

# ARTICLE 6

## ZONING DISTRICTS

### SECTION 6.1 GENERAL INFORMATION

#### 6.1.1 Zoning Districts Established

For the purposes of this Ordinance, the County of Moore is hereby dividing the County zoning jurisdiction into zoning districts with the designations as listed below: (NCGS [153A-342](#))

Residential and Conservation Districts		
RA	Rural Agricultural District	§6.2.2
RA-20	Residential and Agricultural – 20 District	§6.2.3
RA-40	Residential and Agricultural – 40 District	§6.2.3
RA-2	Residential and Agricultural – 2 District	§6.2.4
RA-5	Residential and Agricultural – 5 District	§6.2.4
RA-USB	Rural Agricultural Urban Service Boundary District	§6.2.5
RE	Rural Equestrian District	§6.2.6
R-MH	Mobile Home District	§6.2.7
GC-SL	Gated Community Seven Lakes District	§6.2.8
GC-WL	Gated Community Woodlake District	§6.2.8
PC	Public and Conservation District	§6.2.9
Commercial and Industrial Districts		
B-1	Neighborhood Business District	§6.3.2
B-2	Highway Commercial District	§6.3.3
VB	Village Business District	§6.3.4
I	Industrial District	§6.3.5
Planned Development Districts		
PUD-H	Planned Unit Development Hamlet	§6.4.1
PUD-R	Planned Unit Development Rural	§6.4.2
Overlay Districts		
HCOD	Highway Corridor Overlay Districts	§6.5
PCTDA	Permitted Commercial Tower Development Area	§6.6
WPO	Watershed Protection Overlay Districts	§6.7

#### 6.1.2 Parallel Conditional Use Districts

- 6.1.201 Pursuant to NCGS [153A-342](#), the Board of Commissioners may establish by Ordinance conditional zoning upon request by or on behalf of property owners. Parallel conditional use districts shall be designated by adding “CUD” to the corresponding general use district.

- 6.1.202 All zoning regulations that apply to the general use district are minimum requirements for development within the corresponding parallel conditional use district.
- 6.1.203 A conditional use district may provide for greater but not lesser setbacks than those applicable to the corresponding general use district, and may specify that only one or some of the uses permissible in the general use district are permissible in the parallel conditional use district.
- 6.1.204 Under each parallel conditional use district, all uses allowed as permissible in the corresponding general use district are permitted only upon issuance of a conditional use permit by the Board of Commissioners in accordance with **§3.10** (Conditional Use District Rezoning).

### **6.1.3 Conditional Zoning Districts**

- 6.1.301 Pursuant to NCGS [153A-342](#), the Board of Commissioners may establish by Ordinance various conditional zoning districts upon request by or on behalf of property owners.
- 6.1.302 All zoning regulations that apply to the general use district are minimum requirements for development within conditional zoning districts.
- 6.1.303 A conditional zoning district may provide for greater but not lesser setbacks than those applicable to the corresponding general use district, and may specify that only one or some of the uses allowed (either on a permitted or a conditional basis) in the general use district are allowed in the conditional zoning district.
- 6.1.304 If a petition for a conditional zoning district is approved, the development and use of the property shall be governed by the UDO requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. Following the approval of the petition for a conditional zoning district, the subject property shall be identified on the Zoning Map by the appropriate district designation by adding "CZ" to the corresponding general use district. (e.g. RA-CZ)

### **6.1.4 District Boundaries Shown on Zoning Map**

- 6.1.401 The boundaries of the districts are shown and made a part of the map accompanying this Ordinance, entitled "Zoning Map of Moore County North Carolina."
- 6.1.402 The Zoning Map and all the notations, references and amendments thereto, and other information shown thereon are hereby made part of this Ordinance the same as if such information set forth on the map were all fully described and set out herein.

- 6.1.403 The Zoning Map, properly attested, is posted at the County Planning Department in Carthage and is available for inspection by the public.

