

MIXED USE

The Town of Shallotte recognizes the positive impact that walkable urban development practices could have in an area. This future land use category should be composed of a mixture of integrated commercial, office, institutional, and residential uses. This designation provides flexibility to the Town in determining future zoning decisions. This future land use classification is not intended to be solely reserved for mixed use developments. Single use developments that contribute toward an integrated land use pattern of appropriate commercial, office, institutional, and medium/high density residential uses are encouraged.

Developments located in areas designated as Mixed Use are intended to be designed to create a pedestrian-friendly environment, with an urban development pattern where buildings front interconnected public streets with sidewalks and with stormwater infrastructure and parking located behind buildings. Urban design is a primary consideration in Mixed Use areas and a wide variety of uses is appropriate as long as a development pattern is employed that fully incentivizes pedestrian walkability and street-level activity.

Mixed Use

Desired Uses:

- Commercial/retail uses that encourage pedestrian activity. Examples include restaurants, cafes, drug stores, hotels, and retail-oriented uses.
- Office & Institutional
- Residential uses at varying densities including multi-family, townhome, and single-family dwellings
- Water-oriented retail and recreational uses

Inappropriate Uses:

- Auto-oriented uses such as drive-through, gas stations, and establishments requiring large surface parking.
- Single-family residential uses
- Industrial uses

Desired Density:

- Residential uses: 14 dwelling units per acre (du/a)
- Non-residential uses: No minimum lot size