GATES COUNTY NORTH CAROLINA

Title 15 Land Usage Ordinance Update

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Gates County is a rural county in northeastern North Carolina that contracted with CodeWright to update and modernize Title 15, Land Usage, of the County's Code of Ordinances for compliance with changes to the State's planning enabling legislation commonly know as a "160-D." Following an assessment of the County's current regulation, the project included a re-organization of Title 15 into a chapter on zoning, a chapter on subdivision regulations, a chapter on the county's agricultural district provisions, a chapter on the building code standards, and a consolidation of the County's manufactured housing provisions into the zoning regulations. In addition to the reorganization, CodeWright prepared a new style set, numbering system, and page layout for the document as well as a wide variety of new summary tables and definitions.

CodeWright revised the zoning and subdivision regulations for compliance with the new 160-D rules, session laws from the General Assembly approved after 2019, state and federal law, and relevant court precedent. In addition, CodeWright added modern application processing provisions, an updated set of parking standards, new landscaping provisions, new fencing regulations, new Reed-compliant signage standards, and new homeowner association standards. The zoning provisions were supplemented with new zoning district purpose statements and new residential density provisions. Numerous use standards were also added including a new set of telecommunications and wind energy conversion standards.

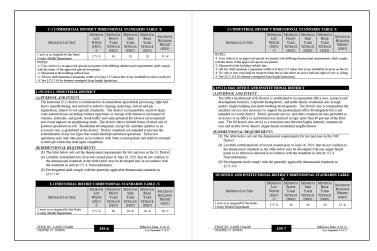
The revised version of Title 15 was adopted by the County in June of 2021.



GATES COUNTY CODE OF ORDINANCES

Title XV: Land Usage

The following table identifies the not revers) offerent types of subdivision applications are presented as the control of the present of application and the present of a present of a present of application and the present of a present of





KEY PROJECT FEATURES

- Integrated mobile and manufactured home provisions
- 50+ pages of defined terms
- · Standardized review procedures
- New landscaping and parking provisions