

RIVER BEND PLANNING BOARD

August 4th, 2022 at 6:00pm
River Bend Municipal Building
51 Shoreline Drive, River Bend, NC

AGENDA

- I. CALL TO ORDER – *Egon Lippert***

We welcome our visitors. A copy of the meeting package is available. If you want to address the board with general comments or priority issues, you have the opportunity to do so at this time. For comments or questions regarding a specific agenda item, please address the board as the item comes up.
- II. GENERAL VISITOR COMMENTS – *All***
- III. APPROVAL OF LAST MEETING MINUTES – *Allison McCollum***
- IV. REPORTS**
 - A. Summary of permits issued – *Allison McCollum***
 - B. Town Council Update – *Buddy Sheffield***
- V. OLD BUSINESS – *All***
 - A. Updates/revisions to current sign ordinance**
 - B. Updates/revisions to current ordinance regarding short-term-rentals**
- VI. NEW BUSINESS – *All***
 - A. Election of Board Chair, Vice-Chair and Secretary.**
- VII. OTHER – *All***
 - A. Next meeting is scheduled for **September 1st, 2022 at 6:00pm****
- VIII. CALL FOR ADJOURNMENT - *All***

Town of River Bend Planning Board

Minutes for Regular Meeting – 2 June 2022 – River Bend Municipal Building

Board Members present: Chairman Egon Lippert, Vice Chair Bob Kohn, Keith Boulware, Linda Cummings, Kathleen Fleming, Kelly Latimer

Board Members absent: Kelly Forrest

Others present: Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, Town Attorney Dave Baxter, Matthew Hook (Ellis Developments), Zach Anderson (Ellis Developments), and approximately sixty-five members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 2 June 2022, in the River Bend Municipal Building meeting room with a quorum present.

2. Priority Issues / General Visitor Comments

a. Rezoning Request - 403 Old Pollocksville Road (PIN: 8-200-029)

Planning Board Chairman Egon Lippert briefly explained the procedure that the Planning Board follows for rezoning requests. Town Manager Delane Jackson summarized the rezoning request for Parcel ID: 8-200-029 to change from R-20A to PDR-SF and PDR-MF. The Town Manager answered a few general questions from the public.

Matthew Hook from Ellis Developments gave a brief presentation explaining the specifics of the request. There were a variety of questions from the public and from the Planning Board members. Matthew Hook and Zach Anderson from Ellis Developments, along with Town Manager Delane Jackson fielded questions as warranted.

After nearly one hour of discussion, Chairman Egon Lippert made a **motion** to recommend approval of the rezoning request. Motion was **seconded** by Board Member Keith Boulware. Chairman Egon Lippert and Board Members Keith Boulware, Linda Cummings, and Kathleen Fleming voted in favor of the motion. Board Member Kelly Latimer and Vice Chair Bob Kohn voted against the motion. With four votes in favor, the **motion carried**.

Chairman Egon Lippert called for a five minute recess of the meeting.

b. Short-Term Rentals - Ordinance Recommendation

Town Manager Delane Jackson summarized the issue and explained that while the Town's current ordinance does not permit "tourist homes," such as AirBNB, it has been requested that the Planning Board reevaluate this ordinance and revise in light of the verdict from the NC Court of Appeals in Schroeder v. City of Wilmington. Town Attorney Dave Baxter gave a brief overview of the court's decision. Town Manager Delane Jackson, Town Attorney Dave Baxter, and Assistant Zoning Administrator Allison McCollum answered questions from the Planning Board members.

A few members of the public made comments both for and against restricting short-term rentals and asked questions of the Board and the Town Manager.

Chairman Egon Lippert made a **motion** to instruct the Town staff to write an ordinance update that would more clearly prohibit short-term rentals. Motion was **seconded** by Vice Chair Bob Kohn. Vice Chair Bob Kohn, and Board Members Linda Cummings, Kelly Latimer, and Kathleen Fleming voted in favor of the motion. Chairman Egon Lippert and Board Member Keith Boulware voted against the motion. With four votes in favor, the **motion carried**.

