

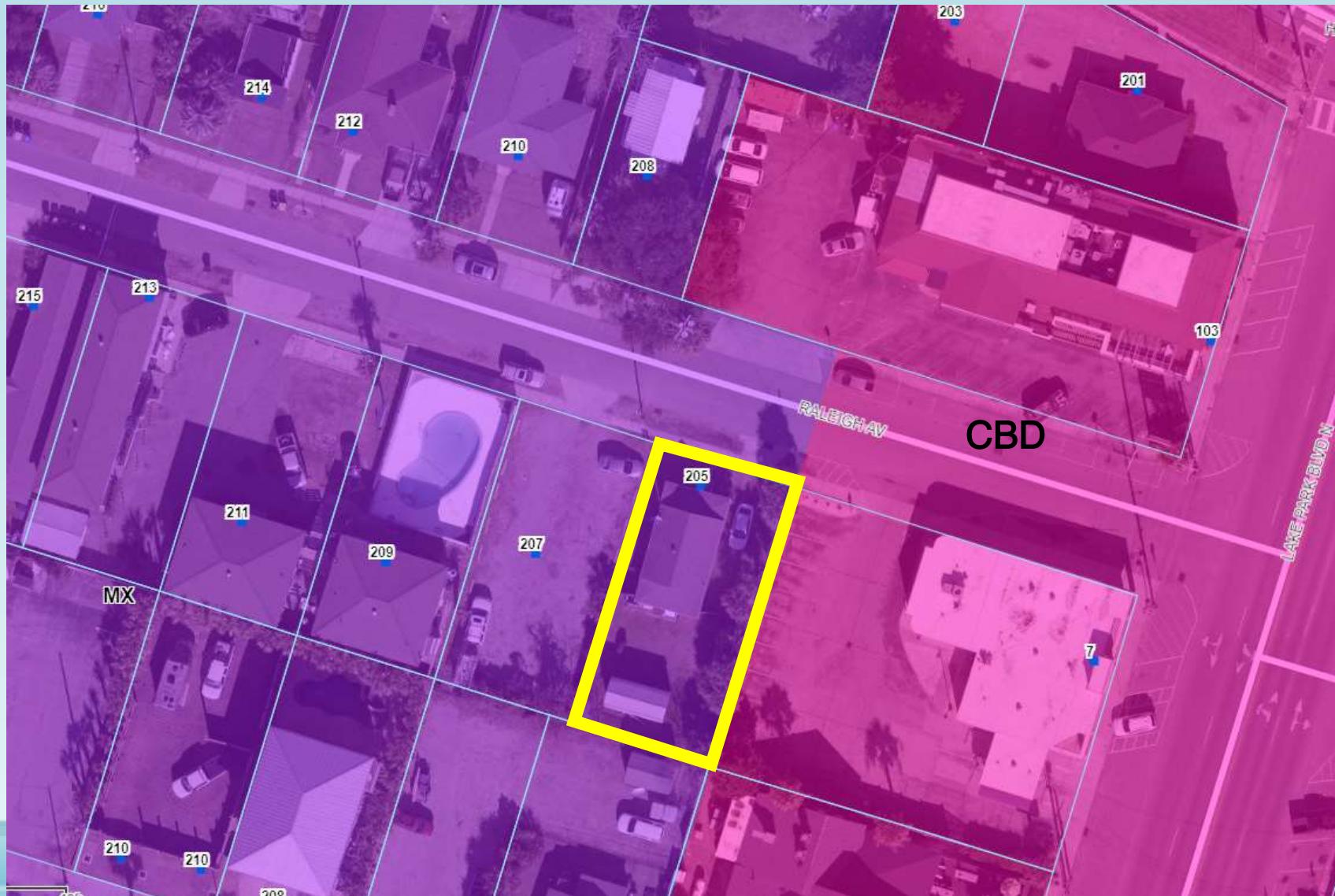


Zoning Map Amendment to consider a request to rezone 205 Raleigh from Mixed Use (MX) to Central Business District (CBD)

