

ARTICLE I

PURPOSE AND APPLICABILITY

Section 1. Title.

This Ordinance shall be known as the Zoning Ordinance of the Town of Ramseur, North Carolina and may be cited as the Zoning Ordinance. The map which is identified by the title Official Ramseur Zoning Map shall be known as and referred to herein as the Zoning Map. Pursuant to NCGS 160D-105, current and prior Zoning Maps shall be maintained in paper or digital format in the Town Hall for public inspection. Any state or federal maps incorporated by reference into the Zoning Map shall also be maintained.

Section 2. Authority and Enactment.

The Board of Commissioners of the Town of Ramseur, North Carolina, in pursuance of the authority granted by Chapter 160D of the General Statutes of North Carolina, does hereby ordain and enact into law the following articles and sections for the purpose of promoting the health, safety, morals and general welfare of the community.

Section 3. Jurisdiction.

The provisions of this Ordinance shall be applicable to all lands within the corporate limits of the Town of Ramseur, North Carolina, as established on the map entitled “Official Zoning Map, Town of Ramseur.”

Section 4. Relation to Other Ordinances and Regulations.

It is not intended that this Ordinance shall in any way repeal, annul or interfere with the existing provisions of any other law or ordinance except any ordinance which this Ordinance specifically replaces. It is not intended that this Ordinance interfere with any easements, covenants, or other agreements between parties. However, if the provisions of this Ordinance impose greater restrictions or higher standards for the use of land or the use, size, location or orientation of buildings, open space, or ancillary facilities, then the provisions of this Ordinance shall control.

Section 5. Interpretation, Purpose and Conflict.

In interpreting and applying the provisions of this Ordinance, provisions shall be held to the minimum requirements for the promotion of the public safety, health, and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided, however, that where this Ordinance imposes greater restrictions upon the use of building or premises or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by easements, covenants, or agreements, the provisions of this Ordinance shall govern.

Section 6. Severability.

If any section or specific provision or standard of this Ordinance or any zoning district boundary that now exists or may exist in the future is found by a court to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision, standard or district boundary of this Ordinance except the provision in question. Those portions of this Ordinance not affected by the decision of the court shall remain in full force and effect.

Section 7. Re-Enactment of Existing Zoning Ordinance.

This Ordinance in part carries forward by re-enactment some of the provisions of the Zoning Ordinance of the Town of Ramseur, North Carolina (adopted by the Town of Ramseur Board of Commissioners on January 3, 2011, as amended); it is not the intention to repeal but rather to re-enact and continue in force such existing provisions so that all rights and liabilities that have accrued thereunder are preserved and may be enforced. All provisions of the Zoning Ordinance which are not re-enacted herein are hereby repealed. All suits at law or in equity and/or all prosecutions resulting from the violation of any zoning ordinance heretofore in effect, which are not pending in any of the courts of this state or of the United States, shall not be abated or abandoned by reason of the adoption of this Ordinance, but shall be prosecuted to their finality the same as if this Ordinance had not been adopted; and any and all violations of the existing zoning ordinance, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted. Nothing in this Ordinance shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending and/or which may heretofore have been instituted or prosecuted.

Section 8. Effective Date.

The regulation set forth in this Ordinance shall become effective on November 2, 2020 and amended on July 1, 2021.