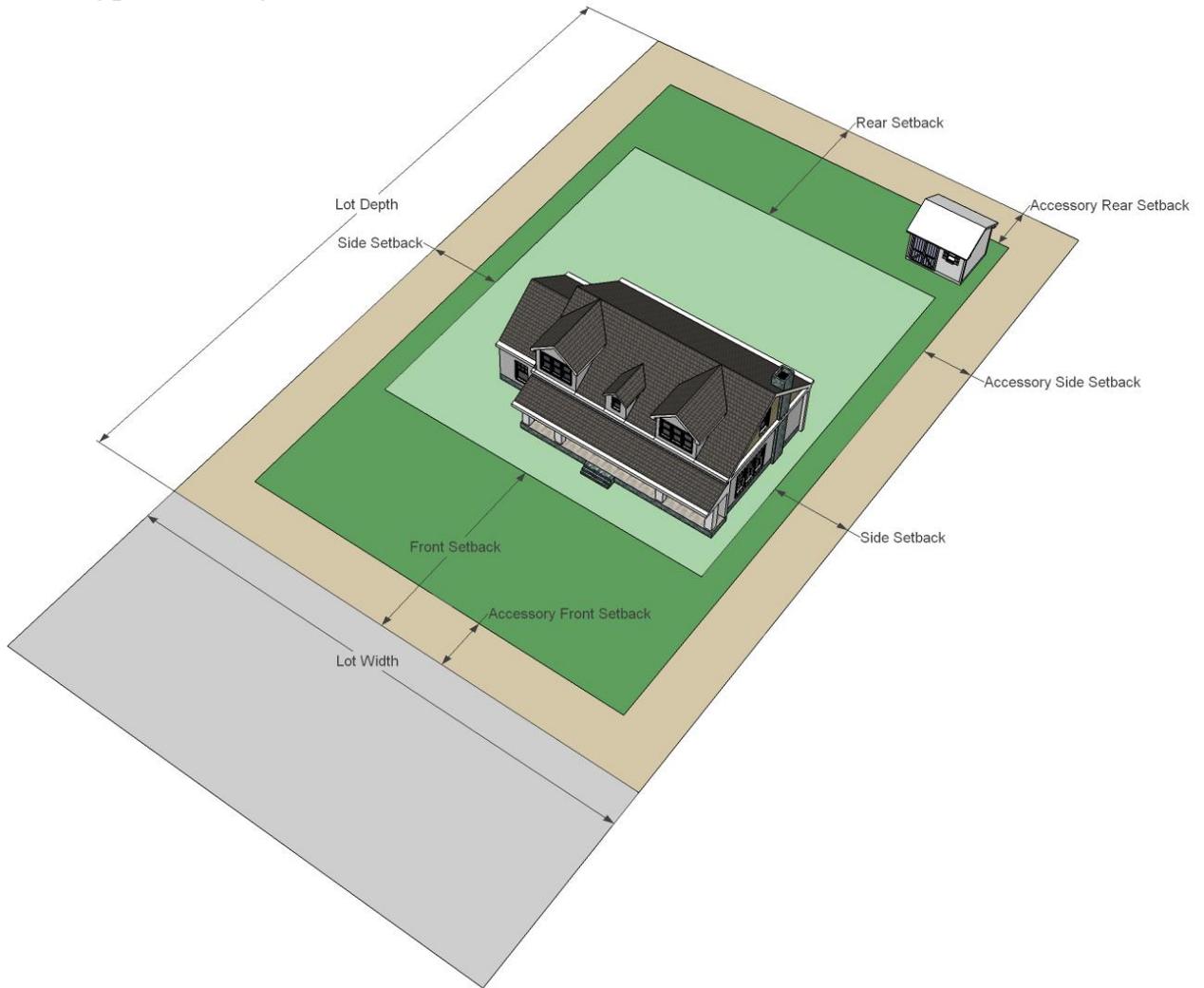
### **6.1.5 Interpretations of District Boundaries**

Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

- 6.1.501 Where such district boundaries are indicated as approximately following street or highway lines, such lines shall be construed to be such boundaries.
- 6.2.502 Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.
- 6.1.503 Where district boundaries are so indicated that they are approximately parallel to the center line of streets or highways, or the rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning map.
- 6.1.504 Where a district boundary line divides a lot or tract in single ownership, the district requirements for the least restricted portion of such lot or tract shall be deemed to apply to the whole lot or tract. The term "least restricted" shall refer to zoning restrictions, not lot or tract size.
- 6.1.505 In case any further uncertainty exists, the Board of Adjustment shall interpret the intent of the map as to location of such boundaries.

SECTION 6.2 RESIDENTIAL DISTRICTS

6.2.1 Typical Lot Layout and Yard Setbacks



6.2.2 Rural Agricultural (RA) District

The Rural Agricultural District is designed to reflect the pattern of development in rural Moore County by preserving and protecting current uses and way of life while also protecting property rights.

6.2.201 Dimensional Requirements

Lot Size Requirements		Required Yard Setbacks		
Minimum Lot Size	1 acre		Principal Structure	Accessory Structure
Minimum Lot Width	100 feet	Front	40 feet	10 feet
Minimum Lot Depth	150 feet	Side	15 feet	10 feet
Building Height		Side (Corner Lot)	15 feet	10 feet
Maximum Building Height	40 feet	Rear	30 feet	10 feet

**6.2.3 Residential and Agricultural (RA-20) and (RA-40) Districts**

These districts are established as districts in which the principal use of the land is for single family dwellings, duplexes and agricultural uses. In promoting the purposes of this Ordinance, the specific intent of these districts is to encourage the construction of and the continued use of the land for single family dwellings by prohibiting commercial and industrial use of land and other uses which would substantially interfere with the development of single family dwellings in these districts and discouraging any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets.