Applicant: Jonathan Lee "Zeke" Hutchins



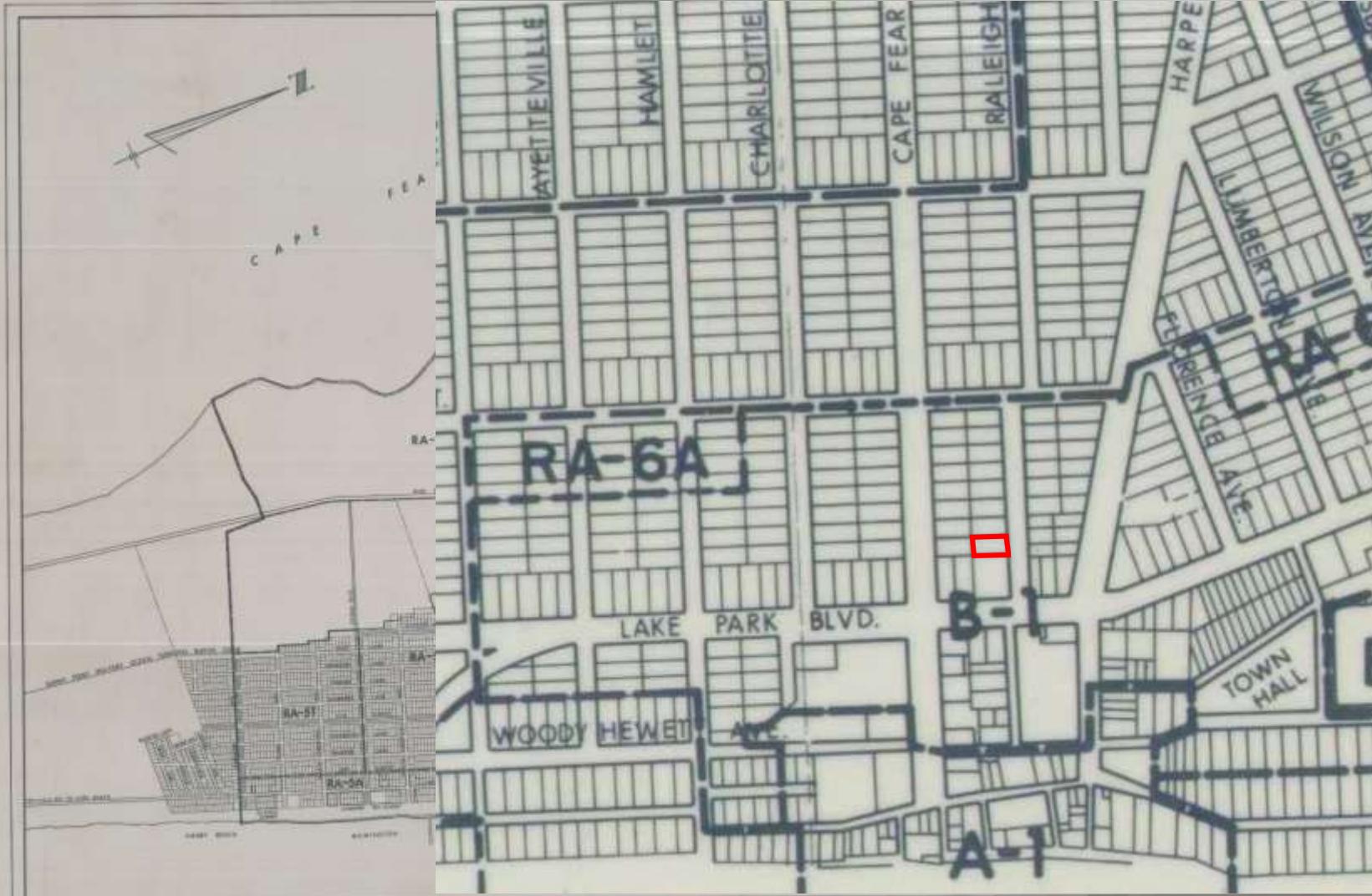
Proposed Rezoning



- Existing single-family home built in 1933
- MX is classified with other commercial districts

