

UDO – 78
AN ORDINANCE AMENDING
CHAPTER B, ARTICLE II AND CHAPTER B, ARTICLE IV
OF THE UNIFIED DEVELOPMENT ORDINANCES

Be it ordained by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Article III, "Dimensional Requirements" of Chapter B "Zoning," is hereby rewritten to read as follows:


Chapter B – Zoning Ordinance
Article III – Dimensional Requirements

(G) Size Limits for Accessory Structures

- (1) Maximum Area. Accessory structure may not exceed five percent (5%) of the actual size of the zoning lot ~~or the minimum permitted lot size of the zoning district, whichever is smaller,~~ with the exception of manufactured housing developments. Manufactured housing developments shall be allowed a maximum of one hundred and twenty (120) feet per manufactured home lot. However, an accessory structure up to five hundred seventy-six (576) square feet in area shall be permitted in all districts with the exception of manufactured housing developments.
- (2) Board of Adjustment. Requests for structures containing greater area than prescribed in Section 3-1.2(G)(1) may be considered under the special use permit process through the Board of Adjustment
- (3) Required Yard. Accessory structures may not occupy more than twenty-five percent (25%) of the area of the required yard.

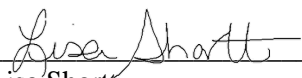
Section 3. This ordinance shall be effective upon

adoption. Approved this 14th day of May 2018.



John L. Wait, Mayor

Attest:



Lisa Shortt