



NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 1 of 12

Amends Title [YES]
First Edition

Date _____, 2023

Senator Lee

moves to amend the bill on page 1, lines 2-5, by rewriting those lines to read:

"AN ACT TO ALLOW THE SITING OF SCHOOLS VIA SPECIAL USE PERMIT FOR AREAS ZONED FOR COMMERCIAL USE; TO CLARIFY THAT USE RIGHTS ON PROPERTY ARE NOT EXTINGUISHED BY THE APPROVAL OF ADDITIONAL USE RIGHTS; TO ELIMINATE MUNICIPAL EXTRATERRITORIAL JURISDICTION; AND TO PROHIBIT MINIMUM LOT SIZES."

and on page 1, line 8, through page 11, line 41, by rewriting those lines to read:

"PART I. SCHOOLS A PERMITTED USE IN COMMERCIAL ZONES

SECTION 1.1. Part 1 of Article 9 of Chapter 160D of the General Statutes is amended by adding a new section to read:

"§ 160D-917. Public school sites in commercial zones.

In areas zoned for commercial use, zoning regulations shall permit, by right or by special use, the siting of a school building that is primarily used for the instruction of students and is under the control of a public school unit as defined in G.S. 115C-5."

SECTION 1.2. This Part is effective when it becomes law.

PART II. CLARIFY EXISTING USE RIGHTS ON PROPERTY

SECTION 2.1. G.S. 160D-108 reads as rewritten:

"§ 160D-108. Permit choice and vested rights.

...

(c) Vested Rights. - Amendments in land development regulations are not applicable or enforceable without the written consent of the owner with regard to any of the following:

- (1) Buildings or uses of buildings or land for which a development permit application has been submitted and subsequently issued in accordance with G.S. 143-755.
(2) Subdivisions of land for which a development permit application authorizing the subdivision has been submitted and subsequently issued in accordance with G.S. 143-755.
(3) A site-specific vesting plan pursuant to G.S. 160D-108.1.
(4) A multi-phased development pursuant to subsection (f) of this section.



* S 6 7 5 - A S T - 6 5 - V - 3 *

**NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675**

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 2 of 12

1 (5) A vested right established by the terms of a development agreement
2 authorized by Article 10 of this Chapter.

3 The establishment of a vested right under any subdivision of this subsection does not preclude
4 vesting under one or more other subdivisions of this subsection or vesting by application of
5 common law principles. A vested right, once established as provided for in this section or by
6 common law, precludes any action by a local government that would change, alter, impair,
7 prevent, diminish, or otherwise delay the development or use of the property allowed by the
8 applicable land development regulation or regulations, except where a change in State or federal
9 law mandating local government enforcement occurs after the development application is
10 submitted that has a fundamental and retroactive effect on the development or use. A vested right
11 obtained by permit or other local government approval shall not preclude the use or extinguish
12 the existence of any other vested right or use by right attached to the property.

13 "

14 **SECTION 2.2.** G.S. 160D-705 reads as rewritten:

15 "**§ 160D-705. Quasi-judicial zoning decisions.**

16 ...

17 (c) Special Use Permits. – The regulations may provide that the board of adjustment,
18 planning board, or governing board hear and decide special use permits in accordance with
19 principles, conditions, safeguards, and procedures specified in the regulations. Reasonable and
20 appropriate conditions and safeguards may be imposed upon these permits. Where appropriate,
21 such conditions may include requirements that street and utility rights-of-way be dedicated to the
22 public and that provision be made for recreational space and facilities. Conditions and safeguards
23 imposed under this subsection shall not include requirements for which the local government
24 does not have authority under statute to regulate nor requirements for which the courts have held
25 to be unenforceable if imposed directly by the local government, including, without limitation,
26 taxes, impact fees, building design elements within the scope of G.S. 160D-702(b),
27 driveway-related improvements in excess of those allowed in G.S. 136-18(29) and
28 G.S. 160A-307, or other unauthorized limitations on the development or use of land.