Historical Zoning Designation

- Rezoned in 2000 to MX
- 1984 Ordinance & Zoning Map in B-1: Central District

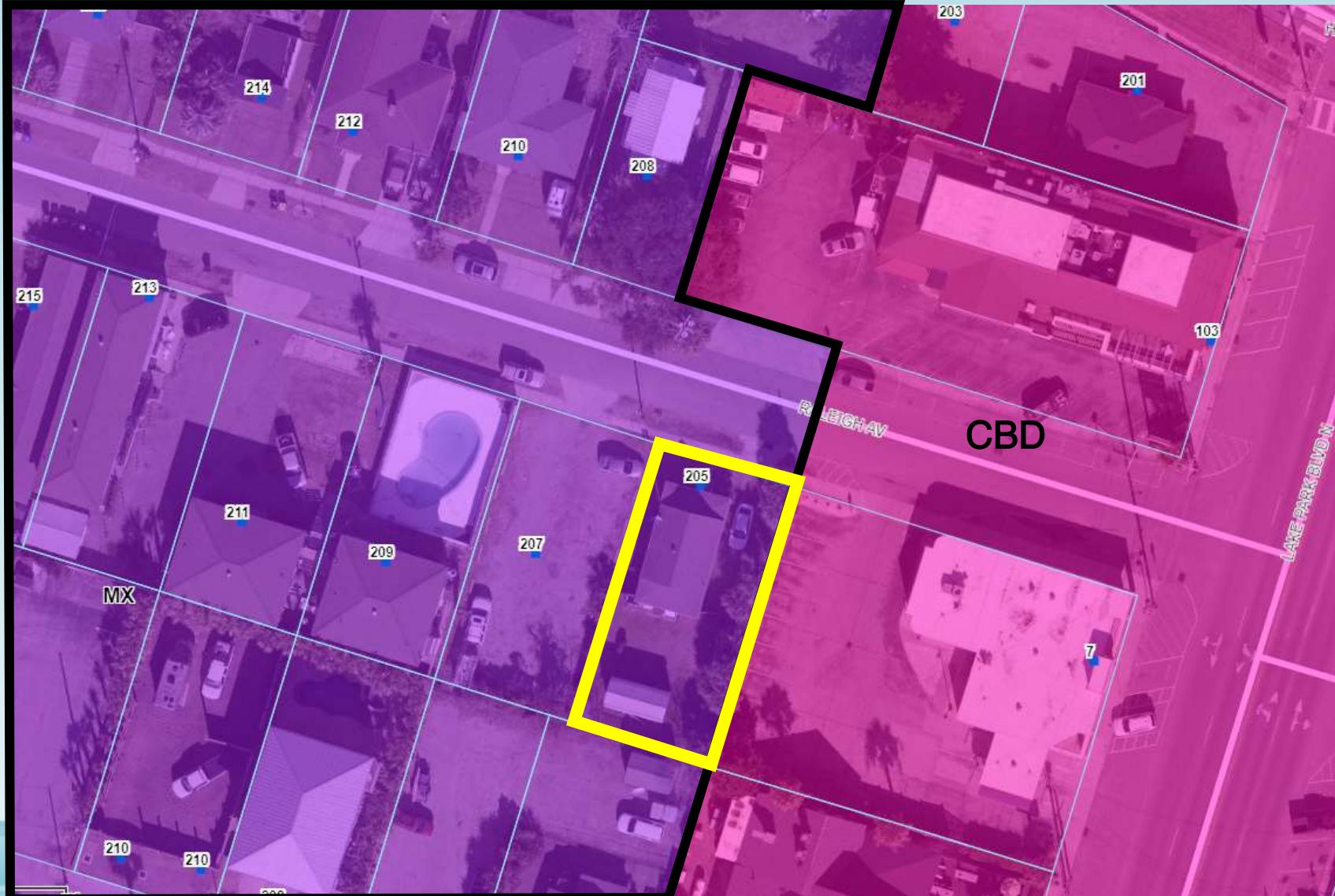


ZONING MAP
TOWN OF CAROLINA BEACH
NORTH CAROLINA

RESIDENTIAL	BUSINESS
RA-5	A-1 AMUSEMENT
RA-5A	B-1 CENTRAL DISTRICT
RA-5B	B-2 NEIGHBORHOOD
