

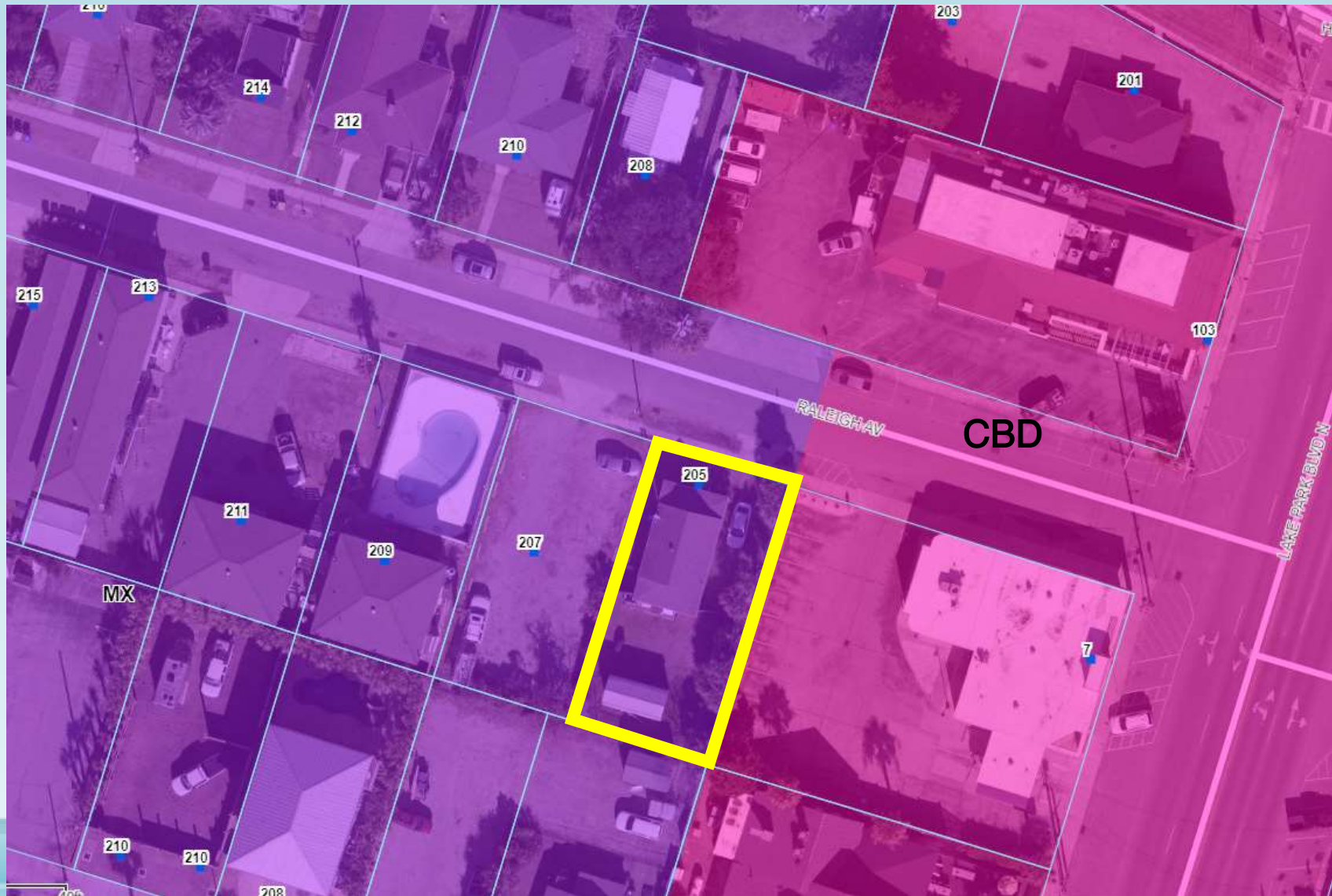


# Zoning Map Amendment to consider a request to rezone 205 Raleigh from Mixed Use (MX) to Central Business District (CBD)

