

**AN ORDINANCE TO AMEND ARTICLE 4: Lot and Building Type for Detached House and
11.4.7(b) Planning Board Recommendation and Decision**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that the **Zoning Ordinance** is hereby amended as follows:

Article 11.4.7(b) Recommendation and Decision

- (b) No proposed amendment shall be approved unless it is first submitted to the Planning Board for a recommendation. The Planning Board may defer action on a request ~~one time~~ **two times** for one of the following reasons: the public hearing remains open; ordinance required information is not completed; the petitioner agrees and/or requests a deferral. If the Planning Board does not make a written recommendation to approve, approve with conditions, deny, or recommend Town Board defer a decision on the proposed amendment at their initial meeting, or in the case of deferral, their next regularly scheduled meeting, then the Planning Board shall be considered to have recommended deferral for additional deliberation. The petition, along with the recommendation of the Planning Board, shall be placed on the agenda of the Town Board at its next regular zoning meeting.

In making its written recommendation, the Planning Board shall advise and comment on whether the proposed amendment is consistent with the adopted Huntersville Community Plan and other adopted long range plans that are applicable. The Planning Board shall provide a written recommendation to the Town Board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Board.

Section 2. That this ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCES ADVISORY BOARD: May 4, 2017; Approval

PUBLIC HEARING DATE: June 5, 2017

PLANNING BOARD MEETING: June 27, 2017, Approval (8-0)

TOWN BOARD DECISION: July 17, 2017, Approval (4-2)

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that the **Zoning Ordinance** is hereby amended as follows:

Article 4: Lot and Building Type for Detached House

Building Placement/Parking/Vehicle Access Type "A" Typical Condition All Residential

7. Sideyard setback is 12' in the R zone & ~~8'~~ 6' in the TR zone.

Section 4. That this ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCES ADVISORY BOARD: May 4, 2017, Approval

PUBLIC HEARING DATE: June 5, 2017

PLANNING BOARD MEETING: June 27, 2017, Approval (8-0)

TOWN BOARD DECISION: July 17, 2017, Approval (6-0)