RA-5T	B-3 HIGHWAY
RA-6	MB-1 MARINA
RA-6A	T-1 INDUSTRIAL
RA-6B	T-2 TOURIST
RA-7	
RA-12	
RA-20	

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
CAROLINA BEACH, NORTH CAROLINA, ON
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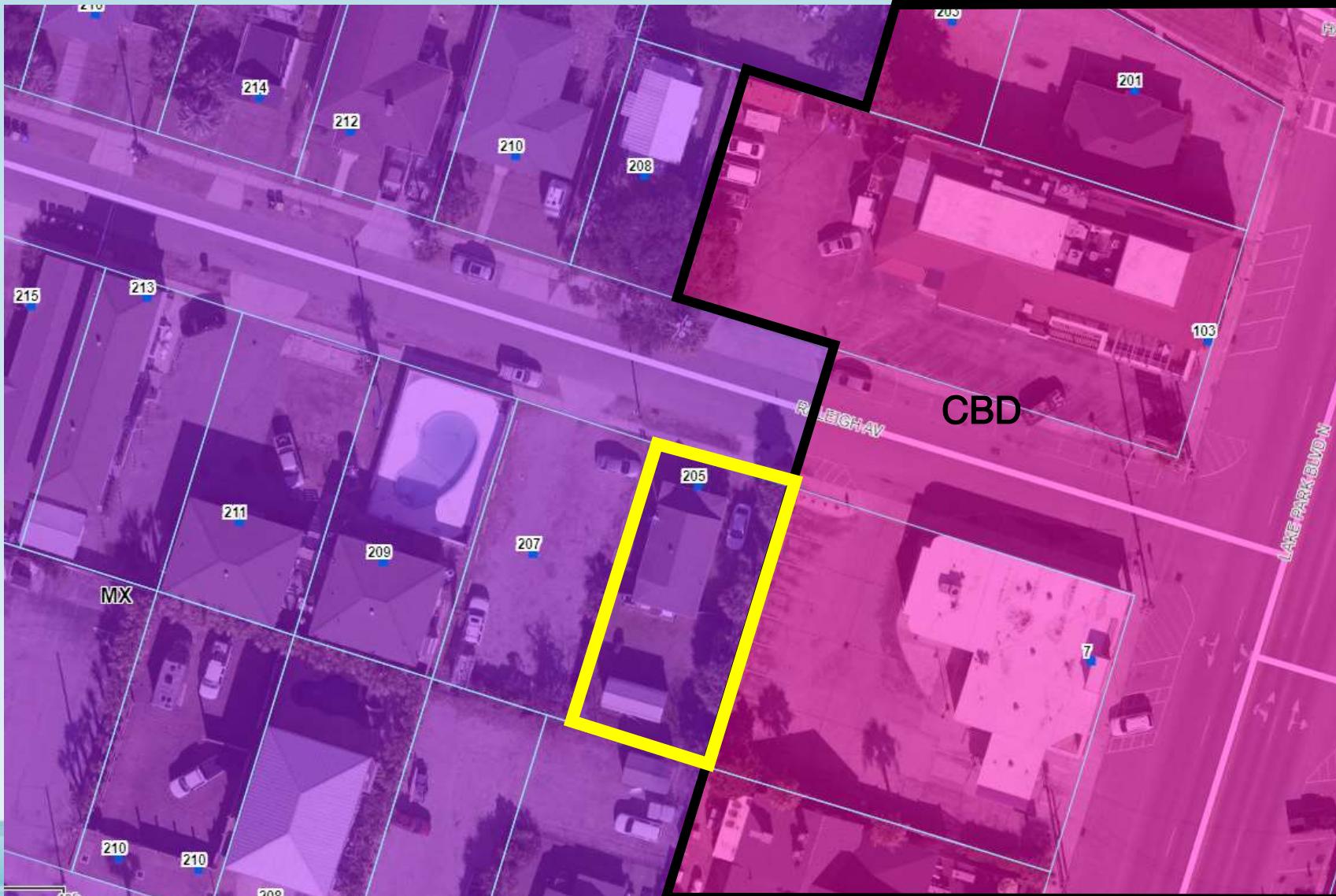
205 Raleigh



