

- c. The growth of brush, weeds, grass, shall be controlled by mowing, spraying or other effective methods to prevent harborage of ticks, chiggers, and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds. Open areas shall be maintained free of heavy undergrowth of any description.
 - d. All manufactured home parks shall be maintained free of accumulation of any debris.
 - e. The manufactured home park owner shall not allow a non-operable automobile in a manufactured home park for a period longer than 60 days.
- (5) All streets in the manufactured home park shall be adequately illuminated from sunset to sunrise. The minimum size street light shall be a 175 watt mercury-vapor (approximately 7,000 lumen class), or its equivalent, spaced at intervals of not more than 300 feet.
- (6) Facilities for school buses shall include:
- a. Each manufactured home park plan which contains 10 or more lots which are located more than 400 feet from a public street or highway shall contain a plan for a shelter of sufficient size and design to protect school children from precipitation while awaiting pick-up by the school bus. Such plan shall be subject to the approval of the Northampton County Planning Board.
 - b. Each manufactured home park plan which contains ten or more lots shall contain a drive-way space immediately adjacent to a public street or highway with sufficient length and width so as to permit school buses to leave the public highway upon pick-up and discharge of school children.

(E) Registration of Occupants

- (1) Every manufactured home park owner or operator shall maintain an accurate register containing a record of all occupants and owners of manufactured homes in the park. The register shall be available for inspection at all times by authorized county representatives. The register shall contain the following information:
- a. Name of owner and occupants
 - b. Manufactured home space-number
 - c. Make, model and registration number of manufactured home
 - d. Date when occupancy within the manufactured home park begins and date when occupancy within the manufactured home park ceases.

- (2) Every manufactured home park owner or operator shall provide to the Northampton County Tax Administrator an accurate register as of each 1 January of each year on or before each 30 January of each year.

(F) Inspection

- (1) The Northampton County Health Department, the Northampton County Building Inspector, and/or the Enforcement Officer are hereby authorized and directed to make such inspections as are necessary to determine ordinance compliance in a lawful manner. It shall be the duty of the owners or occupants of manufactured home parks to give these agencies free access to such premises at reasonable times for inspection purposes.
- (2) The person to whom an operating permit for a manufactured home park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain park facilities.
- (3) The park owner or operator shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.

(G) Procedure for Approval

- (1) **Construction Permit Required:** No Manufactured Home Park within the jurisdiction of Town of Woodland shall be established, altered or expanded until a construction permit has been issued by the Administrator, authorizing such construction, which must be preceded by a conditional use permit by the Woodland Town Board of Commissioners. The application shall be accompanied by 5 copies of the proposed plan. Such application must be received at least 10 days prior to a regularly scheduled meeting.
- (2) **Site Plan Requirement:** A site containing the following information shall be submitted to the Administrator

Site Plan

a.	Name of Park; Name and address of owners; and the designer or surveyor.
b.	Date, scale, and the approximate north arrow
c.	Site plan showing: streets, driveways, recreational areas, parking spaces, service buildings, water courses, easements, manufactured-home-space and all structures to be located in the park site.
d.	Boundaries of the tract shown with bearings and distances.
e.	Vicinity map showing the location of the park and the surrounding land usage.
f.	Permanent numbering system for manufactured home spaces.
g.	Name of adjoining property owners.

h.	The proposed utility system for: gas, surface water drainage, street lights, electrical power, water supply, solid waste and sewage disposal facilities.
i.	Certification of approval of water supply plans
j.	Certification of approval of sewage collection systems and treatment facilities plans: NC Dept of Environment and Natural Resources, Division of Environmental Management (non-ground absorption sewage collection system and treatment facilities); or Northampton Health Department (individual ground absorption system-septic tank system- are used or are proposed to be used)
k.	Certification of approval of solid waste storage, collection, and disposal system by the Town of Woodland.
l.	Sedimentation Control Plan approved by the Division of Land Quality, NC Dept of Environment and Natural Resources

(3) **Review by appropriate agency before action by Town Board:**

- a. The county health department, Town of Woodland's consulting engineer, or the appropriate state agency shall review the plan to determine if the park meets the minimum health standards and regulations for:
 - source of water and water distribution system;
 - in-ground sewage system; and
 - adequate lot size, if septic tanks are to be used.
- b. The county building inspector (electrical inspector) shall review the park to determine if the electrical system complies with the electrical code adopted by Northampton County.
- c. The sedimentation control plan shall be reviewed and approved by the NC Department of Environment and Natural Resources, Division of Land Quality, if the disturbed area is over one acre or the Northampton Soil Conservationist if less than one acre.

Each agency shall review the plan within a reasonable time. If they find deficiencies the developer shall be given an opportunity to correct the problems. Once each agency is satisfied, a written report shall be submitted to the Administrator and be available for review by the Town Commissioners before they act on the proposal.

(4) **Action by the Town Board:** The Administrator shall submit the plan to the Woodland Board of Commissioners for their review and action. It is recommended that

the park owner or his agent be present to answer questions concerning the proposed park plan. If approved one copy of the construction plans shall be kept by the Administrator and one copy shall be returned to the developer or his agent. If the plans are disapproved the reasons for such action and recommended changes shall be given in writing to the developer or his agent.

- (5) **Construction Permit Issued:** After receiving approval of the plan, the Administrator shall issue a construction permit for development activities to begin. This does not give approval for the renting or leasing of lots. If construction has not begun within 12 months of the issuance of the permit, the Administrator shall revoke the permit unless the developer is granted an extension by the Town Board for adequate cause.
- (6) **Operating Permit:** When construction is completed the developer applies for an operating permit from the Administrator. The Administrator shall not issue an operating permit until the park is in compliance with the approved site plan.
- (7) **Lease/rent spaces:** The operating permit Issued to the developer shall constitute authority to lease or rent spaces In the manufactured home park
- (8) **Stages/phases:** When a manufactured home park is to be developed in stages or phases, the proposed park may be submitted for the entire development and an operating license may be made for each stage developed. Approval of one stage or phase of a proposed park plan shall not constitute approval to construct, alter or expand any future stage or phase.

Section 13-9 Multi-Family Dwellings

- (A) Density: See Article 11 Dimensional Requirements
- (B) Mean Lot Width: See Article 11 Dimensional Requirements
- (C) Building Setback Lines: All principal buildings shall have a minimum front yard setback of 40 feet. In all other cases, principal buildings shall be located, at least, 30 feet from any property lines.
- (D) Buffers: Landscape buffers as specified in Article 16.
- (E) Control of Potential Nuisance Uses: Mechanical equipment rooms, air conditioning units or cooling towers, swimming pools, water filtration systems, children's play areas, and sporting facilities shall not be placed within 50 feet of adjacent land used or anticipated to be used as single-family residential areas.
- (F) Internal Relationships: Structures, uses, and facilities shall be grouped in a safe, efficient convenient and harmonious relationship in order to preserve desirable natural features and minimum disturbances of the natural topography.
- (G) Interior Circulation System: Streets, drives, parking and service areas shall provide safe and convenient access to dwelling units. Specifically, streets should be laid out not to encourage

outside traffic to traverse the development on minor streets and streets should not create unnecessary fragmentation of the development into small blocks.

- (H) Vehicular Access to Public Roads: When possible, vehicular access to a public road from off-street parking or service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas in a manner which minimizes the number of access points and promotes the free flow of traffic on streets without excessive interruption.
- (I) Signs: Signage shall comply with the requirements specified in Article 14 Signs.
- (J) Off-Street Parking: Off-street parking standards shall comply with Article 15.
- (K) Open Space: A minimum of 15 percent of the gross acreage shall be reserved as open space.
- (L) Recreation Facilities: Family oriented multi-family projects shall provide family oriented space based on the number of bedrooms as established in the following table:

Number of Bedrooms Per Apartment	Minimum Space per Bedroom (sq feet)
1 bedroom	0
2 bedroom	25
3 bedroom	50
4 bedroom	100

These recreational areas shall be reasonably located to assure safe and convenient access. These areas shall not be less than 30 feet times 30 feet or 900 square feet in area. Projects which would provide less than 900 square feet based on the above formula shall be exempt from this requirement.

- (M) Spacing Between Circulation System and Buildings: Automobile parking spaces and drives shall not be located closer than 10 feet to the front, side, or rear of any building.
- (N) Building Relationships: One building wall that has both window and door openings shall be located no closer than 50 feet to another building. Two building walls that have only window openings or only door openings shall be located no closer than 25 feet to another building.
- (O) Courtyard: Any group of buildings forming a courtyard shall have at least 25 percent of the perimeter of such courtyard open for access by emergency vehicles.
- (P) Streets (Interior): Streets shall either be public or private. However, all streets shall be paved and built to the minimum construction standards of the North Carolina Department of Transportation, Division of Highways.

Section 13-10 Multi-Purpose Centers

- (A) Size: The site shall be large enough to accommodate all necessary parking on site. No on-street parking shall be used to meet parking demand.
- (B) Setbacks: No principle or accessory building shall be located within 30 feet of the property line. However, if a solid wood or masonry wall, at least 6 feet in height, is used the setback may be reduced to 15 feet.
- (C) Intensity: The intensity of uses on the site shall not be detrimental to adjacent properties due to traffic, parking, noise, refuse, or other factors.
- (D) Public Address Systems: No outdoor public address system shall be permitted.
- (E) Parking in Front: No parking shall be permitted in the front of the building within the required front yard setback.

Section 13-11 Planned Business Developments (shopping centers, business park, etc.)

- (A) Permitted Uses: Uses shall be limited to uses permitted in the zoning district where the development is proposed.
- (B) Setbacks: To encourage creativity of design and diversity of uses within a cohesive, unified project, development standards for each use shall be waived, provided any structures located around the perimeter shall comply with the setback requirements from property lines and rights-of-way for the underlying zoning district.
- (C) Size: Minimum site acreage needed for the development shall be one acre with a 250 foot minimum lot width.
- (D) Screens and Buffers: Screens and buffers around the perimeter shall be provided in accordance with standards in this ordinance.
- (E) Accessibility: All planned business developments shall abut and have direct access to a public thoroughfare or collector street adequate to accommodate the projected traffic volume.
- (F) Curb Cuts: The number, width and location of curb cuts shall be such as to minimize traffic hazards, inconvenience and congestion.
- (G) Signage: Each project shall contain an identification sign per public entrance in accordance with the development criteria for signage.
- (F) Density Bonus: A density bonus of up to 25 percent over the density normally allowed in the basic zoning district may be approved based on the provision of common open space as listed below.

