

Section 2-2: Definition of Basic Terms

(80) Dwelling Types.

- (d) Dwelling, Multiple Family (Major). A single structure comprised of three (3) or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided. (Ord. 20-05, 7/7/20) A residential development containing three (3) or more dwelling units within one or more buildings on a single lot, designed for occupancy by separate households, with a total of eighty (80) or more dwelling units. Multi-Family (Major) developments may include associated common areas, amenities, parking areas, and accessory structures designed to serve residents of the development.
- (e) Dwelling, Multiple Family (Minor). A residential development containing three (3) or more dwelling units within one or more buildings on a single lot, designed for occupancy by separate households, with a total of seventy-nine (79) or fewer dwelling units. Multi-Family (Minor) developments may include associated common areas, amenities, parking areas, and accessory structures designed to serve residents of the development.

Table 10-1: Special Use Conditional Zoning Triggers

Zoning District	Building Footprint (square feet)	
CB, CW, O&I	> 10,000	
HB, B-2	> 20,000	
LI, HI	Unlimited	
CB, HB, B-2, O/I, PUD	NA	<u>±</u>

*Any new or modified use with a proposed drive through facility shall only be permitted by special use permit.

Table 10-2: Table of Permitted Uses

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
RESIDENTIAL – HOUSEHOLD LIVING															
DWELLING, MULTI-FAMILY (MAJOR) [pursuant to 10-3(<u>H I</u>)]	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>				<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>					P
DWELLING, MULTI-FAMILY (MINOR) [pursuant to 10-3(<u>H I</u>)]	<u>P</u>	<u>CZ</u>	<u>CZ</u>				<u>CZ</u>	<u>CZ</u>	<u>CZ</u>	<u>CZ</u>					<u>P</u>
DWELLING, SINGLE-FAMILY (excluding manufactured homes)	P	P	P	P	P	P	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	P				P
DWELLING, (DUPLEX)	P	P	P												P
DWELLING, (TOWNHOUSE)	P	P	P								P				P
MANUFACTURED HOME, CLASS A [pursuant to 10-3(Q)]			P			P									
MANUFACTURED HOME, CLASS B [pursuant to 10-3(Q)]			P			P									
MANUFACTURED HOME PARK [pursuant to 10-3(S)]			<u>S</u> <u>CZ</u>			<u>S</u> <u>CZ</u>									
RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13]	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>		<u>S</u> <u>CZ</u>			<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>						<u>S</u> <u>CZ</u>
Residential Micro-grid Solar Collector Battery Storage System (pursuant to Article 31)	P														
RESIDENTIAL – GROUP LIVING															
ADULT CARE HOME	<u>S</u> <u>CZ</u>									<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>				
ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (Six or fewer residents)		P	P	P	P										
ASSISTED LIVING RESIDENCE	<u>S</u> <u>CZ</u>						<u>S</u> <u>CZ</u>		<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>				<u>S</u> <u>CZ</u>
FAMILY CARE HOME	P	P	P	P	P	P	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	P				P

MULTI-UNIT ASSISTED HOUSING WITH SERVICES	<u>S</u>							<u>S</u>		<u>S</u>	<u>S</u>				<u>S</u>
	<u>CZ</u>							<u>CZ</u>		<u>CZ</u>	<u>CZ</u>				<u>CZ</u>
NURSING HOME	<u>S</u>							<u>S</u>		<u>S</u>					P
	<u>CZ</u>							<u>CZ</u>		<u>CZ</u>					

Section 10-3: Supplemental Use Standards

(I) Dwelling, Multi-Family.