**6.2.301 Dimensional Requirements**

Lot Size Requirements			Required Yard Setbacks for Structures		
	RA-20	RA-40		Principal	Accessory
Minimum Lot Size	20,000 sq ft	40,000 sq ft	Front	40 feet	40 feet
Minimum Lot Width	100 feet	100 feet	Side	15 feet	10 feet
Minimum Lot Depth	150 feet	200 feet	Side (Corner Lot)	25 feet	20 feet
Max Building Height	40 feet		Rear	30 feet	10 feet

**6.2.4 Residential and Agricultural (RA-2) and (RA-5) Districts**

These Residential and Agricultural Districts are established as districts in which the principal use of the land is for low-density residential and agricultural purposes. In promoting the purposes of this Ordinance, the specific intent of these districts is to insure that residential development not having access to public water supplies and dependent upon private means of sewage disposal, will occur at sufficiently low densities to insure a healthful environment by prohibiting commercial and industrial use of the land which would substantially interfere with the development or continuation of dwellings and agriculture and to discourage any use which would generate traffic on minor streets other than normal traffic to serve the residences and farms on those streets;

**6.2.401 Dimensional Requirements**

Lot Size Requirements			Required Yard Setbacks for Structures		
	RA-2	RA-5		Principal	Accessory
Minimum Lot Size	2 acres	5 acres	Front	40 feet	40 feet
Minimum Lot Width	100 feet	200 feet	Side	15 feet	15 feet
Minimum Lot Depth	200 feet	300 feet	Side (Corner Lot)	25 feet	20 feet
Max Building Height	40 feet		Rear	30 feet	15 feet

**6.2.5 Rural Agricultural Urban Service Boundary (RA-USB) District**

The Rural Agricultural-Urban Service Boundary District is created to identify areas where Urban Services (sewer and water) could be provided over the next 10-15 years. Although the creation of this District implies no guarantee of services, it acknowledges areas undergoing growth pressures and affords slightly more protection from intrusive uses.

**6.2.501 Dimensional Requirements**

Lot Size Requirements		Required Yard Setbacks		
Minimum Lot Size	1 acre		Principal Structure	Accessory Structure
Minimum Lot Width	100 feet	Front	40 feet	10 feet
Minimum Lot Depth	150 feet	Side	15 feet	10 feet
Building Height		Side (Corner Lot)	15 feet	10 feet
Maximum Building Height	40 feet	Rear	30 feet	10 feet

**6.2.6 Rural Equestrian (RE) District**

The Rural Equestrian District is created to acknowledge what has become known as "Horse Country," in Moore County.

**6.2.601 Dimensional Requirements**

Lot Size Requirements		Required Yard Setbacks		
Minimum Lot Size	1 acre		Principal Structure	Accessory Structure
Minimum Lot Width	100 feet	Front	40 feet	40 feet
Minimum Lot Depth	200 feet	Side	15 feet	10 feet
Building Height		Side (Corner Lot)	25 feet	20 feet
Maximum Building Height	40 feet	Rear	30 feet	10 feet

**6.2.7 Mobile Home (R-MH) District**

The R-MH Mobile Home District is established to encourage and protect the use of manufactured homes and manufactured home parks. The District is designed to prohibit commercial and industrial use of land and to regulate other uses that would substantially interfere with the development or continuation of manufactured homes and parks in the District.

**6.2.701 Dimensional Requirements**

Lot Size Requirements		Required Yard Setbacks		
Minimum Lot Size	1 acre		Principal Structure	Accessory Structure
Minimum Lot Width	100 feet	Front	40 feet	40 feet
Minimum Lot Depth	200 feet	Side	15 feet	10 feet
Building Height		Side (Corner Lot)	25 feet	15 feet
Maximum Building Height	40 feet	Rear	30 feet	10 feet

**6.2.8 Gated Community Seven Lakes (GC-SL) and Woodlake (GC-WL) District**

The Gated Community Districts are created to reflect existing unincorporated Gated Communities. Primarily governed by restrictive covenants, District regulations are designed to reflect deeded covenant restrictions. Other environmental regulations (for example, Watershed Overlay Regulations) do apply within these communities and some business uses are allowed.