Section 13-12 Temporary Manufactured Homes

- (A) Commercial and Industrial Districts: Units may be used to provide temporary quarters for on-site construction projects or emergency oriented operations.
- (B) Temporary Use Permits: Permits may be issued for one year initially and may be renewed for successive one year periods so long as the hardship continues to exist. Once the hardship ceases to exist, the permit is automatically voided and the applicant shall remove the manufactured home from the property within 30 days from the date the hardship was terminated.

Article 14

Signs

Section 14-1 Intent

Signs are a necessary part of the environment. Some limitations are placed on their use (number, size, location).

Section 14-2 Permit Required

With the exception of those signs specifically authorized in Section 14-11, no sign shall be erected without a permit from the Zoning Administrator.

Section 14-3 Permit Application

Applications for permits shall be submitted on forms obtained Woodland Town Hall. Each application shall be accompanied by plans which shall:

- (A) Indicate the proposed site by identifying the property by ownership, location, and use;
- (B) Show the location of the sign on the lot in relation to property lines and buildings, zoning district boundaries, right-of-way lines, and existing signs; and
- (C) Show size, character, complete structural specifications, and methods of anchoring and support.

Section 14-4 Structural Requirements

Structural requirements for signs shall be those required in the North Carolina State Building Code.

Section 14-5 Sign Area Computation

Sign area shall be computed by the smallest square, triangle, rectangle, circle, or any combination thereof which will encompass the entire sign, including wall work, frame, or supports incidental to its decoration. In computing the area, only one side of the structure shall be considered.

Section 14-6 Maintenance

All signs, together with all supports and braces, shall be kept in good repair and in a neat and clean condition. No sign shall be continued which becomes, in the opinion of the Administrator, structurally unsafe and endangers the safety of the public or property. The Administrator may order the removal of any sign that is not maintained in accordance with the provisions of this section. Such removal shall be at the expense of the owner or lessee and shall occur within 10 days after written notification has been issued. If the order is not implemented within 30 days, the Administrator may remove the sign at the expense of the owner or lessee, if authorized by the Town

Board. Any temporary sign shall be removed within 30 days from the date the purpose ceases to exist.

Section 14-7 Location

- (A) No sign shall be erected or constructed so as to interfere with visual clearance along any street or at any intersection of 2 or more streets or highways. No sign shall be located in a street right-of-way.
- (B) No sign attached to a building shall project beyond the street curb or hang lower than 8 feet from the sidewalk or ground level.

Section 14-8 Traffic Safety

- (A) No sign shall be allowed that would, by its location, color or nature, be confused with or obstruct the view of traffic signs or signals, or would be confused with a flashing light of an emergency vehicle.
- (B) No sign shall use admonitions such as "Stop", "Go", "Slow", or "Danger", which might be confused with traffic directional signals.

Section 14-9 Illumination

Except for time or temperature units, no flashing or intermittent illuminated sign shall be permitted. Illumination devices such as, but not limited to, flood spotlights shall be so placed and so shielded as to prevent the rays of illumination being cast upon neighboring buildings and/or vehicles approaching from either direction.

Section 14-10 Nonconforming Signs

Nonconforming signs shall be allowed to remain in good repair for an indefinite period. However, under the following conditions, nonconforming signs shall comply with the regulations of this ordinance.

- (A) Any nonconforming sign on a lot where the principal structure is vacant for a period of 180 days shall be altered to conform to the regulations of this section or removed.
- (B) Any alteration of a nonconforming sign shall make that sign conform to the regulations of this section.
- (C) Any nonconforming sign damaged over 75 percent by any means either shall be removed or repaired in a manner to conform with the regulations of this section.
- (D) Nonconforming signs, when removed for other than normal maintenance, may not be erected again, nor may such signs be replaced with another nonconforming sign.

Section 14-11 Signs Permitted in All Districts Without a Permit

The signs listed below shall be allowed in all zoning districts without a permit from the Zoning Administrator. However, all signs using electrical wiring and connections shall require an electrical permit.

- (A) Occupant and House Number: Signs not exceeding one square foot in area and bearing only property numbers, box numbers, names of occupants, or other identification not having commercial connotations. Such signs shall not be illuminated.
- (B) Public or Private Directional and Information: Signs erected and maintained by public agencies or private organizations which direct the public to specific sites or provide general information about a structure. Included in this category are historic markers, street and traffic control signs, directions to churches or civic organizations and entrance and exit signs. Such signs shall not exceed 8 square feet, except entrance and exit signs shall not exceed 4 square feet in total area. They may be directly or indirectly illuminated.
- (C) Professional and Home Occupation: One Professional or home occupation sign per dwelling not to exceed 2 square feet in area, which must be mounted flat against a wall or door or hung from a mailbox or lamp post. Such signs may be directly or indirectly illuminated except in a residential district, where they shall only be indirectly illuminated.
- (D) Church or Nonprofit Organization Bulletin Board:

These signs shall not exceed 18 square feet in area. Such signs may be directly or indirectly illuminated.
- (E) Temporary Lease, Rent, or Sale: One temporary real estate sign not exceeding 4 square feet in area may be placed on property that is for sale, lease, rent, or barter in a residential district and 16 square feet in a commercial, institutional or manufacturing district. When the property fronts on more than one street, one sign shall be allowed on each street frontage. Such signs shall not be illuminated.
- (F) Construction: During the construction, repair, or alteration of a structure, temporary signs which denote builder, or other participants in the project, or its occupant to be, may be placed within the required yard setbacks as ground, wall, or roof signs. The total area of such signs shall not exceed 35 square feet. Such signs shall not be illuminated.
- (G) Political: For a period of 30 days prior to an election, campaign signs are permitted on any business, dwelling or industry.

Section 14-12 Signs Requiring a Zoning Permit

- (A) Residential Identification Signs (*subdivision entrance signage*)
 - (1) Zoning Districts Where Permitted: All residential districts.
 - (2) Number of Signs: One per entrance or two smaller matching pillars per entrance.

- (3) Location: Such signs shall not be located in a public right-of-way.
- (4) Maximum Size: Any one sign shall not exceed 18 square feet in area. If matching entrance pillars are constructed at the entrance of a subdivision, neighborhood, school, or similar use, the total sign area shall not exceed 18 square feet.
- (5) Lighting: Such signs may be directly or indirectly illuminated.
- (6) Height: Such signs shall not exceed 6 feet in height.

(B) Business Signs: Wall (*Attached*)

- (1) Zoning Districts Where Permitted: CD, CH, M-1 and M-2 District
- (2) Number of Signs: None specified.
- (3) Location: Wall signs shall be located on the front of the building. However, they may be located on a side or rear of a building that is adjacent to an off-street parking area or a street right-of-way. Such signs shall be mounted parallel to the building and project no more than 18 inches from the building.
- (4) Sign Area: The total area of all attached signs shall not exceed 20 percent of the total wall area. However, the total sign area shall not exceed 100 square feet in CD and 150 square feet in the CH, M-1 or M-2 Districts.
- (5) Lighting: Such signs may be directly or indirectly illuminated.
- (6) Height: No sign shall extend beyond the roof line of the building to which it is attached.

(C) Business Signs: Freestanding

- (1) Zoning Districts Where Permitted: CH, M-1 and M-2 Districts. (If a multi-purpose sign is used no freestanding sign shall be permitted on the same lot.)
- (2) Number of Signs: Any business may erect one freestanding sign for each 200 feet of frontage on a public street. If the lot fronts on more than one street, these standards shall apply to each street frontage.
- (3) Location: Any freestanding sign shall be set back at least 5 feet from the property line.
- (4) Area: Sign area shall be one square foot per linear foot of business frontage. However, the maximum size per sign shall not exceed 150 square feet in the CH, M-1, or M-2 districts.
- (5) Lighting: Such signs may be directly or indirectly illuminated.

(6) Height: Any sign shall not exceed 16 feet in height.

(D) Business Signs: Projecting

(1) Zoning Districts Where Permitted: CD, CH, M-1 or M-2 Districts

(2) Number of Signs Permitted: One projecting sign per principal building.

(3) Location: Such signs may project horizontally a maximum of 6 feet, but shall be set back at least 2 feet from the back face of the curb or outer edge of the pavement where there is no curb. Setback distances for projecting signs which front on state roads must be approved by the North Carolina Department of Transportation. They shall be erected at a height of not less than 9 feet above the sidewalk or other pedestrian passageway. Also a projecting sign shall not extend above the roof line of the building.

(4) Area: Projecting signs shall not exceed 9 square feet in the CD District and 16 square feet in the CH, M-1 or M-2 Districts.

(E) Multi-Unit Signs (*shopping centers, industrial, parks, etc.*)

(1) Zoning District Where Permitted: CH, M-1 or M-2 Districts
(*If a multi-purpose sign is used, no freestanding signs shall be permitted on the same lot.*)

(2) Number of Signs: One per each main street frontage.

(3) Location: Such signs shall not be located in any road right-of-way.

(4) Area: Each sign shall not exceed 100 square feet.

(5) Lighting: Such signs may be directly or indirectly illuminated.

(6) Height: Any sign shall not exceed 16 feet above the pavement or ground surface.

(7) Design Criteria: Each individual identification sign shall be designed to reflect a unified graphic appearance (e.g., color, script, type) and other design matters as determined by the . Individual commercial logos are permitted on multi-unit signs so long as they do not constitute more than 25 percent of the area of the applicable individual occupancy identification sign.

(F) Billboards (Off-site Business Signs)

(1) Zoning District Where Permitted: CH, M-1, M-2

(2) Maximum Size of a Single Sign: 300 square feet

- (3) Spacing between Signs: Each billboard shall be at least 1,000 feet radius from another one.
- (4) Spacing from Residential District: No billboard shall be located within 100 feet from any residential district.

(G) Portable Signs

- (1) Zoning District Where Permitted: CH, M-1, or M-2
- (2) Setback from Curb: Any sign shall be setback at least 5 feet from the curb or the edge of pavement where no curb exists.
- (3) Lighting: No blinking lights shall be permitted.
- (4) Advertisement: Only advertisement for goods and services provided on the lot where the sign is located shall be permitted.

