

FOXFIRE VILLAGE PLANNING AND ZONING BOARD
RECOMMENDATION TO AMEND CERTAIN PORTIONS OF THE FOXFIRE VILLAGE
GENERAL CODE AND UNIFIED DEVELOPMENT ORDINANCE

The Foxfire Village Planning and Zoning Board recommends the attached changes to Section 4-1 of the General Code and to various sections of the Unified Development Ordinance (UDO) and Appendix A of the UDO. See attached draft ordinance amendments.

The Planning and Zoning Board finds that the proposed changes are consistent with The Foxfire Village Long Range Plan and the Land Use Plan in that the proposed changes clarify regulations with respect to accessory buildings in different zoning districts, bring the regulations regarding home-based businesses in compliance with state law, and clarifies and corrects erroneous markings within Appendix A.

E. M. McCon III
19 August 2026

ORDINANCE #2026-_____

Amending Article VIII- Regulation of Particular Uses and Areas Sec. 21-8-1, Sec. 21-8-1.1, and Sec. 21-8-6; Appendix A-Table of Authorized Uses; Article XVI, Sec. 21-16.1 Definitions, of the Foxfire Village Unified Development Ordinance

THE FOXFIRE VILLAGE COUNCIL ORDAINS:

SECTION 1.

Article VIII, Sec. 21-8-1 Accessory Buildings.

The first paragraph is amended to read:

Accessory buildings are permitted within *all zoning districts except the RM zoning district, the districts specified in appendix A* with the approval of a development permit. A development permit will be issued when the accessory building meets the requirements of the district and the following:

Subsection (2) is amended to read:

(2) Accessory buildings shall not be rented. ~~or used for gain.~~

and the following Subsection (14) be added:

(14) Additional accessory buildings to those permitted by sub-section (3) above are permitted within the RA-5, EU, RE, and RF-200 zoning districts. The restrictions as to number and total square footage for accessory buildings set forth in sub-section (3) above do not apply to additional accessory buildings in these zoning districts.

Article VIII, Sec. 21-8-1.1 Additional Accessory Buildings

The first paragraph is amended to read:

Additional accessory building to those permitted by section 21-8-1 are permitted within the EU, RE, RF-200, and RA-5 zoning districts when they meet the following requirements:

Subsection (1) is amended by deleting the following:

- ~~(d) Pool House~~
- ~~(e) Greenhouse~~

Re-lettering the following items: d. through h.

and adding the following:

- i. Other accessory buildings that are subordinate and incidental to the use of equine, small farm, and rural estate properties.

Subsection (3) is amended as follows:

(3) Accessory buildings shall not be rented. ~~or used for gain.~~

Article VIII, Sec. 21-8-6 – Home Occupations

The section is amended to read as follows:

Article VIII, Sec. 21-8-6 – No Impact Home-Based Businesses

No-impact home-based businesses that comply with all the provisions of Section 4-1, Foxfire Village General Code, are permitted.

Appendix A – Table of Authorized Uses

Appendix A is replaced in its entirety. See Attachment A.

Article XVI. Sec. 21-16.1 - Definitions

Be amended by deleting the following definition;

Home Occupation

rewriting the following definitions;

Detached Garage: A freestanding, roofed, and enclosed structure (separate from the main dwelling) designed primarily to shelter or store one or more motor vehicles.

and adding the following definitions:

Barn: A large farm building used for storing grain, hay, or other crops, and often for housing livestock or farm equipment. It can also refer to a very large or bare building in a non-farm context.

Chicken Coop: A small building or enclosure for housing and keeping chickens or other poultry.

Detached Guest Quarters (or guesthouse/guest quarters): A separate, detached small building or living space (near a main house) designed for accommodating guests, providing temporary lodging with its own facilities.

Greenhouse: A structure used for growing or protecting plants under controlled temperature and climate conditions, may have glass or transparent walls and a roof.

No-Impact Home-based Businesses: any business conducted for gain within a residential dwelling or accessory building (working remotely from home is not considered a home-based business).

Pool House: A small freestanding structure located near a swimming pool, typically used for changing clothes, storing pool equipment, providing bathrooms/showers, or offering guest amenities.

Rabbit Hutch: A cage or small enclosure (usually made of wood and wire mesh) for keeping domestic rabbits.

Run-in Shed: A simple, usually three-sided shelter with a roof and open front, designed for animals (especially horses) to enter for protection from weather elements like rain, wind, or sun.

Stable: A building in which domestic animals (especially horses) are sheltered and fed, typically divided into stalls or compartments.

Storage Building: A building or structure primarily used for storing goods, materials, equipment.

Tool Shed: A small outbuilding or shed used for storing tools, often garden or yard tools.

Walk-in Trade: (also called walk-in business or walk-in customers) refers to the portion of a business's revenue or activity that comes from unscheduled customers who spontaneously enter the premises without a prior appointment.

SECTION 2.

All provisions of any Village ordinance in conflict with this ordinance are hereby repealed.

SECTION 3. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____ 2026.

Janice Gregorich
Mayor

ATTEST:

Lisa A. Kivett, MMC, NCCMC, CZO
Village Clerk