**6.2.801 Dimensional Requirements**

Lot Size Requirements			Required Yard Setbacks for Structures		
	GC-SL	GC-WL		Principal	Accessory
Minimum Lot Size	NONE	NONE	Front	NONE	10 feet
Minimum Lot Width	NONE	NONE	Side	NONE	10 feet
Minimum Lot Depth	NONE	NONE	Side (Corner Lot)	NONE	10 feet
Max Building Height	NONE		Rear	NONE	10 feet

**6.2.9 Public and Conservation (P-C) District**

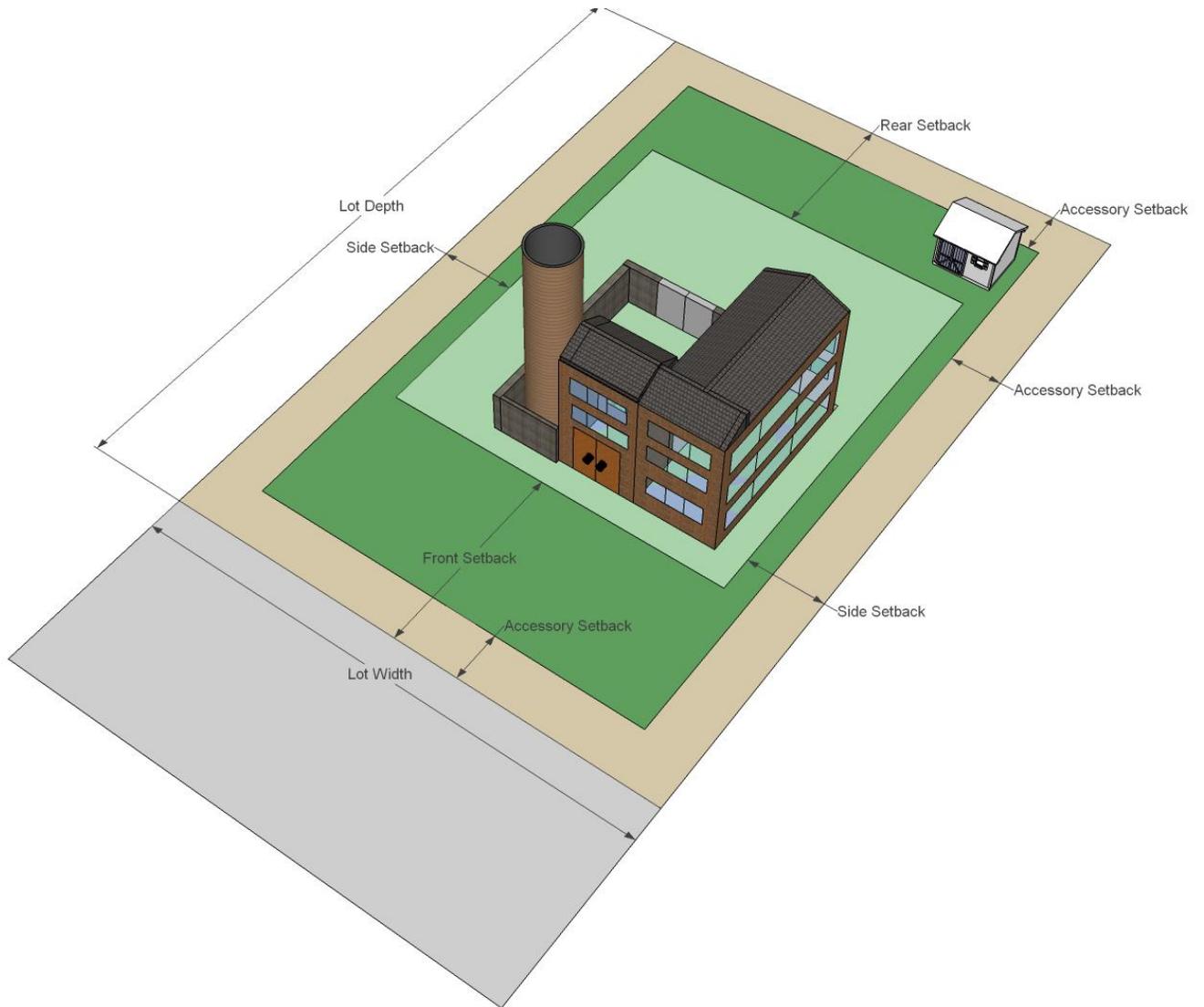
The P-C Public and Conservation District is established as a district in which the primary use of land is reserved for flood control, future thoroughfare rights-of-way, public recreation, community facility sites, forests and other similar open spaces which will encourage the continued use of land for conservation purposes.

**6.2.901 Dimensional Requirements**

Lot Size Requirements		Required Yard Setbacks		
			Principal Structure	Accessory Structure
Minimum Lot Size	5 acres			
Minimum Lot Width	NONE	Front	40 feet	40 feet
Minimum Lot Depth	NONE	Side	15 feet	10 feet
Building Height		Side (Corner Lot)	25 feet	20 feet
Maximum Building Height	40 feet	Rear	30 feet	10 feet

SECTION 6.3 COMMERCIAL AND INDUSTRIAL DISTRICTS

6.3.1 Typical Lot Layout and Yard Setbacks



**6.3.2 Neighborhood Business (B-1) District**

The Neighborhood Business District is established as a district in which the principal use of land is for commercial and service uses to serve the nearby, predominantly residential districts and rural areas of the County. It is also the intent to reduce traffic and parking congestion to a minimum in order to preserve residential values and promote the general welfare of the surrounding community. This district is intended to encourage the construction of and continued use of the land for neighborhood commercial and service purposes and to discourage uses that would substantially interfere with the development or continuation of the business structures in the district.