Article 15

Parking and Loading

Section 15-1 Parking

(A) Off-Street Parking Required

When a building is erected or a principal building is enlarged or increased in capacity by adding dwelling units, seats, or floor area, or before conversion from one type of use to another, permanent off-street parking space shall be on a graded open space. In the CD district new commercial uses may not be able to provide all the required off-street parking that is required. On a case-by-case basis, the Board of Adjustment may allow the property owner to provide fewer parking requirements, provided the he or she acts in good faith and attempts to create as many parking spaces as possible.

(B) Parking Design Criteria

- (1) Each parking space shall be not less than 8 1/2 by 18 feet, exclusive of adequate egress and ingress drives, landscaping, and maneuvering space.
- (2) Parking spaces shall be permanent and shall not be used for any other purposes.
- (3) The required parking space for any number of separate uses may be combined in one lot. The required space assigned to only one use may not be assigned to another use except that 1/2 of the parking space required for churches, theaters, or assembly halls where attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.
- (4) If the off-street parking space required by this ordinance cannot reasonably be provided on the same lot where the principal use is located, such space may be provided on any land within 500 feet of the main entrance to such principal use provided the land is in the same ownership as the principal use. This land cannot be used for any other purposes as long as the on-site parking requirements are not met.
- (5) The following provisions must be met where parking lots for more than 5 automobiles are permitted in residential districts:
 - (a) The lot may be used only for parking in relation to the principal use of the lot and not for any type of loading, sales, repair work, dismantling, or servicing.
 - (b) All entrances, exits, barricades at sidewalks, and drainage works shall be approved by the prior to construction.
 - (c) Only one entrance and one exit sign no larger than four square feet in area prescribing parking regulations may be erected at each entrance or exit. No other signs shall be permitted.

(C) Enforcement

- (1) Each application for a zoning permit or certificate of occupancy shall include information regarding location and dimensions of off-street parking space and the means of ingress and egress between such space and a street. This information shall be in sufficient detail to enable the Zoning Administrator to determine whether or not the requirements of this ordinance are met.
- (2) The certificate of occupancy of the use of any structure or land where off-street parking space is required shall be withheld until the provisions of this ordinance are fully met. If at any time such compliance ceases, any certificate of occupancy which has been issued for the use of the property shall immediately become void.

(D) Schedule of Parking Spaces

The required number of off-street parking spaces for each land use are specified below:

LAND	REQUIRED PARKING SPACE
Auto service stations	Two spaces for each pump; plus, one space for each 200 sq ft gross floor area (GFA)
Barber/beauty shops	One space for each 200 sq ft GFA
Banks and other financial Institutions	One space for each 200 sq ft GFA; plus stacking for 4 vehicles at each drive thru window
Bed and Breakfasts	Two spaces for each dwelling unit; plus, One space for each guest room
Churches	One space for each 4 seats in the principal sanctuary
Convenience stores with gas sales	One space for each 200 sq ft GFA; plus, 4 stacking spaces at pump island
Fire stations	One space for each employee on the largest shift; plus adequate parking for emergency vehicles
Hotels/Motels	One space for each room; plus, one space for each two employees
Home Occupations	Two spaces for each commercial use within the dwelling; plus, 2 spaces required for a single family dwelling
Day care centers	One space for each employee and 4 spaces for off-street drop off and pickup
Medical offices and clinics	One space for each 200 sq ft of GFA
Municipal building/post office	One space for each 200 sq ft of GFA

Nursing, retirement centers	One space per two rooms, plus one space for each employee on the shift with the largest number of employees
Offices, business professional	One space for each 250 sq ft of GFA
Residential dwellings, single or duplexes	Two spaces for each dwelling unit
Restaurants, drive-thru	One space for each for each 100 sq ft of GFA; plus, 5 stacking spaces at each ordering station
Restaurants, in-door	One space for each for each 100 sq ft of GFA
Retail business and consumer service outlets	One space for each 200 sq ft of GFA
Wholesaling and industrial uses	One space for each employee at maximum employment on a single shift; plus, one space for each 5 administrative employees; plus, adequate parking for company vehicles.

Section 15-2 Handicap Parking

Specific requirements for handicap parking are addressed in volume 1C of the North Carolina Building Code

Section 15-3 Loading and Unloading

(A) Area to Be Required

- (1) At the time of the erection or expansion of any main building or part which is used for commercial or industrial use, off-street loading and unloading space shall be required as specified in this section.
- (2) Off-street loading and unloading spaces shall be designed and constructed so that all maneuvering to park vehicles for loading and unloading can take place entirely within the premises. These spaces shall be provided so as not to interfere with the free, normal movement of vehicles and pedestrians on the public right-of-way.

(B) Schedule of Loading Spaces

- (1) For purposes of this section, an off-street loading berth shall have minimum dimensions of 12 feet by 30 feet and 14 feet overhead clearance with adequate means of ingress and egress.

- (2) For any structure containing less than 20,000 square feet of gross floor area, no berths shall be required. Larger structures, however, shall provide berths as specified below:

Floor Area of Commercial or Industrial Uses	Required Berths
0-19,999	0
20,000-39,999	1
40,000-59,999	2
60,000-109,999	3
110,000-159,999	4
160,000	Add one berth for each additional 80,000 sq. ft

(C) **Enforcement**

- (1) Each application for a zoning permit or certificate of occupancy shall include information as to the location and dimensions of off-street loading and unloading space and the means of ingress and egress between such space and a street. This information shall be in sufficient detail to enable the Zoning Administrator to determine whether or not the requirements of this ordinance are met.
- (2) The certificate of occupancy for the use of a structure or land where off-street loading and unloading space is required shall be withheld until the provisions of this ordinance are fully met. If at any time such compliance ceases, any certificate of occupancy which has been issued for the use of the property shall immediately become void and of no effect.

Article 16

Buffers and Screens

Section 16-1 Purpose and Intent

The buffer and screening requirements of this ordinance are used to lessen the inherent incompatibilities between certain land uses allowed within the zoning districts. The standards presented within this section are designed to provide visual and functional separation between uses in order to:

- (1) Reduce potential nuisances, such as glare, dirt, noise, unsightly views and other adverse impacts;
- (2) Safeguard property values and preserve the character and integrity of the community; and
- (3) Protect the health, safety and welfare of the public.

Buffers typically represent horizontal distances between uses which provide functional separation while screens are vertical objects providing visual separation.

Section 16-2 Application of Regulations

(A) Application: These requirements shall apply to the following:

- (1) Principle buildings or open uses of land constructed or established after the adoption of this ordinance.
- (2) Expansions which result in a parking or building square footage increases of more than 3,000 square feet for developments existing on the effective date of this ordinance. In such cases the landscaping requirements only apply to the expansion.

(B) Exemptions: These requirements shall not apply to:

- (1) Single family or two family dwellings on their own lots;
- (2) Multi-family developments containing 8 or fewer units in a single building on a lot;
- (3) Properties within or surrounded by the CD District; _____
- (4) Property lines abutting dedicated street right-of-way which has remained unopened for a period of at least 15 years.
- (5) Where no buffer yard is required.

Section 16-3 Determination of Buffers and Screens

- (A) **Requirements Based on Land Use:** Buffer and screening requirements are based on proposed and adjacent land uses, not proposed and adjacent zoning districts. A land use becomes existing on an adjacent property when a building permit is issued. If a lot contains multiple uses the most intense or restrictive shall apply to the entire lot. To simplify the process of assigning buffer and screening standards to particular land uses, the proposed and adjacent land uses have been grouped in the following manner.
- (1) **Single-Family Residential (SFR).** This group includes one-family or two-family development in all residential zoning districts (RA, R-15, R7, or R7M) within the planning jurisdiction.
 - (2) **Multi-Family residential (MFR).** This group includes all multi-family residential uses (apartments, manufactured home parks, etc) in the RA or R7 Districts.
 - (4) **Commercial (C).** This group includes all commercial uses which are currently allowed in the CH zoning district.
 - (5) **Manufacturing (M).** This group includes all industrial uses which are currently allowed in the M1 and M2 zoning districts and other uses which require outdoor storage, have high trip generation rates, or have the potential for nuisance to adjacent properties due to noise, light and glare, or typical hours of operation. The following list of specific uses identified shall have the same buffers and screens as are required for industrial uses:
 - (a) Auto service stations;
 - (b) Auto towing facilities with storage areas;
- (B) **Table of Buffers and Screens:** To determine the type of buffer and screen needed, identify the "use group" listed above, for the proposed project and all adjacent properties, excluding properties located across a public right-of-way. Then use the following tables to identify the type of bufferyard needed.

Summary of Buffer & Screening Requirements

Use Proposed	Zoning Type of Adjacent Property			
	SFR	MFC	C	M
SFR	*	*	*	*
MFR	2	*	1+	1+
C	3	2	*	*
M	3	3	*	*

* = No buffer yard required.

+ = Type 1 bufferyard required if no bufferyard is provided on developed adjacent

property designated as commercial or industrial zoning categories.

(C) Select the Desired Bufferyard Option From the Options Described Below:

- (1) **Type 1 bufferyard.** A low density screen/buffer designed to partially block visual contact and create spatial separation between adjacent uses. The 4 design options that may be used to satisfy this bufferyard are as followed.

**Type 1
Screen/Buffer Design Options
(Minimum Plant Material per 100 Linear Feet)**

10 feet	2 deciduous trees; 8 primary evergreen plants; 10 supplemental evergreen shrubs
20 feet	2 deciduous trees; 8 primary evergreen plants
30 feet	2 deciduous trees; 5 primary evergreen plants
50 feet	2 deciduous trees; 3 primary evergreen plants

- (2) **Type 2 Bufferyard:** A medium density screen/buffer designed to block visual contact and create spatial separation between adjacent uses. The 4 design options that may be used to satisfy this bufferyard are as followed.

**Type 2
Screen/Buffer Design Options
(Minimum Plant Material per 100 Linear Feet)**

15 feet	2 deciduous trees; 8 primary evergreen plants; 20 supplemental evergreen shrubs
20 feet	2 deciduous trees; 8 primary evergreen plants; 10 supplemental evergreen shrubs
30 feet	2 deciduous trees; 8 primary evergreen plants
100 feet	2 deciduous trees; 4 primary evergreen plants

- (3) **Type 3 Bufferyard:** A high density screen/buffer to eliminate visual contact and create spatial separation between adjacent uses. The five design options that may be used to satisfy this bufferyard requirement are as followed.

