

# CAMDEN COUNTY NORTH CAROLINA

## Unified Development Ordinance

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**ARTICLE 151.3 Zoning Districts**  
**Section 3.5 Residential Districts**  
**3.5.2 Working Lands (WL) District**

**3.5.2. WORKING LANDS (WL) DISTRICT**

**WL Working Lands**

**A. Purpose Statement**  
The Working Lands (WL) district is established to accommodate agriculture, agriculturally-related uses, and limited forms residential development at very low densities in rural portions of the County. The district is primarily intended to preserve and protect base farm, and resource lands for current or future agricultural use as well as to protect the rural character of the area. One of the primary goals for character protection is the requirement to configure residential subdivisions of more than five lots as conservation subdivisions. The conservation subdivision approach seeks to minimize the viability of new residential development from adjacent roadways through proper placement and screening, and allows farmers to capture a portion of the land's development potential while continuing to farm. Conservation subdivisions allow a portion of a tract or site to be developed with single-family detached homes while the balance of the site is left as conservation or agricultural land. The district also accommodates a wide range of agricultural and agriculturally-related uses like "agritourism" as well as service and support uses to the rural community, including day care, educational uses, public safety facilities, parks and utility features.

**B. Dimensional Requirements**

#	STANDARD TYPE	REQUIREMENTS FOR TYPICAL DEVELOPMENT	REQUIREMENTS FOR CONSERVATION SUBDIVISIONS [1]
1	Minimum Development Size (acres)	N/A	10
2	Maximum Residential Density (units/acre)	0.2	1
3	Minimum Lot Area (acres)	5	1
4	Minimum Lot Width (feet) [2]	300	60
5	Maximum Lot Coverage (% of lot area) [3]	24	72
6	Minimum Open Space (% of development size) [4]	None	50
7	Minimum Front Setback (feet)	50	20
8	Minimum Corner Side Setback (feet)	50	20
9	Minimum Interior Side Setback (feet)	25	10
10	Minimum Rear Setback (feet)	25	15
11	Minimum Distance Between Buildings, Front-Back (feet) [5]	20	10
12	Minimum Distance Between Buildings, Side-to-Side (feet) [5]	15	5
13	Minimum Accessory Building Setback (feet)	10	3
14	Minimum Setback from Agricultural Activity (feet) [6]	50	50
15	Maximum Building Height (feet)	35 [7]	30

**NOTES:**  
 [1] Residential developments of five or more lots shall be configured as a conservation subdivision in accordance with the standards in Section 5.5 Conservation Subdivisions.  
 [2] This shall not apply to lots with a minimum building footprint of 25 feet and shall maintain 60 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.  
 [3] This shall not apply to lots with a minimum building footprint of 25 feet and shall maintain 60 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.  
 [4] The maximum lot coverage may be increased with approval from the NCDCO and compliance with all appropriate stormwater management requirements for residential subdivisions and nonresidential developments.  
 [5] Applied in cases where there are two or more principal buildings on the same lot.  
 [6] Setback is applied from the perimeter of agricultural areas occupying the same or an adjacent lot.  
 [7] Maximum building height may be increased to 50 feet for agricultural or agriculturally-related uses.

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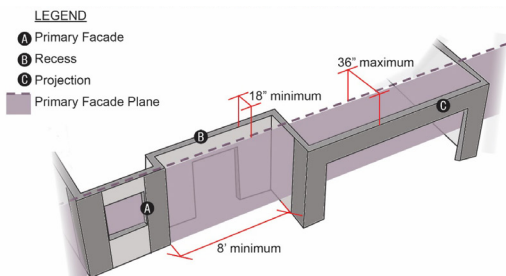
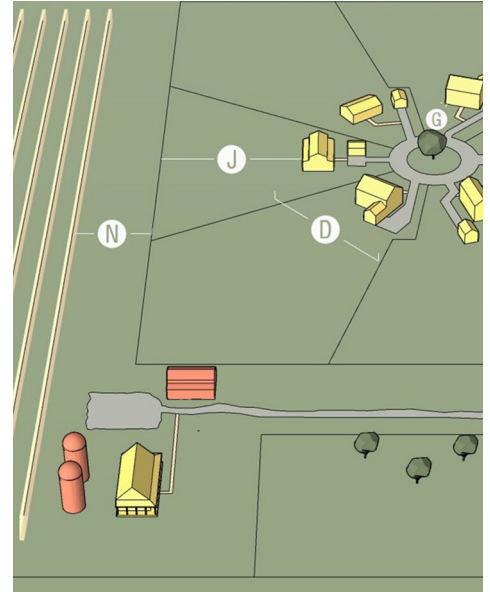
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**C. Lot Pattern Examples (Traditional)**

**D. District Dimensional Standards**

**E. Preferred Development Examples**

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Camden County is a rural county in northeastern North Carolina. As the only unified government in the state, Camden County has no incorporated areas and is authorized to regulate development under the enabling legislation for counties as well as municipalities. The County contracted with CodeWright to revise its unified development ordinance (UDO) to implement the County's new 2035 Comprehensive Plan.

### KEY PROJECT FEATURES

- Balance commercial promotion with rural character protection
- Development of compact, mixed-use rural villages
- Stormwater management as a central project feature
- County code with municipal-style regulations
- Incentives for increased development quality



The new UDO was adopted on February 4, 2019. It is a user-friendly, graphically-driven code that includes several sections on using the UDO. It includes a comprehensive set of 26 development review procedures, including flexibility provisions and an overhauled set of subdivision procedures. The district chapter encourages mixed-use rural villages and protects farmland. There is a comprehensive set of design standards and guidelines that address all forms of residential development, commercial, and mixed-use development. It includes a comprehensive revision to the County's performance guarantee, fee-in-lieu, and owners' association standards. In addition to raising the bar for development quality, the code uses incentives to encourage preferred forms of development and sustainable development features.