**6.3.201 Dimensional Requirements**

Lot Size Requirements		Required Yard Setbacks		
Minimum Lot Size	10,000 sq ft		Principal	Accessory
Minimum Lot Width	75 feet	Front	50 feet	50 feet
Minimum Lot Depth	100 feet	Side	15 feet	15 feet
Building Height		Side (Corner Lot)	20 feet	20 feet
Maximum Building Height	40 feet	Rear	20 feet	20 feet
Building height may be increased by one (1) foot for each five (5) foot increase in the front and side setback				

**6.3.3 Highway Commercial (B-2) District**

This district is established as a district in which the principal use of the land is for the retailing of both perishable and durable goods, provision of commercial services to adjacent urban areas, and the provision of services to travelers. It is intended that this district will be located throughout the County at areas considered to be commercial nodes. These nodes will occur where traffic and population densities are greatest and where highway business uses already exist.

**6.3.301 Dimensional Requirements**

Lot Size Requirements		Required Yard Setbacks		
Minimum Lot Size	10,000 sq ft		Principal	Accessory
Minimum Lot Width	75 feet	Front	50 feet	50 feet
Minimum Lot Depth	100 feet	Side	NONE	15 feet
Building Height		Side (Corner Lot)	25 feet	20 feet
Maximum Building Height	40 feet	Rear	25 feet	20 feet
Building height may be increased by one (1) foot for each five (5) foot increase in the front and side setback				

**6.3.4 Village Business (VB) District**

The Village Business District is created to acknowledge the developed business area surrounding the Gated Community of Seven Lakes. Like businesses are encouraged within this area - no Highway Corridor Overlay landscape requirements are imposed although landscaping compatible with surrounding businesses properties will be required along existing NC Highways and encouraged within the District itself.

**6.3.401 Dimensional Requirements**

Lot Size Requirements		Required Yard Setbacks		
Minimum Lot Size	NONE		Principal	Accessory
Minimum Lot Width	NONE	Front	NONE	NONE
Minimum Lot Depth	NONE	Side	NONE	NONE
Building Height		Side (Corner Lot)	NONE	NONE
Maximum Building Height	40 feet	Rear	NONE	NONE

**6.3.5 Industrial (I) District**

The Industrial District is established as a district in which the principal use of land is for warehousing and mixes of industrial uses which will not consume water in amounts beyond the capabilities of existing water resources in the County. It is also the intention of this district to allow uses that will not generate health and safety hazards to County residents. In promoting the general purposes of this Ordinance, the specific intent of this district is to provide appropriate zoning districts for carrying out the basic long-term objectives of the comprehensive land use plan and to encourage the continued use of land for industrial purposes and discourage any other use that would substantially interfere with the continuance of permitted uses in this district.

**6.3.501 Dimensional Requirements**

Lot Size Requirements		Required Yard Setbacks		
Minimum Lot Size	1 acre		Principal	Accessory
Minimum Lot Width	100 feet	Front	65 feet	65 feet
Minimum Lot Depth	150 feet	Side	25 feet	25 feet
Building Height		Side (Corner Lot)	50 feet	30 feet
Maximum Building Height	56 feet	Rear	30 feet	30 feet
Building height may be increased by one (1) foot for each five (5) foot increase in the front and side setback				

## SECTION 6.4 PLANNED UNIT DEVELOPMENT DISTRICTS

### 6.4.1 Planned Unit Development – Hamlet (PUD-H) District

- 6.4.101 The Planned Unit Development–Hamlet (PUD-H) district is intended for mixed-use development in close proximity to existing municipalities where such development would complement these more urban areas and have better access to available infrastructure.
- 6.4.102 The minimum area required for a Planned Unit Development – Hamlet district is twenty five (25) contiguous acres. Parcels of land separated only by a public easement or right-of-way (road, utility,) shall be considered contiguous.
- 6.4.103 The project parcels must abut or have access to a major thoroughfare.
- 6.4.104 Dimensional requirements for the Planned Unit Development – Hamlet district can be found in §13.7.2 (Dimensional Requirements) of this Ordinance.

### 6.4.2 Planned Unit Development – Rural (PUD-R) District

- 6.4.201 Planned Unit Development–Rural (PUD-R) is intended for the more rural areas of the County. While a mixture of uses is permitted, development is less intense than development in a PUD-H due to distance from existing municipalities and available infrastructure.
- 6.4.202 The minimum area required for a Planned Unit Development – Rural district is fifty (50) contiguous acres. Parcels of land separated only by a public easement or right-of-way (road, utility, and railroad) shall be considered contiguous.
- 6.4.203 Dimensional requirements for the Planned Unit Development – Rural district can be found in §13.7.2 (Dimensional Requirements) of this Ordinance.