**Type 3
Screen/Buffer Design Options
(Minimum Plant Material per 100 Linear Feet)**

15 feet	2 deciduous trees; 18 primary evergreen plants; 20 supplemental evergreen shrubs
20 feet	2 deciduous trees; 18 primary evergreen plants
30 feet	3 deciduous trees; 13 primary evergreen plants
40 feet	3 deciduous trees; 10 primary evergreen plants

Section 16-4 Additional Requirements

- (A) **Fractional Calculations.** Fractional planting requirement calculations shall be rounded to the next highest whole number.
- (B) **Existing Plant Material.** Existing plant material within the required screen may be included in the computation of the required plantings with approval of the Planning Board.
- (C) **Fence or Wall Option.** An opaque fence or wall may be used in lieu of not more than 50 percent of the required evergreen screen planting with the approval of the Planning Board and providing the following conditions are met, where applicable.
 - (1) **Fence Height for Industrial Zoning.** The minimum required fence height shall be 8 feet above ground level when the proposed project zoning type is classified as industrial;
 - (2) **Fence Height for Zoning Types Except Industrial.** The minimum required fence height shall be 6 feet above ground level when the proposed use is classified as any zoning type except those classified as industrial;
 - (3) **Vegetation Planted on Exterior Sides.** Where a fence or wall is used as part of the required screening, all required vegetation shall be planted on the exterior side of the fence or wall;
 - (4) **Screening Multi-family Dwellings.** Where the fence option is used to screen multi-family dwellings from more intense use, the required vegetation may be placed on the interior side of the fence or wall
 - (5) **Remaining Vegetation Distribution.** Where a fence is used in lieu of vegetation, the remaining percentage of vegetation to be used in conjunction with the fence or wall shall be evenly distributed along the length of the fence.

Section 16-5 Bufferyard Location

Buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, with the following exceptions.

- (A) **Portion of Site Proposed for Development:** If only a portion of a site is proposed for development, the required buffer and/or screen may be located at the limit of the construction perimeter with approval of the Planning Board;
- (B) **Topographic Irregularities:** Where topographic irregularities require a different location to meet the intent of this section, the location of the buffers and screens may be varied with approval of the Planning Board;
- (C) **Obstructions:** Landscaping shall not obstruct the view of motorists using any street, driveway

or parking aisle.

- (D) Location: Buffers and/or screens shall not be located on any portion of an existing, dedicated or proposed right-of-way or a private street. Required trees and shrubs may be placed electric utility easements below overhead lines and in drainage and utility easements if approved by the Administrator.
- (E) Plant Protection: Whenever planting areas are adjacent to parking lots or drives, the planting areas shall be protected from damage by vehicles, lubricants or fuels.

Section 16-6 Size of Plant Materials and Berms

- (A) Deciduous trees planted in buffers 30 feet in width or less may be either medium or large varieties; however, at least one-half of the required trees shall be a large variety. Deciduous trees in buffers of greater than 30 feet in width shall be large variety trees.
- (B) All deciduous trees used for screening must be a minimum of 6 feet in height at installation and shall be at least two inches in diameter measured one inch above ground level.
- (C) All primary evergreen trees shall be a minimum of 6 feet in height at time of planting unless combined with an approved earthen berm and shall be not less than 10 feet in height at maturity.
- (D) All supplemental evergreen shrubs shall be a minimum of 18 inches in height at installation and shall attain a minimum height of 36 inches 3 years after installation.
- (E) Any berm shall have a minimum height of 3 feet, a minimum crown width of 3 feet; and a side slope ratio no greater than 3:1.

Section 16-7 Spacing of Plant Materials

- (A) All deciduous trees shall be installed with tree trunks spaced a minimum distance of 30 feet apart and a maximum distance of 60 feet apart.
- (B) All primary evergreen plants shall be distributed evenly along the length of the buffer and shall be staggered where quantities permit. Primary evergreen plants shall be installed with tree trunks spaced a minimum of 7 feet apart and a maximum of 15 feet from other primary evergreen plants and from any required deciduous tree.
- (C) All supplemental evergreen shrubs shall be distributed evenly along the length of the buffer and shall be staggered where quantities permit.

Section 16-8 Maintenance

Any fence, earthen berm or plant material used for screening shall be maintained in sound condition by the property owner. Maintenance includes replacement of any required screening materials which are damaged and/or dying.

Section 16-9 Multiple Use of Buffers

- (A) Buffers may be used to satisfy minimum setback requirements.
- (B) Buffers may be used for the following additional purposes:
 - (1) Passive recreation, provided no plant material is eliminated, total width of the buffers is maintained and all other requirements of this ordinance are met; and
 - (2) Installation of underground utilities, provided the location and use of the utility lines do not interfere with the required screen plantings.
- (C) Prohibited uses in a buffer shall include: playfields, stables, swimming pools, tennis courts or other similar active recreation uses and storage or parking facilities.

Section 16-10 Variance to Buffer and Screen Requirements

Variances to the buffer and screen requirements of this ordinance may be made by the Board of Adjustment as specified in Article 4. Variance petitions must exhibit practical difficulties and unnecessary hardships based upon at least one of the following conditions:

- (1) **Narrow:** Unusually narrow sections of land are available for planting within the back and or side yards because of existing permanent structures, existing paving or natural features such as rock outcroppings.
- (2) **Steep Slopes:** Existing slopes in excess of 2:1 exist in locations where a buffer is required.
- (3) **Public Safety:** Specialized land uses such as public utilities, airports, etc. exist where strict adherence to the screening standards would significantly interfere with the function of that use and would create a public safety problem.
- (4) **Public Agency:** Lot size reduction due to public action.
- (5) **Platting or Deeding:** Difficulties have arisen from a plat or deed which was recorded prior to the adoption of this ordinance.

Section 16-11 Provisions for Preservation of Existing Trees

- (A) General: Any existing tree or group of trees which stands within or near a required planting area and meets or exceeds the standards of this ordinance may be used to satisfy the tree requirements of the planting area. The protection of tree stands, rather than individual trees, is strongly encouraged.
- (B) Protection of Existing Trees: To receive credit trees must be protected from direct or indirect root damage and trunk and crown disturbance. The following standards shall apply:

- (1) The protected area around trees shall include all land within the canopy drip line.
- (2) Construction site activities such as parking, material storage, soil stock piling and concrete washout shall not be permitted within the tree protection areas.
- (3) Protective fencing shall be installed around tree protection areas prior to any land disturbance. Such fences shall be at least 4 feet high and may consist of snow fence or polyethylene safety fencing. Fencing shall remain in place until construction is complete and other landscaping has been installed.

Section 16-12 Design Standards

- (A) Plant Species. Species used in required street planting yards, parking lots, and planning yards shall be of a locally adapted nature.
- (B) Dimensions of Planting Areas: Each planting area, including those located in parking lots, shall have an inside dimension of 7 feet and be at least 200 square feet in area.

Section 16-13 Approval Procedures

Prior to obtaining a building permit, an applicant must receive approval of a landscaping plan from the Planning Board.

Article 17

Definitions

Section 17-1 Interpretation of Words and Terms

- (A) The present tense includes the future tense, and the future tense includes the present tense.
- (B) The singular number includes the plural number and the plural number includes the singular number.
- (C) The word “may” is permissive, the word “shall” is mandatory.
- (D) The word “person” includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.
- (E) The words “used” or “occupied” include the words “intended, designed, or arranged, to be used or occupied.”

Section 17-2 Definitions

Accessory Use. A use that is secondary to a principal use.

Accessory Structure. A minor building that is located on the same lot as a principal building or structure and that is used incidentally to a principal building or structure.

Administrator. Land-use Administrator appointed by the elected board to implement the zoning ordinance.

Antenna. Equipment designed to transmit or receive electronic signals.

Bed and Breakfast Dwellings. An owner-occupied or manager-occupied residential structure providing rooms for overnight lodging or lodging and meals.

Building. A structure designed to be used as a place of occupancy, storage or shelter.

Building, Accessory. A minor building that is located on the same lot as a principal building and that is used incidentally to a principal building or that houses an accessory use.

Building, Principal. The primary building on a lot or a building that houses a principal use.

Conditional-Use Permit. A permit issued by the Board of Adjustment that authorizes the recipient to make use of property in accordance with the requirements of this ordinance.

Community Water System. A central water supply that serves a community that is not an incorporated municipality.

Community or Public Sewage System. A single system of sewage collection, treatment, and disposal owned and operated by a sanitary district, a metropolitan sewage district, a water and sewer authority, a county or municipality or a public utility.

Construction Permit. A permit issued by the Administrator authorizing the manufactured home park developer to construct a manufactured home park in accordance with a park plan approved by Woodland Board of Adjustment as required in for a conditional use permit.

Day Care Center (adult or child). Any adult/child care arrangement that provides day care on a regular basis for more than four hours per day for more than 5 adults/children of preschool age.

Dwelling Unit. An enclosure containing sleeping, kitchen, and bathroom facilities designed for and used or held ready for use as a permanent residence by one family.

Family. One or more persons living together as a single housekeeping unit.

Family Care Home. A residence within a single dwelling unit for at least six but not more than nine persons who are physically or mentally handicapped or infirm, together with not more than two persons providing care or assistance to such persons, all living together as a single housekeeping unit. Person residing in such homes, including the aged and disabled, principally need residential care rather than medical treatment.

Flee Market. A business operation which normally operations on weekends in a permanent structure or out-of-doors. Unlike a yard sales it usually operates throughout the year.

Governing Body. Woodland Town Board of Commissioners.

Home Occupation. A commercial activity that: (i) is conducted by a person on the same lot (in a residential district) where such person resides, and (ii) is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use but that can be conducted without any significantly adverse impact on the surrounding neighborhood.

Intensive Livestock Operation. Any enclosure, pen, feedlot, building or group of buildings intended to be used or actually used to feed, confine, maintain or stable cattle, horses, sheep, turkeys, chickens or swine where their dietary needs are met primarily by means other than grazing, or any combination thereof with at any time sufficient numbers of animals on site to equal or exceed the following threshold levels.

100 head of cattle

75 horses

250 swine

1,000 sheep or goats

30,000 birds (with a liquid waste system)

Lot Area. The total area circumscribed by the boundaries of a lot, except that: (i) when the legal instrument creating a lot shows the boundary of the lot extending into a public street right-of-way, then the lot boundary for purposes of computing the lot area shall be the street right-of-way line, or if the right-of-way line cannot be determined, a line running parallel to and 30 feet from the center

of the traveled portion of the street, and (ii) in a residential district, when a private road that serves more than three dwelling units is located along any lot boundary, then the lot boundary for purposes of computing the lot area shall be the inside boundary of the traveled portion of that road.

