CITY OF CONOVER
ORDINANCE XX-24
AN ORDINANCE AMENDING APPENDIX A: ZONING
OF THE CONOVER CITY CODE

The City Council of the City of Conover, North Carolina does ordain and enact as follows:

Section 1. That the Conover Code of Ordinances, Appendix A, Zoning is hereby amended as follows:

In the following Sections all strikethroughs are to be removed and all red lettering is to be added to the Conover Code of Ordinances under Appendix A - Zoning:

Appendix A, Article II, Section 21.2 - Definitions of specific terms and words.

--(Insert the following between *Alley* and *Auto parts yard*)--

Assisted living residence. – Any group housing and services program for two or more unrelated adults, by whatever name it is called, that makes available, at a minimum, one meal a day and housekeeping services and provides personal care services directly or through a formal written agreement with one or more licensed home care or hospice agencies. The Department may allow nursing service exceptions on a case-by-case basis. Settings in which services are delivered may include self-contained apartment units or single or shared room units with private or area baths. (G.S. 131D-2.1(5). Also includes *Multiunit assisted housing with services* (G.S. 131d-2.1(10).

--(Insert the following between *Family* and *Fence*)--

Family care home. – A care home having two to six adult residents in which the housing management provides 24-hour scheduled and unscheduled personal care services, either directly or for scheduled needs, through formal written agreement with licensed home care or hospice agencies. Some licensed adult care homes provide supervision to persons with cognitive impairments whose decisions, if made independently, may jeopardize the safety or well-being of themselves or others and therefore require supervision. (see G.S. 131D-2.1(3), 131D-2.1(9).

--(Insert the following between *Manufacturing, light* and *Mobile home park*)--

Medical clinic. An outpatient facility operated for the day-to-day needs of the general public for regular medical care including services such as regular medical checkups, immunizations, diagnosis, and treatment of routine medical issues. Other *medical clinics* may include specialty medical services such as x-ray & imaging offices, outpatient surgery centers, optometry/ophthalmology offices, chiropractors, dental clinics, dialysis centers, urgent care facilities, physical/occupational rehabilitation therapy offices, etc. Facilities related primarily to the treatment of alcohol and substance abuse patients shall not be considered medical clinics.

--(Insert the following between *Nonconforming use* and *Official maps or plans*)--

Nursing home. A facility which provides care for three or more unrelated persons who have remedial ailments or other ailments, for which medical and nursing care are indicated; who, however, are not sick enough to require general hospital care. Nursing care is their primary need, but they will require continuing medical supervision (see G.S. 131E-101(6).

--(Insert the following between *Subdivision, minor* and *Vested right*)--

Urgent care. A facility operated for the diagnosis and treatment of out-patients in an emergency or unanticipated medical situation requiring immediate care. See *Medical clinic.*

(Ord. No. 9-87, §§ 1, 2, 3-9-87; Ord. No. 2-90, § 2, 1-8-90; Ord. No. 21-95, 12-4-95; Ord. No. 31-01, § 3, 8-6-01; Ord.

Appendix A, Article III, Division 1, Section 31.4 – Land use table.

Institutional & office	R-20	R-9	R-9A	NR	NC	P-1	MX	COI	B-1	B-2	B-3	B-4	CC	M-1	EM-1	OS
Family care home	P	P	P	P	P	P										
Hospital~~/urgent care/clinic~~						P	P		P	P		P	P	P		
Medical Clinic						P	P		P	P	P	P	P			

Section 2. Consistency Statement.

City Council approves this amendment to Appendix A: Zoning, as it is reasonable and in the general interest to update and provide clarifications to city regulations and policies. This change is consistent with the Strategic Plan that states that the city should "Update & Streamline City Regulations and Policies."

Section 3. This ordinance shall be effective upon passage.

Adopted this, the ____ day of June, 2024.

Kyle J. Hayman., Mayor

Stephanie Watson, City Clerk