

AN ORDINANCE TO AMEND ARTICLE 3, ARTICLE 8, AND ARTICLE 11

Section 1. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville that Article 3, Section 3.2.1(d)(4)(a) Rural District, 3.2.2(d)(4)(a) Transitional Residential District, 3.2.4(d)(1)(e) Neighborhood Residential District, 3.2.5(d)(1)(d) Neighborhood Center District, 3.2.6(d)(4) Town Center District, 3.2.7(d)(1)(d) Highway Commercial District, 3.2.11(d)(1)(d) Traditional Neighborhood Development District, 3.2.13(d)(2)(c) Transit-Oriented Development-Residential District, and 3.3.1(d)(1) Manufactured Home Overlay District of the Zoning Ordinance is hereby amended by modifying as follows:

- Nothing in this subsection shall be interpreted to conflict with the building design element provisions as found in N.C.G.S. 160D-702(b) for structures subject to the North Carolina Residential Code ~~for One- and Two-Family Dwellings~~.

Section 2. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 8.14, General Standards for Driveway Permitting, is hereby amended as follows:

8.14 General Standards For Driveway Permitting

1. No driveway or other point of access to a public street shall be constructed, relocated, or altered unless a driveway permit is obtained from the Town of Huntersville or the State of North Carolina, whichever jurisdiction applies. The applicant shall comply with the most restrictive standards. **Notwithstanding the foregoing, nothing in this subsection shall be interpreted to conflict with N.C.G.S. § 160D-804(j).**

Section 3. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 11.1.3, Building Permit, is hereby amended as follows:

1. **Building Permit.** No development shall occur except pursuant to a building permit, when one is required. A building permit is generally required for the activities below. Other building activities may also require a permit.
 - a) The addition, repair, or replacement of load bearing structures.
 - b) The installation, extension, or general repair of any plumbing system or an addition or change in the design of plumbing.
 - c) The addition, replacement, or change in the design of heating, air conditioning, or electrical wiring, devices, appliances, or equipment.
 - d) The addition (excluding replacement) of roofing.

- e) The use of materials not permitted by the North Carolina State Building Code.
~~Commercial work of any value.~~
- f) Work on single-family ~~residential~~ residence, ~~or farm buildings,~~ or commercial buildings exceeding ~~\$5,000~~ 40,000.
- g) The following work, even if not in excess of ~~\$5,000~~ 40,000:
- construction of deck, fireplace, pier, or storage building;
 - installation or replacement of insulation, wood stove, or hot water heater;
 - moving a building;
 - demolition of a building.

Section 4. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: 10/5/2023

PUBLIC HEARING DATE: 1/2/2024

PLANNING BOARD MEETING: 1/23/2024

TOWN BOARD DECISION: 2/19/2024