Lot Coverage. That portion of a lot occupied by a structure, either at ground level or equivalent thereto when a structure is elevated on pilings.

Lot Depth. The distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

Lot Frontage. That portion of a lot abutting a street.

Lot, Corner. A lot located at the intersection of 2 or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meeting at an interior angle of less than 135 degrees.

Lot Interior. A lot other than a corner lot with only one frontage on a street.

Lot, Through. A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred as a double frontage lots.

Lot of Record. A parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for purposes of transfer of title.

Lot Width. The distance between the side lot lines as measured at the rear of the required front yard, except for lots on the running circle of cul-de-sacs which shall be at least 80 percent of the required lot width and maintain an average lot width between the front and rear property lines of at least the minimum lot width for the zoning district in which the lots are located.

Mixed Use. A use consisting of a combination on one lot of two or more principal uses separately listed in the Table of Permissible Uses. (Under some circumstances, a second principal use may be regarded as accessory to the first and thus a combination use is not established. In addition, when two or more separately owned or separately operated enterprises occupy the same lot, and all such enterprises fall within the same principal use classification, this shall not constitute a combination use).

Manufactured Home. A detached residential dwelling unit built on a chassis, with a body width exceeding 8 feet in width but not exceeding 28 feet in width and a body length of 32 feet in length but not exceeding 80 feet in length. This residential shall be designed for transportation after fabrication on its wheels or flatbeds, or other trailers, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy except for minor and incidental unpacking and assembly operations, including but not limited to, location on jacks or other temporary or permanent foundations, and connection to utilities. Travel trailers and campers shall not be considered a manufactured home. A factory-fabricated transportable building designed for use by itself or designated to be incorporated with similar units at a building site into a modular structure shall not be considered a manufactured home. This definition shall exclude units, regardless of mode of transit, which comply with the North Carolina Residential Building Code as a

residential structure and/or have received a North Carolina Validation stamp attesting to compliance of said Code.

Manufactured Home, Temporary. Manufactured homes used for a specific period of time as permitted in Article 10 which meets the development criteria specified in Article 13.

Manufactured Home, Class A. A double-wide manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the appearance criteria in Article 13.

Manufactured Home, Class B. A single-family manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction and meets the appearance criteria in Article 13.

Manufactured Home, Class C. Any manufactured home that was constructed prior to July 1, 1976 and does not meet the appearance criteria of a Class A or Class B Manufactured Home.

Manufactured Home Lot. A manufactured home lot is a piece of land within a manufactured home park whose boundaries are delineated, designed and improved in accordance with the requirements of this ordinance to accommodate a single manufactured home.

Manufactured Home Park. A piece of land under common ownership regardless of the number of separate tracts used or offered as a location of 3 or more manufactured homes which are designed and licensed as a manufactured home park.

Manufactured Home Park Plan. A plan of a proposed manufactured home park, prepared in accordance with this ordinance that shall be submitted to Woodland for approval as a conditional use.

Modular Home. A dwelling unit constructed in accordance with the standards set forth in the state building code applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a manufactured home except that the modular home meets the [state building code applicable to site-built homes], or a series of panels or room sections transported on a truck and erected or joined together on the site.

Multi-Purpose Center. A facility including accessory cooking and dining facilities to support the permitted uses owned by a governmental unit and/or private association holding a certificate of nonprofit organization from the Secretary of State for the purpose of supporting activities including: health screening (excluding treatment); library and museum extensions; adult education and after school tutoring for children; child/adult daycare; recreation and crafts; social and civic meetings; and closely related community support activities which are compatible with surrounding uses.

Nonconforming Lot. A lot existing at the effective date of this ordinance (and not created for the purposes of evading the restrictions of this ordinance) that does not meet the minimum area requirement of the district in which the lot is located.

Nonconforming Project. Any structure, development, or undertaking that is incomplete at the effective date of this ordinance and would be inconsistent with any regulation applicable to the district in which it is located if completed as proposed or planned.

Nonconforming Use. A nonconforming situation that occurs when property is used for a purpose or in a manner made unlawful by the use regulations applicable to the district in which the property is located. (For example, a commercial office building in a residential district may be a nonconforming use.) The term also refers to the activity that constitutes the use made of the property. (For example, all the activity associated with operating a retail clothing store in a residentially zoned area constitutes a nonconforming use.)

Parking Space. A portion of the vehicle accommodation area set aside for the parking of one vehicle.

Parking space, Handicap. Parking spaces designed and assigned to handicap drivers or passengers.

Person. An individual, trustee, executor, other fiduciary, corporation, firm, partnership, association, organization, or other entity acting as a unit.

Planned Unit Development (PUD). A development constructed on a tract of land under single ownership, planned and developed as an integral unit, and consisting of a combination of residential and nonresidential uses on land

Planning Jurisdiction. The area which the community is authorized to plan for and regulate development, as set forth in Article 1, Section 1-4

Private Water Supply System. Any well intended or used as a source of potable water for human consumption excluding wells intended or used as source of water for any public water supply, or any well constructed by an individual on land which is owned or leased by him.

Residence, Single-Family Detached, One Dwelling Unit Per Lot. A residential use consisting of a single detached building containing one dwelling unit and located on a lot containing no other dwelling units.

Septic Tank System. A ground absorption sewage disposal system consisting of a settling tank and a nitrification field or modified system approved by the authorized agent of the Secretary of the North Carolina Department of Environment, Health and Natural Resources.

Shopping Centers. A type of planned business development involving two or more businesses clustered in a unified project constructed on a tract of land under single ownership, planned and developed as an integral unit

Sign. Any form of publicity which is visible from any public way, directing attention to an individual, business, commodity, service, activity, or product, by means of words, lettering, parts of letters, figures, numerals, phases, sentences, emblems, devices, designs, trade name or trademark, or other pictorial matter designed to convey such information, and displayed by means of paint, bills, posters, panels, or other devices erected on an open framework, or attached or otherwise applied to stakes, posts, trees, or other structures or supports. Murals approved by the Town Board of Commissioners shall be exempt from this definition of a sign.

Sign, Freestanding. A sign that is attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of or attached to a building or other structure having a principal function other than the support of a sign. A sign that stands without supporting elements, such as a "sandwich sign," is also a freestanding sign.

Sign, Nonconforming. A sign that, on the effective date of this ordinance, does not conform to one or more of the regulations set forth in Article 13, Signs.

Sign, Off-Premises. 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.

Sign, Permit. A permit issued by the land-use Administrator that authorizes the recipient to erect, move, enlarge, or substantially alter a sign.

Sign, Temporary. A sign that (i) 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 after the erection of such sign, or (ii) is intended to remain on the location where it is erected or placed for a period of not more than 15 days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.

Special Events. Circuses, fairs, carnivals, festivals, or other types of special events that (i) run for longer than one day but not longer than two weeks, (ii) are intended to or likely to attract substantial crowds, and (iii) are unlike the customary or usual activities generally associated with the property where the special event is to be located.

Tower. Any structure whose principal function is to support an antenna.

Town Board. Woodland Town Board of Commissioners

Use. The activity or function that actually takes place or is intended to take place on a lot.

Uses-by-right. A use-by-right designed in Article 10 by the letter "X", because of its nature and impact, is automatically allowed within a designated use district.

Use, Principal. A use listed in the Table of Permissible Uses.

Utility Facilities. Any above-ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a governmental entity, a nonprofit organization, a corporation, or any entity defined as a public utility

for any purpose by [the appropriate provision of state law] and used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals.

Variance. A grant of permission by the Woodland Board of Adjustment that authorizes the recipient to do that which, according to the strict letter of this ordinance, he could not otherwise legally do.

Vested rights. The right to undertake and complete the development and use of real property which, when completed, will be in conflict with the provisions of this ordinance at its effective date, or any amendments.

Yard. An open space on the same lot with a principal building, unoccupied and unobstructed from the ground upward, except where encroachments and accessory buildings are expressly permitted.

Yard, Front. An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the street or highway right-of-way line and the front line of the building, projected to the side line of the lot. On all corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

Yard, Rear. An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot. On all corner lots the rear yard shall be at the opposite end of the front yard.

Yard, Side. An open, unoccupied space on the same lot with the principal building, situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the lot and extending from the rear line of the front yard to the front line of the rear yard. On all corner lots, the side yard shall be considered as parallel to the street upon which the lot has its greatest dimension.

Zoning Permit. A permit issued by the Administrator that authorizes the recipient to make use of property in accordance with the requirements of this ordinance.

Prepared for:

Town of Woodland

**Technical
Assistance:**

**North Carolina Department of Commerce
Division of Community Assistance
P.O. Box 850
Washington, North Carolina
(252) 974-1308**

Planner-in-Charge: William G. Smith

August 12, 2001

Town of Woodland Zoning Fee Schedule

3 April, 2003

The following Fee Schedule sufficient to cover the costs of administration, inspection, publication of notice and similar matters has been established and approved by Woodland Town Board of Commissioners and will be effective on this date:

Zoning Permit	\$10.00
Conditional Use Permit	\$125.00
Temporary Use Permit	\$125.00
Variance Permit	\$125.00
Appeal	\$125.00
Zoning Amendment	\$125.00

Town of Woodland

By: 

Mayor

ATTEST:


