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Ordinance No. 2012-01-01

An Ordinance Amending the Camden County Code of Ordinances

Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

Article II. Construction

For purposes of this Ordinance, underlined words (<u>underline</u>) shall be considered as additions to existing Ordinance language and strikethrough words (<u>strikethrough</u>) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined.

Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:

CHAPTER 151: UNIFIED DEVELOPMENT

§ 151.334 TABLE OF PERMISSIBLE USES

USE#	DESCRIPTION	R-1	R-2	R-3	CCD	NCD	НС	MC	GUD	I-1	I-2
1.200	Two-Family Residences										
1.210	Primary residence	<u>\$ Z</u>	<u>Z</u>	<u>Z</u>					<u>Z</u>		
	with accessory										
	apartment (Refer to										
	151.347 (J)										
<u>17.400</u>	Solar Farms (3 or	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
	more) - Refer to										
	<u>151.347 (V)</u>										
<u>17.410</u>	Solar Collector	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
	(Maximum 2) as an										
	Accessory Use - Refer										
	to 151.347 (W)										

<u>17.420</u>	Solar Collector (3 or more) as an Accessory Use	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
§ 151.34	§ 151.347 SPECIFIC STANDARDS.										
(J) The following standards shall apply to all accessory apartments located within Camden County.								,			
(1) If the property for which the application for the accessory apartment is being made is subject to restrictive covenants prohibiting more than one dwelling unit per lot, that evidence shall serve as prima facie evidence of incompatibility with the surrounding neighborhood resulting in denial of the permit.											
(2)	No manufactured housing	g shall	be uti	lized a	s an acc	cessory	<u>apartn</u>	<u>ient.</u>			
(3)	Accessory apartments sh	all be a	<u>detach</u>	ed fron	n the pr	incipal	dwellir	ıg.			
(4)	The deed to the property	shall b	e ame	nded si	tating						
Camden County has granted to the Grantor pursuant to Article 151.334 of the Unified Development Ordinance, the right to maintain an accessory apartment on the premises in accordance with the regulations and ordinances of the county. As a requirement for obtaining this use, the Grantor does hereby declare this property shall be subject to the following declaration, which shall run with the land permanently. This declaration shall be enforceable by Camden County by injunction or any other civil remedy in addition to such fines and costs and other rememdies as may be available to the County under its Unified Development Ordinance as it now exists or may hereafter be amended or replaced by like legislation.											
<u>Declarat</u>	ion:										
"The property owner shall reside in either the main dwelling or accessory apartment".											
(5) At the County's request, the property owner shall provide evidence (i.e. power bill, water bill) that refelcts compliance with item four (4) above.											
<u>(6) C</u>	Only one accessory apartm	ent sh	all be	permiti	ed per	<u>lot.</u>					
(7) Accessory apartment shall be a minimum of 400 square feet with a miximum of 800 square feet.											
(8) Where there is no public sanitary sewer service available to the accessory apartment, the applicant shall provide approval from the Albemarle Regional Health Department prior to issuance of the Zoning/Ruilding Parmit											

issuance of the Zoning/Building Permit.

77	(9) For stormwater purposes total lot coverage shall not exceed 24% of impervious
78	surfaces.
79	
80	(10) The accessory apartment shall not be served by a driveway separate from that
81	serving the principal dwelling.
82	
83	(11) Accessory apartment shall observe a ten (10) foot side setback and the minimum front
84	setback shall be equal to the front of the dwelling or fifty (50) feet which ever is greater.
85	
86	(12) Accessory apartments shall carry the same address as the principal structure
87	followed by an alpha numeric letter (i.e. 384-A Barnett Street).
88 89	(12) The following building design standards shall apply
90	(13) The following building design standards shall apply:
91	(a) Accessory apartment shall be limited to a maximum of two (2) bedrooms and shall
92	have one full bathroom and kitchen with an optional living room.
93	nave one fun bann oom and knenen with an optional tiving room.
94	(b) The exterior of the accessory dwelling shall be compatible with the principal
95	residence in terms of color, siding, roof-pitch, window detailing, roofing materials, and
96	foundation.
97	
98	(V) The following standards shall apply to all Solar Farms located in Camden County:
99	
100	(1) The minimum lot size for all Solar Farms shall be five (5) acres.
101	
102	(2) All structures shall meet the minimum setback for the zoning in which located.
103	
104	(3) There shall be 50 foot buffer from routine view from public rights of way or
105	adjacent residentially zoned property.
106	
107	(4) Solar power electric generation structures shall not exceed a height of twenty-five
108	(25) feet.
109	(5) TH. G. I. T I. H
110	(5) <u>The Solar Farm shall conform to the NAICS 22119 description of a ground</u>
111	mounted solar powered energy system.
112	(C) C 1 E - 1 (1 'd' EFMA) 100 - (1 1 1 11 1 - 1 1 1 d' 1
113	(6) Solar Farms located within FEMA's 100 year flood shall elevate all electrical
114	connections one (1) foot above the Base Flood Elevation (BFE).
115	(7) All collector's shall be surrounded by a lockable minimum height six (6) foot
116	<u>fence.</u>
117 118	(W) The following standards shall apply to around or pole mounted Solar Collector's
119	(W) The following standards shall apply to ground or pole mounted Solar Collector's utilized as an accessory use and permanently connected and providing power to the principal
120	or accessory use on the property.
120	or accessory use on the property.
121	(1) Solar Collector's located within FEMA's 100 year flood shall elevate all electrical
144	11) Boun Conecioi s weaten within Penna s 100 year flood shall elevate all electrical

123	connections one (1) foot above the Base Flood Elevation (BFE).
124 125	(2) Solar Collector's shall be located behind principal structure on the property.
126 127 128 129	(3) This section shall not apply to: a) solar collectors installed as part of a residential or commercial structure, which shall be regulated through the State Building Code; or b) temporary or portable solar powered electrical or mechanical devices or equipment.
130 131	§ 151.600 DEFINITION OF BASIC TERMS
132 133	Solar Collector (accessory use). Any ground mounted solar device that absorbs and
134	accumulates solar radiation for use as an alternative source of energy.
135 136 137	Solar Energy. Radiant energy from the sun that can be collected in the form of heat or light by a solar collector.
138 139	Solar Energy System. A device or structural design feature, a substantial purpose of which
140	is to provide daylight for interior lighting or provide for the collection, storage and distribution
141	of solar energy for space heating or cooling, electricity generating, or water heating. Solar
142	Energy Systems may include, but not be limited to, solar farms and any of the devices that
143	absorb and collect solar radiation for use as a source of energy.
144 145 146 147	Solar Farm. A use where a series of ground mounted solar collectors (minimum 3) are placed in an area for the purpose of generating photovoltaic power for resale purposes.
148 149	Adopted by the Board of Commissioners for the County of Camden this day of 2012.
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153	County of Camden
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156	Sandra Duckwall, Chairman
157	Board of Commissioners
158 159	ATTEST:
160 161	Ashley Honaker
162	Clerk to the Board