

## ARTICLE IX

### ZONING DISTRICTS AND ZONING MAP

#### 9-1 ESTABLISHMENT OF ZONING DISTRICTS

In order to achieve the purposes of this Ordinance, all property within the planning and zoning jurisdiction of the Town of White Lake is divided into districts with the designations and purposes listed in Sections 9-1.1 through 9-1.5.

##### 9-1.1 RA Residential-Agricultural Zone

The RA Residential-Agricultural Zone is primarily intended to accommodate low density residential uses as well as agricultural uses. It is anticipated that the RA district will include the more rural areas of the town's ETJ. Such areas are expected to accommodate some of the town's future growth and development while at the same time allowing continued agricultural use until such time as more intensive urban development is appropriate. Limited institutional and recreational uses that complement low density residential and agricultural areas are also allowed in RA zones.

##### 9-1.2 R-1 Permanent Residential Zone

The R-1 Permanent Residential Zone is primarily intended to accommodate permanent detached single-family homes which are predominantly occupied by year-round residents.

The R-1 district is intended to have the amenities of a well-designed residential area, including low population density and a complete separation from incompatible business and transient uses. Limited institutional and recreational uses that complement low density residential areas are also allowed in R-1 zones.

##### 9-1.3 R-1A Permanent Residential Zone

The R-1A Permanent Residential Zone is primarily intended to accommodate permanent detached single-family and manufactured homes on individual lots which are predominantly occupied by year-round residents. The R-1A district is intended to have the amenities of a well-designed residential area including low population density and a complete separation from incompatible business and transient uses. Limited institutional and recreational uses that complement low density residential areas are also allowed in R-1A zones.

##### 9-1.4 R-2 Recreational Residential Zone

The R-2 Recreational Residential Zone is primarily intended to accommodate permanent and seasonal homes including detached single-family dwellings, two-family dwellings, manufactured homes on individual lots, manufactured home parks, multi-family dwellings, condominiums, townhouse dwellings, and tourist cottages. The R-2 district is intended to have the amenities of a well-designed residential area, including a wide variety of residential building types at a medium density and an adequate separation from business uses. A wide range of institutional and recreational uses that complement medium density residential areas are also allowed in R-2 zones.

### **9-1.5 B Business Zone**

The B Business Zone is primarily intended to accommodate moderate intensity retail, office, service, and recreational uses. Institutional and other nonresidential uses that complement business areas are also allowed in B zones. Limited medium density residential uses which are compatible with business uses are also permitted in B zones.

## **9-2 ESTABLISHMENT OF OFFICIAL ZONING MAP**

### **9-2.1 Official Zoning Map**

The Town of White Lake Planning and Zoning Jurisdiction is hereby divided into zones, or districts, as established in Section 9-1. The official zoning map is the set of planimetric property tax maps (as produced by the Bladen County Tax Department) upon which the zoning district boundaries have been delineated.

### **9-2.2 Map Certification**

The Official Zoning Map shall be identified by the signature of the Mayor attested by the Town Clerk, and shall bear the seal of the Town of White Lake, together with the effective date of this Ordinance.

### **9-2.3 Map Changes**

If changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map. Amendments to the Official Zoning Map shall be made utilizing the same procedures that apply to text amendments, as set forth in Article VIII.

### **9-2.4 Unauthorized Changes**

No changes in zoning district boundaries shall be made on the Official Zoning Map, except in conformance with the procedures set forth in this Ordinance. Any unauthorized change shall be considered a violation of this Ordinance.

### **9-2.5 Map Location**

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the Town Clerk's Office, shall be the final authority as to the current zoning of property within the Town's planning jurisdiction.

## 9-2.6 Map Damage and Replacement

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Board of Commissioners may by resolution adopt a replacement Official Zoning Map which shall supersede the prior Official Zoning Map. Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant remaining parts thereof, shall be preserved, together with all available records pertaining to its adoption or amendment.

## 9-2.7 Replacement of Official Zoning Map

The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The replacement Official Zoning Map shall be identified by the signature of the Mayor, be attested by the Town Clerk, and bear the seal of the Town of White Lake.