29 The regulations may provide that defined minor modifications to special use permits that do
30 not involve a change in uses permitted or the density of overall development permitted may be
31 reviewed and approved administratively. Any other modification or revocation of a special use
32 permit shall follow the same process for approval as is applicable to the approval of a special use
33 permit. If multiple parcels of land are subject to a special use permit, the owners of individual
34 parcels may apply for permit modification so long as the modification would not result in other
35 properties failing to meet the terms of the special use permit or regulations. Any modifications
36 approved apply only to those properties whose owners apply for the modification. The regulation
37 may require that special use permits be recorded with the register of deeds. If a special use permit
38 expires and does not vest, the current zoning classification or regulation for the property applies.

39 "

40 **SECTION 2.3.** This Part is effective when it becomes law.

41
42 **PART III. REMOVE EXTRATERRITORIAL JURISDICTION AUTHORITY**

43 **SECTION 3.1.(a)** G.S. 160D-201 reads as rewritten:

NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 3 of 12

1 **"§ 160D-201. Planning and development regulation jurisdiction.**

2 (a) Cities. – All of the powers granted by this Chapter may be exercised by any city within
3 its corporate limits ~~and within any extraterritorial area established pursuant to~~
4 ~~G.S. 160D-202.limits.~~

5"

6 **SECTION 3.1.(b)** G.S. 160D-202 reads as rewritten:

7 **"§ 160D-202. Municipal extraterritorial Transfer or relinquishment of jurisdiction.**

8 (a) Geographic Scope. ~~Any city may exercise the powers granted to cities under this~~
9 ~~Chapter within a defined area extending not more than one mile beyond its contiguous corporate~~
10 ~~limits. In addition, a city of 10,000 or more population but less than 25,000 may exercise these~~
11 ~~powers over an area extending not more than two miles beyond its limits and a city of 25,000 or~~
12 ~~more population may exercise these powers over an area extending not more than three miles~~
13 ~~beyond its limits. In determining the population of a city for the purposes of this Chapter, the city~~
14 ~~council and the board of county commissioners may use the most recent annual estimate of~~
15 ~~population as certified by the Secretary of the North Carolina Department of Administration.~~
16 ~~Pursuant to G.S. 160A-58.4, extraterritorial municipal planning and development regulation may~~
17 ~~be extended only from the primary corporate boundary of a city and not from the boundary of~~
18 ~~satellite areas of the city.~~

19 (b) Authority in the Extraterritorial Area. ~~A city may not exercise any power conferred~~
20 ~~by this Chapter in its extraterritorial jurisdiction that it is not exercising within its corporate limits.~~
21 ~~A city may exercise in its extraterritorial area all powers conferred by this Chapter that it is~~
22 ~~exercising within its corporate limits. If a city fails to extend a particular type of development~~
23 ~~regulation to the extraterritorial area, the county may elect to exercise that particular type of~~
24 ~~regulation in the extraterritorial area.~~

25 (c) County Approval of City Jurisdiction. ~~Notwithstanding subsection (a) of this~~
26 ~~section, no city may extend its extraterritorial powers into any area for which the county has~~
27 ~~adopted and is enforcing county zoning and subdivision regulations. However, the city may do~~
28 ~~so where the county is not exercising both of these powers, or when the city and the county have~~
29 ~~agreed upon the area within which each will exercise the powers conferred by this Chapter. No~~
30 ~~city may extend its extraterritorial powers beyond one mile from its corporate limits without the~~
31 ~~approval of the board or boards of county commissioners with jurisdiction over the area.~~

32 (d) Notice of Proposed Jurisdiction Change. ~~Any municipality proposing to exercise~~
33 ~~extraterritorial jurisdiction under this Chapter shall notify the owners of all parcels of land~~
34 ~~proposed for addition to the area of extraterritorial jurisdiction, as shown on the county tax~~
35 ~~records. The notice shall be sent by first class mail to the last addresses listed for affected~~
36 ~~property owners in the county tax records. The notice shall inform the landowner of the effect of~~
37 ~~the extension of extraterritorial jurisdiction, of the landowner's right to participate in a legislative~~
38 ~~hearing prior to adoption of any ordinance extending the area of extraterritorial jurisdiction, as~~
39 ~~provided in G.S. 160D-601, and of the right of all residents of the area to apply to the board of~~
40 ~~county commissioners to serve as a representative on the planning board and the board of~~
41 ~~adjustment, as provided in G.S. 160D-303. The notice shall be mailed at least 30 days prior to~~
42 ~~the date of the hearing. The person or persons mailing the notices shall certify to the city council~~

NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 4 of 12

1 that the notices were sent by first class mail, and the certificate shall be deemed conclusive in the
2 absence of fraud.