3. Approval of 3 March 2022 Regular Meeting Minutes

The Board reviewed the Minutes of the 3 March 2022 Regular Meeting. **Motion** was made by Board Member Keith Boulware to accept the Minutes as presented. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

4. Reports

a. Zoning Report

AZA Allison McCollum presented the Board with a typed report summarizing the number of permits issued, the type of permit issued, and the total of all permit fees for the months of March, April, and May 2022. The members of the Board reviewed the report and asked questions as needed.

b. Council Report

Councilman Buddy Sheffield addressed the Board and verbally reviewed the most recent actions of the Town Council. Chairman Egon Lippert, Vice Chair Bob Kohn, and Board Member Linda Cummings all have terms set to expire on June 30th, 2022. All three members agreed to be reinstated. Councilman Sheffield announced that the purchase of the property at 1405 Plantation Drive for the anticipated Public Works Building had closed. The members of the Planning Board asked questions as needed.

5. Old Business

None at this time.

6. New Business

a. Special Use Permit - 1504 Plantation Drive (PIN: 8-200-27001)

Chairman Egon Lippert summarized the procedure the Planning Board follows for Special Use Permits. Town Manager Delane Jackson explained the proposed project - a new building for the Public Works Department - and the necessity for a Special Use Permit. The Town Manager also asked that the Planning Board consider recommending a rezoning of the lot from R-20A to match the zoning of the adjacent section of PIN: 8-200-029 if that rezoning request is approved by the Town Council.

Vice Chair Bob Kohn made a **motion** to recommend approval of the Special Use Permit to the Board of Adjustment and to recommend that the Town Council rezone the property to be consistent with the adjacent property, if that property is rezoned. Motion was **seconded** by Board Member Keith Boulware. **Motion carried unanimously.**

7. Other

The next regular meeting is scheduled for Thursday, 7 July 2022 at 6pm.

8. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Board Member Kelly Latimer. **Motion carried unanimously** and the meeting adjourned at 7:45 PM.

Allison McCollum, Secretary



TOWN OF RIVER BEND

45 Shoreline Drive
River Bend, NC 28562

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www.riverbendnc.org

June 2022

Permit Type	Total Issued	Total Project Cost
Flood	5	\$18,314.00
Residential Zoning	12	\$139,123.00

The total amount of permit fees collected for June 2022 is **\$696.40**

July 2022

Permit Type	Total Issued	Total Project Cost
CAMA	1	\$10,000.00
Flood	2	\$22,728.00
Residential Zoning	5	\$48,398.00
Sign	3	N/A

The total amount of permit fees collected for July 2022 is **\$468.80**

SIGNS

§ 15.02.095 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ADVERTISING SIGN. A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered:

- (1) Only elsewhere than upon the premises where the sign is displayed; or
- (2) Is as a minor and incidental activity upon the premises where the sign is displayed.

BUSINESS SIGN. A sign which directs attention to a business or profession located upon the premises where the sign is displayed, to type of products sold, manufactured, or assembled, and/or to service or entertainment offered on the premises, but not a sign pertaining to the preceding if the activity is only minor or incidental to the principal use of the premises.

FREESTANDING SIGN. A sign that:

- (1) Is permanent; and
- (2) Is attached to, erected on, or supported by some structure such as a pole, mast, or frame that is not itself an integral part of a building or other structure having a principal function other than the support of a sign.

NON-CONFORMING SIGN. A sign that, on the effective date of this chapter, does not conform to 1 or more of the regulations set forth in this chapter.

OFF-PREMISES SIGN. A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction or other activity that is conducted, sold or offered at a location other than the premises on which the sign is located. The structure on which an advertising sign is displayed of type commonly known as billboard is also an advertising sign.

SHINGLE SIGN. A small signboard hanging or protruding so that both sides are visible, which has no dimension more than 2 feet which is no larger in area than 3 square feet. A SHINGLE SIGN may be mounted as a wall sign so that only 1 side is visible.

SIGN. Any surface, fabric or device bearing lettered, pictorial or sculptured matter designed to convey information visually and exposed to public view; or any structure designed to carry the above visual information.

TEMPORARY SIGN.

- (1) A sign [located in a non-residential zoning district](#) that:
 - (a) Is used in connection with a circumstance, situation or event that is designed, intended or expected ~~to take place or~~ to be completed within ~~a reasonably short or definite period~~ [15 days](#) after the erection of the sign; ~~or~~

- (b) Is intended to remain on the location where it is erected or placed for a period of ~~generally~~ not more than ~~15~~ 2 days following the completion of the event; or
- (c) Is displayed on a premises only during normal operating hours and then removed from that location; and
- ~~(d)~~ Is not affixed to any building or structure.

