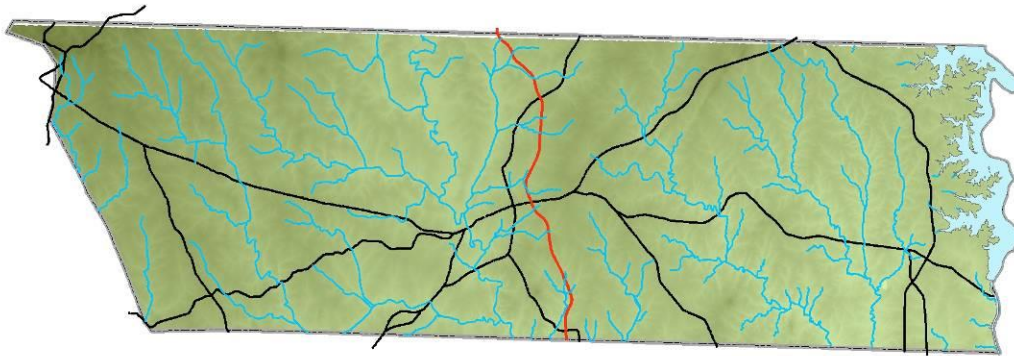


Lincoln County, North Carolina



Unified Development Ordinance



Effective August 31, 2009

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HOW TO USE THIS CODE

IF YOU OWN PROPERTY AND WANT TO KNOW WHAT RULES APPLY:

STEP 1: Find your zoning district and any overlay districts by looking at the Zoning Map (found in the Planning Department).

STEP 2: Go to §2.1, Districts Established, to review the intent of the district(s) applied to your property.

STEP 3: Go to §2.2, Permitted Land Uses, for details on uses permitted on your property. Find the row that lists the group of uses or specific use you've identified. Match this row to your district (across the top of the table) to determine if the use you want to establish is permitted. To determine if the use you've identified is part of group of uses go to §2.3, Use Interpretation.

STEP 4: If your use is permitted, before building the structure or establishing the use, you must get the appropriate permits approved (see Article 9). For details on minimum lot size and required yards (setbacks) see §2.4. For specific use standards see Article 4. The use may also be subject to the general standards in Article 3 and the natural resource protection standards in Article 7.

STEP 5: Don't forget that the overlay districts established in §2.5 may apply to your property. These requirements are intended to help you and the County ensure that your project is legally established and that it matches the development vision that Lincoln County, as a community, desires. You should also review any applicable design guidelines for other applicable development information.

IF YOU WANT TO BUILD OR ESTABLISH A PARTICULAR USE:

Follow Steps 1 through 5 above, to identify your zoning district and the permitted uses. You can find the specific details for the permitted uses in your zoning district in either Article 3 or Article 12. You can also find the various development standards that apply to your property in Article 3 and Article 5.

IF YOU WANT TO CHANGE YOUR ZONING DISTRICT:

Only the Board of Commissioners may rezone property – following public notice and hearings. See §9.4, Rezoning, for details on the procedure.

IF YOU WANT TO SUBDIVIDE YOUR PROPERTY:

Property can only be subdivided in accordance with §9.6, Subdivision Review.

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