



TEXT AMENDMENT REQUEST FORM (Internal)

Development Services
420 McKinney Pkwy.
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Fax: (910) 893-2793
Case: PLAN2512-0002

Planning Board: March 2, 2026 County Commissioners: March 16, 2026

Applicant Information

Applicant:

Name: Harnett County Development Services
Address: 420 McKinney Pkwy.
City/State/Zip: Lillington, NC 27546
Phone: 910-893-7525, x2

Type of Change

New Addition Revision

Unified Development Ordinance

Article: <u>IV.</u>	Section: <u>1.0</u>	Subsection(s):
	Section: <u>3.0</u>	Subsection(s): <u>3.1-3.9</u>
	Section: <u>4.0</u>	Subsection(s): <u>4.1-4.4</u>
	Section: <u>5.0</u>	Subsection(s): <u>5.1-5.6</u>
	Section: <u>6.0</u>	Subsection(s): <u>6.1-6.5</u>
	Section: <u>7.0</u>	Subsection(s): <u>7.1-7.5</u>
	Section: <u>8.0</u>	Subsection(s):
	Section: <u>9.0</u>	Subsection(s):
	Section: <u>10.0</u>	Subsection(s):
	Section: <u>11.0</u>	Subsection(s): <u>11.1, 11.2</u>
	Section: <u>12.0</u>	Subsection(s): <u>12.1-12.6</u>
	Section: <u>13.0</u>	Subsection(s): <u>13.1-13.5</u>
	Section: <u>14.0</u>	Subsection(s): <u>14.1-14.5</u>
Article: <u>XIII.</u>	Section: <u>6.0</u>	Subsection(s): <u>6.2</u>
Article: <u>XIV.</u>	Section: <u>2.0</u>	Subsection(s): <u>2.2</u>

Current Text:

ARTICLE IV. ZONING & OVERLAY DISTRICTS

SECTION 1.0 ESTABLISHMENT OF DISTRICTS

In order to implement the intent of this Ordinance, there are hereby created 11 classes of districts with the designations of general purposes and regulations as stated below:

- IND - Industrial District
- LI - Light Industrial District
- COMM - Commercial/Business District
- O&I - Office and Institutional District

- RA-20M - Residential/Agricultural District
- RA-20R - Residential/Agricultural District
- RA-30 - Residential/Agricultural District
- RA-40 - Residential/Agricultural District
- CONS - Conservation District
- HCO - Highway Corridor Overlay District
- MCO - Military Corridor Overlay District

The boundaries of these districts are hereby established as shown on the "Official Zoning Map".

SECTION 3.0 INDUSTRIAL DISTRICT – IND.

SECTION 4.0 LIGHT INDUSTRIAL – LI

SECTION 5.0 COMMERCIAL – COMM

SECTION 6.0 OFFICE & INSTITUTIONAL – O&I

6.1 Purpose

The objective of this Section and the O&I District is to allow for growth and development while protecting the larger community, nearby neighborhoods, and the environment from impacts accompanying major new development. A key feature of this district is the preparation of a development plan that would allow the property owner, immediate neighbors, and the larger community to understand specifically what levels of development are being proposed, and what impacts would likely accompany the development, so that mitigation measures can be designed and implemented.

6.2 Overview of Development Review Procedures

SECTION 7.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-20M

SECTION 8.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-20R

SECTION 9.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-30

SECTION 10.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-40

SECTION 11.0 CONSERVATION – CONS

11.1 Purpose

11.2 District Dimensions

WATER BODY:	DISTRICT SHALL BE MEASURED ON EACH SIDE FROM:
Cape Fear River	500 ft. from water's edge at normal flow
Black River	300 ft. from center of river, north of intersection with SR 1552
Black River	200 ft. from center of river, south of intersection with SR 1552
Other Major Creeks	200 ft. from each side of main channel

Lots in subdivisions established prior to the date of adoption of zoning at the same location (July 18, 1988, June 5, 2000, June 18, 2007, or June 15, 2009) will be exempt from the no building requirements of the Conservation District, but shall adhere to the use and setback requirements of the RA-30 Zoning District, and all provisions of this Zoning Ordinance applicable to said District.