Clerk

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Zoning Changes

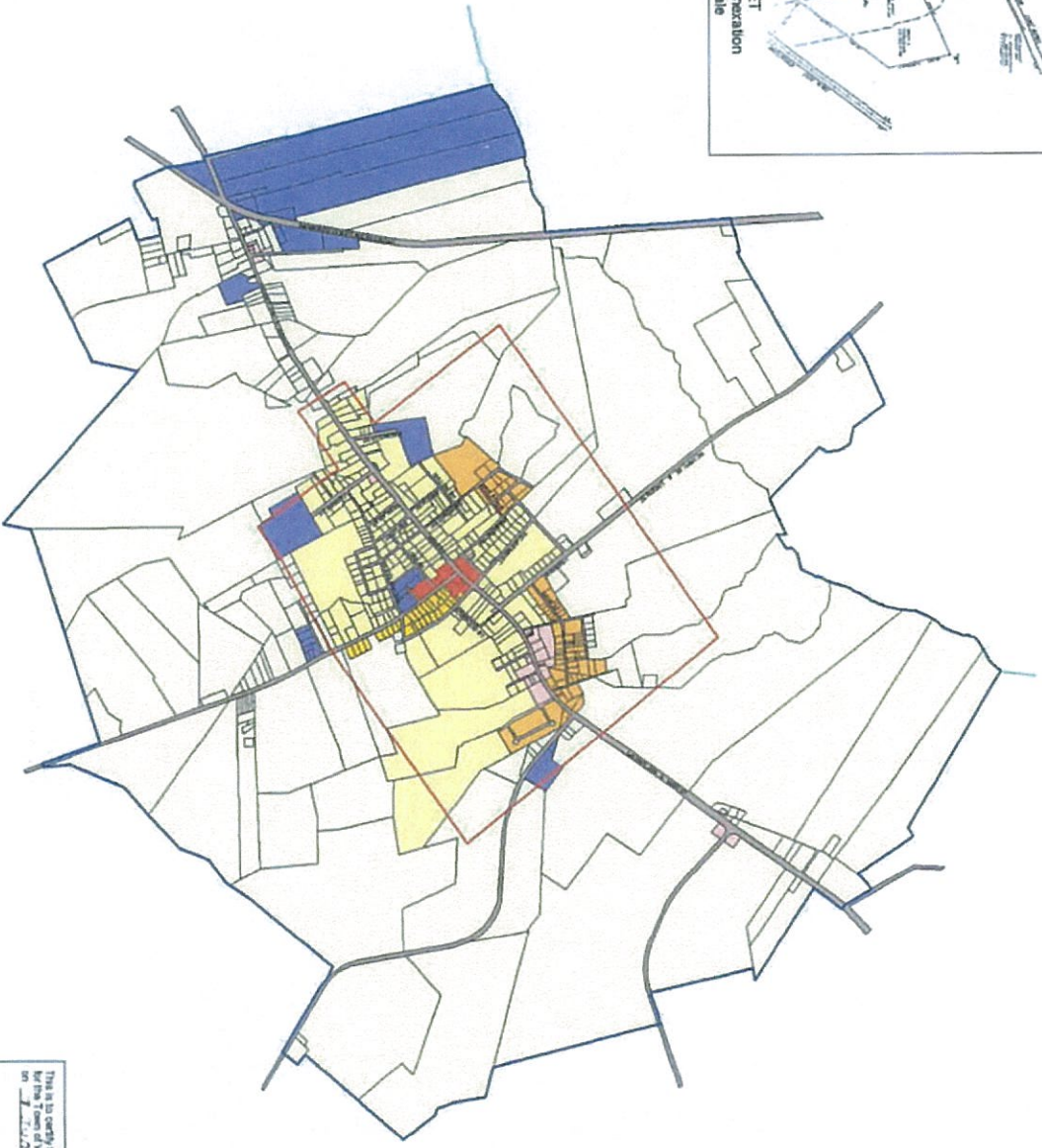
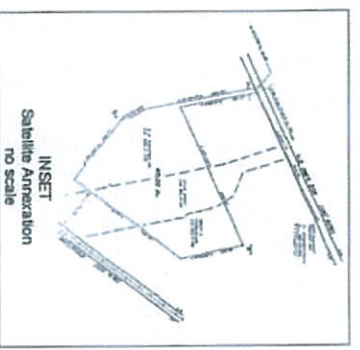
7 June, 2001 Newly Created Zoning Ordinance Approved.
Attachment map dated 7 June, 2001

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OFFICIAL ZONING MAP FOR THE Town of Woodland Northampton County, North Carolina



LEGEND	
	County Line
	Township Line
	Extensional Jurisdiction Line
	Town Limits Line
Zoning Classifications	
	Residential Single-Family (R-1)
	Residential Medium-Density (R-2)
	Residential Single-Family (R-3)
	Residential Medium-Density (R-4)
	Residential Single-Family (R-5)
	Residential Medium-Density (R-6)
	Residential Single-Family (R-7)
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	Residential Medium-Density (R-88)
	Residential Single-Family (R-89)
	Residential Medium-Density (R-90)
	Residential Single-Family (R-91)
	Residential Medium-Density (R-92)
	Residential Single-Family (R-93)
	Residential Medium-Density (R-94)
	Residential Single-Family (R-95)
	Residential Medium-Density (R-96)
	Residential Single-Family (R-97)
	Residential Medium-Density (R-98)
	Residential Single-Family (R-99)
	Residential Medium-Density (R-100)

NOTE:
This map was digitized from orthophoto
maps received from Northampton County
Land Records Department.

This is to certify that this is the Official Zoning Map
for the Town of Woodland, Northampton County, North Carolina.
By: Mayor
Town Clerk/Recorder



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28 April, 2004

Fineline Plant Property changed from M1 to M2
(Parcel # 0601498)

Fineline Subdivision Property changed from RA to
R-7 And a small portion of M-1 to R-7
(Parcel # 0601567)

Attachment map dated 28 April, 2004

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**OFFICIAL ZONING MAP
FOR THE
Town of Woodland
Northampton County, North Carolina**





30 September, 2004 Charles Hood Property changed from M-1 to RA
(Parcel # 0602455)

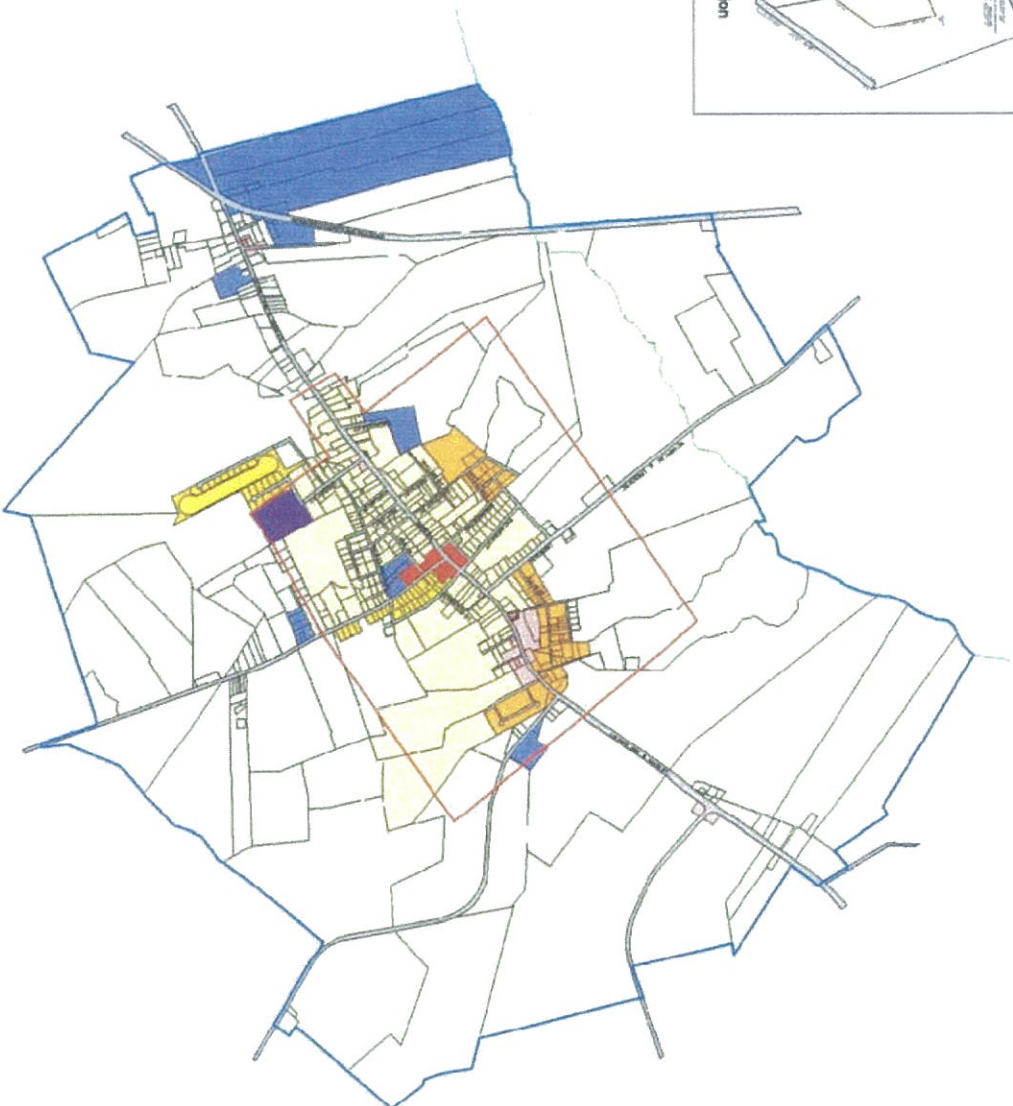
Attachment map dated 30 September, 2004.

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OFFICIAL ZONING MAP FOR THE **Town of Woodland** Northampton County, North Carolina



LEGEND	
	Planned Zone
	Transition Zone
	Enterprise or Agriculture Zone
	Town Limits Line
Zoning Classifications	
RA	Residential/Agriculture
R-15	Residential
R-7M	Residential
RM	Residential Medium Density
CH	Community Center
MA-1	Manufacturing
MA-2	Manufacturing
SI-1000	Industrial

NOTE:
This map was adopted from information
received from Northampton County
Land Records Department.

This is a preliminary map and is not a final zoning map.
The final map is available for review and comment.

