any structures already permitted at the time of this ordinance adoption shall not be required to comply; however, any additions made to those buildings must meet the design criteria listed herein.

(2) *Permitted Uses.* The following are the permitted uses within the Corridor Overlay District.

- a. *Permitted Uses.* Same as for underlying zoning district(s).
- b. *Conditional Uses.* Same as for underlying zoning district(s).
- c. *Prohibited Uses.* Same as for underlying zoning district(s).

(3) *Frontage.* Façade visibility requirements will be assessed from the right-of-way of the following roads.

- a. NC-191
- b. NC-280
- c. Ray Hill Rd.
- d. School House Rd.
- e. Banner Farm Rd.
- f. Butler Bridge Rd.
- g. Old Fanning Bridge Rd.
- h. North Mills River Rd.
- i. Jeffress Rd.
- j. South Mills River Rd.
- k. Old Turnpike Rd.
- l. Turnpike Rd.

(C) *Design requirements.* Only non-residential structures and multi-family dwellings shall be required to comply with these design requirements. Each applicable structure shall meet the following design criteria and show compliance on elevation drawings submitted to scale:


- (1) *Materials.* Walls visible from the right-of-way of any of the roads listed in 154.270(B)(3) shall use at least 75% acceptable materials. Walls not visible from the right-of-way of any of the roads listed in 154.270(B)(3) shall use at least 40% acceptable materials.
 - a. *Acceptable Materials.* rock, artificial natural looking rock, timber, artificial wood grain look, brick, natural stone, artificial natural stone look, wood shingle or artificial shingle look, or other material as approved by the Zoning Administrator that has the appearance of a natural material. Unfaced concrete block is not acceptable as a natural material.
- (2) *Elements to be included.* Every 20 feet of the building shall include 1 of the following design elements: window, porches, awnings, cupolas, material change or door.


(D) *Parking Requirements.* All development within this district shall be required to comply with sections 154.106 and 154.107 of the Zoning Ordinance.

(E) *Landscaping Requirements.* All development within this district shall be required to comply with the applicable landscaping requirements beginning at section 154.230 of the Zoning Ordinance.

ADOPTED AND PASSED by the Town Council of the Town of Mills River, North Carolina, effective on the 13th day of March, 2020 at 12:01am.

ATTEST By:


Chae Davis, Mayor


Susan L. Powell, MMC, NCCMC
Town Clerk

