

ORDINANCE AMENDING CHAPTER 94
ZONING REGULATIONS OF THE VILLAGE OF WALNUT CREEK, NC.

WHEREAS the Village Council of the Village of Walnut Creek has reviewed the amendments to the Zoning Ordinance as set forth in this ordinance and found these amendments to be consistent with the Village's adopted land use plan.

Be it Resolved by the Village Council of the Village of Walnut Creek as follows:

CHAPTER 94 ZONING REGULATIONS is amended by making the deletions and additions as hereinafter set forth. Deletions are shown with a line through the words and numbers to be deleted and the additions are shown by underlining the word and numbers to be added:

1. §94.44 MINIMUM STANDARDS

Every dwelling and dwelling unit used as a human habitation, or held out for use as a human habitation and every outbuilding shall comply with all of the following minimum standards:

(A) Walls or partitions or supporting members, sills, joists, rafters or other structural members shall not list, lean or buckle, and shall not be rotted, deteriorated or damaged, and shall not have holes or cracks that might admit rodents.

(B) Floors and roofs shall have adequate supporting members and strength to be reasonably safe for the purpose used.

(C) Foundations, foundation walls, piers or other foundation supports shall not be deteriorated or damaged.

(D) Steps, stairs, landings, porches, or other parts or appurtenances shall be maintained in such condition that they will not fail or collapse.

(E) The roof, flashings, exterior walls, basement walls and floors, doors and windows exposed to the weather shall be constructed and maintained so as to be weather and watertight.

(F) Exterior foundation, walls and roofs. Every foundation wall, exterior wall and exterior roof shall be substantially weathertight and rodent-proof; shall be kept in sound condition and good repair; shall be capable of affording privacy; shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon. Every exterior wall shall be protected with paint or other protective covering to prevent the entrance or penetration of moisture or the weather.

(G) Windows and doors. Every window, exterior door, basement or cellar door, and hatchway shall be substantially weathertight, watertight, and rodent-proof; and shall be kept in sound working condition and good repair.

(H) Drainage. Every yard shall be properly graded so as to obtain thorough drainage and so as to prevent the accumulation of stagnant water.

2. §94.99 PENALTY

(C) Enforcement procedure.

(2) Notice of violation. If the owner or occupant of the land, building structure, sign, or use in violation fails to take prompt corrective action, the Zoning Enforcement Officer or his designee must issue a notice of violation using the procedures in §94.80:

- (a) That the land, building, structure, sign, or use is in violation of this chapter;
- (b) The nature of the violation, and citation of the section or this chapter violated;
- (c) The measures necessary to remedy the violation and the time period in which the violation must be corrected, if applicable;
- (d) That penalties or remedies may be assessed; and
- (e) That the party cited has the right to appeal the notice within 30 days.

3. §94.86 VARIANCES

Where because of topographical or other conditions peculiar to the site, strict adherence to the provisions of the regulations of this chapter would cause an unnecessary hardship, the Village Council may authorize a variance following the procedures and standards included in §94.81.

4. Paragraphs 1 and 2 of this ordinance shall become effective March 15, 2022. Paragraph 3 of this ordinance shall become effective upon its adoption.

This the _____ day of _____, 2021.

Danny Jackson, Mayor

ATTEST:

Jacqui Whitmire, Village Clerk