

AN ORDINANCE AMENDING THE
TOWN OF CAMERON DEVELOPMENT ORDINANCE
TO INCLUDE THE RA-6 ZONING DISTRICT AND AMEND THE RA DISTRICT

WHEREAS, development pressure is steadily increasing in Moore County; and

WHEREAS, the Town of Cameron desires to ensure that development occurring in the town's zoning jurisdiction is consistent with the rural, historic character of the town; and

WHEREAS, the Town of Cameron Land Use Plan directs the town "to protect/preserve the character and charm of the town through a positive planning program," by reviewing and updating the existing Subdivision and Zoning Regulations on a regular basis, and

WHEREAS, the Town has determined that the creation of a low-density zoning district with appropriate dimensional requirements will assist in retaining the agricultural, low-density growth pattern of the community and will limit the conversion of agricultural property to denser residential development that would be incompatible with the rural character of the town and grow the town in such a way that would have a negative impact on its physical and natural resources and to ensure properties of sufficient size to qualify for agricultural tax benefits.

WHEREAS, the Town of Cameron Planning Board recommended approval of the amendment to the Town of Cameron Board of Commissioners; and

WHEREAS, notice of the proposed amendment was published in The Pilot newspaper, posted in readily visible locations throughout the zoning jurisdiction, and individually noticed to property owners and adjoining property owners; and

WHEREAS, the Board of Commissioners continued the public hearing on this item to allow for further consideration and amendments reflecting public input to improve the effectiveness of the amendment;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE TOWN OF CAMERON HEREBY ORDAINS THE FOLLOWING:

Section 1. Attachment A shall be inserted into the Town of Cameron Development Ordinance as Section 6.4 Rural-Agriculture District. The balance of the code shall be renumbered as needed to allow for the insertion.

Section 2. Section 2.2 is amended to include "Rural-Agriculture District – RA-6" in the list of zoning districts.

Section 3. Lot width in Section 6.3(C) Dimensional Requirements in the RA District is changed to read as follows: Lot Width Minimum 125 feet.

Section 4. The following definitions shall be alphabetically added to the definitions in Section 13:

Family Subdivision. The creation of a minor subdivision lot to transfer to a family member related by blood, marriage, or adoption. Proof of family relationship shall be provided by affidavit.

Accessory Dwelling Unit (ADU). A small self-contained residential home located on the same lot as a primary dwelling built for the purpose of providing housing for a family member. ADUs may be detached, attached, or internal to the primary dwelling. Only one ADU is allowed per lot and its orientation must be reasonably perpendicular or parallel to the primary dwelling, located behind the front line of the primary dwelling, and no larger than the primary dwelling.

Home Occupation. An accessory occupational use of residential property occurring on not more than 25% of the square footage of the heated and cooled space of the principal residential building whose employees are residents of the principal building, the use of which does not detract from the residential nature of the property due to noise, lighting, or other nuisance. Home occupations are not allowed exterior signage or outdoor storage.

Section 5. Amend (C) Other Uses in Sections 6.1 through 6.5 to include RA-6.

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote, and was duly adopted this 10 day of September, 2024.

Ayes: 1111

Noes:

Absent or Excused: 11



Mayor



Town Clerk/Finance Officer

(ATTEST)

**TOWN OF CAMERON
PLANNING BOARD
STATEMENT OF LAND USE PLAN CONSISTENCY
INCLUDE RA-6 AND AMEND RA DISTRICTS**

WHEREAS, an amendment to the Development Ordinance of the Town of Cameron has been proposed, which amendment is identified as follows: **AN ORDINANCE AMENDING THE TOWN OF CAMERON DEVELOPMENT ORDINANCE TO INCLUDE THE RA- 6 ZONING DISTRICT AND AMEND THE RA DISTRICT.**

NOW THEREFORE, the Planning Board and the Board of Commissioners of the Town of Cameron resolve as follows:

Goal 3: To protect/preserve the character and charm of the town through a positive planning program.


Actions 1. Review and update the existing Subdivision and Zoning Regulations on a regular basis.

Moore County is experiencing significant growth with development pressure affecting the Town of Cameron. The Town has determined that the creation of a low-density zoning district with appropriate dimensional requirements will assist in retaining the agricultural, low-density growth pattern of the community and will limit the conversion of agricultural property to denser residential development that would be incompatible with the rural character of the town and grow the town in such a way that would have a negative impact on its physical and natural resources. The creation of wider lot widths in the RA-6 and RA districts will be much more compatible with existing development patterns. The use of lots with a minimum acreage of six (6) acres will provide for tax incentives for agricultural use of property.

Section 2. The Planning Board concludes that the above-described amendment is consistent with the adopted 2022 Land Use Plan and is reasonable and in the public interest.

Section 3. Upon reviewing the Planning Board's opinion, the Town of Cameron Board of Commissioners concurs with their opinion and finds the amendment to be consistent with the plan and reasonable and in the public interest.

This statement adopted the 10 day of September, 2024



Chairman, Town of Cameron Planning Board

9-10-24

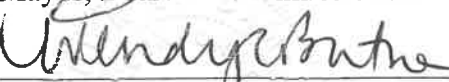
Date



Mayor, Board of Commissioners

9-10-24

Date



Town Clerk/Finance Officer (ATTEST)

9-10-24

Date