(2) If a sign display area is permanent, but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.

WALL SIGN. A sign attached or erected against the wall of a building or structure, only 1 side of which is visible.

YARD SALE ~~AND OTHER PRIVATE EVENT SIGNS.~~ ~~Yard sale s~~ Signs ~~or any other signs~~ advertising ~~an event of any type~~ a yard sale on private property.

§ 15.02.096 SIGN PERMIT REQUIRED.

- A. Except as otherwise provided in §§ 15.02.097 and 15.02.098, no sign may be erected, moved, enlarged or substantially altered except in accordance with the provisions of this subchapter.
- B. Signs not exempted under the provisions referenced in division (A) above may be erected, moved, enlarged or substantially altered only in accordance with a sign permit issued by the Zoning Administrator.
 - 1. Sign permit applications and sign permits shall be governed by the same provisions of this chapter applicable to zoning permits.
 - 2.
 - a) In the case of a lot occupied or intended to be occupied by multiple business enterprises (e.g. a shopping center), sign permits shall be issued in the name of the property owner rather than in the name of the individual business, and it shall be the responsibility of the owner to allocate among the tenants the permissible maximum sign surface area that has been approved by the Zoning Administrator.
 - b) Upon application by the owner, the Zoning Administrator must approve a master sign plan that allocates permissible sign surface area to the various buildings or businesses within the development according to an agreed-upon formula, and thereafter sign permits may be issued to individual tenants by the Zoning Administrator or his designee only in accordance with the allocation contained in the master sign plan. In the event an owner is unwilling or unable to devise a master sign plan, the plan shall be developed by the Zoning Administrator using building frontage as a calculation for total sign area.

Penalty, see § 1.01.999

§ 15.02.097 SIGNS EXEMPT FROM REGULATION.

Amended 04/18/2013

The following signs are exempt from regulation under this subchapter except for the regulations embodied in § 15.02.107:

- A. Signs not exceeding 2 square feet in area that are customarily associated with residential use and that are not of a commercial nature, such as signs giving property identification names or numbers or names of occupants, signs on mailboxes or paper tubes and signs posted on private property related to private parking or warning the public against trespassing or danger from animals.
- B. Signs erected by or on behalf of or pursuant to the authorization of a governmental body, including legal notices, identification and informational signs and traffic, directional or regulatory signs.
- C. Official signs of an informational nature erected by public utilities.
- D. Flags, pennants or insignia of any governmental or nonprofit organization when not displayed in connection with a commercial promotion or as an advertising device.
- E. Signs directing and guiding traffic on private property that do not exceed 2 square feet each and that bear no advertising information.
- F. Signs painted on or otherwise permanently attached to currently licensed motor vehicles that are not primarily used as signs.

§ 15.02.098 CERTAIN ~~TEMPORARY~~ SIGNS; PERMIT EXEMPTIONS AND ADDITIONAL REGULATIONS.

Amended 04/18/2013

- A. The following ~~temporary~~ types of signs are permitted without a ~~zoning, special use, conditional zoning or~~ sign permit. However, these signs shall conform to the requirements set forth below as well as all other applicable requirements of this subchapter except those contained in §§ 15.02.101 and 15.02.103.
 - 1. Real estate signs. Signs containing the message that the real estate on which the sign is located (including buildings) is for sale, lease or rent, together with information identifying the owner or agent. Real estate signs advertising residential properties shall not exceed 4 square feet in area and shall not be illuminated. Real estate signs advertising commercial property shall not exceed 32 square feet in area and shall not be illuminated. All real estate signs shall be removed within 10 days of sale, lease or rental. Only 1 real estate sign is permitted for each property with the exception of properties abutting waterways or the golf course, which may have 2 signs.
 - 2. Construction site identification signs. These signs may identify the project, the owner or the developer, architect, engineer, contractor, and subcontractors and funding sources and may contain related information. Not more than 1 sign may be erected per site and may not exceed 32 square feet in area. These signs may be erected no more than 30 days prior to the issuance of a building permit, and shall be removed within 10 days after the issuance of the final occupancy permit.

