

98-01(c)
ZONING REGULATIONS
TEXT AMENDMENT NO. 53

A RESOLUTION AMENDING
THE MECKLENBURG COUNTY
ZONING REGULATIONS
APPROVED BY COUNTY COMMISSION

DATE FEBRUARY 10, 1998

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended as follows:

1. Amend Chapter 12, Section 12.519 (Outdoor Seasonal Sales) to make the section permanent (The section was originally adopted with a three year sunset provision).

The section will read as follows:

Section 12.519. Outdoor Seasonal Sales.

Outdoor seasonal sales are temporary uses which include but are not limited to Christmas tree sales, pumpkin sales, plant sales, fresh produce sales and similar uses. Outdoor seasonal sales are not intended to include the sale of manufactured items such as furniture, bedding, automobile parts or household goods. Such sales are permitted in all nonresidential zoning districts as a use by right subject to the standards of the underlying zoning district. Outdoor seasonal sales shall be permitted in all residential districts subject to the following conditions:

- (1) Any operator of a seasonal sales use must receive a permit from the Zoning Administrator which describes the type of sales involved and the duration of the sales operation.
- (2) Such sales shall not operate more than a total of 45 days out of the year. The owner of the seasonal sales lot shall be required to maintain an account of the days of all sales operations and shall make such records available upon request of the Zoning Administrator.
- (3) The use may only be located on a vacant lot or on a lot occupied by a nonresidential use such as a church or school. The use shall not operate as an accessory to a principal residential use on a lot. In addition, the use shall not be located on a lot which adjoins a residential use unless

the lot is located on a major thoroughfare.

- (4) The use shall be located on a Class III, III-C, or IV street.
- (5) The use shall not involve or require the construction of a permanent building.
- (6) Any signage which identifies the use shall be in accordance with the underlying zoning district.
- (7) Five off-street parking spaces shall be provided for the use.
- (8) The use, including all sale items, parking and maneuvering shall observe a setback of 15 feet and sale items shall not be located in the sight distance triangle.
- (9) The operator is responsible for the removal of any vestige upon cessation of the seasonal sale including signage.

Section 2. That this resolution shall become effective upon adoption.

Approved as to form:

County Attorney

Read, approved and adopted by the Board of County Commissioners of Mecklenburg County, North Carolina, in meeting on the 10 day of FEBRUARY, 19 98.

Clerk, Board of County Commissioners