

AN ORDINANCE TO AMEND ARTICLE 3.2.7 (HC), ARTICLE 3.2.8 (CI), ARTICLE 3.2.9 (CB), AND ARTICLE 3.2.14 (TOD-E) TO ALLOW HOME OCCUPATIONS AS A PERMITTED ACCESSORY USE

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

3.2.7 HIGHWAY COMMERCIAL DISTRICT (HC)

c) Permitted Accessory Uses

- commercial outdoor kennels, (9.10)
- drive through windows associated with any use, (9.12)
- helistop, (9.18)
- **home occupations, (9.19)**
- outdoor storage, excluding construction equipment, (9.26)
- solar energy facilities, minor non-residential; on a flat roof, roof slopes not facing a street and building integrated solar panels on roof slopes facing a street that are not noticeable, (9.54)
- solar energy facilities, minor residential; located in the established rear or side yards or roof slopes, (9.54)
- stalls or merchandise stands for outdoor sale of goods at street front; outdoor storage must be behind building and screened from view from public spaces[8]
- warehousing accessory to merchandise showroom, within an enclosed building
- accessory uses permitted in all districts, (8.11)

3.2.8 CAMPUS INSTITUTIONAL DISTRICT (CI)

c) Permitted Accessory Uses

- commercial uses and structures that are clearly accessory to a permitted principal use
- helistop, (9.18)
- **home occupations, (9.19)**
- solar energy facility, minor residential; located in the established rear or side yards or roof slopes, (9.54)
- solar facility, rooftop minor nonresidential on a flat roof, a roof slope not facing a street and unnoticeable building integrated solar panels on roof slopes facing a street (9.54)
- accessory uses permitted in all districts, (8.11)

3.2.9 CORPORATE BUSINESS DISTRICT (CB)

c) Permitted Accessory Uses

- attached single family and multi-family homes intended for use by personnel employed for security or maintenance
- attached single family and multi-family homes in a corporate business development of 400 acres or more, with an approved vested plan so long as:(a). the gross land area of the attached single family and/or multi-family housing development(s) does not exceed 8 percent of the gross land area in the corporate business development; and (b). the number of attached single-family and/or multi-family housing developments within the corporate business development is limited to 2.
- helistop, (9.18)
- **home occupations, (9.19)**
- outdoor storage, excluding the storage of construction equipment, (9.26)
- retail, restaurant, personal services, branch banks, conference facilities, clinics, indoor recreation and similar workplace support uses up to 10 percent of gross floor area within the business or light industrial park or 70,000 SF, whichever is less
- solar facilities, minor non-residential; on a flat roof, roof slopes not facing a street and building integrated solar panels on roof slopes facing a street that are not noticeable, (9.54)
- solar energy facilities, minor residential; located in the established rear or side yards or roof slopes, (9.54)
- accessory uses permitted in all districts, (8.11)

3.2.14 TRANSIT-ORIENTED DEVELOPMENT-EMPLOYMENT DISTRICT (TOD-E)

c) Permitted Accessory Uses

- **home occupations, (9.19)**
- parking lot as an accessory to any permitted principal use, on the same lot or on an abutting lot according to the standards of Article 6
- retail, restaurant, bars and taverns, personal services, clinics and similar workplace support uses up to 20 percent of first floor area of any building, or of a multi-building project taken as a whole
- solar energy facilities, minor non-residential; on a flat roof, roof slopes not facing a street and building integrated solar panels on roof slopes facing a street that are not noticeable, (9.54)
- solar energy facilities, minor residential; located in the established rear or side yards or roof slopes, (9.54)
- warehousing not to exceed 25% of the finished floor area of the principal use
- accessory uses permitted in all districts, (8.11)

New Text = Bold and Underlined

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

PUBLIC HEARING DATE: **June 6, 2016**
PLANNING BOARD MEETING: **June 28, 2016**
PLANNING BOARD RECOMMENDATION: **Approval (unanimous)**
TOWN BOARD DECISION: **Approval (unanimous)**
TOWN BOARD MEETING: **July 18, 2016**