SECTION 12.0 HIGHWAY CORRIDOR OVERLAY DISTRICT – HCO

12.1 Purpose & Intent

12.1.1 Highway 87 Highway Corridor Overlay District

12.1.2 “Ed-Med” Highway Corridor Overlay District

12.2 Permitted & Special Uses

12.3 General HCO Architectural Standards

12.3.1 Applicability

12.3.2 Building Materials & Colors

12.3.3 Building Design, Façades, & Massing

12.3.4 Architectural Standard Design Alternatives

12.4 General HCO Parking and Landscaping Requirements

12.4.1 General HCO Landscaping and Parking

12.4.2 Highway 421- EM-HCO Parking and Landscaping Requirements

12.5 Additional Development Standards

12.5.1 General HCO Vehicular Access and Driveway Requirements

12.5.2 Highway 421- EM-HCO Vehicular Access & Driveways Requirements

12.5.3 Outdoor Storage

12.5.4 General HCO Signs Requirements

12.5.5 Highway 421- EM-HCO Sign Requirements

12.5.6 General HCO Trash Containment Areas

12.6 “Ed-Med” Highway Corridor Overlay District (EM-HCO)

12.6.1 Exemptions

12.6.2 Expansion & Changes of Use

12.6.3 Modifications

12.6.4 Required Development Standards

12.6.5 Sidewalks & Pedestrian Paths

12.6.6 *Streetscape Trees*

12.6.7 *Building Design*

12.6.8 *Lighting*

12.6.9 *Utilities, Mechanical Equipment & Stormwater Facilities*

12.6.10 *Individual Use Standards*

12.6.11 *Campus Sub-Area District Standards*

12.6.12 *Airport Sub-Area District Standards*

SECTION 13.0 MILITARY CORRIDOR OVERLAY DISTRICT – MCO

13.1 Purpose

13.2 District Dimensions

13.3 Permitted & Special Uses

13.4 Required Review

13.5 Notification Procedures

SECTION 14.0 DIMENSIONAL REQUIREMENTS

14.1 General Requirements

14.1.1 *Exemptions from Minimum Dimensional Requirements*

14.1.2 *Lot Requirements*

14.1.3 *Reduction of Lot & Yard Areas Prohibited*

14.1.4 *Lot Width & Yards*

14.1.5 *Front Yard Setback*

14.1.6 *Rear Yard Setback*

14.1.7 *Side Yard Setback*

14.1.8 *Side Yard Setback, Corner Lot*

14.1.9 *Measuring Setbacks*

14.1.10 *Building Height, Required*

14.2 Residential Zoning Minimum Dimensional Requirements

14.3 Residential Minimum Dimensional & Amenity Requirements for Major Subdivisions

14.3.1 *Compatibility Design Concept*

14.3.2 *Land Use Class*

14.3.3 *Minimum Lot Size*

14.3.4 *Amenities & Design Standards*

14.3.5 *Compatibility Design Concept Table*

14.4 Nonresidential Zoning Minimum Dimensional Requirements

14.5 Nonresidential Minimum Dimensional & Amenity Requirements for Major Subdivision

ARTICLE XIII. ENFORCEMENT & PENALTIES

SECTION 6.0 REMEDIES

6.2 Conservation Zoning District & Natural Resource Violations

Any violation of Article X “Natural Resources” and/or Article IV “Zoning & Overlay Districts”, Subsection 11 “Conservation” shall be remedied by returning the subject area to the condition(s) prior to the violation.

Proposed Text:

ARTICLE IV. ZONING & OVERLAY DISTRICTS

SECTION 1.0 ESTABLISHMENT OF DISTRICTS

In order to implement the intent of this Ordinance, ~~there are~~ **the following conventional, conditional, and overlay zoning districts are hereby created:** ~~11 classes of districts created with the designations of general purposes and regulations as stated below:~~

- ~~IND~~ Industrial District
- ~~LI~~ Light Industrial District
- ~~COMM~~ Industrial District
- ~~O&I~~ Office and Institutional District
- ~~RA-20M~~ Residential/Agricultural Zoning District
- ~~RA-20R~~ Residential/Agricultural Zoning District
- ~~RA-30~~ Residential/Agricultural Zoning District
- ~~RA-40~~ Residential/Agricultural Zoning District
- ~~CONS~~ Conservation Zoning District
- ~~HCO~~ Highway Corridor Overlay District
- ~~MCO~~ Military Corridor Overlay District

