

ORDINANCE #TA190507.03
AMENDING CHAPTER 151: ZONING CODE, APPENDIX B: SPECIAL
REQUIREMENTS TO THE TABLE OF PERMITTED AND CONDITIONAL USES
OF THE TOWN OF BOILING SPRINGS CODE OF ORDINANCES

BE IT ORDAINED by the Town Council of the Town of Boiling Springs, North Carolina assembled in Regular Session this 7th day of May, 2019,

Part 1. That "Appendix B: Special Requirements to the Table of Permitted and Conditional Uses" is amended to establish a new Special Requirement titled "SR 45 Brewery, Winery, Cider" to outline the minimum terms of a Conditional Use Permit for a proposed Brewery, Winery, Cider in the M-1 District and is hereby amended to read as follows:

APPENDIX B: SPECIAL REQUIREMENTS TO THE
TABLE OF PERMITTED AND CONDITIONAL USES

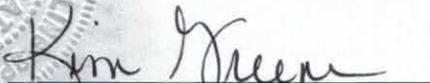
SR 45 Brewery, Winery, Cider

- A. A Brewery, Winery, Cider shall be permitted only when requested as a Conditional Use within the M-1 District and accompanied by an approved Conditional Use Permit.
- B. No such establishment shall be located within 300 feet of a church, elementary or secondary school, residentially zoned property, or public park. The distance shall be measured in a straight line from the front, back, or side of the main building of the proposed establishment facing the residential property to the nearest point of the lot line or property, whether such district or use is located within town jurisdiction or not.
- C. Outdoor storage of goods and materials used in assembly, fabrication, or processing shall not exceed 25 percent of the gross floor area of all buildings on a lot.
- D. Outdoor storage uses shall be screened from view from any public right-of-way and from all abutting properties by a landscape screen in accordance with Section 151.140(2) of the Town Code of Ordinances.
- E. The main entrance of the building shall be oriented toward a street where the abutting property is zoned predominantly for non-residential use.
- F. A minimum of 6-foot high opaque fence shall be erected adjacent to the property line of abutting residences - materiality and final design are subject to the approval of the Board of Adjustment.
- G. Parking areas related to the establishment shall be located no closer than 30 feet to the property line of abutting residences.

Part 2. This Ordinance shall become effective upon its adoption by the Town Council of the Town of Boiling Springs, North Carolina.

ADOPTED this the 7th day of May, 2019.

ATTEST:

A circular seal of the Town of Boiling Springs, North Carolina, is partially visible on the left side of the page. It contains the text "TOWN OF BOILING SPRINGS", "NORTH CAROLINA", and "SEAL".


Kim Greene, Town Clerk



Bill Ellis, Mayor