MX

- Established to provide for an area of transitional land uses between intensified districts or elements and residential districts.
- Mixed land uses between the intensive, commercial, central part of Town and the quiet residential areas.
- Mixture of single-family, two-family, small-scale office, and institutional uses.

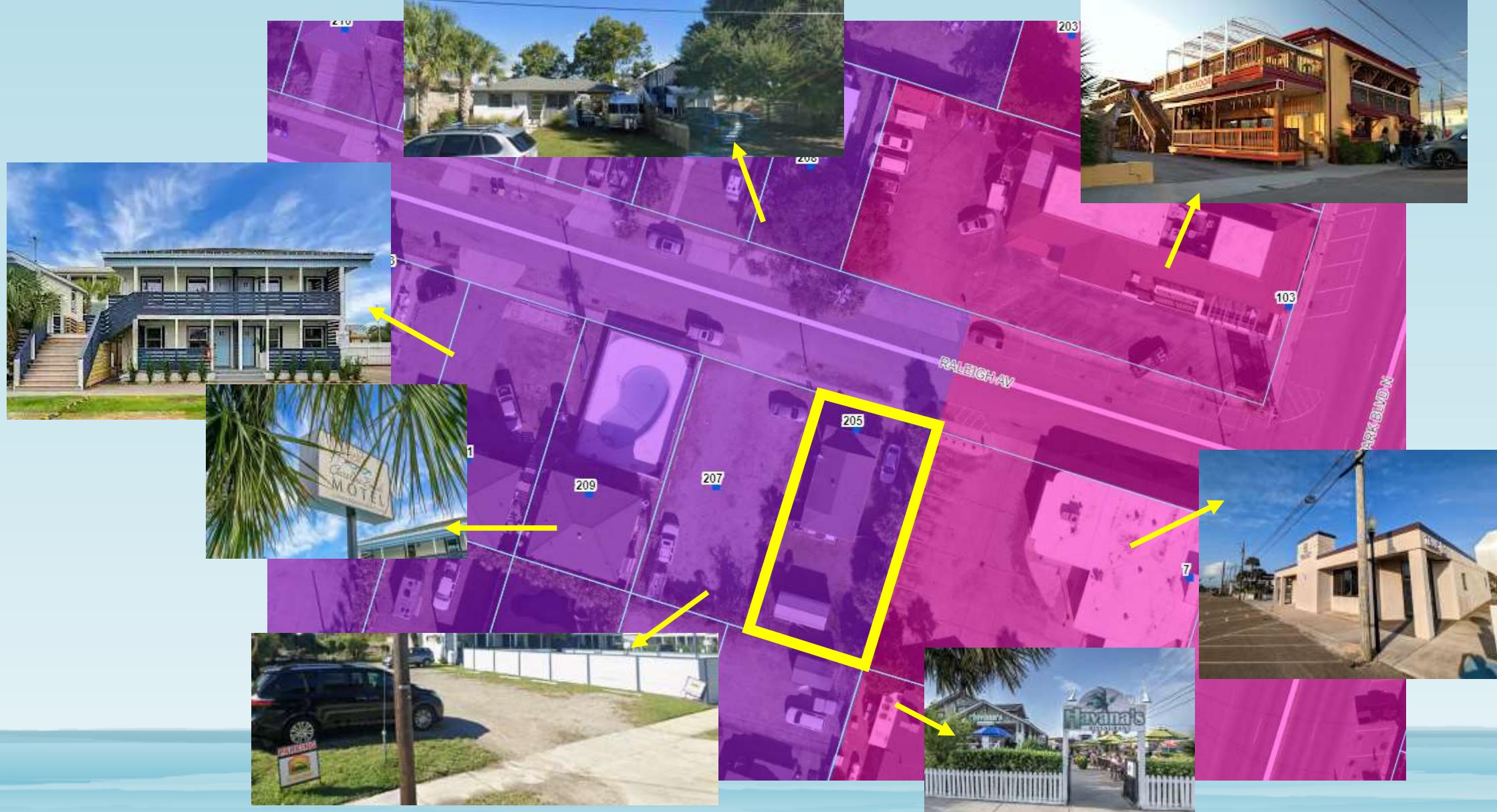
205 Cape Fear



CBD

- Established to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town.
- Includes retail, business, office, restaurants, entertainment, and tourism.
- Intended to encourage the use of land for concentrated development of permitted uses.

Surrounding uses



Dimensional standards

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width ⁵	Min. Front Yard	Min. Rear Yard	Min. Side Yards (Corner Lot- Min 12.5 ft.) ⁵	Max. Density	Max. Height	Max. Lot Coverage	Max. Impervious Coverage
MX	Mixed Use	5,000 sq. ft.	50 ft.	20 ft.	10 ft. ³	7.5 ft. ³	17 units/acre	50 ft.	40%	65%
CBD	Commercial Uses and Services, Entertainment	None	None	None	None, or same as abutting residential district	None, or same as abutting residential district	NA	50 ft. ⁴	None	None

- MX has setback, impervious, and lot coverage requirements.
- CBD has no setback, impervious, or lot coverage requirements.

Permitted in both MX & CBD	Permitted only in CBD
