



CITY OF CREEDMOOR

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MAYOR

ROBERT V. WHEELER

INTERIM CITY MANAGER

MICHAEL O. TURNER

COMMISSIONERS

KECHIA BRUSTMEYER-BROWN

GEORGANA KICINSKI

DEL MIMS

ED MIMS

NEENA NOWELL

ORDINANCE 2020-O-16

AN ORDINANCE AMENDING THE CITY OF CREEDMOOR DEVELOPMENT ORDINANCE ARTICLES 8 AND 10 IN ACCORDANCE WITH ZTA-2020-01

WHEREAS, the City of Creedmoor Board of Commissioners has initiated text amendments in Articles 8 and 10, and assigned the case number ZTA-2020-01; and

WHEREAS, a public meeting was held by the City of Creedmoor Planning Board on September 10, 2020 to consider this text amendment, and the Planning Board unanimously found ZTA-2020-01 consistent with the goals of the City of Creedmoor's CITY PLAN 2030 and recommended for its approval; and

WHEREAS, the Board of Commissioners held a public hearing on September 22, 2020 to consider said request, and gave the public an opportunity to be heard; and

WHEREAS, the Board of Commissioners concur with the Planning Board's consistency findings and have approved, by resolution, a statement of consistency and briefly explained why the board considers the action taken to be reasonable and in the public interest.

NOW, THEREFORE, IT SHALL BE ORDAINED by the Board of Commissioners of the City of Creedmoor the following:

Section 1. The Creedmoor Development Ordinance Article 8: ZONING DISTRICTS, Table 8.1 Table of Uses be amended as follows:

Day Care Center, Home Occupation ~~6 or Fewer Children~~ 8 Persons or Less

Section 2. The Creedmoor Development Ordinance Article 10: USES WITH ADDITIONAL STANDARDS AND CONDITIONAL USES be amended as follows:

§10.1-15 DAY CARE CENTER, HOME OCCUPATION FOR ~~LESS THAN 6 PERSONS.~~ 8 PERSONS OR LESS

A. Zoning Districts: AG, MFO, SFR, R/MST, MSP, MS, CIV, C 56, C 15, IND and TND-CD

B. Development standards:

1. The Day Care Center, Home Occupation operation must be located within the residential dwelling unit occupied by the operator of the service. Preschool instruction and daytime care is limited to ~~6~~ 8 persons not related to the operator.
2. Day Care Center, Home Occupations for children shall provide play space in accordance with the regulations of the North Carolina Department of Health and Human Services.

3. Outdoor play space must be fenced or otherwise enclosed on all sides and may not include driveways, parking areas, or land otherwise unsuited for children's play space; it is prohibited in any established building setback from a street.
4. No chain link fences shall be permitted in the front yard. Chain link and similar fencing materials located in the side and rear yards shall be planted on the exterior side with evergreen shrubs minimum 3 feet in height and 6 feet on center at installation, or be obscured by a comparable screening treatment.
5. A Day Care Center, Home Occupation must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling; all building and lot standards for residential dwellings shall be maintained.
6. There are no specific limitations on the hours of operation of a Day Care Center, Home Occupation.

Section 3. All provisions of any City ordinance or resolution in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

HEREBY ADOPTED in regular session by the City of Creedmoor Board of Commissioners by motion from **Mayor Pro Tem Del Mims** this, the **22nd day of September, 2020.**

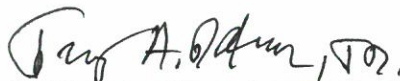
Ayes: **5**

Noes: **0**

Absent or Excused: **0**


Robert V. Wheeler, Mayor

ATTEST:


Terry A. Hobgood, Jr., City Clerk