Applicant: Jonathan Lee “Zeke” Hutchins



# Proposed Rezoning



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

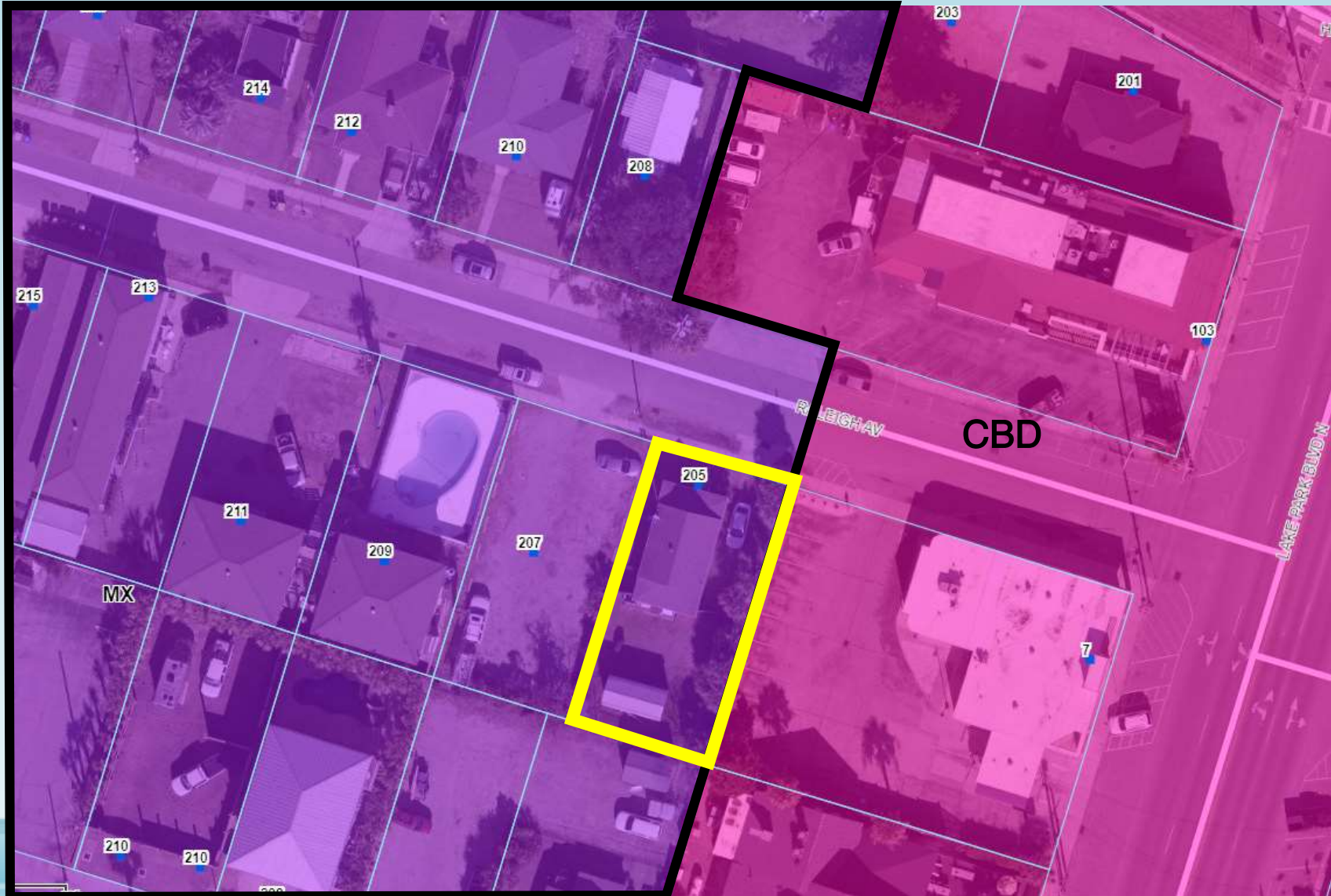


# Historical Zoning Designation

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



# 205 Raleigh

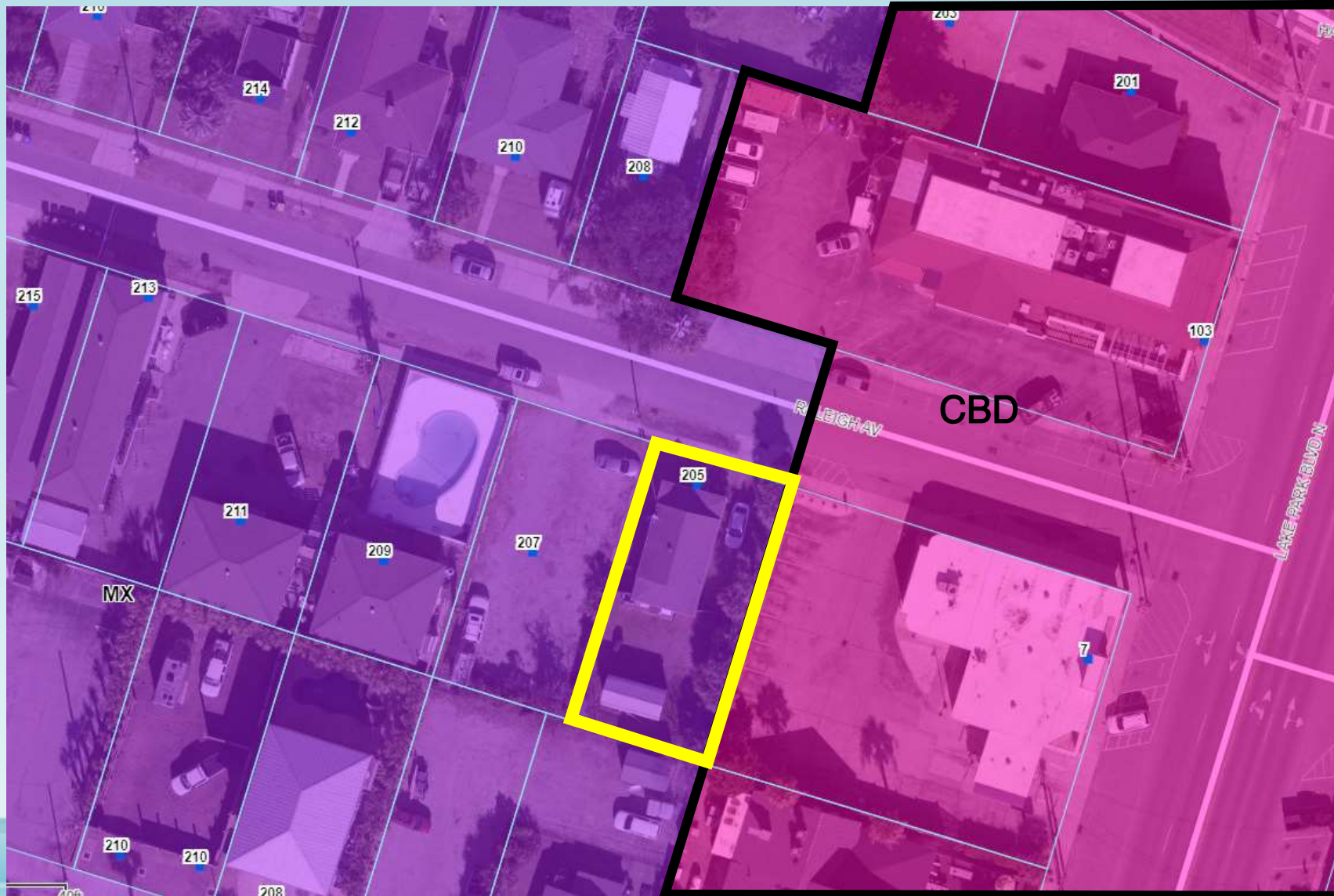


## MX

- 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 <sup>5</sup>	Min. Front Yard	Min. Rear Yard	Min. Side Yards (Corner Lot-Min 12.5 ft.) <sup>5</sup>	Max. Density	Max. Height	Max. Lot Coverage	Max. Impervious Coverage
MX	Mixed Use	5,000 sq. ft.	50 ft.	20 ft.	10 ft. <sup>3</sup>	7.5 ft. <sup>3</sup>	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. <sup>4</sup>	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	
Accessory structure, non res/res	Personal service establishments	PUD – Business	Parking decks, public/private
Home occupations	Rental of golf carts, mopeds, e-bikes, scooters	Auction sales	Outdoor amusements
Outdoor display	Retail sales	Bakery, retail	Outdoor amusements
Outdoor seasonal sales	Schools, public/private	Boat and PWC rental	Permanent parking lot
Temporary storage container	Shopping centers/big box	Bus terminal	Pet shops/pet supply
Art galleries	Swimming pool, public	Indoor/outdoor recreation	Post office
Bed and breakfast inn	Tennis court, private	Contractor's offices, no outdoor storage	Religious institution
Churches	Utilities, private	Exterminator office, no outdoor storage	Schools for specialized training
Day nurseries/day care	Ice cream stores	Funeral homes	Bars and taverns
Fire stations	Standard restaurants	Gardens, arboretums, and greenhouses	Beer shop
Government/public facilities	**Residential uses only permitted in CBD with Mixed-Use Developments	Laundries & dry cleaning	Breweries
Libraries		Marinas	Distillery
Medical and dental clinics		Fishing piers	Event venue/bar
Mixed Use non res/res**		Live entertainment complex	Wine shop
Motels and hotels		Meeting facilities	
Multi use facility		Museums	
Offices			



