

Village of Wesley Chapel, NC Ordinance 2019 -09

TO ADOPT ZONING ORDINANCE TEXT AMENDMENT REGARDING TABLE OF USES

THAT WHEREAS, the Village of Wesley Chapel has considered amending the Village’s Zoning Ordinance regarding the Table of Uses; and

WHEREAS, a public hearing was conducted on the matter at the Village Council’s December 9th, 2019 meeting; and

WHEREAS, the Village Council considered and adopted the proposed text amendment as provided herein:

NOW THEREFORE BE IT RESOLVED THAT THE VILLAGE OF WESLEY CHAPEL ZONING ORDINANCE IS HEREBY AMENDED AS FOLLOWS:

1. § 156.005(c) of the Zoning Ordinance *Definitions of specific terms and words* is hereby amended by **adding** the following in alphabetical order:

MICROBREWERY. A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution and including a bar/tasting room and/or restaurant for consumption and tasting on-premises. It may also include retail to purchase beverages manufactured on-site and related items. A tasting room is an area within the premises of the brewery’s production facilities where guests may sample the brewery’s products. A microbrewery may also offer sales of other alcoholic beverages for consumption off the premises. When the production facilities exceed 10,000 square feet, the facility is not considered a microbrewery any longer, but rather an industrial use.

2. Changes to the “Table of Uses,” § 156.060, of the Zoning Ordinance is amended as follows:

<i>Use</i>	<i>Supplemental Regulation Section Number</i>	<i>R-80</i>	<i>R-60</i>	<i>RA-40</i>	<i>R-40</i>	<i>RA-20</i>	<i>R-20</i>	<i>B-1</i>	<i>B-2</i>	<i>L-1</i>	<i>O-I</i>
Advertising agency								X	X	X	X
Agricultural use	§§ 156.005, 156.133	Xs	Xs	Xs	Xs	Xs	Xs				
Architect service (see “Engineering, architect or survey services”)								X	X		

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Auditorium, stadiums, assembly halls, coliseums (under 1,000 seats) and the like, excluding amphitheaters								€	C		
Automobile/motorcycle race track										C	
Banks, savings and loan, credit unions, bank teller machines								X	X	⊗	
Barns	§ 156.089	P Xs	P Xs	P Xs	P Xs	P Xs	P Xs				
Beauty shop								X	X	⊗	
Beauty supply store/cosmetics store								X	X	⊗	
Bed and breakfast inn		C	C	C	C	C	C				
Beer and wine store								X	X	X	
Bookstore								X	X	⊗	
Carpet store (see "Floor covering store")								⊗	⊗	⊗	
Catalogue sales store								X	X	⊗	
CD, tape, record store								X	X	⊗	
China and tableware shop								X	X	⊗	
Clothing, Shoes, and Related Accessory Store								X	X	⊗	
Coin and stamp shop								X	X	⊗	
<i>Coffee Shop</i>								X	X		
Community centers		C	C	C	C	C	C	X	X	⊗	⊗
Continuing care facilities								€	€		⊗

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Ice and cold storage plants and freezer lockers (no outside storage)										X	
Ice and cold storage plants and freezer lockers (with outside storage)										X	
Jewelry and jewelry repair store								X	X	X	
Junk yard and/or automobile salvage yard										C	
Laboratories - dental, medical, optical and research								X	X	X	X
Lounge/bar (principal use)								C-X	X	X	
Machine shop (in enclosed building)										X	
Machine shop (with outside storage or facilities)										X	
Manufactured goods, Class 1 (with outside storage) and the retail sales thereof (e.g. factory outlets, sales of irregular goods)	§ 156.005									Cs	
Manufactured goods, Class 1 and the retail sales thereof (e.g., factory outlets, sales of irregular goods)	§ 156.005									Cs	
Manufactured goods, Class 2 (no outside storage)	§ 156.005									C	
Manufactured goods, Class 2 (with outside storage)	§ 156.005	Not allowed in any zoning district									

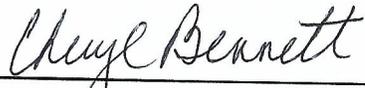
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Manufactured home park		Not allowed in any zoning district									
Manufactured home park		<i>C</i>									
Message and errand service								X	X	X	X
Mining/Quarry Operations; dirt farming											
<i>Microbrewery</i>								X	X	X	
Mobile home (<i>see Manufactured Home</i>)		Not allowed in any zoning district									
Music store sales and service								X	X	✕	
Newsstand (principal use)								X	X	✕	
Office building(s)								✕-C	✕-C	X	X
Optician and optical supply store								X	X	X	X
Orphanage											
Pharmacy								X	X	✕	
Philanthropic and eleemosynary institutions								C	C	X	C
Private club								C	C	C	
Refrigerator or large appliance repair								C	C	X	
Stationery store								X	X	✕	
Stock or security brokerage firm								X	✕	✕	X
Supercenter store									C		

Adopted this 9th day of December, 2019.



Mayor Jan Smith

Attest:



Cheryl Bennett, Village Clerk