

ARTICLE VI

USE REQUIREMENTS BY DISTRICT

Within the districts indicated on the zoning map, no building or land shall be used, and no building shall be erected or altered which is intended or designed to be used in whole or in part, for any use other than those listed as permitted for that district in this article. In no case shall the lot size in any district be less than the stated minimum requirements of this ordinance nor shall any use of the land not specifically permitted be allowed.

Section 601 R-A Residential-Agricultural District

The regulations of this district are intended to encourage the continuance of agricultural uses as well as to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently lower density to provide a healthful environment.

601.1 The following uses are permitted:

Accessory buildings or structures, provided such shall be permitted only in a side or rear yard and shall not be less than fifteen (15) feet from any property line, and further provided, that in the case of corner lots, such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line.

Cemeteries - provided that a buffer strip be provided on all property lines abutting residentially zoned land, and further provided that no grave site be located closer than forty-feet (40) feet to any property line or fifty-feet (50) to any public right-of-way. Churches and customary related uses, provided that all accessory uses shall be at least twenty (20) feet from any property line.

Clubs and Lodges (non-profit only)

Farm-type enterprises when considered as being part of bona fide farms such as plant nurseries, commercial greenhouses, fruit or vegetable packing sheds, retail sale of products grown on premises, fish hatcheries, tobacco storage for sales, and similar commercial and processing activities, specifically excluding commercial poultry operations and hog farms.

Government owned buildings and facilities of the Village of Misenheimer. Unless otherwise included within the list of permitted uses of this district, these uses shall not include storage, disposal, processing, or manufacture of hazardous or toxic materials as a principle activity. In addition:

(A) These uses shall not create smoke, odor, dust, or noise, which would cause health hazard or nuisance to surrounding property.

(B) All dangerous apparatus shall be enclosed by a chain link fence at least eight (8) feet in height

Greenhouses and Truck Gardens (commercial and Non-commercial)

Group Homes, provided that they are the sole residential structure on a lot of at least five (5) acres

Home Occupation, Customary (Refer to Article IV, Section 411)

Home Occupation, Rural (Refer to Article IV, Section 412)

Hunting Clubs (non-profit)

Manufactured Homes on Individual Lots, Class A and B(Refer to Article XIII, Section 1302.23)

Nursery Schools and Kindergartens

Nursing, Rest, or Convalescent Homes not used for the treatment of contagious diseases, alcoholics, drug addicts, or psychotics.

Public Safety Facilities such as fire and police stations, rescue headquarters, ambulance service, and civil defense centers, provided that all vehicles are stored indoors, except those of the Police Department.

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

(A) Such facilities are essential to the service of the immediate area;

(B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;

(C) All buildings shall (except public utility cabinets) be set back at least thirty (30) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum thirty (30) foot front, fifteen (15) side, and zero rear setback as measured from the street right of way or property line;

(D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

(E) Provided that it is reviewed and approved by the Planning Board and Village Council

Recreational Uses: Community Centers, golf courses, libraries, parks playgrounds,

swimming pools.

Schools including colleges, universities, public elementary and secondary schools, and private schools having curricula approximately the same as ordinarily given in public schools.

Single-Family Dwellings, either site-built or modular.

Two-family dwellings, either site built or modular provided that they shall be located on a corner lot, with the following restrictions:

- (A) One side of the corner lot shall be located on a NCDOT state maintained road;
- (B) Each front entrance shall face a separate public street;
- (C) Each front entrance shall be considered a front yard for setback purposes;
- (D) Total size of the parcel of land is one and one half acres per dwelling unit.

Vinyards and associated wineries

601.2 Prohibited Uses

For the purposes of the Village of Misenheimer commercial poultry operations and hog farms are not a permitted use and are prohibited in the R-A Residential Agriculture District