<p>Accessory structure, non res/res</p> <p>Home occupations</p> <p>Outdoor display</p> <p>Outdoor seasonal sales</p> <p>Temporary storage container</p> <p>Art galleries</p> <p>Bed and breakfast inn</p> <p>Churches</p> <p>Day nurseries/day care</p> <p>Fire stations</p> <p>Government/public facilities</p> <p>Libraries</p> <p>Medical and dental clinics</p> <p>Mixed Use non res/res**</p> <p>Motels and hotels</p> <p>Multi use facility</p> <p>Offices</p>	<p>Personal service establishments</p> <p>Rental of golf carts, mopeds, e-bikes, scooters</p> <p>Retail sales</p> <p>Schools, public/private</p> <p>Shopping centers/big box</p> <p>Swimming pool, public</p> <p>Tennis court, private</p> <p>Utilities, private</p> <p>Ice cream stores</p> <p>Standard restaurants</p> <p>**Residential uses only permitted in CBD with Mixed-Use Developments</p> <p>PUD – Business</p> <p>Auction sales</p> <p>Bakery, retail</p> <p>Boat and PWC rental</p> <p>Bus terminal</p> <p>Indoor/outdoor recreation</p> <p>Contractor's offices, no outdoor storage</p> <p>Exterminator office, no outdoor storage</p> <p>Funeral homes</p> <p>Gardens, arboreums, and greenhouses</p> <p>Laundries & dry cleaning</p> <p>Marinas</p> <p>Fishing piers</p> <p>Live entertainment complex</p> <p>Meeting facilities</p> <p>Museums</p>