## 9-3 INTERPRETATION OF DISTRICT BOUNDARIES

### 9-3.1 Boundary Interpretation

Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:

- (A) **Centerline:** Where a boundary line lies within and follows a street or alley right-of-way, a railroad right-of-way, or utility easement, the boundary shall be construed to be in the center of such street or alley right-of-way, railroad right-of-way, or utility easement. If such a street or alley right-of-way, railroad right-of-way, or utility easement forming the boundary between two separate zoning districts is abandoned or removed from dedication, the district boundaries shall be construed as following the centerline of the abandoned or vacated street bed or utility easement.
- (B) **Edge Line:** Where a boundary line follows the edge of a street or alley right-of-way, a railroad right-of-way, or utility easement, the boundary shall be construed to be in the edge of such street or alley right-of-way, railroad right-of-way, or utility easement. If such a street or alley right-of-way, railroad right-of-way, or utility easement forming the boundary between two separate zoning districts is abandoned or removed from dedication, the district boundaries shall be construed as following the edge of the abandoned or vacated street bed or utility easement.
- (C) **Lot Line:** Boundaries indicated as approximately following lot lines shall be construed as following such lot lines. In the event that a district boundary line divides a lot or tract, each part of the lot or tract so divided shall be used in conformity with the regulations established by this Ordinance for the district in which said part is located.
- (D) **Municipal Limits:** Boundaries indicated as approximately following municipal limits or extraterritorial boundary lines shall be construed as following the municipal limits or extraterritorial boundary lines.

- (E) **County Line:** Boundaries indicated as approximately following county lines shall be construed as following the county line.
- (F) **Watercourses:** Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
- (G) **Extensions:** Boundaries indicated as parallel to, or as extensions of street or alley rights-of-way, channelized waterways, railroad rights-of-way, utility easements, lot lines, municipal limits, county lines, or extraterritorial boundaries, shall be so construed.
- (H) **Scaling:** Where a district boundary does not coincide with any boundary line as delineated above and no distances are described by specific ordinance, the boundary shall be determined by the use of the scale appearing on the map.

### 9-3.2 Interpretation by Board of Adjustment

Where existing natural or man-made features on the ground are at variance with those shown on the Official Zoning Map, or are not covered by Section 9-3.1 (Boundary Interpretation), the Board of Adjustment shall interpret the district boundary.

### 9-3.3 Annexation

When the Town annexes or extends its jurisdiction to include an area that is currently being regulated by Bladen County, the County regulations and powers or enforcement shall remain in effect until:

- (A) The Town has adopted regulations for said annexed or extended extraterritorial area; or
- (B) A period of sixty days has elapsed following the effective date of annexation or extension of extraterritorial jurisdiction, whichever is sooner.

<b>ARTICLE IX: ZONING DISTRICTS AND ZONING MAP</b> .....	9-1
9-1 ESTABLISHMENT OF ZONING DISTRICTS.....	9-1
9-1.1 RA Residential-Agricultural Zone.....	9-1
9-1.2 R-1 Permanent Residential Zone .....	9-1
9-1.3 R-1A Permanent Residential Zone.....	9-1
9-1.4 R-2 Recreational Residential Zone.....	9-1
9-1.5 B Business Zone .....	9-2
9-2 ESTABLISHMENT OF OFFICIAL ZONING MAP .....	9-2
9-2.1 Official Zoning Map.....	9-2
9-2.2 Map Certification.....	9-2
9-2.3 Map Changes .....	9-2
9-2.4 Unauthorized Changes .....	9-2
9-2.5 Map Location .....	9-2
9-2.6 Map Damage and Replacement .....	9-3
9-2.7 Replacement of Official Zoning Map.....	9-3
9-3 INTERPRETATION OF DISTRICT BOUNDARIES .....	9-3
9-3.1 Boundary Interpretation .....	9-3
9-3.2 Interpretation by Board of Adjustment .....	9-4
9-3.3 Annexation.....	9-4