- ~~3.—Displays of a non-commercial nature, including lighting, erected in connection with the observance of holidays. These signs shall be removed within 10 days following the holiday or established holiday season.~~
- ~~4.—Signs erected in connection with elections or political campaigns. Election signs are permitted, provided that:
 - ~~a)—One (1) sign shall be permitted per individual lot or parcel for each candidate for office or side of a ballot measure or issue; for a lot or parcel with frontage on a second street, one (1) additional sign for each candidate for office or side of a ballot measure or issue shall be permitted to front the second street.~~
 - ~~b)—Such signs shall be located on private property and not within the public right-of-way or affixed to any improvement within such right-of-way (median, utility pole, traffic control device, bridge, guardrail, or other safety barrier), within a required sight distance triangle, or on Town property or buildings. However, signs may be placed on designated areas of Town Hall property on Election Day under rules established by the Craven County Board of Elections, and the Town Manager not inconsistent therewith.~~
 - ~~c)—Such signs shall be located only on private property with the property occupant's consent (or, if unoccupied, the property owner's consent). It shall be presumed the property occupant, or property owner as the case may be, has given permission or consents to the sign's placement unless the property occupant or owner notifies the Town otherwise.~~
 - ~~d)—Such a sign shall not be erected more than forty five (45) days prior to the beginning date of "one-stop" early voting in Craven County, and shall be removed within ten (10) days following the date of any election or other event to which it refers.~~
 - ~~e)—Such a sign shall not exceed four (4) square feet in area per sign face or forty two (42) inches in height.~~
 - ~~f)—The property occupant or, in the case of an unoccupied property, the property owner, shall be responsible for violations contained therein.~~~~
3. Yard sale signs: Yard sale signs or any other signs advertising an event of any type on private property shall not exceed 4 square feet in area and may be erected only 1-2 days prior to the event. The signs shall be removed immediately at the conclusion of the event for which the sign was posted. The signs must be self-supporting and may not be attached in any manner to utility poles, traffic sign posts or any other structure, including specifically but not limited to any sign maintained by the town. Notwithstanding contrary provisions of this subchapter, signs regulated by this section may be placed within street rights of way or public property provided that the signs are removed within the time limits prescribed by this section and are not placed in any area adjacent to any residential property of any type unless permission is received from the occupant.
- 5.4. Other signs. Any other type of sign that is not related to a business function or activity.

B. Except for directional, warning, or regulatory signs, the number of signs allowed pursuant to § 15.02.098 on any one parcel of land shall not exceed two (2). However, this limitation shall not

be in effect forty-five (45) days prior to the beginning date of “one-stop” early voting in Craven County and the ten (10) days following the date of any election; and

C. Such a sign shall not exceed four (4) square feet in area per sign face or be placed more than forty-two (42) inches in height above the ground; and

D. These type signs cannot be located on public property, except within a street right-of-way as described herein, unless approved by the Town Council or its designee. Within a street right-of-way, no sign shall be located less than 15 feet from the edge of the pavement. In some cases, this 15 feet set-back may be within the street right-of-way. Additionally, only the owner/occupant of the private property adjacent to the street right-of-way may erect a sign within the street right-of-way adjacent to their property or on their property. For example, Resident A cannot place a sign in front of or on Resident B’s property, including the street right-of-way, without the permission of Resident B; and

~~B. Temporary signs cannot be located within street rights-of-way or public property unless approved by the Town Council or its designee. In no case shall a sign be located less than 15 feet from the edge of the pavement. When it is not possible to locate a sign 15 feet from the edge of the pavement as required, a waiver may be requested and the Town Zoning Administrator shall view the site where the sign is to be displayed and make a determination in writing. One copy shall be given to the applicant, 1 copy to the Police Department and 1 copy retained in the files of the Zoning Administrator.~~

E. The property occupant or, in the case of an unoccupied property, the property owner, shall be responsible for violations contained therein.

G.F.

~~1. Temporary signs promoting charitable causes, used in connection with~~ local or special events of interest to the residents of the town may be erected upon approval from the Zoning Administrator who will review the reason for the sign, proposed location and size.

~~2. Signs-These signs~~ shall be erected no sooner that 10 calendar days prior to the event and removed within 2 calendar days after the close of the event.

~~3. These~~ signs shall not be in place for a period exceeding 30 calendar days.

Penalty, see § 1.01.999

SIGNS

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TEMPORARY SIGN.

