

**Planning and Zoning Recommendations**

**02/21/26**

(Proposed changed to existing UDO section in Red)

**Recommendation 1.**

*This proposed amendment to the Greenhouse section of The Table of Authorized Uses UDO, Accessory Buildings Sec 21-8-1, and Accessory Buildings 21-8-1.1 is consistent with applicable elements of the Foxfire Village Land Use Plan and Long-Range Plan and is reasonable and in the public interest in order to provide clear and consistent guidance to property owners.*

Table of Authorized Uses-

Use Category	Use Type or Description	MUN	VB	RS-20	RS-30	RS-40 WS	RM	RA-5	RE	RD	RF-200	EU	WSO	PUD	CZ
Greenhouse - No On-premises Sales								A	A		A	A			A
Greenhouse - Sales of Products Grown on Premises			A					A	A		A	A			A

-Recommend removing "Greenhouse. No on-premise sales" entirely from the table of authorized uses due to redundancy.

-"Greenhouse- sales of products grown on premises" allowable in VB, RA5, RE, RF200, EU, and CZ.

Sec. 21-8-1. - Accessory buildings.

Accessory buildings are permitted within the districts specified in appendix A with the approval of a development permit. A development permit will be issued when the accessory building meets the requirements of the district and the following:

- (1) No accessory building shall be built upon a lot until the construction of a main building has commenced.
- (2) Accessory buildings shall not be rented. ~~or used for gain.~~

Sec. 21-8-1.1. - Additional accessory buildings.

Are permitted within the EU, RE, **RF-200**, and RA-5 zoning districts when they meet the following requirements:

- (1) The following accessory buildings are permitted:
  - a. Stable or barn.
  - b. Storage buildings.
  - c. Run-in shed.

- d. Pool house.
- e. Greenhouse.
- f. Tool shed.
- g. Detached guest quarters not to exceed 50 percent of the square footage of the primary residence, exclusive of garages, screened and unscreened porches, and unheated utility spaces. Only one detached guest quarter is permitted.
- h. Detached garage.
- i. Chicken coop.
- j. Rabbit hutch.

(2) No accessory building shall be built upon a lot until the construction of a main building has commenced.

(3) Accessory buildings shall not be rented. ~~or used for gain.~~

(4) Guest quarters shall not be permitted unless a primary residence exists.

(5) No trailer, mobile or manufactured home shall be allowed on any lot, except during the active construction of a permitted structure, and are not considered accessory buildings. This prohibition does not apply to farm, horse trailers.

(6) Building exteriors shall be of a material and color to blend with the main buildings and surroundings and be aesthetically compatible with the main building.

(7) Flat roofs are not permitted.

(8) Accessory buildings shall be located between the setback lines and the main building.

(9) Accessory buildings shall not be located in the front yard.

(10) Accessory buildings located on a corner lot shall not be located in the portion of the yard adjacent to the street.

(11) Accessory buildings shall not be attached to the main building.

(Ord. No. 2021-07, § 2, 7-13-2021; Ord. No. 2024-07, § 4, 2-13-2024; Ord. No. 2024-18, § 3, 12-10-2024)

#### Per Village Council Recommendation –

#### Proposed additions to Sec 21-16-1. - Definitions

- **Stable:** A building in which domestic animals (especially horses) are sheltered and fed, typically divided into stalls or compartments.
- **Barn:** A large farm building used for storing grain, hay, or other crops, and often for housing livestock or farm equipment. It can also refer to a very large or bare building in a non-farm context.
- **Storage Building:** A building or structure primarily used for storing goods, materials, equipment.
- **Run-in Shed:** A simple, usually three-sided shelter with a roof and open front, designed for animals (especially horses) to enter for protection from weather elements like rain, wind, or sun.
- **Pool House:** A small freestanding structure located near a swimming pool, typically used for changing clothes, storing pool equipment, providing bathrooms/showers, or offering guest amenities.

