

## **Chapter 97: FABRIC STRUCTURES**

### **§ 97.01 PERMIT REQUIRED; APPLICATIONS**

A permit shall be required for all structures constructed of fabric, including tents, erected within the Town of Lake Lure which exceed 500 square feet in area. All fabric structures, regardless of size, erected longer than 30 days and visible from any street as defined by Town regulations and/or the waters of Lake Lure also require a permit. The Town Manager may issue permits for such structures erected for 30 days or less in any one calendar year and having an area of less than 2000 square feet. Fabric structures erected for longer than 30 days in any one calendar year and/or having an area of 2000 square feet or more must be approved by the Town Council. Applications for a permit shall be submitted on a form obtainable from Town Hall. A site plan shall accompany the application detailing the dimensions of the lot and the location of the structure in relation to all property boundaries and existing structures. The site plan shall also include a description of any proposed land clearing and grading as well as proposed restoration of the site upon removal of the structure. **(Adopted 5-8-01; Amended 6-11-02, 10-13-09)**

### **§ 97.02 STANDARDS AND REVIEW**

Applications for fabric structure permits shall demonstrate compliance with the minimum standards set forth below: **(Adopted 5-8-01; Amended 10-13-09)**

- (A) Fire Safety. The Fire Chief or his designee shall review all applications for compliance with the standards for fabric structures set forth in the North Carolina State Fire Code.
- (B) Zoning Compliance. The Zoning Administrator shall review all applications for compliance with the use requirements in the district for which the structure will be located as set forth in the Town of Lake Lure Zoning Regulations.
- (C) Land Clearing and Grading. Land clearing for fabric structures shall be limited to the removal of non-significant trees and the removal of shrubbery without grubbing as defined by the Zoning Regulations. Grading shall be limited to minimal leveling within the footprint of the structure and the driveway, if required. Upon removal of the structure, the site shall be returned as closely as possible to its condition prior to approval.