

ORDINANCE #94-27:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF PINEHURST, NORTH CAROLINA AS IT PERTAINS TO "BUILDING SETBACKS".

THAT WHEREAS, the Village Council of Pinehurst adopted a Zoning Ordinance and Map on the 16th day of July, 1981, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map have been amended from time to time as circumstances and the best interests of the Community have required; and

WHEREAS, A Public Hearing was held at 4:00 P.M. on August 15, 1994 in the Meeting Room of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering proposed zoning changes, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed zoning changes; and

WHEREAS, the Planning and Zoning Board has recommended that the Village Council amend the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED, by the Village Council of the Village of Pinehurst, North Carolina in Regular Session assembled on the 19th day of September, 1994, as follows:

SECTION 1. That the zoning ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction is hereby amended as follows:

A. DEFINITION: BUILDING SETBACK

A line parallel to the property line establishing the minimum distance from the property line to the furthest projection of the exterior face of buildings, walls or any other form of construction (i.e. decks, landings, terraces, porches and patios on grade). Overhangs to include their gutters and building steps may extend a maximum of 36 inches into the prescribed setbacks. HVAC equipment may encroach a maximum of 5 feet and to be located in side and rear yards only. Driveways and sidewalks may encroach into front and side yards only.

SECTION 2. That this Ordinance Amendment shall be and

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF PINEHURST, NORTH CAROLINA AS IT RELATES TO "BUILDING SETBACKS".

WHEREAS, the Village Council of Pinehurst adopted a zoning Ordinance and map on the 10th day of July, 1991, for the purpose of regulating planning and development in the Village of Pinehurst and the extrajurisdictional area over which it has jurisdiction; and

WHEREAS, said Ordinance and map have been amended from time to time as circumstances and the best interests of the Community have required; and

WHEREAS, a Public Hearing was held at 4:00 P.M. on August 15, 1994 in the Meeting Room of the Pinehurst Village Hall, Pinehurst, North Carolina, under the notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general jurisdiction in the Village of Pinehurst, and its extrajurisdictional jurisdiction, for the purpose of considering proposed zoning changes, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extrajurisdictional jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed zoning changes; and

WHEREAS, the Planning and Zoning Board has recommended that the Village Council amend the zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, BE IT ESTABLISHED, BY THE Village Council of the Village of Pinehurst, North Carolina in Regular Session assembled on the 15th day of September, 1994, as follows:

SECTION 1. That the zoning Ordinance of the Village of Pinehurst and its extrajurisdictional zoning jurisdiction as hereby amended be as follows:

A. DEFINITION: BUILDING SETBACK

A line parallel to the property line establishing the minimum distance from the property line to the furthest projection of the exterior face of buildings, walls or any other form of construction (i.e., decks, terraces, balconies, porches and patios on grade). Obstructions include utility poles and building steps may extend a maximum of 36 inches into the prescribed setbacks. HVAC equipment may encroach a maximum of 5 feet and to be located in lifts and rear yards only. But ways and sidewalks may encroach into front and side yards only.

SECTION 2. That this Ordinance Amendment shall be and

remain in full force and effect from and after the date of its adoption.

SECTION 3. Adopted this 19th day of September, 1994.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By:


Charles L. Mangers, Mayor

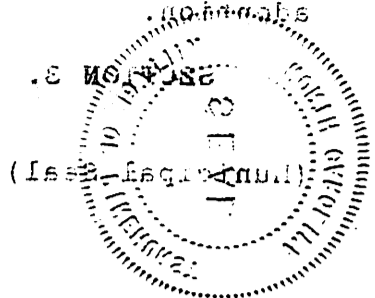
Attest:


Mary H. McGraw, Village Clerk

Approved as to form:


John B. Clayton, Village Attorney

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remain in full force and effect from and after the date of its adoption.
Section 3. Adopted this 13th day of September, 1994.



VILLAGE OF PINHURST
VILLAGE COUNCIL

Charles L. Sanders, Mayor
By: Charles L. Sanders, Mayor

Attest:

Mary H. McGraw, Village Clerk
Mary H. McGraw, Village Clerk

Approved as to form:

John B. Clayton, Village Attorney
John B. Clayton, Village Attorney