- **Greenhouse:** A structure with glass or transparent walls and roof, used for growing or protecting plants under controlled temperature and climate conditions.
- **Tool Shed:** A small outbuilding or shed used for storing tools, often garden or yard tools.
- **Detached Guest Quarters** (or guesthouse/guest quarters): A separate, detached small building or living space (near a main house) designed for accommodating guests, providing temporary lodging with its own facilities.
- **Detached Garage:** A freestanding, roofed, and enclosed structure (separate from the main dwelling) designed primarily to shelter or store one or more motor vehicles.
- **Chicken Coop:** A small building or enclosure for housing and keeping chickens or other poultry.
- **Rabbit Hutch:** A cage or small enclosure (usually made of wood and wire mesh) for keeping domestic rabbits.

## **Recommendation 2.**

*This proposed amendment to Sec. 4.1 of Foxfire General Code and UDO Sec. 21-8-6 Home Occupations is consistent with applicable elements of the Foxfire Village Land Use Plan and Long-Range Plan and is reasonable and in the public interest in order to provide clear and consistent guidance to property owners.*

### *Sec. 4-1. - Restrictions in residential areas.*

It shall be illegal for a residence to be used in the manufacture, point of sale, wholesale or retail selling or servicing of any product in the residential areas except if the business activity occurs completely within the walls of a residential dwelling **or accessory building**, ~~has a noise level that cannot be heard in surrounding homes~~ **has a noise level that does not exceed a level generally accepted in residential areas**, has no walk-in trade, and ~~does not require employees, employee parking~~ **or does not require** special equipment that is not completely contained within the residential **or accessory** building. There shall be no exterior signs that indicate a business condition exists.

(Code 1993, § 7-17; Code 2002, § 8-2; Ord. of 6-8-2004)

### **Sec. 21-8-6. - Home occupations.**

Home occupations are permitted in residential zoning districts, provided that the use and/or structures shall adhere to the minimum standards of the district and the following:

- (1) There shall be no signs advertising the occupation.
- (2) There shall be no more than one employee other than the bona fide residents of the dwelling.
- (3) The portion of the dwelling used for the home occupation shall not exceed 30 percent of the first floor area of the dwelling **but can occupy entirety of an accessory building**.
- (4) The occupation shall be conducted entirely within the dwelling **or accessory building**.
- (5) No sounds shall be audible outside the building.
- (6) ~~The home occupation shall not involve the manufacture of hard goods and/or the utilization of large noise generating machinery.~~ **Noise levels from the home occupation shall not exceed a level generally accepted in residential areas.**

([Ord. No. 2021-07](#), § 2, 7-13-2021)

### **Proposed additions to Sec 21-16-1. - Definitions**

**Walk-in trade** (also called walk-in business or walk-in customers) refers to the portion of a business's revenue or activity that comes from unscheduled customers who spontaneously enter the premises without a prior appointment.

**Home Occupation** any business conducted for gain within a residential dwelling or accessory building (working remotely from home is not considered a home occupation).

### **Recommendation 3.**

*This proposed amendment is consistent with applicable elements of NC G.S. § 160D-301 (b) (3) and in the public interest in order to provide clear and consistent guidance in administrative policies.*

To promote informed and transparent appointments, the following process shall apply when filling vacancies or expired terms on the Planning and Zoning Board:

1. Planning and Zoning Board Vacancies shall be posted publicly on the Foxfire Village Website where possible, within 5 business days of the vacated seat. In the case of expired terms, the vacancy shall be posted publicly 30 days prior to the end of term. The P&Z Board Chair shall receive all applications as they are submitted and will organize and dissemination to the remaining P&Z Board members.

2. The P&Z Board Chair shall schedule interviews for qualified applicants. All current P&Z Board members shall have the opportunity to participate in interviewing candidates.

3. Following the interviews, the P&Z Board shall collectively review the applications and interview outcomes in regular or special meeting, then recommend by majority vote candidate(s) during the meeting to be presented to the Village Council.

4. The Foxfire Village Council shall receive all submitted applications (with ineligible applicants marked as such), the P&Z Board's recommendations, and may conduct additional due diligence, including but not limited to contacting candidates directly, as it deems necessary. The Foxfire Village Council shall make the final appointment decision(s) in accordance with applicable law and this chapter. This process is intended to assist the appointing authorities in making fully informed decisions with addition of the knowledge and experience gained by current Planning and Zoning members about the operations, conduct, and abilities essential to their board.