Map:
Scale:
Date:
Author:
Reviewer:

Northampton County
North Carolina
2004



Revised 30 September, 2004

Graphic Scale
0 1000 2000 3000 4000 Feet

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10 February, 2005

Town of Woodland Property changed from
R15 to CH (Parcel #0601083)

Melvin Hall Property changed from R15 to
CH (Parcel #06029991)

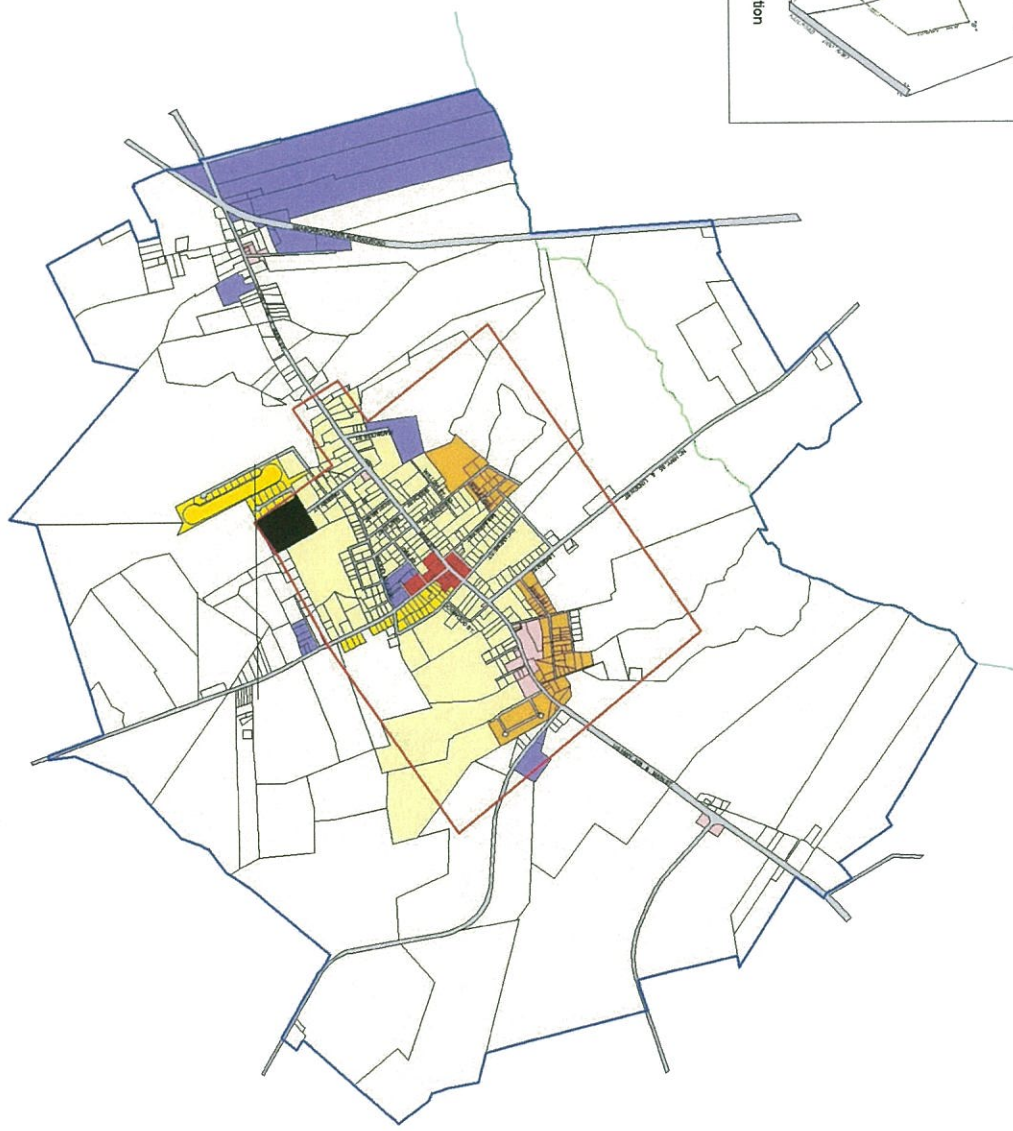
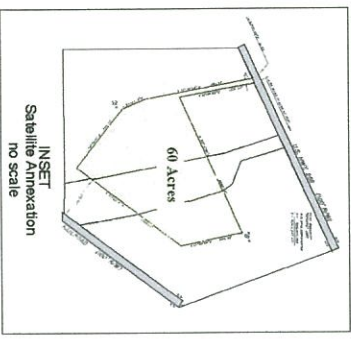
Attachment map dated 10 February, 2005.

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OFFICIAL ZONING MAP FOR THE **Town of Woodland** Northampton County, North Carolina



10 February, 2005

LEGEND	
	Property Lines
	Township Lines
	Extrajurisdictional Line
	Town Limits Line
Zoning Classifications	
	RA Residential/Agricultural
	R-1S Residential Single-Family
	R-2M Residential Medium Density
	R-3M Residential Medium Density
	CD Downtown Commercial
	CH Highway Commercial
	M-1 Manufacturing Medium Density
	M-2 Manufacturing Medium Density
	Streets

NOTE:
This map was digitized from orthophoto maps received from Northampton County Land Records Department.

This is to certify that this is the Official Zoning Map for the Town of Woodland. This map was adopted on _____

Mayor _____

Town Clerk/Deputy _____

Revisions (if any): _____ Date adopted _____



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Zoning Changes

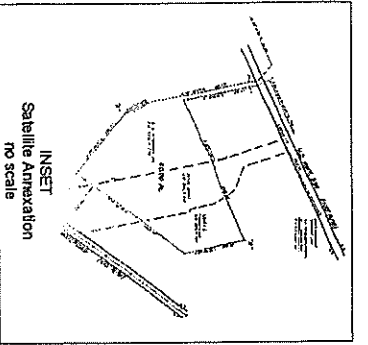
7 June, 2001 Newly Created Zoning Ordinance Approved.
Attachment map dated 7 June, 2001

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OFFICIAL ZONING MAP FOR THE **Town of Woodland** Northampton County, North Carolina



LEGEND	
	Property Lines
	Township Lines
	Superior Jurisdiction Line
	Town Limits Line
Zoning Classifications	
	RA Residential Agricultural
	R-1S Residential Single-Family
	R-2S Residential Single-Family
	R-3M Residential Medium-Density
	CD Downtown Commercial
	CH Highway Commercial
	M-1 Manufacturing Light
	M-2 Manufacturing Medium
	M-3 Manufacturing Heavy
	SI-1000 Single-Family Detached

NOTE:
This map was digitized from orthophoto
maps provided by Northampton County
Land Records Department.

This is to certify that this is the Official Zoning Map
for the Town of Woodland. This map was adopted
on 7/21/2001 by the Town Council/Board.

Mayor _____

Town Clerk/Recorder _____



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28 April, 2004

Fineline Plant Property changed from M1 to M2
(Parcel # 0601498)

Fineline Subdivision Property changed from RA to
R-7 And a small portion of M-1 to R-7
(Parcel # 0601567)

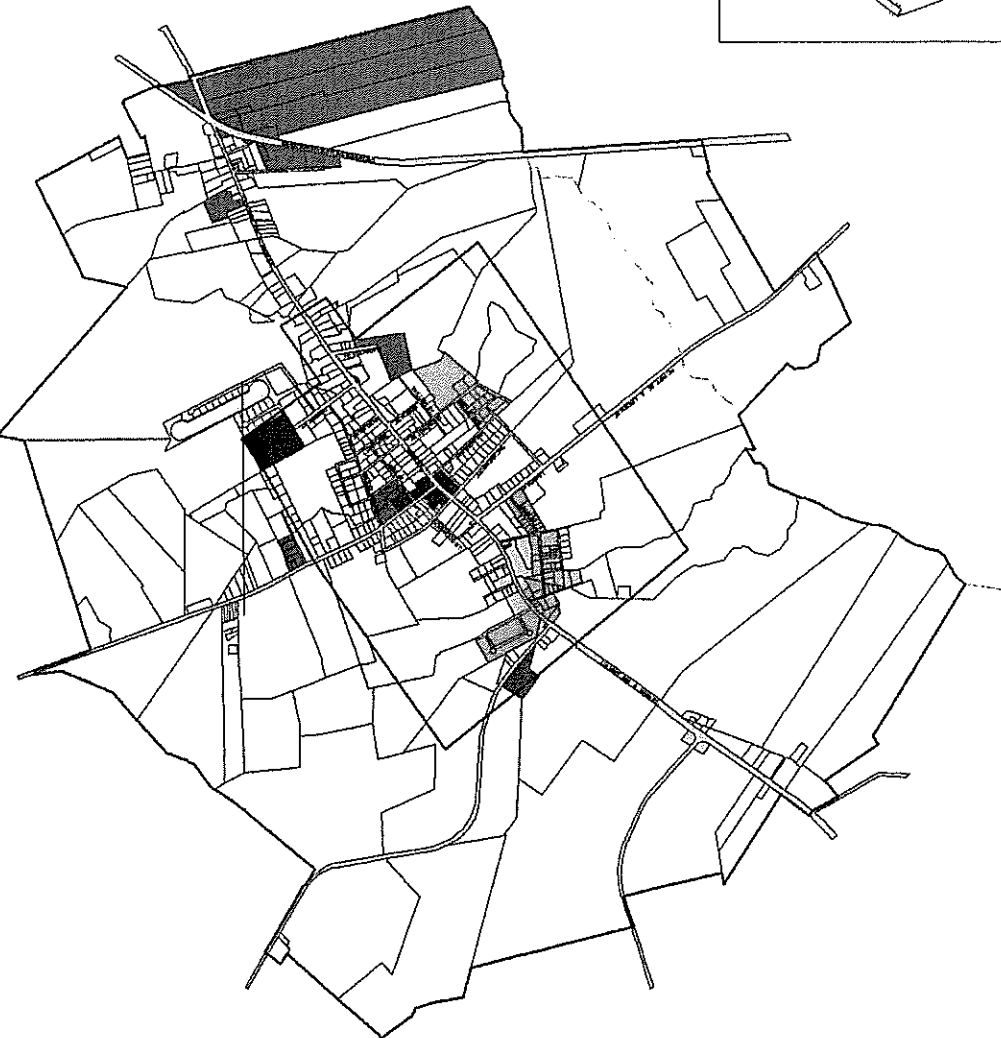
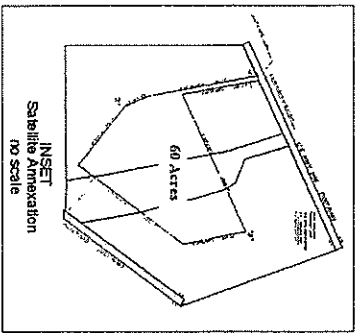
Attachment map dated 28 April, 2004

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**OFFICIAL ZONING MAP
FOR THE
Town of Woodland
Northampton County, North Carolina**



LEGEND

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NOTE:
This map was digitized from orthophoto
maps received from Northern Plains County
Land Records Department.

