

RZT 2025-1 Amendments

Noise Ordinance (Chapter 14 Environment)

Section 14-63 Exemptions from section 14-62 Certain noises and sounds prohibited:

1. **Removed** the word “and” between valves and bells and chimes of churches; **Added** “and emergency electrical power generators.” 14-63(4).
2. **Deleted** the words “as amended.” 14-63 (10).
3. **Added** “Notwithstanding any future revisions to this section 14, all noise associated with a use that remains within the limits set forth by this section 14 in effect at the time of issuance of a development permit for the use.” 14-63(11).

Richmond County Ordinance: Zoning Ordinance

1. **Renumber** the index page and subsequent sections to match amendments once approved.
2. **Corrected** “sewerage” to “sewage” and added verbiage **readopted in 2022**. Sec 1-1: page 1.
3. **Corrected** “principals” to “principles” Sec 1.1; page 1
4. **Added** Land Use Plan pursuant to 160D-501 Sec 1- 2: page 1.
5. **Corrected** eOrdinance BONA FIDE FARM EXEMPT: Sec 1.5: page 1.
6. **Deleted** “However... Ordinance shall govern” Sec 1-6: page 2.
7. **Corrected** grammar **sevaerability**. Sec 1.7 page 2.
8. **Added** 1.8 Duration and Termination of Vested Rights (5) **Multi-Phased Development**. - A multi-phased development is vested for the entire development with the land development regulations then in place at the time a site plan approval is granted for the initial phase of the multi-phased development. A right which has been vested as provided for in this subsection remains vested for a period of seven years from the time a site plan approval is granted for the initial phase of the multi-phased development. GS 160D-108 (f).
9. **Expanded** Permit Choice verbiage and delete the wording “GS 143-755”: page 4.
10. **Renumbered** 1.10 to 1.09 Effective Date. page 5.
11. **Corrected** grammar “application to “an application.” 2.2.4 Temporary Certificate: page 7.
12. **Changed** “persons to people”, “even to event” and “access” to “ingress” 2.2.4 Temporary Certificate section: (page 8)
13. **Changed** “Certificate of Zoning Compliance” to “Zoning Compliance Permit” to match wording on permit application. 2.2.5 Right of Appeal; page 8.

14. Deleted “and inform the complainant in writing what action has been or will be taken. Notwithstanding the foregoing.” 2.2.6 Complaints Regarding Violations; page 8.
15. Changed “characterized” to “is characterized” Sec 3.2.2 R-R: page 13.
16. Changed “characterized” to “is characterized” Sec 3.2.3 C-R: page 14.
17. Changed “expansion” to “the expansion” Sec 3.2.7 L-I: page 18.
18. Added “all applicable FAA” Sec 3.2.7 L-I: page 18.
19. Removed Additional Requirements. Sec 3.2.7 (c); page 18.
20. Corrected grammar “promoting” to “is promoting” H-I (1); page 20.
21. Changed to 85’ from 45’ to Maximum Height of building. H-I; page 20.
22. Added “all applicable FAA” Sec 3.2.8 H-I; page 20.
23. Corrected H-I (3) verbiage to read “The Richmond County IP” not “located in the Richmond County development jurisdiction.” H-I (3); page 20.
24. Corrected “as provided” to “provided” page 25
25. Corrected grammar 4.13 Accessory Uses setback to set back and “pool” to “The Pool” page 35.
26. Added 4.13.3 CONFERENCE AND TRAINING CENTER IN THE INDUSTRIAL ZONING DISTRICT. A conference or training center to be in the Light Industrial (L-I) or Heavy Industrial (H-I) zoning district is only permitted as secondary use to an existing and operational industrial facility situated on the same parcel of land. page 36.
27. Corrected grammar- crossed through” the” page 36.
28. Changed 6.2 15th of the month to the 1st of the month page 39.
29. Included the word “an” application page 39.
30. Changed 6.3 Board of Adjustment from 15 to 30 days: page 40.
31. Corrected grammar Adjustments and costs on page 44.
32. Separated Light and Heavy Industrial parking requirements Light=1pk for 500 sq ft or 1 pk for 2000 sq ft Sec 7.8 Minimum Parking Requirements page 63.
33. Added definition: **Conference or training center.** A facility designed to accommodate fewer than 500 persons and used for conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory uses including temporary outdoor displays, and food or beverage preparation and service for on-premises consumption. page 77.
34. Added definition: **Data Center.** A facility used primarily for the storage, management, processing, and transmission of digital data which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center. page 78.

35. **Added** definition: **Distribution Center**. A warehouse that stores, picks, packs, and ships finished goods to customers either in the state, country, or world. page 79.
36. **Added** definition **Electronics Manufacturing**. A facility that is used to design, manufacture, test, distribute, and repair electronic parts. page 80.
37. **Added** definition **Engine Production**. The process of taking raw materials and making components and parts used in engine production. page 80.
38. **Added** definition **Food Freezer Operations**: A facility designed and built for either the freezing or storage of frozen foods and the distribution of frozen foods. page 81.
39. **Added** definition **Food Processing**. The changing of agricultural products whether from seed to cattle and livestock into food products for consumption. page 81.
40. **Added** definition **Major Utility Service**. Distribution or service connection facilities and appurtenances thereto for gas, electricity, water, sanitary sewer, storm water, communications, heating or air conditioning, fuel, and other similar consumable public commodities or services. page 86.
41. **Added** **Medical Device Manufacturing**. Process of producing equipment, instruments, and tools used in healthcare for the diagnosis, prevention, monitoring, treatment, or alleviation of diseases and injuries. page 86.
42. **Added** definition **Research and Development Facilities**. A facility used for scientific research for the development of new and innovative products for use by the public or specific markets. page 89.
43. **Added** definition **Technology college, university, or technical school**. An institution authorized by the State to award associate, baccalaureate, or higher degrees, and facilities associate with it. Page 91.
44. **Added** definition **Technology and research and development facility**. An establishment (such as a laboratory) for general research, scientific research, development and/or training. Activities include the invention, discovery, study, experimentation, evaluation, identification, verification, design preparation, or production of products, new technologies, techniques, or processes. Research and development functions include the repair, storage, sale, and resale of materials, goods, and products relating to the research and development use. This may include the assembly, integration, and testing of products in a completely enclosed building incidental to the principal use of scientific research, development, and training. Does not include data centers. page 91.
45. **Added** definition **Warehousing**. Process of storing goods until they are ready for transport to retailers, distributors, or customers. page 92.

Table of Uses

1. **Added** 3.140 Technology Research and Development Facility as permitted in C-C, H-C, L-I and H-I.
2. **Added** 3.150 Conference or Training Center as permitted in C-C and H-C and as accessory in *L-I and *H-I.

3. **Added 3.300 Government Offices** as permitted in all zoning districts.
4. **Added 4.00 Technology Intensive Advanced Manufacturing, Data Center, Medical Device Manufacturing, Warehousing, Distribution Center.**
5. **Added 4.40 Technology Intensive Advanced Manufacturing Facility** as permitted in L-I and H-I.
6. **Added 4.50 Data Center** as permitted in H-I.
7. **Added 4.60 Medical Device Manufacturing** as permitted in H-I.
8. **Added 4.70 Warehousing** as permitted in L-I and H-I.
9. **Added 4.80 Distribution Center** as permitted in L-I and H-I.
10. **Added 15.80 Major Utility Service Center** as permitted in all zoning districts.
11. **Renumbered** from 15.800 Roof Mounted Solar Collector System to 15.900.
12. **Renumbered** from 15.900 Solar Energy Facility to 15.110.

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