## SECTION 6.5 HIGHWAY CORRIDOR OVERLAY DISTRICTS

### 6.5.1 Rural Highway Corridor Overlay District

- 6.5.101 Rural Highway Corridor Overlay Districts are hereby established as districts which overlay the zoning in every district along and on either side of **U.S. 1 Highway** south from Pinebluff's ETJ to the Richmond County line, **U.S. 15/501 Highway** between Pinehurst and Carthage (not including any municipal zoning jurisdiction, and not including the Urban Transition Highway Corridor Overlay District), and south from Aberdeen's ETJ to the Hoke County line (not including any municipal zoning jurisdiction), and from Carthage to the Lee County line (not including any municipal zoning jurisdiction), **N.C. 22 Highway** from the US 15-501 intersection at Carthage to Southern Pines (not including any municipal zoning jurisdiction), and **N.C. 211 Highway** from Pinehurst to Montgomery County line (not including any municipal zoning jurisdiction and the Seven Lakes Business District, and not including Urban/Village Highway Corridor Overlay District nor the Urban Transition Highway Corridor Overlay District). All uses with the exception of single family residential are subject to the standards as outlined in this Section.
- 6.5.102 Rural Highway Corridor Overlay Districts shall minimize commercial, industrial, office professional, and/or dense development patterns.
- 6.5.103 These highways provide visual images of the natural character of the area as well as agriculture and rural land uses.
- 6.5.104 Commercial, Industrial and Office Professional elements along these corridors shall be intermittent and clustering of these elements is encouraged at appropriate centralized locations.
- 6.5.105 The Rural Highway Corridor Overlay District shall be five hundred (500) feet from the edge of the Right-Of-Way on each side of the highway and run parallel to the Right-Of-Way.

6.5.106 The following table outlines the dimensional requirements and required yard setbacks for the Rural Highway Corridor Overlay District.

Minimum Yards Adjacent to Highways <sup>1</sup>	
Building Setback	75 ft
Parking Area Setback	50 ft
Landscape Buffer <sup>2</sup>	50 ft
Minimum Yards Adjacent to Property Lines	
Setback from Residential Districts	50 ft
Setback from Non-Residential Districts	25 ft
Building Height <sup>3</sup>	
Maximum Building Height	35 ft
Built Upon Areas <sup>4</sup>	
Maximum Built Upon Surface	70%
Maximum Building Footprint	40%
Maximum Front Yard Coverage (Parking)	40%

<sup>1</sup> Required yard spaces may be used to meet landscape buffer requirements. Highway yard setbacks and landscape buffer shall be measured from road right-of-way line.

<sup>2</sup> At the time of site plan approval, the Planning Board may reduce buffer widths and required planting by up to 50% if the site plan indicates berming, alternate landscaping, walls, opaque fence, or topographic features that will achieve the intent of this Section and are designed to complement adjacent properties. (Berms may not have a slope greater than two to one and must have a crown width of at least 2 feet.)

<sup>3</sup> For religious institutions, steeples are exempt from height requirements.

<sup>4</sup> Except as necessary to meet requirements of the Watershed Overlay Districts.

## 6.5.2 Urban Transition Highway Corridor Overlay District

- 6.5.201 Urban Transition Highway Corridor Overlay Districts are hereby established as districts which overlay the zoning in every district along and on either side of **U.S. 1 Highway** (from the north side of the Southern Pines ETJ north to the Cameron's extraterritorial jurisdiction (not including any municipal zoning jurisdiction), **U.S. 15/501 Highway** between Pinehurst and Carthage (not including any municipal zoning jurisdiction and not including the Rural Highway Corridor Overlay District), and **N.C. 211 Highway** from Pinehurst to the Seven Lakes Business District (not including any municipal zoning jurisdiction and not including the Rural Highway Corridor Overlay District and the Urban/Village Highway Corridor Overlay District). All uses with the exception of single family residential are subject to the standards as outlined in this Section.
- 6.5.202 Urban Transition Highway Corridor Overlay Districts shall be developed with a balance of residential, recreational, commercial, industrial and office professional uses.
- 6.5.203 These highway sections are best suited for providing a balance of naturalized and manmade conditions.
- 6.5.204 The visual quality of these highway sections depends on quality site planning, landscaping and preservation of natural features.
- 6.5.205 The Urban Transition Highway Corridor Overlay District shall be four hundred (400) feet from the edge of the Right-Of-Way on each side of the highway and run parallel to the Right-Of-Way.

6.5.206 The following table outlines the dimensional requirements and required yard setbacks for the Urban Transition Highway Corridor Overlay District.

