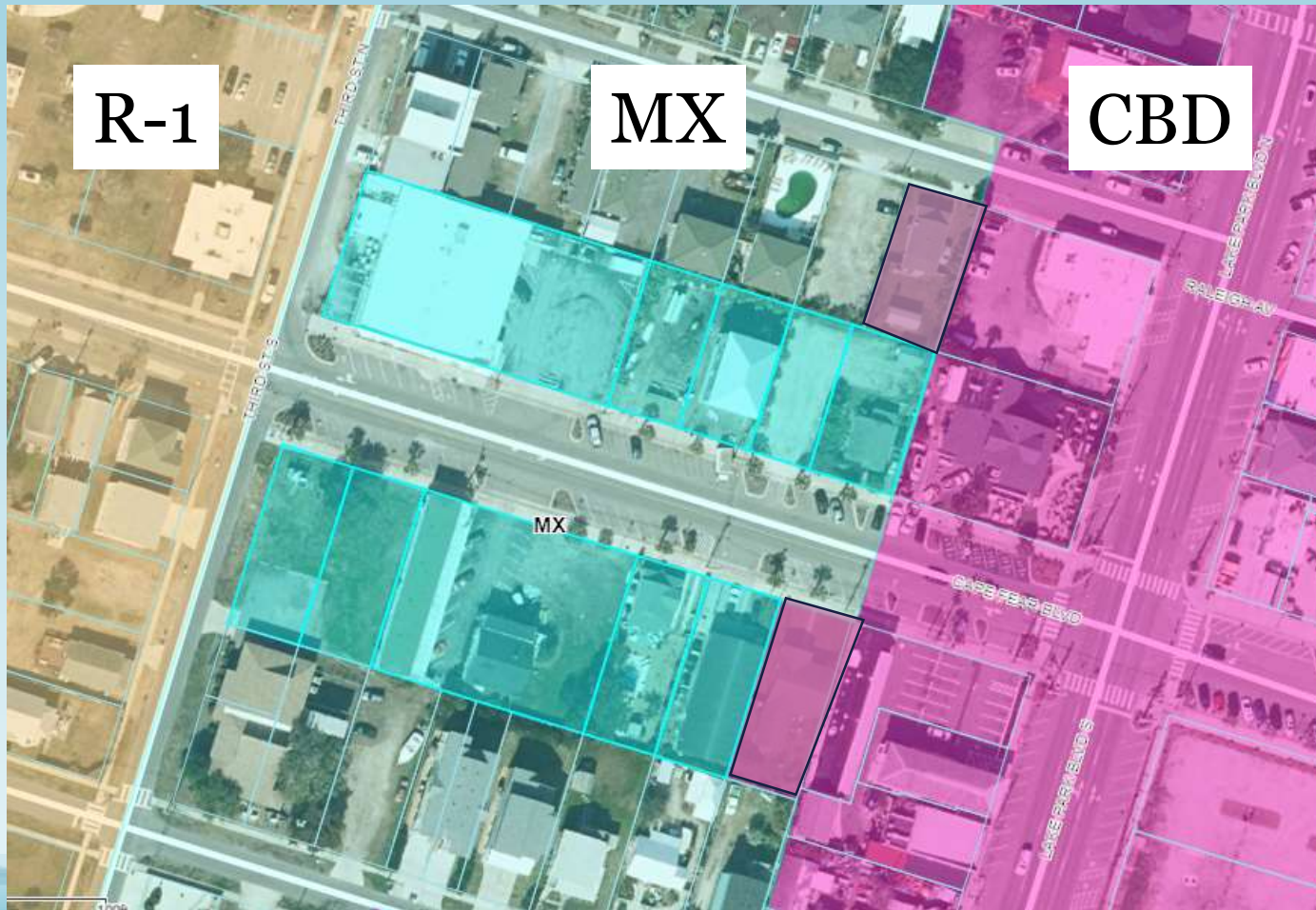




200 Block of Cape Fear Boulevard
Town Council
August 11, 2026



200 Block of Cape Fear



Existing Conditions

Current land uses within the study area include:

- Three single-family residences
- Four vacant lots and/or parking lots
- Two retail establishments
- One motel

Existing infrastructure and streetscape features include:

- On-street parking
- Sidewalks
- Street trees
- Walkable access to the central business district and beach area

 Highlighted parcels subject to rezoning

LUP

Review the rezoning area and discuss consistency with the Future Land Use Plan and future land-use objectives.