3 (e) ~~Boundaries.~~—Any council exercising extraterritorial jurisdiction under this Chapter
4 shall adopt an ordinance specifying the areas to be included based upon existing or projected
5 urban development and areas of critical concern to the city, as evidenced by officially adopted
6 plans for its development. A single jurisdictional boundary shall be applicable for all powers
7 conferred in this Chapter. Boundaries shall be defined, to the extent feasible, in terms of
8 geographical features identifiable on the ground. Boundaries may follow parcel ownership
9 boundaries. A council may, in its discretion, exclude from its extraterritorial jurisdiction areas
10 lying in another county, areas separated from the city by barriers to urban growth, or areas whose
11 projected development will have minimal impact on the city. The boundaries specified in the
12 ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a
13 combination of these techniques. This delineation shall be maintained in the manner provided in
14 G.S. 160A-22 for the delineation of the corporate limits and shall be recorded in the office of the
15 register of deeds of each county in which any portion of the area lies.

16 ~~Where the extraterritorial jurisdiction of two or more cities overlaps, the jurisdictional~~
17 ~~boundary between them shall be a line connecting the midway points of the overlapping area~~
18 ~~unless the city councils agree to another boundary line within the overlapping area based upon~~
19 ~~existing or projected patterns of development.~~

20 (f) ~~County Authority Within City Jurisdiction.~~ – The county may, on request of the city
21 council, exercise any or all of ~~these the powers granted in this Chapter~~ in any or all areas lying
22 within the city's corporate limits or within the city's specified area of extraterritorial
23 ~~jurisdiction limits.~~

24 (g) ~~Transfer of Jurisdiction.~~ – When a city ~~annexes,~~ annexes or a new city is incorporated
25 ~~in, or a city extends its jurisdiction to include, in~~ an area that is currently being regulated by the
26 county, the county development regulations and powers of enforcement shall remain in effect
27 until (i) the city has adopted such development regulations or (ii) a period of 60 days has elapsed
28 following the ~~annexation, extension,~~ annexation or incorporation, whichever is sooner. Prior to
29 the transfer of jurisdiction, the city may hold hearings and take any other measures consistent
30 with G.S. 160D-204 that may be required in order to adopt and apply its development regulations
31 for the area at the same time it assumes jurisdiction.

32 (h) ~~Relinquishment of Jurisdiction.~~ – When a city relinquishes jurisdiction over an area
33 that it is regulating under this Chapter to a county, the city development regulations and powers
34 of enforcement shall remain in effect until (i) the county has adopted such development
35 regulation or (ii) a period of 60 days has elapsed following the action by which the city
36 relinquished jurisdiction, whichever is sooner. Prior to the transfer of jurisdiction, the county
37 may hold hearings and take other measures consistent with G.S. 160D-204 that may be required
38 in order to adopt and apply its development regulations for the area at the same time it assumes
39 jurisdiction.

40 (i) ~~Process for Local Government Approval.~~ – When a local government is granted
41 powers by this section subject to the request, approval, or agreement of another local government,
42 the request, approval, or agreement shall be evidenced by a formally adopted resolution of the
43 governing board of the local government. Any such request, approval, or agreement can be

NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 5 of 12

1 rescinded upon two years' written notice to the other governing boards concerned by repealing
2 the resolution. The resolution may be modified at any time by mutual agreement of the governing
3 boards concerned.

4 (j) ~~Local Acts. — Nothing in this section shall repeal, modify, or amend any local act that~~
5 ~~defines the boundaries of a city's extraterritorial jurisdiction by metes and bounds or courses and~~
6 ~~distances.~~

7 (k) Effect on Vested Rights. — Whenever a city or county, pursuant to this section,
8 acquires jurisdiction over a territory that theretofore has been subject to the jurisdiction of another
9 local government, any person who has acquired vested rights in the surrendering jurisdiction may
10 exercise those rights as if no change of jurisdiction had occurred. The city or county acquiring
11 jurisdiction may take any action regarding such a development approval, certificate, or other
12 evidence of compliance that could have been taken by the local government surrendering
13 jurisdiction pursuant to its development regulations. Except as provided in this subsection, any
14 building, structure, or other land use in a territory over which a city or county has acquired
15 jurisdiction is subject to the development regulations of the city or county."

