

**ORDINANCE 23-241**

**ENACTING A ZONING ORDINANCE FOR THE TOWN OF FAIRMONT, NORTH CAROLINA.**

**WHEREAS**, the present zoning and land use ordinances of the Town of Fairmont are in need of updating due to the passage of North Carolina General Statute Chapter 160D.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF FAIRMONT:**

**Section 1.** The Zoning and Land Use Ordinance shall consist of the following Articles:

Article 1 – Purpose and Authority

Article 2 – Interpretations and Definitions

Article 3 – General Regulations

Article 4 – Authority Related to Planning and Zoning

Article 5 – Administrative Permits, Enforcement and Appeals

Article 6 – Quasi-Judicial Permits, Enforcement and Appeals

Article 7 – Legislative Permits, Enforcement and Appeals

Article 8 – Zoning Districts and Table of Uses

Article 9 – Other Design Standards for Zoning Districts

Article 10 – Off-Street Parking and Loading, Signs, Landscaping and Buffering, Outdoor Lights

Article 11 – Regulations for Specific Uses

Article 12 – Manufactured Home Parks

Article 13 – Solar Energy Systems

Article 14 – Wireless Communications

Article 15 – Land Subdivision Regulations

Article 16 – Development Agreements and Vested Rights

Article 17 – Moratoria

Article 18 – Nonconforming Situations

Article 19 – Flood Damage Prevention Ordinance

**Section 2.** All prior zoning and land use ordinances or parts of ordinances in conflict with this ordinance are hereby repealed and should any remain the restrictions of NCGS Chapter 160D shall govern. They include the following the chapters from the Fairmont Code of Ordinances:

Chapter 96 – Signs

Chapter 150 – Flood Prevention

Chapter 153 – Subdivisions

Chapter 154 - Zoning

**Section 3.** Effective Date. This ordinance shall be effective on July 18, 2023.

**PASSED AND ADOPTED** after first and only reading this 18th day of July, 2023.

**TOWN OF FAIRMONT**

**BY:** \_\_\_\_\_  
Charles Kemp, Mayor

**ATTEST:** \_\_\_\_\_  
Jennifer H. Larson, Town Clerk