Minimum Yards Adjacent to Highways <sup>5</sup>	
Building Setback	75 ft
Parking Area Setback	50 ft
Landscape Buffer <sup>6</sup>	50 ft
Minimum Yards Adjacent to Property Lines	
Setback from Residential Districts	50 ft
Setback from Non-Residential Districts	25 ft
Building Height <sup>7</sup>	
Maximum Building Height	35 ft
Built Upon Areas <sup>8</sup>	
Maximum Built Upon Surface	70%
Maximum Building Footprint	40%
Maximum Front Yard Coverage (Parking)	40%

<sup>5</sup> Required yard spaces may be used to meet landscape buffer requirements. Highway yard setbacks and landscape buffer shall be measured from road right-of-way line.

<sup>6</sup> At the time of site plan approval, the Planning Board may reduce buffer widths and required planting by up to 50% if the site plan indicates berming, alternate landscaping, walls, opaque fence, or topographic features that will achieve the intent of this Section and are designed to complement adjacent properties. (Berms may not have a slope greater than two to one and must have a crown width of at least 2 feet.)

<sup>7</sup> For religious institutions, steeples are exempt from height requirements.

<sup>8</sup> Except as necessary to meet requirements of the Watershed Overlay Districts.

**6.5.3 Urban/Village Highway Corridor Overlay District**

- 6.5.301 Urban Transition Highway Corridor Overlay Districts are hereby established as districts which overlay the zoning in every district along and on either side of **N.C. 211 Highway** from Pinehurst to the Seven Lakes Business District (not including any municipal zoning jurisdiction and outside the Rural Highway Corridor Overlay District and the Urban/Village Highway Corridor Overlay District). All uses with the exception of single family residential are subject to the standards as outlined in this Section.
- 6.5.302 Urban/Village Highway Corridor Overlay Districts allow for denser land use patterns for commercial and residential development than either the Rural Highway Corridor or Urban Transition Highway Corridor Overlay Districts.
- 6.5.303 However, the visual aspects of the development along these corridors shall be defined by an emphasis on landscape elements.
- 6.5.204 The Urban/Village Highway Corridor Overlay District shall be three hundred (300) feet from the edge of the Right-Of-Way on each side of the highway and run parallel to the Right-Of-Way.
- 6.5.305 The following table outlines the dimensional requirements and required yard setbacks for the Urban/Village Highway Corridor Overlay District.

Minimum Yards Adjacent to Highways <sup>9</sup>	
Building Setback	50 ft
Parking Area Setback	30 ft
Landscape Buffer <sup>10</sup>	30 ft
Minimum Yards Adjacent to Property Lines	
Setback from Residential Districts	25 ft
Setback from Non-Residential Districts	5 ft
Building Height <sup>11</sup>	
Maximum Building Height	35 ft
Built Upon Areas <sup>12</sup>	
Maximum Built Upon Surface	70%
Maximum Building Footprint	40%
Maximum Front Yard Coverage (Parking)	20%

<sup>9</sup> Required yard spaces may be used to meet landscape buffer requirements. Highway yard setbacks and landscape buffer shall be measured from road right-of-way line.

<sup>10</sup> At the time of site plan approval, the Planning Board may reduce buffer widths and required planting by up to 50% if the site plan indicates berming, alternate landscaping, walls, opaque fence, or topographic features that will achieve the intent of this Section and are designed to complement adjacent properties. (Berms may not have a slope greater than two to one and must have a crown width of at least 2 feet.)

<sup>11</sup> For religious institutions, steeples are exempt from height requirements.

<sup>12</sup> Except as necessary to meet requirements of the Watershed Overlay Districts.

## SECTION 6.6 WIRELESS COMMUNICATION FACILITY OVERLAYS

### 6.6.1 Permitted Commercial Tower Development Area (PCTDA)

- 6.6.101 The intent of the Permitted Commercial Tower Development Area Overlay is to enhance and guide current and future wireless telecommunications infrastructure needs of the County as well as to promote and maintain an aesthetically pleasing environment for the residents and visitors of Moore County.
- 6.6.102 The purpose of the Permitted Commercial Tower Development Areas (PCTDAs) is to provide areas for tower development needed to fill large voids in wireless telecommunications coverage.
- 6.6.103 Any new development in these areas shall conform to all Federal, State and local regulations.
- 6.6.104 See **Article 14** (Wireless Communications Facilities) of this Ordinance for specific Wireless Communications Facilities requirements.

## SECTION 6.7 PUBLIC WATER SUPPLY WATERSHED OVERLAYS

### 6.7.1 Watershed II Critical Area Overlay (WS-II-CA) District

- 6.7.101 In order to maintain a predominately undeveloped land use intensity pattern, single family residential uses shall be allowed at a maximum of one dwelling unit per 80,000 sq. ft. or a maximum of six percent (6%) built-upon area.
- 6.7.102 All other residential and nonresidential development shall be allowed at a maximum of six percent (6%) built-upon area.
- 6.7.103 New sludge application sites and landfills are specifically prohibited.

