

Dear Property Owner:

The Town of Richlands Board of Aldermen will conduct a public hearing on April 9, 2013 at 6:00 PM at the Richlands Town Hall on the adoption of the new Richlands Zoning Ordinance including the Official Zoning Map. This updated ordinance will supersede the zoning regulations adopted on October 12, 1999 and any subsequent amendments to the 1999 zoning regulations. The Richlands Planning Board has been working for over a year to modernize the town's zoning regulations to include additional zoning districts while attempting to limit the creation on zoning non-conformities to existing properties. The Official Zoning Map, names of the new zoning districts, and a brief summary of each is listed below.

The Richlands Zoning Ordinance and Official Zoning Map are available for public inspection at the Richlands Town Hall from 8:00am to 5:00pm on Monday - Friday. To view the full size zoning map or to review the full text of the proposed zoning ordinance online visit <http://www.richlandsnc.gov>.

Citizens will have an opportunity to sign-up and speak at the Public Hearing. All comments and questions are welcomed.

PROPOSED ZONING DISTRICTS:

The **A-5 Residential District** is established to secure the agricultural integrity of the areas so classified and to allow for low-density single-family development on five acre minimum lots.

The **R-20 Residential District** is designed to accommodate single-family dwellings with 20,000 square feet minimum lots that may not be serviced central sewer and multi-family dwellings that are serviced with central sewer. Class A Manufactured Homes will require a conditional use in this district.

The **R-15 Residential District** is designed to accommodate low-density single-family dwellings with 15,000 square feet minimum lots.

The **R-10 Residential District** is designed to accommodate medium-density single-family dwellings with 10,000 square feet minimum lots.

The **RM-10 Residential District** is designed to accommodate single, two and multi-family dwellings with the same lot sizes and density as allowed in the R-10 district. Two-family and multi-family dwellings will require a conditional use permit in this district.

The **R-8 Residential District** is designed to accommodate medium-density single-family dwellings with 8,000 square feet minimum lots.

The **RM-8 Residential District** is designed to accommodate single, two and multi-family dwellings with the same lot sizes and density as allowed in the R-8 district. Two-family and multi-family dwellings will require a conditional use permit in this district.

The **R-6 Residential District** is designed to accommodate single-family high density dwellings with 6,000 square feet minimum lots. Class A Manufactured Homes will require a conditional use in this district.

The **RM-6 Residential District** is designed to accommodate single, two and multi-family dwellings with the same lot sizes and density as allowed in the R-10 district. Two-family and multi-family dwellings are a permitted use in this district. Class A Manufactured Homes are a permitted use in this district. Class B Manufactured Homes will require a conditional use permit in this district.

The **C-1 Central Business District** is established as the centrally located trade and commerce service area (downtown) of the community.

The **C-2 Commercial District** is established as a district for offices, personal services and the retailing of durable and convenience goods generally located along the town's major radial roads. The C-2 Commercial District replaces the Highway Business (HB) District in the old regulations.

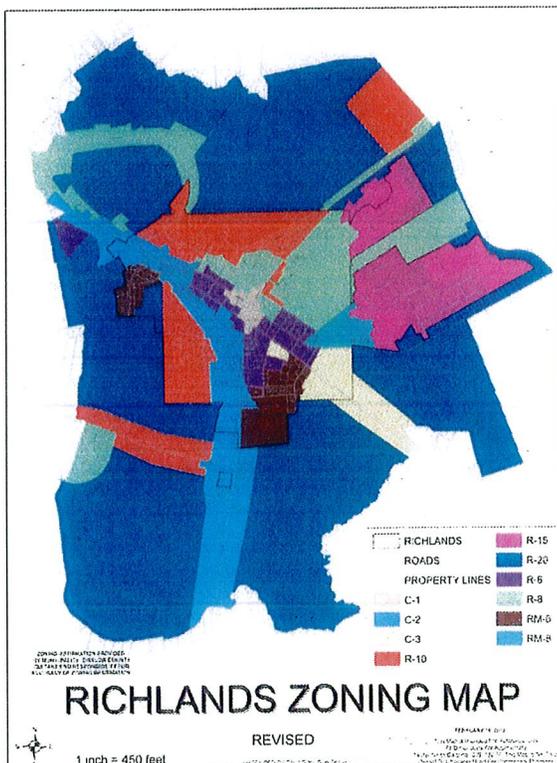
The **C-3 Neighborhood Business District** is established as a commercial district in which the principal use of land is to provide for the retailing of goods and services to the nearby residential neighborhood.

The **C-4 Office and Institutional District** is established in which the principle land use is residential, certain limited businesses and professional offices and medical offices and clinics.

The **C-5 Professional Office District** is established in which the principle land use is certain professional offices, governmental facilities and residences.

The **I-1 Industrial District** is established to accommodate light manufacturing and industry services.

The **I-2 Industrial District** is established to accommodate heavy industry and commercial activities.



PUBLIC HEARING NOTICE
APRIL 9, 2013 6:00 PM
RICHLANDS TOWN HALL
302 SOUTH WILMINGTON STREET
PUBLIC HEARING TO CONSIDER
ADOPTION OF REVISED
RICHLANDS ZONING ORDINANCE
AND
ZONING MAP