16 **SECTION 3.1.(c)** G.S. 160D-307 is repealed.

17 **SECTION 3.1.(d)** G.S. 160D-602 reads as rewritten:

18 "**§ 160D-602. Notice of hearing on proposed zoning map amendments.**

19 (a) Mailed Notice. — Subject to the limitations of this Chapter, an ordinance shall provide
20 for the manner in which zoning regulations and the boundaries of zoning districts are to be
21 determined, established, and enforced, and from time to time amended, supplemented, or
22 changed, in accordance with the provisions of this Chapter. The owners of affected parcels of
23 land and the owners of all parcels of land abutting that parcel of land shall be mailed a notice of
24 the hearing on a proposed zoning map amendment by first-class mail at the last addresses listed
25 for such owners on the county tax abstracts. For the purpose of this section, properties are
26 "abutting" even if separated by a street, railroad, or other transportation corridor. This notice must
27 be deposited in the mail at least 10 but not more than 25 days prior to the date of the hearing. ~~If~~
28 ~~the zoning map amendment is being proposed in conjunction with an expansion of municipal~~
29 ~~extraterritorial planning and development regulation jurisdiction under G.S. 160D-202, a single~~
30 ~~hearing on the zoning map amendment and the boundary amendment may be held. In this~~
31 ~~instance, the initial notice of the zoning map amendment hearing may be combined with the~~
32 ~~boundary hearing notice and the combined hearing notice mailed at least 30 days prior to the~~
33 ~~hearing.~~

34"

35 **SECTION 3.1.(e)** G.S. 160D-903(c) is repealed.

36 **SECTION 3.1.(f)** G.S. 160D-912 reads as rewritten:

37 "**§ 160D-912. Outdoor advertising.**

38 ...

39 (m) This section does not apply to any ordinance in effect on July 1, 2004. A local
40 government may amend an ordinance in effect on July 1, 2004, to extend application of the
41 ordinance to off-premises outdoor advertising located in territory acquired by ~~annexation or~~
42 ~~located in the extraterritorial jurisdiction of the city. annexation.~~ A local government may repeal

**NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675**

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 6 of 12

1 or amend an ordinance in effect on July 1, 2004, so long as the amendment to the existing
2 ordinance does not reduce the period of amortization in effect on June 19, 2020.

3"

4 **SECTION 3.1.(g)** G.S. 160D-925(e) is repealed.

5 **SECTION 3.1.(h)** G.S. 160D-1102(a) reads as rewritten:

6 "(a) A local government may create an inspection department and may appoint inspectors
7 who may be given appropriate titles, such as building inspector, electrical inspector, plumbing
8 inspector, housing inspector, zoning inspector, heating and air-conditioning inspector, fire
9 prevention inspector, or deputy or assistant inspector, or another title generally descriptive of the
10 duties assigned. Every local government shall perform the duties and responsibilities set forth in
11 G.S. 160D-1104 either by (i) creating its own inspection department, (ii) creating a joint
12 inspection department in cooperation with one or more other units of local government, pursuant
13 to Part 1 of Article 20 of Chapter 160A of the General Statutes, (iii) contracting with another unit
14 of local government for the provision of inspection services pursuant to Part 1 of Article 20 of
15 Chapter 160A of the General Statutes, or (iv) arranging for the county in which a city is located
16 to perform inspection services within the city's jurisdiction as authorized by ~~G.S. 160D-1104 and~~
17 ~~G.S. 160D-202.~~ G.S. 160D-1104. Every local government shall designate a person responsible
18 for the daily oversight of the local government's duties and responsibilities under
19 G.S. 160D-1104."

20 **SECTION 3.1.(i)** G.S. 160D-1125(c) reads as rewritten:

21 "(c) Additional Lien. – The amounts incurred by a local government in connection with
22 the removal or demolition are also a lien against any other real property owned by the owner of
23 the building or structure and located within the local government's planning and development
24 regulation ~~jurisdiction, and for cities without extraterritorial planning and development~~
25 ~~jurisdiction, within one mile of the city limits, jurisdiction,~~ except for the owner's primary
26 residence. The provisions of subsection (b) of this section apply to this additional lien, except
27 that this additional lien is inferior to all prior liens and shall be collected as a money judgment."