Zoning Districts	
<u>Conventional Districts</u>	
IND	Industrial District
LI	Light Industrial
COMM	Commercial/ Business District
O&I	Office and Institutional District
RA-20M	Residential/Agricultural District
RA-20R	Residential/Agricultural District
RA-30	Residential/Agricultural District
RA-40	Residential/Agricultural District
CONS	Conservation District
<u>Conditional Districts</u>	
CZ-IND	Conditional Zoning Industrial District

CZ-LI	Conditional Zoning Light Industrial District
CZ-COMM	Conditional Zoning Commercial District
CZ-O&I	Conditional Zoning Office & Institutional District
CZ-RA-20M	Conditional Zoning Residential/Agricultural District
CZ-RA-20R	Conditional Zoning Residential/Agricultural District
CZ-RA-30	Conditional Zoning Residential/Agricultural District
CZ-RA-40	Conditional Zoning Residential/Agricultural District
CZ-CONS	Conditional Zoning Conservation District
<u>Overlay Districts</u>	
HCO	Highway Corridor Overlay District
MCO	Military Corridor Overlay District

The boundaries of these districts are hereby established as shown on the “Official Zoning Map”.

SECTION 3.0 CONVENTIONAL ZONING DISTRICTS

The purpose of conventional zoning districts are to provide comprehensive land use regulations throughout Harnett County. There are nine conventional use zoning districts that provide for a variety of uses that are appropriate to the character of the areas in which they are located. These districts shall comply with all the requirements of this Ordinance.

~~**SECTION 3.0 INDUSTRIAL DISTRICT – IND**~~

3.1 Industrial District - IND

~~**SECTION 4.0 LIGHT INDUSTRIAL – LI**~~

3.2 Light Industrial District - LI

~~**SECTION 5.0 COMMERCIAL – COMM**~~

3.3 Commercial – COMM

~~**SECTION 6.0 OFFICE & INSTITUTIONAL – O&I**~~

3.4 Office & Institutional – O&I

1. Purpose

~~**6.2 Overview of Development Review Procedures**~~

~~**SECTION 7.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-20M**~~

3.5 Residential/Agricultural District – RA-20M

~~**SECTION 8.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-20R**~~

3.6 Residential/Agricultural District – RA-20R

~~**SECTION 9.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-30**~~

3.7 Residential/Agricultural District – RA-30

~~**SECTION 10.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-40**~~

3.8 Residential/Agricultural District – RA-40

~~**SECTION 11.0 CONSERVATION – CONS**~~

3.9 Conservation – CONS

11.1 Purpose

11.2 District Dimensions

A. District Dimensions

- B.** Lots in subdivisions established prior to the date of adoption of zoning at the same location (July 18, 1988, June 5, 2000, June 18, 2007, or June 15, 2009) will be exempt from the no building requirements of the Conservation District, but shall adhere to the use and setback requirements of the RA-30 Zoning District, and all provisions of this Zoning Ordinance applicable to said District.

SECTION 4.0 CONDITIONAL ZONING DISTRICTS

4.1 Purpose and Intent

- A. The purpose and intent of this section is to establish a uniform procedure for amending the Official Zoning Map to establish Conditional Zoning Districts in accordance with N.C.G.S. § 160D-703.
- B. A conditional rezoning establishes a zoning district that is equivalent to the corresponding conventional zoning district, with additional conditions mutually agreed upon by the applicant and the County to ensure consistency with adopted plans and to address anticipated development impacts.
- C. Property may be placed in a conditional zoning district for any of the following purposes:
 - 1. To promote development that supports the policies, goals, and strategies of the adopted Comprehensive Land Use Plan and enhances compatibility with the future land use designation(s).
 - 2. To allow innovative planning or design ideas for development.
 - 3. To afford flexibility or otherwise modify the development standards and land use provisions of the Conventional Zoning Districts or other provisions of this Ordinance.
 - 4. To impose special limitations or conditions on the use of the property.