Land Use Plan

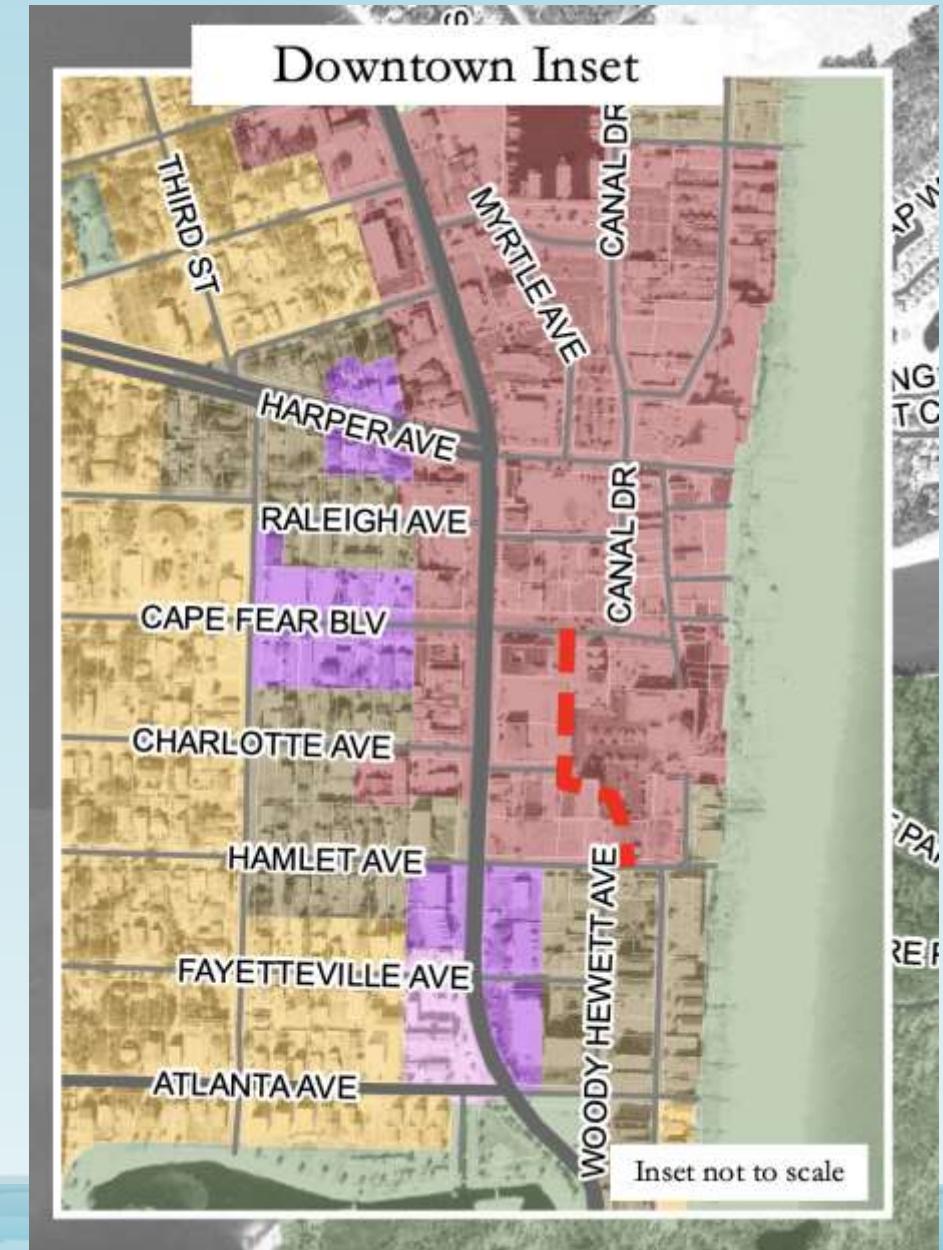


High Density Residential / Light Commercial

Primarily attached, multi-story residential units (up to four stories) located within walking distance of activity centers and/or the waterfront. Structures are condominiums and apartments, and are often used as vacation and rental units. Streets move automobiles and pedestrians efficiently. Limited commercial may also be acceptable at select locations if the surrounding context is appropriate. Some single family structures may also persist.



NCGS 160D – if a zoning map is inconsistent with the adopted Land Use Plan, the zoning map amendment has the effect of also amending the Future Land Use Map.



Motion

Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the Zoning Map Amendment for 205 Raleigh Avenue is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans. The adoption of this Zoning Map Amendment also amends the Future Land Use Map and meets the vision of Town.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.