

ORDINANCE 60a

AN ORDINANCE TO APPEND AND AMEND ORDINANCE NO. 60, THE TOWN OF ENCHANTED OAKS ZONING ORDINANCE TO UPDATE AND CLARIFY THE VARIOUS SECTIONS ACCORDINGLY.

NOW THEREFORE; BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ENCHANTED OAKS AS FOLLOWS:

Section 1.

a. Article 5, Section D. 6. Is hereby amended to read:

6. No wall or fence shall be erected over 4-feet in height on any lot.

a. except for those lots along Cedarwood that are adjacent to the Town's 10-foot buffer zone between the Town of Enchanted Oaks and the subdivision known as Indian Harbor where the fence height may be erected to a maximum height of 6-feet only on the side adjacent to the buffer zone adjacent to Indian Harbor.

Section 2.

a. Article 7, Section B., 1. Is hereby amended to read:

1. USES PERMITTED BY RIGHT: Single family detached dwelling; on site constructed and certain HUD approved manufactured homes meeting all ordinances, standards and codes set out by the Town of Enchanted Oaks.

Section 3.

a. Article 9, Section I is hereby amended to read:

Section I. COMMON OWNERSHIP OF LOTS

a. Multiple adjacent lots that have common ownership and are listed on the Henderson County tax rolls as a common unit may be used and occupied as if they were one lot.

b. Lots may be re-plated into one lot if the resulting re-plat conforms to all provisions in this and all other ordinances and is approved by Town Council. Any request to re-plat of any lot(s) must be accompanied by a written agreement by the appropriate utility company approving of any change as a result of the re-plat to the original easement(s) that were granted by the Town. A survey must also accompany the request.

c. An accessory structure constructed on an adjacent lot to a primary residence while under common ownership to that primary residence and that adjacent lot is later sold or becomes not under common ownership, that accessory structure shall be demolished to conform to the requirements contained in this ordinance.

Section 4.

a. Article 4. Section D. 2. c. shall be amended to add:

6. The Town's area designated for trailer parking.
7. The Town's fire station and maintenance building.
8. Lots and land owned by the Town utilized for parks and recreation.
9. Land owned by the Town and utilized for a buffer zone between the Town and other developments and municipalities such as the 10 - foot strip of land set up by the developer behind the lots on Cedarwood.

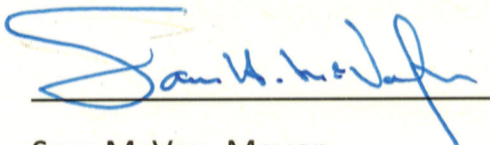
Section 5.

a. Article 4. Section D.2. shall be amended to add:

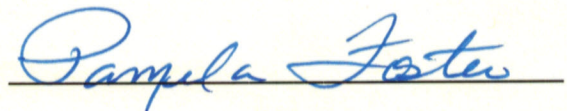
- e. No unimproved lot(s), private or public, shall be used for camping.
- F. Camping on lots with a primary residence shall be limited to periods of no more than 48 hours provided that campers have access to sanitary facilities and water and permission of the owner.

Whereas, this ordinance shall be effective thirty days from the date of approval.

PASSED AND APPROVED THIS 8th DAY OF MAY, 2018.



Sam McVay, Mayor



Attest: Pamela Foster, City Secretary