4.2 Limitations

- A. Property may be placed in a conditional district only upon a request signed by all owners of the property or their authorized agent(s) pursuant to N.C.G.S. § 160D-703(b).
- B. Specific conditions applicable to these districts may be proposed by the County or the applicant, but only those conditions mutually approved by the County and the applicant may be incorporated into the Conditional Zoning District pursuant to N.C.G.S. § 160D-703(b).
- C. All development standards or land use provisions that apply to the corresponding Conventional Zoning District which are not modified as part of the Conditional Zoning District shall also apply to the Conditional Zoning District.
- D. It is intended that property shall be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Therefore, no sooner than three (3) years after the date of approval of the petition, the Planning Board may examine the progress made toward developing the property in accordance with the approved petition and any conditions attached to the approval. If the Planning Board determines that progress has not been made in accordance with the approved petition and conditions, the Planning Board shall forward a report to the Board of Commissioners, which may reclassify the property back to the original underlying Conventional district.
- E. Conditional Zoning Districts shall not allow uses which are not expressly permitted outright or permitted with a Special Use Permit in the underlying Conventional Zoning District.
- F. Conditional Zoning Districts are not intended to relieve hardships that would otherwise be handled using a variance procedure.
- G. Conditional rezoning applications may not establish bifurcated zoning classifications where only a portion of a lot or site is subject to a particular Conditional Zoning District classification.
- H. A use that would require a Special Use Permit shall be exempt from the Special Use Permit process if the use is part of the Conditional Zoning District request. However, all applicable use regulations required in this Ordinance shall apply unless otherwise approved by the Board.

4.3 Procedures

Conditional Zoning petitions shall follow the same review and approval process as Official Zoning Map amendments set forth in Article XII. “Amendments, Hearing Procedures, Appeals, & Variances”, Section 2.0, “Amendments”, Subsections 2.1.2, “Action by Planning Department Staff”, 2.1.3, “Action by the Planning Board”; and 2.1.4, “Action by the Board of Commissioners”, of this Ordinance, and the additional review procedures as described in this section and subsections.

Step	Action
1	Pre-Submittal Meeting
2	Application Submittal
3	Public Outreach Meeting (if applicable)
4	Staff Review - Development Review Board
5	Planning Board
6	Board of Commissioners

4.3.1 Pre-Submittal Meeting

The purpose of a pre-submittal meeting is to provide an opportunity for the applicant to learn about the submittal requirements, procedures, and standards applicable to an amendment of the Official Zoning Map of Harnett County before any formal submittal of a Conditional Zoning application. Additionally, a pre-submittal meeting provides an opportunity for Planning Staff to become familiar with and offer preliminary comments about the scope, features, and impacts of the proposed zoning map amendment as it relates to the standards in this Ordinance. Planning Staff will explain the application review process and special issues or concerns regarding the subject proposal. During the pre-submittal meeting, it may be determined that a pre-development meeting is required prior to submission of the petition for the Conditional Zoning District. A pre-submittal meeting between the applicant and a member of the Planning Staff is required before the submittal of any Conditional Zoning applications.

4.3.2 Application Submittal Procedure

All Conditional Rezoning applications shall be submitted a minimum of 60 days prior to the Planning Board meeting. Incomplete applications may be returned to the applicant(s) and/or delayed in review by staff due to insufficiencies. Upon receipt of a completed application, Planning Staff will review and analyze the application using the best available information and data, then evaluate the appropriateness of the requested amendment. Planning Staff will then make a recommendation on the amendment request, included as part of a staff report, which will be presented to the applicable Boards.

A. Site Plan Requirements

A site plan is required unless the manager of Planning Services, or their authorized designee, determines it is unnecessary due to the type and scope of the application. The site plan shall include the information required in Article III. "Development & Subdivision Review, Permitting, & Approval Requirements" of this ordinance for the appropriate type of proposed development. Site plan requirements for each development type can be found in the following sections:

1. Section 4.1.4, Site Plan requirements

- a. Minor Site Plan
- b. Neighborhood Site Plan
- c. Community Site Plan
- d. Regional Site Plan
- e. Multi-Family Residential

2. Section 5.3, Manufactured Home Park Site Plan Requirements

- a. Manufactured Home Park Site Plan Requirements (Board of Adjustment Site Plan Requirements)