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 - (a) Is used in connection with a circumstance, situation or event that is designed, intended or expected to be completed within 15 days after the erection of the sign; or

- (b) Is intended to remain on the location where it is erected or placed for a period of not more than 2 days following the completion of the event; or
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Penalty, see § 1.01.999

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Amended 04/18/2013

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- B. Signs erected by or on behalf of or pursuant to the authorization of a governmental body, including legal notices, identification and informational signs and traffic, directional or regulatory signs.
- C. Official signs of an informational nature erected by public utilities.
- D. Flags, pennants or insignia of any governmental or nonprofit organization when not displayed in connection with a commercial promotion or as an advertising device.
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§ 15.02.098 CERTAIN SIGNS; PERMIT EXEMPTIONS AND ADDITIONAL REGULATIONS.

Amended 04/18/2013

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 2. Construction site identification signs. These signs may identify the project, the owner or the developer, architect, engineer, contractor, and subcontractors and funding sources and may contain related information. Not more than 1 sign may be erected per site and may not exceed 32 square feet in area. These signs may be erected no more than 30 days prior to the issuance of a building permit, and shall be removed within 10 days after the issuance of the final occupancy permit.
 3. Yard sale signs. Yard sale signs shall not exceed 4 square feet in area and may be erected only 2 days prior to the event. The signs shall be removed immediately at the conclusion of the event for which the sign was posted. The signs must be self-supporting and may not be

attached in any manner to utility poles, traffic sign posts or any other structure, including specifically but not limited to any sign maintained by the town. Notwithstanding contrary provisions of this subchapter, signs regulated by this section may be placed within street rights of way or public property provided that the signs are removed within the time limits prescribed by this section and are not placed in any area adjacent to any residential property of any type unless permission is received from the occupant.

4. Other signs. Any other type of sign that is not related to a business function or activity.
- B. Except for directional, warning, or regulatory signs, the number of signs allowed pursuant to § 15.02.098 on any one parcel of land shall not exceed two (2). However, this limitation shall not be in effect forty-five (45) days prior to the beginning date of “one-stop” early voting in Craven County and the ten (10) days following the date of any election; and
- C. Such a sign shall not exceed four (4) square feet in area per sign face or be placed more than forty-two (42) inches in height above the ground; and
- D. These type signs cannot be located on public property, except within a street right-of-way as described herein, unless approved by the Town Council or its designee. Within a street right-of-way, no sign shall be located less than 15 feet from the edge of the pavement. In some cases, this 15 feet set-back may be within the street right-of-way. Additionally, only the owner/occupant of the private property adjacent to the street right-of-way may erect a sign within the street right-of-way adjacent to their property or on their property. For example, Resident A cannot place a sign in front of or on Resident B’s property, including the street right-of-way, without the permission of Resident B; and
- E. The property occupant or, in the case of an unoccupied property, the property owner, shall be responsible for violations contained therein.
- F. Signs used in connection with local or special events of interest to the residents of the town may be erected upon approval from the Zoning Administrator who will review the reason for the sign, proposed location and size. These signs shall be erected no sooner than 10 calendar days prior to the event and removed within 2 calendar days after the close of the event. These signs shall not be in place for a period exceeding 30 calendar days.

Penalty, see § 1.01.999

BUILDING, ACCESSORY. A subordinate building on the same lot as the principal building, consisting of walls or supporting members and a roof, the use of which is customarily incidental to the use of a principal building on the same lot.

BUILDING, PRINCIPAL/MAIN. A building in which is conducted the principal or main use of the lot on which it is located. Principal and main are synonymous here and in all other usage throughout the code.

BUILDING SETBACK LINE. A line parallel to the front property line in front of which no structure shall be erected.

CHILD DAY CARE CENTERS AND NURSERIES. Child day care centers or nurseries shall comply with the G.S. § 110, Article 7, which governs the licensing of day care facilities.

COMMERCIAL USE. Any use permitted by this chapter in a commercial district.

COMMERCIAL VEHICLE. A vehicle:

- (1) With lettering or signage indicating use for commercial purposes; or
- (2) In excess of ½ ton load capacity of a type customarily used for commercial purposes.

CONDITIONAL ZONING. A legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

COUNTY. Craven County, North Carolina.

DIMENSIONAL NON-CONFORMITY. A non-conforming situation that occurs when the height, size, or minimum floor space of a structure or the relationship between an existing building or buildings and other buildings or lot lines does not conform to the regulations applicable to the district in which the property is located.

