

2023 Zoning Ordinance, Map, Town Center Code Amendment Summary

1. Re-zone the Former Clinton County Airport: based on Smart Growth Plan
 - a. Used existing district types: MDR, LC, SD, R1
 - b. Added T6 district, which is equivalent to T5 without residential
2. Updated the Schedule A Use Table
 - a. Additional zones for Child Care Center
 - b. Added theater, indoor and theater, drive in to the use table
 - c. Added two types of Greenhouse
 - d. Added pet grooming (separate from kennel)
 - e. Changed non-Tier-3 solar zones
 - f. Changed wind energy facility zones
 - g. Made A1 and A2 more similar with allowed uses
3. General Ordinance Changes
 - a. Home occupation-not allowed in accessory structures, expanded definition/uses
 - b. Modified Definition: Commercial Greenhouse-accessory and primary
 - c. Amended Sign table to correct errors and clarifying symbology
 - d. Add Lot Width Definition
 - e. Add Taxi Definition and districts where allowed
 - f. Typographic Errors such as incorrect references or incorrect letters/spelling
 - g. Condensed definitions for recreation facilities into public or commercial
 - h. Added greenspace requirement to T3C
 - i. Added lot frontage requirement to all Town Center Districts
 - j. Excluded motorsports and racing from commercial recreation facility
 - k. Change name of C-Shopping Center Commercial to C-Commercial. Most shopping centers now fall within Town Center and the C district is primarily along the route 9 corridor.
 - l. Alter roof guidelines to match roof material specifications for Town Center
 - m. Remove Airport District Chapter (Article X) and Schedule C (no longer needed)
 - n. Updated Table of Contents
 - o. Added T6 Purpose paragraph and boundary information
 - p. Updated/Clarified solar types definitions
 - q. Fixed all remaining mentions of MH to R5
4. Map Changes
 - a. See attached document 2023_map_change_parcel
 - b. See attached document **Former Clinton County Airport Zoning Map Amendments**
 - c. Removed T5 label from C-Commercial Zones
 - d. Revised zoning map color palette

- e. Removed Reeves Lane and Sharron Ave parcels annexed by the City.
- f. Added Multi-Modal Facility parcel, Tax ID 233.-5-96 to Town as A2 District
- g. Added Wellhead Protection Overlay for May Currier Wellhead

2023_map_change_parcel

PK_SUFFIX	PROP_ADDR	OWNER1	Proposed Change
204.3-1-3	1991 RT 3	Latimore, Keoni R	0.7 acres from R2 to NC
204.3-1-4	1977 RT 3	Berg, Helen	1.5 acres from NC to R2
204.3-1-5	RT 3	Banker, Ronald F	1.4 acres from NC to R2
204.3-1-6	1983 RT 3	Chris-Ginn Development Co LLC	0.7 acres from R2 to NC
204.3-2-2.1	1945 RT 3	Broadstone DG Northeast, LLC	2 acres from R2 to NC - Dollar General
204.3-2-2.2	1973 RT 3	Robart, Robert J	1.4 acres from R2 to NC
206.4-1-11.1	550 RT 3	Akey Properties LLC	24 acres from T3R to T4
220.-5-1	1410-1412 MILITARY TPKE	LaMora, Timothy	1.6 acres from T3C to R5
220.-5-2	6 RUGAR PARK WAY	Jabaut, William A	1.08 acres from T3c to R5
220.-5-3	467 RUGAR ST	Rugar MHP, LLC	6 acres from T3C to R5
220.-5-4.2	10 RUGAR PARK WAY	Jabaut, William	1.48 acres from T3C to R5
220.-5-6.2	1404 MILITARY TPKE	Provost, Wendy	1.8 acres from T3C to R5
220.-5-7	1408 MILITARY TPKE	Barkley, Ethel	1.8 acres from T3C to R5
220.-7-3	1 KAYCEE LOOP RD	Johns Manville	3.85 acres from T4 to SD
220.-7-4	6 KAYCEE LOOP RD	Harveybois Inc	2.46 acres from T4 to SD
220.-7-5	5 KAYCEE LOOP RD	Brown, Thomas J	2 acres from T4 to SD
220.-7-6	8 KAYCEE LOOP RD	Border Industrial Park LLC	2 acres from T4 to SD
220.-7-7	7 KAYCEE LOOP RD	Trombley Revocable Trust, June S	2 acres from T4 to SD
220.2-1-23	495 RUGAR ST	Shaheen LLC	0.7 acres from NC to T3C
220.2-1-26	MILITARY TPKE	Sussdorff, Mindy	0.37 acres from NC to T3C
220.2-1-27	509 RUGAR ST	Renadette, Gary K	0.7 acres from NC to T3C
220.2-1-28	513 RUGAR ST	Rivera, Lewis A	0.65 acres from NC to T3C
233.-5-50	CONNECTICUT RD	Titherington Properties Inc	6.92 from SC to NC