3. Section 7.1, Development Plan Requirements

- a. O&I Development

4. Section 8.2.3, Subdivision Plat/Plan Requirements

a. Minor Subdivision

4.3.3 Preliminary Subdivision *Public Outreach Meeting*

- A. The purpose of the public outreach meeting is to inform landowners and occupants of nearby lands about an application that is going to be reviewed under this Ordinance, and to provide the applicant with the opportunity to hear comments and concerns about the development proposal prior to the public hearing process. The public outreach meeting is a means of resolving potential conflicts and outstanding issues with nearby landowners, where possible, in a more informal context. The public outreach meeting shall be conducted prior to or concurrently with the staff review phase of the application process.
- B. An in-person public outreach meeting shall be organized and conducted by the applicant(s) prior to the scheduled Planning Board meeting for the following types of applications:
 - 1. Residential rezoning applications for a development with 250 dwelling units or more; and/or
 - 2. Nonresidential rezoning applications with a total project size of five (5) or more acres.
- C. The applicant shall provide notification of the public outreach meeting via first-class mail to owner(s) of parcels within 500 feet of the subject property(s) at least ten (10) business days prior to the public outreach meeting. The notification shall include:
 - 1. A concept plan of the development;
 - 2. A description of the proposed development and conditions;
 - 3. Time, date, and location of the meeting; and,
 - 4. Contact information for the applicant(s) and/or their representative(s)
- D. The public outreach meeting shall be audio and/or video recorded in its entirety. A complete copy of the recording, together with a written summary of the meeting, shall be submitted to the Planning Staff no less than fifteen (15) business days prior to the Planning Board meeting.

The written summary shall, at a minimum, include the following information:

- 1. The date, time, and physical location of the meeting;
 - 2. The first and last names of all individuals in attendance, including the applicant's representatives and members of the public.
 - 3. A detailed account of the issues and concerns raised during the meeting; and,
 - 4. Any conditions or mitigation measures proposed by the applicant or its representatives in response to the issues discussed.
- E. The public outreach meeting shall be a private meeting organized by the applicant, their agents, and the affected property owners. County Staff shall not be required to facilitate, moderate, or attend the public outreach meeting.
 - F. Completion of the public outreach meeting and submission of all requested documentation to Planning Staff shall be required prior to the Planning Board meeting.

4.3.4 *Staff Review*

Upon receipt of a complete application, Planning Staff will conduct a review of the application, site-specific development plan, proposed conditions, and other required materials. The site-specific development plan and required documents shall also be subject to review and comment from other county departments and state agencies, as applicable.

4.3.5 *Planning Board*

- A. The Planning Board may recommend revisions to the conditions or to the site-specific development plan.
- B. The Planning Board is authorized to remand the conditional zoning case to staff for further review, investigation, or modification as the Board deems appropriate.

4.3.6 Board of Commissioners

- A. The Board of Commissioners may recommend revisions to the conditions or to the site-specific development plan.
- B. The Board of Commissioners is authorized to remand the conditional zoning case to the Planning Board or Department Staff for further review, investigation, or modification as deemed appropriate by the Board.

4.4 Modifications

A design modification may be requested for an approved conditional zoning district. Any modification to an approved Conditional Zoning District shall be reviewed and processed in accordance with the same procedures required for the establishment of a new Conditional Zoning District, unless the Manager of Planning Services determines that the proposed modification constitutes a minor modification.

4.4.1 Minor Modifications

Minor modifications may be approved administratively by the Manager of Planning Services, or their authorized designee, and the Development Review Board, as applicable, for compliance with the Unified Development Ordinance, adopted County plans, and other applicable development regulations. The Manager of Planning Services, or their designee, may, at their discretion, require that multiple or cumulative minor modification requests be reviewed and processed in accordance with the same procedures required for the establishment of a new Conditional Zoning District. All of the following criteria shall be met in order for the modifications to be considered a minor modification:

- A. The modification shall not exceed ten percent (10%) of any specification shown or stated on the approved site plan, including but not limited to building footprint, building height, façade, setback dimensions, designated open space, landscape buffers, tree preservation areas, parking and vehicle use areas, sidewalks, or multiuse paths.
- B. The proposed modification shall not impact vehicular access points to an existing or proposed public or private street as depicted on the approved site plan.
- C. The proposed modification shall not result in an increase in the approved density of development per N.C.G.S. § 160D-703.
- D. The proposed modification shall not expand or otherwise alter the range of permitted or approved uses.
- E. The modification shall not conflict with or violate any condition of approval associated with the rezoning.
- F. In no case shall a modification be made to the property boundary lines.