DWELLING. A building or portion thereof designed, arranged or used for permanent living quarters for 1 or more families. **The term DWELLING shall not be deemed to include a motel, hotel, tourist home or any structures designed for transient residence.**

DWELLING, MULTIPLE. A building, including an apartment house, or portion of 1 used or designed as a residence for 3 or more families living independently of each other and doing their own cooking therein.

DWELLING, SINGLE-FAMILY. A building used or designated as a residence for a single family.

DWELLING, 2-FAMILY. A building or portion thereof used or designed as a residence for 2 families living independently of each other and doing their own cooking therein.

ELEVATION. In relation to mean sea level, new construction shall have the minimum elevation no less than 10.5 feet to the floor joist or no less than 11 feet to the lowest habitable floor, whichever is more restrictive.

FAMILY. One or more persons occupying a single family dwelling unit, provided that, unless all members are related by blood or marriage, no family shall contain more than 5 persons.

FRONT LOT LINE. The line of a lot contiguous with the street right-of-way.

STRUCTURE. Includes but not limited to a building, deck, swimming pool, bulkhead, dock, wall or fence, storage shed, tennis court, gazebo, and satellite antenna, but excluding specifically satellite antennas with dishes of 24 inches or less in diameter.

TIMBER HARVESTING. Timber Harvesting shall be defined as the cutting and removal of a quantity of timber: (i) for delivery of merchantable timber to market, or (ii) pursuant to a practice that reduces tree density and competition to concentrate growth on fewer, high-quality trees (sometimes referred to as thinning); or (iii) otherwise resulting in the removal of more than twenty (20) regulated trees per acre.

Added 09/17/2007, Amended 04/16/2009

TOURIST HOME. A dwelling residential or commercial structure wherein rooms or the entire structure are rented to provide overnight accommodations or rental terms of less than thirty (30) days for transient guests.

TOWN. The Town of River Bend.

TOWN COUNCIL. The Town Council of the Town of River Bend.

WATERWAYS. The system of canals, ponds (including private bodies of water) rivers or other natural or manmade water features that stormwater drains to, through and from and that are expected to act as a reservoir, conduit or collection point for storm water or areas classified as wet lands.

YARD.

- (1) The space on the same lot with the main building between the main building and the front lot line(s) (front yard), between the main building and the side lot line(s) (side yard), and between the main building and the rear lot line (rear yard).

1. A buffer shall be provided along all property lines of the uses which abut a residential district or lot which is occupied by a residential use;
2. All gasoline pumps and other stationary equipment shall be at least 24 feet off the edge of pavement and 12 feet off the edge of right of way; and
3. All areas subject to daily or frequent use of vehicles shall be paved.

G. *Janitorial supplies.* Due to the nature of the materials handled which could be a safety hazard, the business owner must demonstrate strict control of chemical supplies by showing capability to comply with all federal and state regulations.

Penalty, see § 1.01.999

§ 15.02.124 DISTRICT USE REGULATIONS.

For convenience in the administration of this chapter, there hereby is established and made a part of this chapter the following schedule of district use regulations.

SCHEDULE OF DISTRICT USE REGULATIONS									
KEY: P – Use permitted by right SU – Special use permitted upon approval by Board of Adjustment after recommendation of the Planning Board Blank/Unlisted – Prohibited use									
Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Accessory Building	P	P	P	P	SU	SU	SU	P	
Adult Day Care					P	P	P		G
Bakery, Retail						P	P		G
Financial Services						P	P		G
Barber Shop/Beauty Shop						P	P		G
Boats and Trailer Sales						SU	SU		G
Cabinet, Woodworking or Upholstery Shops						P	P		G
Child Day Care						SU			
Churches	SU	SU	SU	SU	P	SU	SU		E

