



TEXT AMENDMENT REQUEST FORM (Internal)

Development Services

420 McKinney Pkwy.

P.O. Box 65, Lillington, NC 27546

Phone: (910) 893-7525 Fax: (910) 893-2793

Case: PLAN2601-0003

Staff: Sarah Arbour, Long Range Planner, sarbour@harnett.org 910-814-6414

Planning Board: November 2, 2026 County Commissioners: November 16, 2026

Applicant Information

Applicant:

Name: Harnett County Development Services

Address: 420 McKinney Pkwy.

City/State/Zip: Lillington, NC 27546

Phone: 910-893-7525, x2

Type of Change

☐ New Addition ☒ Revision

Unified Development

Ordinance: Ordinance Article: I. Sections: 5.0

Current Text:

ARTICLE I. GENERAL PROVISIONS

SECTION 5.0 EXEMPTION OF BONA FIDE FARMS

The zoning provisions of this Ordinance shall not apply to bona fide farms, as defined herein. This Ordinance does not exercise any controls over cropland, timberland, or other farmlands, nor does it exercise control over any barn or other farm buildings, including houses for persons working on said farms and their families, as long as such houses shall be in same ownership as the farm and located on the farm and shall not exceed four (4) residences. All buildings, including residences, shall meet the following setbacks:

DISTANCE OF STRUCTURE FROM:	REQUIRED DISTANCE:
Front property line or street right of way (whichever is greater)	35 ft.
Side property lines	10 ft.
Side property lines on corner lots	20 ft.
Rear Property line	25 ft.
Other Structures	10 ft.
Structures less than 600 sq. feet from property line	5 ft.

The use of any bona fide farm property for any non-farm purposes shall be subject to the regulations of this Ordinance, with the exception of those uses determined to be agritourism, as defined by this Ordinance. In no case shall structures erected for non-farm purposes be exempt from the North Carolina State Building Code or other applicable local, State, or Federal regulations.

Proposed Text:

SECTION 5.0 EXEMPTION OF BONA FIDE FARMS

In accordance with G.S. 160D-903(a), the zoning provisions of this Ordinance shall not apply to bona fide farms, as defined herein. This Ordinance does not exercise any controls over cropland, timberland, or other farmlands, nor does it exercise control over any barn or other farm buildings, including houses for persons working on said farms and their families, as long as such houses shall be in same ownership as the farm and located on the farm. ~~and shall not exceed four (4) residences. All buildings, including residences, shall meet the following setbacks:~~

DISTANCE OF STRUCTURE FROM:	REQUIRED DISTANCE:
Front property line or street right of way (whichever is greater)	35 ft.
Side property lines	40 ft.
Side property lines on corner lots	20 ft.
Rear Property line	25 ft.
Other Structures	40 ft.
Structures less than 600 sq. feet from property line	5 ft.

The use of any bona fide farm property for any non-farm purposes shall be subject to the regulations of this Ordinance, with the exception of those uses determined to be agritourism, as defined by this Ordinance. In no case shall structures erected for non-farm purposes be exempt from the North Carolina State Building Code or other applicable local, State, or Federal regulations.

Reason for Requested Change:

To amend Harnett County's U.D.O. Article I. General Provisions, Section 5.0, Exemption of Bona Fide Farms, so that it is in accordance with N.C. § 160D.-903. (a). The referenced N.C. § exempts Bona Fide Farms from County zoning regulations.

Suggested Statement-of-Consistency: (Staff concludes that...)

The requested Text Amendment ensures the Unified Development Ordinance complies with N.C. § 160D-903(a)., which exempts Bona Fide Farms from all County zoning regulations. Therefore, the Text Amendment to Article I, Section 5.0 of the Unified Development Ordinance is **APPROVED**.