Mixed Use Commercial

Higher density area with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; ground floor encouraged to be active. 4-5 story structures possible, unless adjacent to low or medium density residential. Attractive street facades.



The Land Use Plan envisions:

- Higher-density development
- A mixture of residential and commercial uses
- Mixed-use buildings with active ground-floor commercial uses
- Residential uses located on upper floors
- A pedestrian-oriented environment
- Potential building heights of four to five stories





3.2 Zoning Districts Established

Creating new zoning district entitled Commercial Transition (CT)

3.2 ZONING DISTRICTS ESTABLISHED

To regulate the height and size of buildings; to regulate the intensity of land usage; to regulate areas for open space; to regulate the location of land uses; to provide for the improved environment; and to promote the health, safety, and general welfare of its citizens, the town and its extraterritorial planning jurisdiction are hereby divided into the following zoning districts:

Table 3.1: Zoning Districts	
District	General Purpose
R-1	Residential District
R-1B	Residential District
R-2	Residential District
R-3	Residential District
C	Conservation District
MH	<u>Residential</u> , Manufactured Home District
MF	Residential, Multifamily District
MX	Mixed Use, Transitional District
<u>CT</u>	<u>Commercial Transition</u>
CBD	Central Business District
NB	Neighborhood Business District
HB	Highway Business District
MB-1	Marina Business District
T-1	Tourist District
I-1	Industrial District
FP	Floodplain Overlay District
HOD	Height Overlay District

3.3 ZONING DISTRICTS DESCRIBED

CT, Commercial Transitional District

1. Purpose. This district is established to provide for an area of transitional land uses between intensified use districts or elements and residential districts. This district includes an area of mixed land uses between the intensive, commercial, central part of town and the quiet residential areas and may also be employed as a transitional area between busy major thoroughfares and quieter residential areas.
2. Intent. The regulations of the district seek to maintain a modest scale of structures, as well as a pedestrian-oriented nature, so that uses in the district may provide a suitable transition from commercial to residential areas." The district permits a mix of residential, small-scale office, retail, lodging, and moderate-density multifamily uses that are compatible with adjacent neighborhoods.

Table 3.4 Dimensional Standards for Lots and Principal Structures, Other Districts										
Zoning District	Primary Permitted Uses	Min. Lot Size (square feet)	Min. Lot Width (feet)	Min. Front Setback (feet)	Min. Rear Setback (feet) [2]	Min. Side Setback (feet) [2][3]	Residential Max. Density	Height (feet) [1]	Max. Lot Coverage	Max. Impervious Coverage
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 [4]	None	None
NB	Single-family, Neighborhood Goods and Services	5,000	50	20	10	7.5	8.7 units/acre	50	40%	65%
HB	Highway Commercial	10,000	100	30	15, or 20 if abutting a residential district	10	NA	50	60%	None
MB-1	Water-Oriented Businesses, Single-family/Two-family	10,000	100	30	10	10	17 units/acre	50	40%	65%
MX	Residential, Commercial Services, Tourism Accommodations	5,000	50	20	10	7.5	17 units/acre	50	40%	65%
<u>CT</u>	<u>Commercial Services, Residential</u>	<u>5,000 sq. ft.</u>	<u>50</u>	<u>5</u>	<u>10</u>	<u>None, or same as abutting residential district</u>	<u>29 units/acre</u>	<u>50</u>	<u>60%</u>	<u>None</u>
T-1	Hotels and Motels 15 units or less	20,000	100	20	10	7.5	32 units/acre	50	40%	80%
	Hotels and Motels Greater than 15 units	25,000	50	20	10	7.5	60 units/acre	50	40%	80%
	Restaurants/Businesses	6,000	50	20	10	7.5	N/A	50	40%	80%
	Residential	6,000	50	20	10	7.5	29 units/acre	50	40%	80%
I-1	Industrial	None.	50	30	None. 20 if lot line abuts a residential district	None. 20 if lot line abuts a residential district	None	50	None	80%

CBD VS CT

Table 3.4 Dimensional Standards for Lots and Principal Structures, Other Districts

Zoning District	Primary Permitted Uses	Min. Lot Size (square feet)	Min. Lot Width (feet)	Min. Front Setback (feet)	Min. Rear Setback (feet) [2]	Min. Side Setback (feet) [2][3]	Residential Max. Density	Height (feet) [1]	Max. Lot Coverage	Max. Impervious Coverage
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 [4]	None	None
<u>CT</u>	<u>Commercial Services, Residential</u>	<u>5,000 sq. ft.</u>	<u>50</u>	<u>5</u>	<u>10</u>	<u>None, or same as abutting residential district</u>	<u>29 units/acre</u>	<u>50</u>	<u>60%</u>	<u>65%</u>

Parking - Exemption of parking requirements in the CBD if public parking spaces are located within 500 feet of the use.