SCHEDULE OF DISTRICT USE REGULATIONS									
KEY: P – Use permitted by right SU – Special use permitted upon approval by Board of Adjustment after recommendation of the Planning Board Blank/Unlisted – Prohibited use									
Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Clubs and Lounges, Private					P	SU	SU		F
Clothing Store						P	P		G
Computer Sales and Service						P	P		G
Dairy Bar and Ice Cream Parlors						P	P		G
Drug Store						P	P		F
Dry Cleaners/Drop Off/Pick Up Only						P	P		G
Dwellings, Single- Family	P	P	P	P		SU			A
Dwellings, 2-Family				P		SU			A
Dwellings, Multi- Family				P		SU			A
Fire Department Buildings	SU	SU	SU	SU	SU	SU	SU		F
Fitness Center						P	P		G
Florists/Gift Shop						P	P		G
Furniture Store						P	P		G
Golf Course	SU	SU	SU	SU	P	SU	SU		F
Grocery Store						P	P		G
Hardware Sales						P	P		G
Home Occupations	P	P	P		P				G
<u>Hotel, Motel, Tourist Home***</u>					<u>P</u>	<u>P</u>	<u>P</u>	<u>SU</u>	<u>G</u>

SCHEDULE OF DISTRICT USE REGULATIONS									
<p>KEY: P – Use permitted by right SU – Special use permitted upon approval by Board of Adjustment after recommendation of the Planning Board Blank/Unlisted – Prohibited use</p>									
Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Jewelry and Watch Repair						P	P		G
Libraries	SU	SU	SU	SU		P	P		G
Marina						P			G
Nursing Home and Rest Home					P				G
Office for Business, Professional and Personal Services						P	P		G
Pet Shops (excluding Veterinary Services)						P	P		G
Pharmacy						P	P		G
Photo Shop/Supply						P	P		G
Police Station	SU	SU	SU	SU	SU	SU	SU		F
Public Enterprise**	SU	SU	SU	SU		SU	SU		F
Public Utility	SU	SU	SU	SU	SU	SU	SU		F
Restaurants					P	P	P		F
Schools	SU	SU	SU	SU	SU				F
Service Station						SU	SU		J
Shoe Sales and Repair						P	P		G
Sporting Goods Sales						P	P		G

SCHEDULE OF DISTRICT USE REGULATIONS									
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Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Storage Rental Units/Areas						P	P		G
Travel Agency						P	P		G
Utility Tanks, Pumps, Electrical Substations & Related Services	SU	SU	SU	SU	SU	SU	SU	SU	
Wholesale and/or Retail Janitorial Sales & Services						SU	SU		F
Youth Center					P	P	P		G
*Parking code described in §15.02.080 ** As defined by G.S. § 160A-311 *** Non-conforming uses of motel, hotel, or tourist home at the time of its addition to this ordinance shall be amortized for a period of 12 months from [DATE]. After that date, the use must terminate if not permitted in the corresponding zone or a special use permit has not been obtained, as applicable.									

Penalty, see § 1.01.999

Amended 11/18/10

§ 15.02.125 CONTROL OF BACKFLOW AND CROSS-CONNECTIONS.

A. Purpose.

1. The purpose of this section is to protect the public potable water supply of the town from the possibility of contamination or pollution by isolating within the consumer's internal distribution system(s) or the consumer's private water system(s) such contaminants or pollutants which could backflow into the public water system.
2. This section shall apply to all users connected to the town's public potable water supply regardless of whether the user is located within the town limits or outside the town limits.

B. Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AIR-GAP SEPARATION. An unobstructed vertical distance through the atmosphere between the lowest opening from any pipe or faucet supplying water to a tank, plumbing fixture, or other device and the flood level rim of the receptacle. An approved air-gap vertical separation shall be at least double the diameter of the supply pipe. In no case shall the air-gap be less than 1 inch.

BUILDING, ACCESSORY. A subordinate building on the same lot as the principal building, consisting of walls or supporting members and a roof, the use of which is customarily incidental to the use of a principal building on the same lot.

BUILDING, PRINCIPAL/MAIN. A building in which is conducted the principal or main use of the lot on which it is located. Principal and main are synonymous here and in all other usage throughout the code.

BUILDING SETBACK LINE. A line parallel to the front property line in front of which no structure shall be erected.

CHILD DAY CARE CENTERS AND NURSERIES. Child day care centers or nurseries shall comply with the G.S. § 110, Article 7, which governs the licensing of day care facilities.

COMMERCIAL USE. Any use permitted by this chapter in a commercial district.

COMMERCIAL VEHICLE. A vehicle:

- (1) With lettering or signage indicating use for commercial purposes; or
- (2) In excess of ½ ton load capacity of a type customarily used for commercial purposes.

CONDITIONAL ZONING. A legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

COUNTY. Craven County, North Carolina.