28 **SECTION 3.1.(j)** G.S. 113A-208(d) reads as rewritten:

29 "(d) An ordinance adopted under the authority of this section applies to all protected
30 mountain ridges as defined in G.S. 113A-206. A county or city may apply the ordinance to other
31 mountain ridges within its jurisdiction if it finds that this application is reasonably necessary to
32 protect against some or all of the hazards or problems set forth in G.S. 113A-207. ~~Additionally,~~
33 ~~a city with a population of 50,000 or more may apply the ordinance to other mountain ridges~~
34 ~~within its extraterritorial planning jurisdiction if it finds that this application is reasonably~~
35 ~~necessary to protect against some or all of the hazards or problems set forth in G.S. 113A-207."~~

36 **SECTION 3.1.(k)** G.S. 130A-317(d) reads as rewritten:

37 "(d) Municipalities, counties, local boards or commissions, water and sewer authorities,
38 or groups of municipalities and counties may establish and administer within their utility service
39 areas their own approval program in lieu of State approval of water system plans required in
40 subsection (c) of this section for construction or alteration of the distribution system of a proposed
41 or existing public water system, subject to the prior certification of the Department. For purposes
42 of this subsection, the service area of a municipality shall include only that area within the
43 corporate limits of the municipality and that area outside a municipality in its extraterritorial

**NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675**

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 7 of 12

1 jurisdiction where water service is already being provided to the permit applicant by the
2 municipality or connection to the municipal water system is immediately available to the
3 applicant; the service areas of counties and the other entities or groups shall include only those
4 areas where water service is already being provided to the applicant by the permitting authority
5 or connection to the permitting authority's system is immediately available. For purposes of this
6 subsection, the term "extraterritorial jurisdiction" means the boundaries of the area over which a
7 municipality was exercising extraterritorial planning jurisdiction under Article 19 of Chapter
8 160A of the General Statutes, or its successor Chapter 160D of the General Statutes, prior to the
9 municipality's relinquishment of jurisdiction over the area on or before January 1, 2025. No later
10 than the 180th day after the receipt of an approval program and statement submitted by any local
11 government, commission, authority, or board, the Department shall certify any local program
12 that meets all of the following conditions:

13 "

14 **SECTION 3.1.(l)** G.S. 136-55.1(b) reads as rewritten:

15 "(b) ~~In keeping with its overall zoning scheme and long range plans regarding the~~
16 ~~extraterritorial jurisdiction area, a~~ A municipality may keep open and assume responsibility for
17 maintenance of a road within one mile of its corporate limits once it is abandoned from the State
18 highway system."

19 **SECTION 3.1.(m)** G.S. 136-63(b) reads as rewritten:

20 "(b) ~~In keeping with its overall zoning scheme and long range plans regarding the~~
21 ~~extraterritorial jurisdiction area, a~~ A municipality may keep open and assume responsibility for
22 maintenance of a road within one mile of its corporate limits once it is abandoned from the State
23 highway system."

24 **SECTION 3.1.(n)** G.S. 136-66.3(a) reads as rewritten:

25 "(a) Municipal Participation Authorized. – A municipality may, but is not required to,
26 participate in the right-of-way and construction cost of a State transportation improvement
27 approved by the Board of Transportation under G.S. 143B-350(f)(4) that is located in the
28 ~~municipality or its extraterritorial jurisdiction.~~ municipality."

29 **SECTION 3.1.(o)** G.S. 143-138(e) reads as rewritten:

30 "(e) Effect upon Local Codes. – Except as otherwise provided in this section, the North
31 Carolina State Building Code shall apply throughout the State, from the time of its adoption.
32 Approved rules shall become effective in accordance with G.S. 150B-21.3. However, any
33 political subdivision of the State may adopt a fire prevention code and floodplain management
34 regulations within its jurisdiction. The territorial jurisdiction of any municipality or county for
35 this purpose, unless otherwise specified by the General Assembly, shall be as follows: Municipal
36 jurisdiction shall include all areas within the corporate limits of the ~~municipality and~~
37 ~~extraterritorial jurisdiction areas established as provided in G.S. 160D-202 or a local act;~~
38 municipality; county jurisdiction shall include all other areas of the county. No such code or
39 regulations, other than floodplain management regulations and those permitted by
40 G.S. 160D-1128, shall be effective until they have been officially approved by the Building Code
41 Council as providing adequate minimum standards to preserve and protect health and safety, in
42 accordance with the provisions of subsection (c) above. Local floodplain regulations may
43 regulate all types and uses of buildings or structures located in flood hazard areas identified by

**NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675**

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 8 of 12

1 local, State, and federal agencies, and include provisions governing substantial improvements,
2 substantial damage, cumulative substantial improvements, lowest floor elevation, protection of
3 mechanical and electrical systems, foundation construction, anchorage, acceptable flood resistant
4 materials, and other measures the political subdivision deems necessary considering the
5 characteristics of its flood hazards and vulnerability. In the absence of approval by the Building
6 Code Council, or in the event that approval is withdrawn, local fire prevention codes and
7 regulations shall have no force and effect. Provided any local regulations approved by the local
8 governing body which are found by the Council to be more stringent than the adopted statewide
9 fire prevention code and which are found to regulate only activities and conditions in buildings,
10 structures, and premises that pose dangers of fire, explosion or related hazards, and are not
11 matters in conflict with the State Building Code, may be approved. Local governments may
12 enforce the fire prevention code of the State Building Code using civil remedies authorized under
13 G.S. 143-139, 153A-123, and 160A-175. If the Commissioner of Insurance or other State official
14 with responsibility for enforcement of the Code institutes a civil action pursuant to G.S. 143-139,
15 a local government may not institute a civil action under G.S. 143-139, 153A-123, or 160A-175
16 based upon the same violation. Appeals from the assessment or imposition of such civil remedies
17 shall be as provided in G.S. 160D-1127.

18 A local government may not adopt any ordinance in conflict with the exemption provided by
19 subsection (c1) of this section. No local ordinance or regulation shall be construed to limit the
20 exemption provided by subsection (c1) of this section."

21 **SECTION 3.1.(p)** G.S. 143-215.1(f) reads as rewritten:

22 "(f) Local Permit Programs for Sewer Extension and Reclaimed Water Utilization. –
23 Municipalities, counties, local boards or commissions, water and sewer authorities, or groups of
24 municipalities and counties may establish and administer within their utility service areas their
25 own general permit programs in lieu of State permit required in G.S. 143-215.1(a)(2), (3), and
26 (8) above, for construction, operation, alteration, extension, change of proposed or existing sewer
27 system, subject to the prior certification of the Commission. For purposes of this subsection, the
28 service area of a municipality shall include only that area within the corporate limits of the
29 municipality and that area outside a municipality in its extraterritorial jurisdiction where sewer
30 service or a reclaimed water utilization system is already being provided by the municipality to
31 the permit applicant or connection to the municipal sewer system or a reclaimed water utilization
32 system is immediately available to the applicant; the service areas of counties and the other
33 entities or groups shall include only those areas where sewer service or a reclaimed water
34 utilization system is already being provided to the applicant by the permitting authority or
35 connection to the permitting authority's system is immediately available. For purposes of this
36 subsection, the term "extraterritorial jurisdiction" means the boundaries of the area over which a
37 municipality was exercising extraterritorial planning jurisdiction under Article 19 of Chapter
38 160A of the General Statutes, or its successor Chapter 160D of the General Statutes, prior to the
39 municipality's relinquishment of jurisdiction over the area on or before January 1, 2025. No later
40 than the 180th day after the receipt of a program and statement submitted by any local
41 government, commission, authority, or board the Commission shall certify any local program
42 that does all of the following:

43"

**NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675**

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 9 of 12

1 **SECTION 3.1.(q)** G.S. 153A-317.14(a)(6) is repealed.

2 **SECTION 3.1.(r)** G.S. 160A-58.4 reads as rewritten:

3 "**§ 160A-58.4. Extraterritorial powers.**

4 Satellite corporate limits shall not be considered a part of the city's corporate limits for the
5 purposes of ~~extraterritorial land-use regulation pursuant to G.S. 160D-202~~ or abatement of public
6 health nuisances pursuant to G.S. 160A-193. However, a city's power to regulate land use
7 pursuant to Chapter 160D of the General Statutes or to abate public health nuisances pursuant to
8 G.S. 160A-193, shall be the same within satellite corporate limits as within its primary corporate
9 limits."