### 6.7.2 Balance of Watershed II Overlay (WS-II-BW) District

- 6.7.201 In order to maintain a predominately undeveloped land use intensity pattern, single family residential uses shall be allowed at a maximum of one (1) dwelling unit per 40,000 sq. ft. or a maximum of twelve percent (12%) built-upon.
- 6.7.202 All other residential and nonresidential development shall be allowed a maximum of twelve percent (12%) built-upon area.
- 6.7.203 In addition, all new Development may occupy five percent (5%) of the balance of the watershed which is outside the critical area, with a seventy percent (70%) built-upon area when approved as a Special Non-residential Intensity Allocation (SNIA).

**6.7.3 Watershed III Critical Area Overlay (WS-III-CA) District**

- 6.7.301 In order to maintain a low to moderate land use intensity pattern, single family residential uses are allowed at a maximum of one (1) dwelling unit per 40,000 sq. ft. or a maximum of twelve percent (12%) built-upon area.
- 6.6.302 All other residential and nonresidential development shall be allowed to a maximum of twelve percent (12%) built-upon area.
- 6.7.303 New sludge application sites and landfills are specifically prohibited.

**6.7.4 Balance of Watershed III Overlay (WS-III-BW) District**

- 6.7.401 In order to maintain low to moderate land use intensity pattern, single family detached uses shall develop at a maximum of one (1) dwelling unit per 20,000 sq. ft. or a maximum of twenty-four percent (24%) built-upon area.
- 6.7.402 All other residential and nonresidential development shall be allowed a maximum of twenty-four percent (24%) built-upon area.
- 6.7.403 In addition, all new Development may occupy five percent (5%) of the watershed with a seventy percent (70%) built-upon area when approved as a Special Non-residential Intensity Allocation (SNIA).

**6.7.5 Protected Area of Watershed IV Overlay (WS-IV-PA) District**

- 6.7.501 Only new development activities that require an erosion/sedimentation control plan under State law or approved local government program are required to meet the provisions of this Ordinance when located in the WS-IV-PA Watershed.
- 6.7.502 In order to address a moderate to high land use intensity pattern, single family residential uses shall develop at a maximum of one (1) dwelling unit per 20,000 sq. ft. or a maximum of twenty-four percent (24%) or thirty-six percent (36%) built-upon area.
- 6.7.503 All other residential and nonresidential development shall be allowed at a maximum of twenty-four percent (24%) built-upon area.
- 6.7.504 A maximum of one (1) dwelling unit per 14,000 sq. ft. or thirty-six percent (36%) built-upon area is allowed for projects without a curb and gutter street system.

**SECTION 6.8 EXCEPTIONS AND MODIFICATIONS**

**6.8.1 Purpose**

The dimensional requirements of this Ordinance shall be adhered to in all respects except that under the specified conditions as outlined in this Section the requirements may be waived or modified as stated; and in addition, the dimensional requirements may be changed or modified by the Board of Adjustment as provided for in **§3.15** (Variances).

**6.8.2 Yard Modifications**

- 6.8.201 Architectural features such as open or enclosed fire escapes, steps, outside stairways, balconies and similar features, and uncovered porches may not project more than four (4) feet into any required yard.
- 6.8.202 Sills, cornices, eaves, gutters, buttresses, ornamental features, and similar items may not project into any required yard more than thirty (30) inches.
- 6.8.203 The setback and yard requirements of this Ordinance shall not apply to fences and walls.

**6.8.3 Height Limit Modifications**

- 6.8.301 Church steeples, chimneys, belfries, water tanks or towers, fire towers, flag poles, spires, monuments, cupolas, domes, antennas (except satellite dish antennas) silos, grain elevators and conveyors, and necessary mechanical appurtenances may be erected to any height, unless otherwise regulated within this Ordinance.
- 6.8.302 All structures and objects of natural growth that are fifty (50) feet or greater in height shall not be constructed or established on parcels located within Airport Zones as defined by the Ordinance to Limit Height of Objects Around Moore County Airport without an approved permit from the Moore County Airport Authority.
- 6.8.303 An approved permit from the Moore County Airport does not in any way confer an exception to any of the provisions within this Ordinance.
- 6.8.304 A structure exceeding thirty-five (35) feet in height in all areas within one thousand feet of any aircraft landing field shall only be permitted by the Moore County Board of Adjustment, after a public hearing, that it does not constitute a menace to safety.
- 6.8.305 The County may not authorize the construction of any tall building or structure with a vertical height of more than 200' measured from the top of the foundation of the building, structure, or unit and to the uppermost point of the building, structure, or unit, in any area surrounding a major military installation, unless the County is in receipt of either a letter of endorsement issued by the Building Code Council or proof the Council's failure to act within the time allowed pursuant to NCGS 143-151.75.