DIMENSIONAL NON-CONFORMITY. A non-conforming situation that occurs when the height, size, or minimum floor space of a structure or the relationship between an existing building or buildings and other buildings or lot lines does not conform to the regulations applicable to the district in which the property is located.

DWELLING. A building or portion thereof designed, arranged or used for permanent living quarters for 1 or more families. The term *DWELLING* shall not be deemed to include a motel, hotel, tourist home or any structures designed for transient residence.

DWELLING, MULTIPLE. A building, including an apartment house, or portion of 1 used or designed as a residence for 3 or more families living independently of each other and doing their own cooking therein.

DWELLING, SINGLE-FAMILY. A building used or designated as a residence for a single family.

DWELLING, 2-FAMILY. A building or portion thereof used or designed as a residence for 2 families living independently of each other and doing their own cooking therein.

ELEVATION. In relation to mean sea level, new construction shall have the minimum elevation no less than 10.5 feet to the floor joist or no less than 11 feet to the lowest habitable floor, whichever is more restrictive.

FAMILY. One or more persons occupying a single family dwelling unit, provided that, unless all members are related by blood or marriage, no family shall contain more than 5 persons.

FRONT LOT LINE. The line of a lot contiguous with the street right-of-way.

STRUCTURE. Includes but not limited to a building, deck, swimming pool, bulkhead, dock, wall or fence, storage shed, tennis court, gazebo, and satellite antenna, but excluding specifically satellite antennas with dishes of 24 inches or less in diameter.

TIMBER HARVESTING. Timber Harvesting shall be defined as the cutting and removal of a quantity of timber: (i) for delivery of merchantable timber to market, or (ii) pursuant to a practice that reduces tree density and competition to concentrate growth on fewer, high-quality trees (sometimes referred to as thinning); or (iii) otherwise resulting in the removal of more than twenty (20) regulated trees per acre.

Added 09/17/2007, Amended 04/16/2009

TOURIST HOME. A residential or commercial structure wherein rooms or the entire structure are rented to provide overnight accommodations or rental terms of less than thirty (30) days for transient guests.

TOWN. The Town of River Bend.

TOWN COUNCIL. The Town Council of the Town of River Bend.

WATERWAYS. The system of canals, ponds (including private bodies of water) rivers or other natural or manmade water features that stormwater drains to, through and from and that are expected to act as a reservoir, conduit or collection point for storm water or areas classified as wet lands.

YARD.

- (1) The space on the same lot with the main building between the main building and the front lot line(s) (front yard), between the main building and the side lot line(s) (side yard), and between the main building and the rear lot line (rear yard).

1. A buffer shall be provided along all property lines of the uses which abut a residential district or lot which is occupied by a residential use;
2. All gasoline pumps and other stationary equipment shall be at least 24 feet off the edge of pavement and 12 feet off the edge of right of way; and
3. All areas subject to daily or frequent use of vehicles shall be paved.

G. *Janitorial supplies.* Due to the nature of the materials handled which could be a safety hazard, the business owner must demonstrate strict control of chemical supplies by showing capability to comply with all federal and state regulations.

Penalty, see § 1.01.999

§ 15.02.124 DISTRICT USE REGULATIONS.

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Bakery, Retail						P	P		G
Financial Services						P	P		G
Barber Shop/Beauty Shop						P	P		G
Boats and Trailer Sales						SU	SU		G
Cabinet, Woodworking or Upholstery Shops						P	P		G
Child Day Care						SU			
Churches	SU	SU	SU	SU	P	SU	SU		E

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Dwellings, Single- Family	P	P	P	P		SU			A
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Dwellings, Multi- Family				P		SU			A
Fire Department Buildings	SU	SU	SU	SU	SU	SU	SU		F
Fitness Center						P	P		G
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Golf Course	SU	SU	SU	SU	P	SU	SU		F
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Pharmacy						P	P		G
Photo Shop/Supply						P	P		G
Police Station	SU	SU	SU	SU	SU	SU	SU		F
Public Enterprise**	SU	SU	SU	SU		SU	SU		F
Public Utility	SU	SU	SU	SU	SU	SU	SU		F
Restaurants					P	P	P		F
Schools	SU	SU	SU	SU	SU				F
Service Station						SU	SU		J
Shoe Sales and Repair						P	P		G
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