10 **SECTION 3.1.(s)** G.S. 160A-176.1(a) reads as rewritten:

11 "(a) A city may adopt ordinances to regulate and control swimming, surfing and littering
12 in the Atlantic Ocean adjacent to that portion of the city within its ~~boundaries or within its~~
13 ~~extraterritorial jurisdiction; boundaries;~~ provided, however, nothing contained herein shall be
14 construed to permit any city to prohibit altogether swimming and surfing or to make these
15 activities unlawful."

16 **SECTION 3.1.(t)** G.S. 160A-176.2(a) reads as rewritten:

17 "(a) A city may adopt ordinances to regulate and control swimming, personal watercraft
18 operation, surfing and littering in the Atlantic Ocean and other waterways adjacent to that portion
19 of the city within its ~~boundaries or within its extraterritorial jurisdiction; boundaries;~~ provided,
20 however, nothing contained herein shall be construed to permit any city to prohibit altogether
21 swimming or surfing or to make these activities unlawful."

22 **SECTION 3.1.(u)** G.S. 160A-296(a1) is repealed.

23 **SECTION 3.1.(v)** G.S. 160A-299(d) reads as rewritten:

24 "(d) This section shall apply to any street or public alley within a city ~~or its extraterritorial~~
25 ~~jurisdiction~~ that has been irrevocably dedicated to the public, without regard to whether it has
26 actually been opened. This section also applies to unopened streets or public alleys that are shown
27 on plats but that have not been accepted or maintained by the city, provided that this section shall
28 not abrogate the rights of a dedicator, or those claiming under a dedicator, pursuant to
29 G.S. 136-96."

30 **SECTION 3.1.(w)** This section is effective as follows:

31 (1) For counties with a population of 25,000 or less according to the last federal
32 decennial census, October 1, 2024.

33 (2) For counties with a population between 25,001 and 50,000 according to the
34 last federal decennial census, October 1, 2025.

35 **SECTION 3.2.(a)** No city may expand its extraterritorial jurisdiction beyond the
36 territory that the city was exercising extraterritorial jurisdiction authority upon as of June 1, 2023.

37 **SECTION 3.2.(b)** Any provision in a local act that grants a city the power to exercise
38 extraterritorial planning jurisdiction under Article 19 of Chapter 160A of the General Statutes,
39 or its successor Chapter 160D of the General Statutes, is hereby repealed.

40 **SECTION 3.3.(a)** The relinquishment of jurisdiction over an area that a city is
41 regulating under the authority of extraterritorial planning jurisdiction under Article 19 of Chapter
42 160A of the General Statutes, or its successor Chapter 160D of the General Statutes, shall be

**NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675**

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 10 of 12

1 determined by the county in which the area lies, not the city which has been exercising
2 extraterritorial jurisdiction over the area, and becomes effective as follows:

- 3 (1) For counties with a population of 25,000 or less according to the last federal
4 decennial census, October 1, 2024.
5 (2) For counties with a population between 25,001 and 50,000 according to the
6 last federal decennial census, October 1, 2025.

7 **SECTION 3.3.(b)** Nothing in this Part shall be construed as prohibiting a city from
8 relinquishing jurisdiction over an area prior to the effective date set forth in Section 3.3(a), so
9 long as the city complies with the provisions of Article 19 of Chapter 160A of the General
10 Statutes, or its successor Chapter 160D of the General Statutes.

11 **SECTION 3.3.(c)** Upon relinquishment of jurisdiction over an area that a city is
12 regulating under the authority of extraterritorial planning jurisdiction under Article 19 of Chapter
13 160A of the General Statutes, or its successor Chapter 160D of the General Statutes:

- 14 (1) The city regulations and powers of enforcement shall remain in effect until
15 the earlier of the effective date of the land use regulations adopted by the
16 county with jurisdiction over the area or 60 days after the effective date set
17 forth in Section 3.3(a) for that county. If the sixtieth day falls on a holiday or
18 weekend, the next business day shall be treated as the sixtieth day. The county
19 may hold hearings and take other measures that may be required in order to
20 adopt county regulations for the area prior to the effective date set forth in
21 Section 3.3(a) for that county.
22 (2) Any person who has acquired vested rights under a permit, certificate, or other
23 evidence of compliance issued by the city may exercise those rights as if no
24 change of jurisdiction had occurred. The county acquiring jurisdiction may
25 take any action regarding the permit, certificate, or other evidence of
26 compliance that could have been taken by the city surrendering jurisdiction
27 pursuant to the city ordinances and regulations. Except as provided in this
28 section, any building, structure, or other land use in a territory over which a
29 county has acquired jurisdiction is subject to the ordinances and regulations
30 of the county. At least 180 days prior to the effective date set forth in Section
31 3.3(a) for the county in which any portion of a city lies, the city shall notify
32 the county of the following:
33 a. The boundaries of the city's extraterritorial jurisdiction in that county.
34 b. The existing land use regulations applying to that extraterritorial
35 jurisdiction in that county, including zoning and overlay maps.
36 c. Any pending requests for amendments or other changes to the existing
37 land use regulations applying to that extraterritorial jurisdiction in that
38 county.
39 d. Any vested rights with respect to properties in the extraterritorial
40 jurisdiction in that county.

41 **SECTION 3.3.(d)** This section is effective when it becomes law.

42 **SECTION 3.4.(a)** This Part shall have no effect on the extraterritorial jurisdiction of
43 law enforcement officers as authorized in any of the following:

**NORTH CAROLINA GENERAL ASSEMBLY
AMENDMENT
Senate Bill 675**

AMENDMENT NO. _____
(to be filled in by
Principal Clerk)

S675-AST-65 [v.3]

Page 11 of 12

- 1 (1) Chapter 77 of the General Statutes.
- 2 (2) G.S. 15A-402.
- 3 (3) G.S. 20-38.2.
- 4 (4) G.S. 160A-286.
- 5 (5) Any local act or provision of general law.

6 **SECTION 3.4.(b)** This section is effective when it becomes law.

7 **SECTION 3.5.** Except as otherwise provided, this Part becomes effective when it
8 becomes law.

9

PART IV. MINIMUM LOT SIZES

10

SECTION 4.1. G.S. 160D-702 reads as rewritten:

11

"§ 160D-702. Grant of power.

12

13 (a) A local government may adopt zoning regulations. Except as provided in subsections
14 (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of
15 stories, and size of buildings and other structures; the percentage of lots that may be occupied;
16 the size of yards, courts, and other open spaces; the density of population; the location and use
17 of buildings, structures, and land. Any calculation of required open space shall include wetlands,
18 stream buffers, and stormwater facilities as open space. A local government may regulate
19 development, including floating homes, over estuarine waters and over lands covered by
20 navigable waters owned by the State pursuant to G.S. 146-12. A zoning regulation shall provide
21 density credits or severable development rights for dedicated rights-of-way pursuant to
22 G.S. 136-66.10 or G.S. 136-66.11. Where appropriate, a zoning regulation may include
23 requirements that street and utility rights-of-way be dedicated to the public, that provision be
24 made of recreational space and facilities, and that performance guarantees be provided, all to the
25 same extent and with the same limitations as provided for in G.S. 160D-804 and
26 G.S. 160D-804.1.

27

...

28

(c) A zoning or other development regulation shall not do any of the following:

29

(1) Set a minimum square footage of any structures subject to regulation under
the North Carolina Residential Code for One- and Two-Family Dwellings.

30

31

(2) Set a maximum parking space size larger than 9 feet wide by 20 feet long
unless the parking space is designated for handicap, parallel, or diagonal
parking.

32

33

34

(3) Set a minimum lot size greater than 8,700 square feet for structures subject to
the North Carolina Residential Code for One- and Two-Family Dwellings. A
local government may enforce regulations that affect the size and
configuration of such lots, including regulations for building setbacks,
regulations for onsite wastewater systems, regulations authorized by Part 2 of
Article 9 of this Chapter, and regulations related to the requirements of
applicable safety codes adopted under G.S. 143-138.

35

36

37

38

39

40

41

(4) Limit density in any district that allows for structures subject to the North
Carolina Residential Code for One- and Two-Family Dwellings below five
structures per acre.

42

43

