



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua L. Grant, Manager

Date: September 6, 2023

Re: UDO Proposed Amendment #2023-6
Lincoln County Planning and Inspections Department, applicant

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 2nd.

Proposal

The planning staff is proposing the following amendment to the Lincoln County Unified Development Ordinance: A request to amend Section 4.6.5.I. to permit the parking of tractor-trailers on lots located in residential zoning districts and to establish related standards.

Background Information

The parking of tractor-trailers in residential districts are somewhat common in the more rural areas of the county. Trailers attached to the tractor shall not be used as storage, and are not allowed to be used in conjunction with a fleet trucking business operated on the property.

The purpose of the proposed amendment is to clarify the allowance of the parking of tractor-trailers on residential lots that are outside of a subdivision or neighborhood, or are simply greater than one acre in size regardless of the characteristics or nature of the area.

The full text of the proposed amendment is included with the text amendment application.



Unified Development Ordinance **Text Amendment Application**

Lincoln County Planning and Inspections Department
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Lincoln County Planning & Inspections

Applicant Address 115 W. Main St., Lincolnton, NC 28092

Applicant Phone Number (704)736-8440

Part II

Briefly describe the proposed text amendment.

A request to amend Section 4.6.5.I. to permit the parking of tractor trailers on lots located in residential zoning districts and to establish related standards.

Part III

Provide the full text of the proposed amendment (on a separate sheet if necessary) with proposed deleted text shown as struck through and proposed added text underlined.

See attached pages

\$400 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "John L. Bryant".

Applicant

09/06/2023

Date



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

Zoning Amendment

Proposed Statement of Consistency and Reasonableness

Case UDO #2023-6

Applicant Lincoln County Planning & Inspections

Parcel ID# N/A

Location N/A

Proposed amendment

A request to amend Section 4.6.5.I to permit the parking of tractor-trailers on lots located in residential zoning districts and to establish related standards.

The amendment is consistent with the Future Land Use Plan in that it supports the plan's vision by incorporating ordinance standards that promote characteristics of the rural living community type.

3. Auto repair cannot be conducted in association with a customary or rural home occupation.
4. The following shall be prohibited on any residential lot: the storage of any junked motor vehicle unless it is screened from view from a public road by means of an enclosed building, suitable fencing, trees, and shrubbery or otherwise. Fencing consisting of tarps, pallets and particle board, tin or similar materials shall not be considered suitable.

I. Parking of Commercial and Recreational Vehicles

1. Recreational Vehicles

Except as provided in §4.7.3.I, a recreational vehicle shall not be deemed a dwelling unit and the usage of a recreational vehicle for living, sleeping or housekeeping purposes and the connection of such vehicle to utility services (other than for periodic maintenance and/or repair purposes) shall be limited to a maximum duration on any lot to 14 days unless the vehicle is located in a campground so designed to accommodate recreational vehicles.

2. Commercial Vehicles

On any lot of less than one acre in size that is located in a subdivision recorded in the Lincoln County Register of Deeds Office, commercial vehicles that may be parked on an overnight basis shall be limited to school buses, vans and pick-up trucks. This requirement shall not be interpreted to prohibit vehicles from loading and unloading household goods in any residential district for a period of up to 24 hours nor shall this restrict the overnight parking of freight truck tractors without trailers on any such lot.

The parking of freight truck tractors with trailers attached (aka: tractor-trailers) are allowed on any residentially zoned lot that is greater than 1 acre in size; or a residentially zoned lot that is located outside of a recorded subdivision, so long as the following conditions are met:

- (a) Each resident who holds a Commercial Driver's License (CDL) may park one tractor-trailer on the lot; however, in no instance may more than two tractor-trailers be parked on any such lot.
- (b) Only those that reside on the property and are properly licensed (CDL) may park tractor-trailers on the lot.
- (c) Loading and unloading of tractor-trailers on a residential parcel is not permitted.
- (d) This provision shall not be construed to permit a freight trucking operation in residential zoning districts.

J. Place of Worship Accessory Uses

1. General

- (a) The seating capacity of the sanctuary or other principal worship or assembly space shall not exceed a number equal to the lot area (expressed in square feet) divided by 100.