Height - In the CBD district, the maximum 50-foot height limitation may be exceeded for sprinklered structure(s) which shall be subject to a conditional zoning approval.

3.4 TABLE OF USES

Table 3.2: Table of Uses		P = Permitted by Right; CZ = Conditional Zoning (Use Standard noted); PS = Permitted Use with a Use Standard															Use Sta
Uses of Land	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1	CT		
Accessory Uses (3.6)																	
Accessory structure or use, nonresidential								PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.6.B	
Accessory uses and structures, residential	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.6.C	
Home occupations, customary	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		<u>PS</u>	3.6.D	
Outdoor display								PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.6.E	
Outdoor seasonal sales	PS	PS	PS	PS		PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.6.F	
Swimming pools, private	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS		<u>PS</u>	3.6.G	
Temporary healthcare structures	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS		<u>PS</u>	3.6.H	
Temporary storage container	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.6.I	
Trailer, temporary construction	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.6.J	

3.27 LANDSCAPE AND BUFFER REQUIREMENTS

Table 3.9 Buffer and Street Yard Types and Widths

Buffer and Street yard Types	Uses	Buffer/Street Yard Size/width (feet)
Type A	Nonresidential use 10,000 square feet or less impervious surface or area	5
	Multifamily, planned unit development (3-5 units)	5
Type B	Multifamily, planned unit development (6 + units)	10
	Nonresidential use greater than 10,000 square feet of impervious surface or area	10
Type C	Industrial or manufacturing	15
Type D	Central business district (CBD), Commercial Transition district (CT) , new construction only	0
Type E	Single-family and two-family	0

i) In the CT any side or rear yard that abuts a residential use shall provide for a Type A landscape buffer yard.

3.31 COMMERCIAL AND NONRESIDENTIAL SIGNAGE

Adding CT to allow for commercial signage.

Table 3.10 Nonresidential Sign Area and Height	
Maximum Area (Square Footage) per Face	
Type of Development	Max. Area Per Face (square feet)
Multi-family Residential	50
Nonresidential up to 2,500 square feet of building area	50
Nonresidential 2,500 to 15,000 square feet of building area	64
Nonresidential greater than 15,000 square feet of building area	100
Maximum Height	
Zoning District	Height (feet)
CBD, NB, MB-1, T-1, MF, CT and MX	20
HB and I-1	25

Tonight's Request

- Public Hearing (public feedback representative of the area LUP)

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 to rezone 204 Cape Fear, 206 – 217 Cape Fear, and 3 S. Third St from Mixed Use (MX) to Commercial Transition (CT) 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 and the potential impacts on the surrounding areas



Historical Zoning Designation

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









PLEASE WELCOME... THE NEWEST ADDITION
TO OUR ZONING ORDINANCE...

PLANNING
FOR A BETTER
TOMORROW*

*MAYBE.

INTRODUCING...

THE **COMMERCIAL TRANSITION** (CT) DISTRICT!



COMMERCIAL

CT DISTRICT

RESIDENTIAL

DECREASING INTENSITY →

FEATURING:



MORE
TREES!
(SO MANY)



COFFEE SHOPS
(ESSENTIAL)



SHORTER
BUILDINGS
(WE PROMISE)



BIKE PARKING
(MAYBE USED
SOMEDAY)



COMPATIBILITY
(IT'S COMPLICATED)

BEAUTIFUL.
SIMPLY
BEAUTIFUL.

COMMISSIONER
DAYDREAM

FINALLY, A ZONE
THAT SAYS:
"WE HEAR YOU."

CHAIRMAN
OPTIMIST

I JUST HOPE
IT'S NOT TOO
TRANSITIONAL.

COMMISSIONER
SKEPTIC

CAN WE GET
T-SHIRTS?

COMMISSIONER
ENTHUSIAST

AS LONG AS
IT'S DEFENSIBLE
IN COURT.

ATZONING
NERD

ATTORNEY
REALIST

BECAUSE NOTHING SAYS "PROGRESS" LIKE A WELL-LABELED DIAGRAM.