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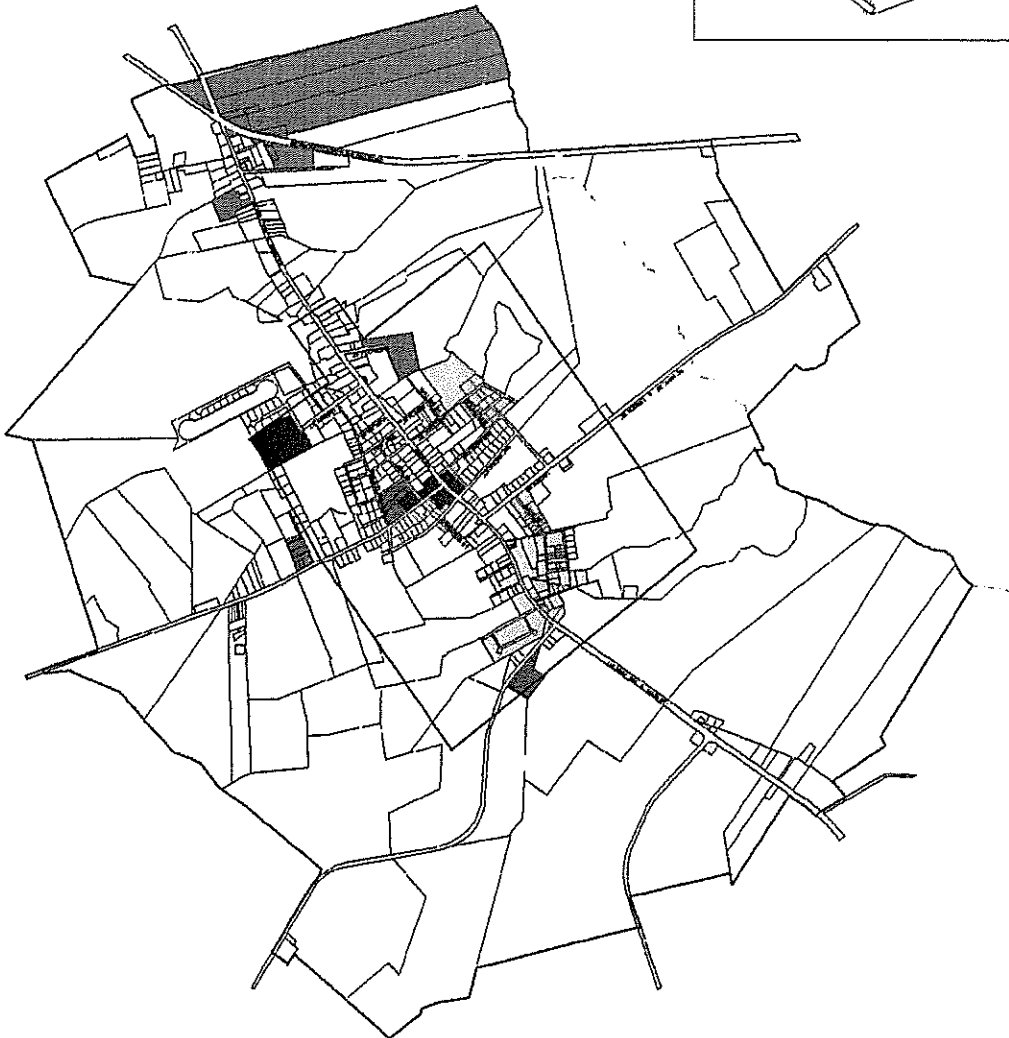
30 September, 2004 Charles Hood Property changed from M-1 to RA
 (Parcel # 0602455)
Attachment map dated 30 September, 2004.

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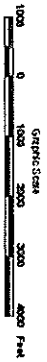
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Inset map showing the location of the study area within the Sacramento-San Joaquin River Delta. The map includes labels for the Sacramento River, San Joaquin River, Delta, and Central Valley. A scale bar is provided at the bottom right.



Revised 30 September, 2004



LEGEND

- Zoning Classifications**
- ☐ Property Lines
☐ Tenancy Lines
☐ Extrajurisdictional Line
☐ Town Limits Line
- ☐ RA
☐ R-1S
☐ Residential
☐ R-2M
☐ R-3M
☐ R-4M
☐ R-5M
☐ R-6M
☐ R-7M
☐ R-8M
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☐ R-10M
☐ R-11M
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☐ R-3

NOTE
This map was digitized from a microphoto
map received from Northwestern County
Land Records Department.

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10 February, 2005

Town of Woodland Property changed from
R15 to CH (Parcel #0601083)

Melvin Hall Property changed from R15 to
CH (Parcel #06029991)

Attachment map dated 10 February, 2005.

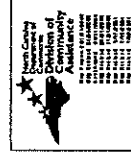
OFFICIAL ZONING MAP FOR THE Town of Woodland Northampton County, North Carolina



LEGEND

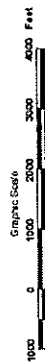
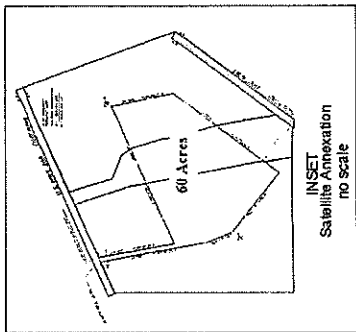
- ☐ Property Lines
- ☐ Township Lines
- ☐ Extrajurisdictional Jurisdiction Line
- ☐ Town Limits Line
- Zoning Classifications**
 - RA Residential/Agricultural
 - R-15 Residential
 - R-7M Residential Medium Density
 - CD Residential/Community Center
 - HC Highway Commercial
 - MA Medium Density Manufacturing
 - M-2 Manufacturing
 - Streeks

NOTE
This map was digitized from a photograph
map received from Northampton County
Land Records Department.



This is a copy of the Official Zoning Map for the Town of Woodland. This map was adopted on _____ by the Board of Commissioners.

Revised (Signed)	Date signed
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



10 February, 2005

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Town of Woodland Zoning Amendment

An Ordinance amending the Town of Woodland Zoning Ordinance in the following respects:

1. By amending Section 10-4, Table of Usage by District, by the addition to said Table under the category of Transportation and Utilities as a Conditional Use in the RA District only the following:

“Radio, television, and microwave towers and relay stations, offices and studios in conjunction with these.”

2. By amending Article 11, Dimensional Requirements Summary Table, so as to provide an exception to the maximum height of structures for non-residential usages as follows:

“The height regulations stipulated in Article 11 of this ordinance in the RA district may be exceeded only where a Conditional Use is granted by the Board of Adjustment. The Board of Adjustment shall review as a Conditional Use structures such as church spires, belfries, cupolas, and domes, not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, radio towers, masts, aerials, grain elevators, and similar structures which exceed the height limitations of this Ordinance.”

“Provided, that all buildings and towers shall be set a minimum of thirty (30) feet from all exterior property lines and that towers shall be set back one (1) additional foot from all exterior property lines for each one (1) foot in height over thirty (30) feet.”

The Town of Woodland through its Board of Town Commissioners hereby ordains and enacts the above two amendments.

These Zoning Ordinance amendments shall take affect as of June 1, 2006 2006.

Passed by the Woodland Town Board at the meeting and public hearing held on June 1, 2006 2006 by a vote of 5 (Aye votes) to 0 (Nay votes).

TOWN OF WOODLAND

By: _____

Jay Jenkins, Mayor

ATTEST:

Gail C. Colson
Gail C. Colson, Town Clerk

(TOWN SEAL)

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Table of Uses by Districts

Permitted Uses	R A	R 1 5	R 7	R 7 M	C D	C H	M 1	M 2
P = Permitted By Right; C = Conditional Use Permit approved by Board of Adjustment) as specified in Article 3; Conditions = The number listed indicated the subsection in Article 13 where specific development requirements are listed.								

Gift Shops					P	P		
Greenhouse and Plant Nurseries	P					P	P	
Hardware Stores					P	P		
Hotels/Motels						P		
Insurance Agencies					P	P		
Jewelry Stores including watch repair					P	P		
Restaurants, including drive-through						P		
Restaurants, excluding drive-through					P	P		
Medical offices and clinics					P	P		
Planned Business Developments (shopping centers, business parks, etc.) provided they comply with the development criteria in Article 13, Section 13-10						C	C	C
Professional Offices (including, but not limited to lawyers, surveyors, architects, engineering, etc.)					P	P		
Real Estate Offices, sales and rental					P	P		
Temporary Uses/Events								
Auction Sales (flea markets)						P	P	
Temporary Manufactured Homes, Class A or B	C	C	C				C	C
Temporary Construction, storage or offices	P	P	P		P	P	P	P
Transportation and Utilities								
Utility Lines and Related Structures	P	P	P		P	P	P	P

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- (1) When public sewer is not available, the Northampton County Health Department may require larger lots.
- (2) Any yard setback (front, side, or rear) fronting on a public roadway shall be measured from the right-of-way line. All other setbacks shall be measured from the property line. Under no circumstances shall any building, fence, or other structure shall be erected or installed in any public right-of-way.
- (3) The height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building. When measuring heights, the following features are exempt from the district height limitations: chimneys, water tanks, church spires, elevator shafts or similar structural appendages not intended as places of occupancy or storage; flagpoles; heating and air conditioning equipment, solar collectors, and similar equipment.

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6 SEPTEMBER, 2007

- 1 Town of Woodland Subdivision Ordinance changing Article 1, Section 6 - Applications of Ordinances and,
- 2 Town of Woodland Subdivision Ordinance changing Article 5, Section 1 – Subdivision Defined :

SEE ATTACHED AMENDMENT DATED 6 September, 2007



Town of Woodland Zoning Amendment

An Ordinance amending the Town of Woodland Subdivision Ordinance in the following respects:

1. By amending Article 1, Section 6 – Application of Ordinances to read as follows:

“This Ordinance is applicable to all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale or building development, and shall include all divisions of land involving the dedication of a new street or a change in existing streets. The original, or parent lot, shall not be considered in determining the number of lots. For example, if there is a 50 acre tract, there will be no subdivision until 2 or more new lots are created out of the original tract.”

2. By amending Article 5, Section 1 – Subdivision Defined to read as follows:

“For the purpose of this Ordinance, “subdivision” means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future), excluding the original tract and includes all division of land involving the dedication of a new street or a change in existing streets; however, the following is not included within this definition and is not subject to any regulations enacted pursuant to this Ordinance.”

The Town of Woodland through its Board of Town Commissioners hereby ordains and enacts the above two amendments.

These Subdivision Ordinance amendments shall take affect as of September 6, 2007.

Passed by the Woodland Town Board at the meeting and public hearing held on September 6, 2007 by a vote of 4 (Aye Votes) to 0 (Nay votes).

TOWN OF WOODLAND

By: _____

Jay Jenkins, Mayor

ATTEST:

Gail C. Colson
Gail C. Colson, Town Clerk

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