- (1) Multi-Family projects within the Town shall fall into the following categories and process of review and approval:
 - (a) Minor Multi-Family Projects shall submit complete Site and Landscape plan applications for review by the Technical Review Committee.
 - (b) Major Multi-Family Projects that have completed the conditional zoning map amendment (conditional rezoning) process shall submit Site and Landscape plan application detailing all required site plan details and those conditions and phases approved by the Board of Aldermen. (Ord. 15-04, 5/5/15; Ord 25-XX 8/X/25)
- (2) Access.
 - (a) A minimum of one (1) connection to the existing public network if the development includes 79 units or less or, a minimum of two (2) connections to the existing public network if the development includes more than 80 units.
 - (b) Requirements of a valid traffic impact analysis or NCDOT issued driveway permit may require additional street connections but may not reduce those required herein.
- (3) Placement of Buildings.
 - (a) Minimum building separation shall be dictated by NC Fire Code and informed by the Town of Shallotte Fire Departments anticipated response plan for the site.
 - (b) Any group of buildings forming a courtyard shall have at least twenty-five percent (25%) of the perimeter of such courtyard open for access by emergency vehicles.
 - (c) All buildings with more than two stories shall be setback no less than 30 feet from any property boundary which contains single family housing.
- (4) Design Standards.
 - (a) Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations.
 - (b) Sidewalks shall be incorporated into the design of all vehicle access points, to include public streets, private drives, or parking lots.
 - i. Sidewalks shall be either five (5) feet wide and located along both sides of the vehicle access points, or eight (8) feet wide along a single side of the vehicle access points.
 - ii. Sidewalks along private property shall be maintained as such.
 - iii. Sidewalks shall be designed so as to comply with the minimum standards detailed in Sec. 20-9.
 - (c) The features and spaces should enhance the building and center as integral parts of the community. The use of such features as plazas, patios, and courtyards should be used when practical.
 - (d) Regardless of building size, if Radio Frequency (RF) signal testing reveals insufficient coverage for public safety radios, an Emergency Responder Radio Coverage System (ERRCS) incorporating a Bi-Directional Amplifier (BDA) and Distributed Antenna System (DAS) must be designed and installed in accordance with NFPA and IFC requirements.
 - (e) All buildings adjoining public trust waters shall meet CAMA regulations.
- (5) Open Space (Recreation) Areas.
 - (a) Open space areas shall be provided for all multi-family projects with nine (9) or more dwelling units. A minimum area of two thousand (2,000) square feet, having a minimum width of forty (40) feet or a minimum radius of twenty-six (26) feet shall be provided for the first six (6) to twenty-five (25) dwelling units.
 - (b) For each dwelling unit over twenty-five (25) in number, an additional fifty-six (56) square feet per dwelling unit shall be provided.
 - (c) To the maximum extent practicable, required open space areas shall be connected as to form contiguous areas of land, whether the project is developed in phases or sections
 - (d) Open space areas that are dispersed throughout the development shall be connected with sidewalks, pedestrian walking trails, and crosswalks.
 - (e) No part of the required open space area shall be used for any other purpose.
 - (f) All open space shown on the site development plan shall be recorded in the Brunswick County Register of Deeds and shall be conveyed by the following method.
 - (g) By leasing or conveying title including beneficial ownership to a corporation, association, or other legal entity, the terms of such lease or other instruments of conveyance must include provisions suitable to the Town for guaranteeing:

- i. The continued use of land for the intended purposes;
 - ii. Continuity of proper maintenance for those portions of open space land requiring maintenance;
 - iii. When appropriate, the availability of funds required for such maintenance;
 - iv. Adequate insurance protection; and
 - v. Recovery for loss sustained by casualty, condemnation, or otherwise.
- (h) Furthermore, the applicant shall file in the Brunswick County Register of Deeds at the time of site development approval, legal documents which shall produce the above guarantees and in particular, will provide a method for reserving the use of open space for the use and enjoyment of the residents of the development.
- (6) Other regulations.
 - (a) Adjacent parcels in the same or joint ownership shall be considered one development for the purpose of determining if a multi-family development falls within the major or minor category.
 - (b) Developments shall not utilize phasing in any manner that would allow the project to avoid being categorized as a major or minor multi-family development.
- (7) Townhouses. The following standards apply to townhouses.
 - (a) Maximum density and minimum lot size standards may be satisfied by individual lot area, by provision of common open space, or by a combination of lot area and common open space.
 - (b) No unit shall be connected on more than two (2) sides by common walls.
 - (c) Minimum yard and lot size requirements shall apply to the project boundary. No individual unit shall be required to comply with minimum yard dimensions or lot size requirements.