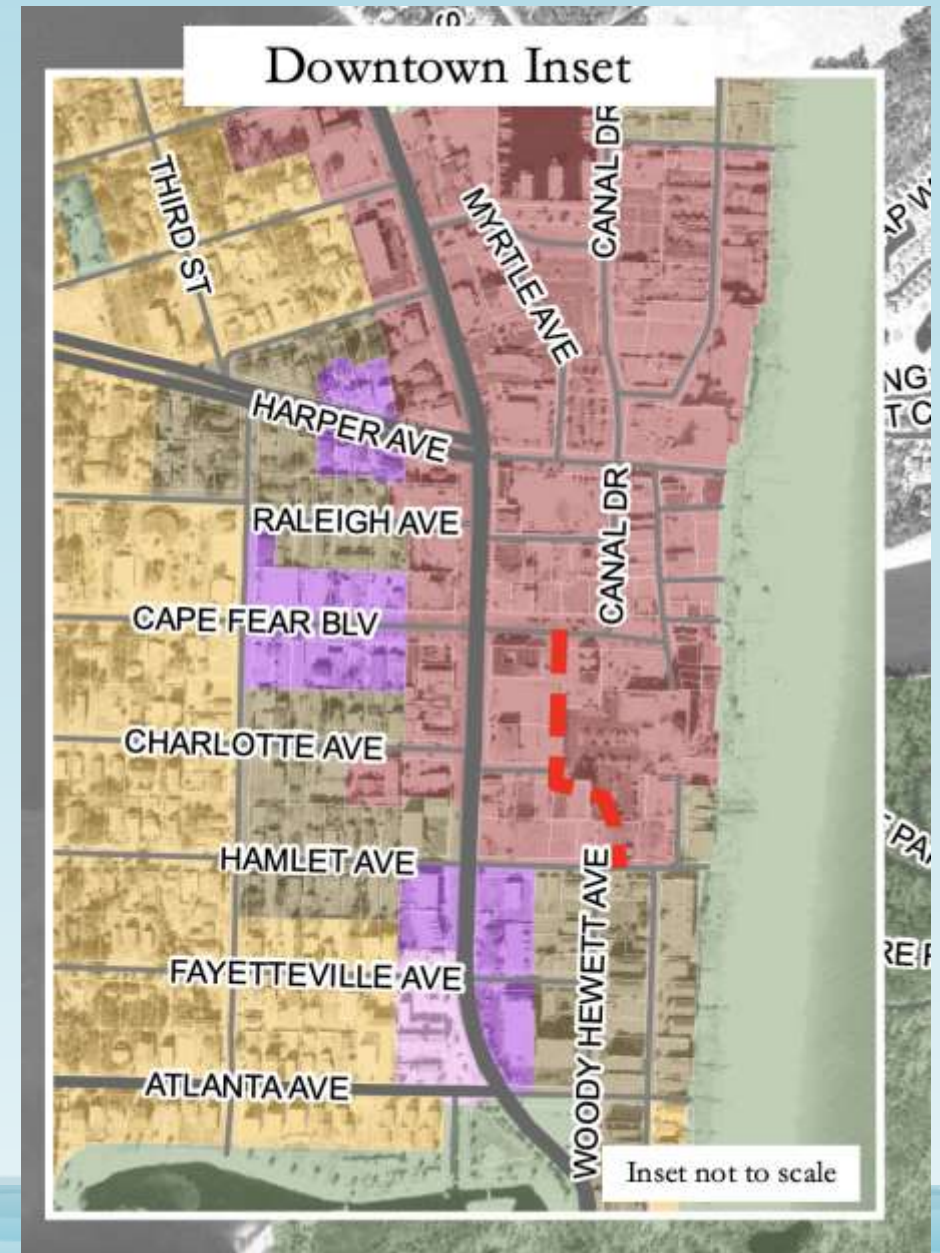
# Land Use Plan

## **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.