SECTION 12.0 5.0 HIGHWAY CORRIDOR OVERLAY DISTRICTS – HCO

5.1 Highway Corridor Overlay Districts – HCO

12.1 A. Purpose & Intent

~~12.1.1~~ **5.1.1** *Highway 87 Highway Corridor Overlay District*

~~12.1.2~~ **5.1.2** *“Ed-Med” Highway Corridor Overlay District*

12.2 5.2 Permitted & Special Uses

~~12.3~~ **5.3 General HCO Architectural Standards**

~~12.3.1~~ **5.3.1** *Applicability*

~~12.3.2~~ **5.3.2** *Building Materials & Colors*

~~12.3.3~~ **5.3.3** *Building Design, Façades, & Massing*

~~12.3.4~~ **5.3.4** *Architectural Standard Design Alternatives*

~~12.4~~ **5.4 General HCO Parking and Landscaping Requirements**

~~12.4.1~~ **5.4.1** *General HCO Landscaping and Parking*

~~12.4.2~~ **5.4.2** *Highway 421- EM-HCO Parking and Landscaping Requirements*

~~12.5~~ **5.5 Additional Development Standards**

~~12.5.1~~ **5.5.1** *General HCO Vehicular Access and Driveway Requirements*

~~12.5.2~~ **5.5.2** *Highway 421- EM-HCO Vehicular Access & Driveways Requirements*

~~12.5.3~~ **5.5.3** *Outdoor Storage*

~~12.5.4~~ **5.5.4** *General HCO Signs Requirements*

~~12.5.5~~ **5.5.5** *Highway 421- EM-HCO Sign Requirements*

~~12.5.6~~ **5.5.6** *General HCO Trash Containment Areas*

~~12.6~~ **5.6- “Ed-Med” Highway Corridor Overlay District (EM-HCO)**

~~12.6.1~~ **5.6.1** *Exemptions*

~~12.6.2~~ **5.6.2** *Expansion & Changes of Use*

~~12.6.3~~ **5.6.3** *Modifications*

~~12.6.4~~ **5.6.4** *Required Development Standards*

~~12.6.5~~ **5.6.5** *Sidewalks & Pedestrian Paths*

~~12.6.6~~ **5.6.6** *Streetscape Trees*

~~12.6.7~~ **5.6.7** *Building Design*

~~12.6.8~~ **5.6.8** *Lighting*

~~12.6.9~~ **5.6.9** *Utilities, Mechanical Equipment & Stormwater Facilities*

~~12.6.10~~ **5.6.10** *Individual Use Standards*

~~12.6.11~~ **5.6.11** *Campus Sub-Area District Standards*

~~12.6.12~~ **5.6.12** *Airport Sub-Area District Standards*

~~SECTION 13.0~~ **6.0 MILITARY CORRIDOR OVERLAY DISTRICT – MCO**

~~13.1~~ **6.1 Purpose**

~~13.2~~ **6.2 District Dimensions**

~~13.3~~ **6.3 Permitted & Special Uses**

~~13.4~~ **6.4 Required Review**

~~13.5~~ **6.5 Notification Procedures**

~~SECTION 14.0~~ **7.0 DIMENSIONAL REQUIREMENTS**

~~7.1~~ **General Requirements**

~~14.1.1~~ *7.1.1 Exemptions from Minimum Dimensional Requirements*

~~14.1.2~~ *7.1.2 Lot Requirements*

~~14.1.3~~ *7.1.3 Reduction of Lot & Yard Areas Prohibited*

~~14.1.4~~ *7.1.4 Lot Width & Yards*

~~14.1.5~~ *7.1.5 Front Yard Setback*

~~14.1.6~~ *7.1.6 Rear Yard Setback*

~~14.1.7~~ *7.1.7 Side Yard Setback*

~~14.1.8~~ *7.1.8 Side Yard Setback, Corner Lot*

~~14.1.9~~ *7.1.9 Measuring Setbacks*

~~14.1.10~~ *7.1.10 Building Height, Required*

~~14.2~~ **7.2 Residential Zoning Minimum Dimensional Requirements**

~~14.3~~ **7.3 Residential Minimum Dimensional & Amenity Requirements for Major Subdivisions**

~~14.3.1~~ *7.3.1 Compatibility Design Concept*

~~14.3.2~~ *7.3.2 Land Use Class*

~~14.3.3~~ *7.3.3 Minimum Lot Size*

~~14.3.4~~ *7.3.4 Amenities & Design Standards*

~~14.3.5~~ *7.3.5 Compatibility Design Concept Table*

~~14.4~~ **7.4 Nonresidential Zoning Minimum Dimensional Requirements**

~~14.5~~ **7.5 Nonresidential Minimum Dimensional & Amenity Requirements for Major Subdivisions**

ARTICLE IV. ZONING & OVERLAY DISTRICTS

SECTION 6.0 REMEDIES

6.2 Conservation Zoning District & Natural Resource Violations

Any violation of Article X “Natural Resources” and/or Article IV “Zoning & Overlay Districts”, ~~Section 14~~ **Subsection 6.2** “Conservation” shall be remedied by returning the subject area to the condition(s) prior to the violation.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Conditional Zoning Districts

A zoning district that is equivalent to the corresponding conventional zoning district, with additional conditions mutually agreed upon by the applicant and the County to ensure consistency with adopted plans and to address anticipated development impacts.

Reason for Requested Change:

To amend the Harnett County Unified Development Ordinance Articles IV., XIII., and XIV to establish Conditional Zoning.

Suggested Statement-of-Consistency: (Staff concludes that...)

The requested Text Amendment to the Unified Development Ordinance to establish Conditional Zoning advances the recommendations of the Harnett Horizons 2040 Comprehensive Plan, listed below. Therefore, the requested text amendment is **APPROVED**.

Land Use Recommendations:

Goal 1: Manage Growth in order to protect natural resources, agricultural areas and rural character.

Strategy 1D: Update zoning to reduce density and improve design in Agricultural Protection Areas

- A conditional zoning process could be set up to provide for additional flexibility for innovative development proposals.

Goal 4: Encourage commercial recruitment (including retail and restaurants) to address leakage trends.

Strategy 4B: Encourage context sensitive site design in and near Rural Centers and Historical Communities identified on the Future Land Use Map.

- B.1: Consider implementing a zoning overlay or conditional zoning to limit allowable uses, traffic impacts or the scale of new development.

Strategy 4D: Encourage rural businesses while limiting impacts on existing uses.

- D.3: Consider a conditional zoning district and approval process for rural light industrial and flex space.

Goal 5: Provide for limited areas of mixed-use and walkable villages in key locations.

Strategy 5A: Develop and adopt zoning mechanisms that allow and potentially incentivize mixed-use development

- A.1: Create an overlay in the zoning code that allows for village districts in the vicinity of Villages shown on the Future Land Use Map. The overlay could have defined standards for uses and dimensional criteria specific to village style development or could be an optional form-based district that allows for design flexibility in exchange for site and building design standards. Alternatively, a conditional zoning process could be established specifically to implement County goals.

Housing Recommendations

Goal 1: Accommodate a mixture of housing types in appropriate areas.

Strategy 1B: Encourage or require a mix of lot sizes or housing types in new development.

- B.1: Consider updates to the Planned Unit Development option or a new conditional zoning option in the Unified Development Ordinance (UDO) to require at least two lot sizes or housing products.
- Encourage a mix of housing and/or incomes through a new conditional zoning process

Agriculture and Natural Resources Recommendations

Goal 2: Maintain and improve water quality.

Strategy 2B: Encourage stream buffers that meet and exceed state minimums in new development.

B.3: Encourage stream buffer commitments that exceed state minimums during conditional zonings.

-100ft buffers are recommended along perennial streams without federally listed aquatic species.

-200ft buffers are recommended along perennial streams with federally listed species.
