

**TOWN OF SHALLOTTE
ORDINANCE 25-24**

**AN ORDINANCE AMENDING THE TOWN OF SHALLOTTE UNIFIED
DEVELOPMENT ORDINANCE, SPECIFICALLY
ARTICLE 2, SECTION 2-2; ARTICLE 10, TABLES 10-1 & 10-2; AND ARTICLE
10, SECTION 10-3(I)
REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN
CONFLICT THEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Town of Shallotte is a duly incorporated municipality within the State of North Carolina and is authorized to adopt zoning and development regulation ordinances per section §160A-381 of the North Carolina General Statutes; and

WHEREAS, the Town of Shallotte oversees the planning and zoning requests and requirements for lands located within its town limits and the extra territorial jurisdiction near the town's limits; and,

WHEREAS, the Town of Shallotte has the authority pursuant to NC G.S §160A-364 to adopt, amend, or repeal ordinances; and

WHEREAS, The Board of Aldermen for the Town of Shallotte deems it to be in the public's best interest to amend the Unified Development Ordinance with a text amendment so as to provide for changes as set forth below to ARTICLE 2, SECTION 2-2; ARTICLE 10, TABLES 10-1 & 10-2; AND ARTICLE 10, SECTION 10-3(I). The proposed amendment updates ordinance language to transition away from the use of special use permits and the quasi-judicial process for less intensive residential uses, instead utilizing conditional rezoning when more appropriate. The proposed amendment also establishes and defines two categories of multi-family uses, major and minor, allowing for minor multi-family projects "by right" and to be approved administratively, as well as establishes additional language preventing developments from utilizing project phasing and/or adjacent properties in like ownership to circumvent the major/minor categorization process detailed within.; and

THEREFORE, be it ordained by the Board of Aldermen of the Town of Shallotte that the Town of Shallotte Unified Development Ordinance shall be amended as detailed herein:

ARTICLE 2, SECTION 2-2; ARTICLE 10, TABLES 10-1 & 10-2; AND ARTICLE 10, SECTION 10-3(I).

See attached "Exhibit A"

Section 2. All Town Code sections in conflict herewith are hereby amended and repealed in relevant part to conform with the above sections. The Town Clerk and editor

of the Town Code and UDO are hereby authorized to amend those documents, all relevant citations to those sections of the Town Code, restate chapters, sections, provisions, and related references to these sections of the Town Code, as may be necessary.

Section 3. This ordinance shall take effect *immediately* upon passage and shall apply to any zoning permit applications submitted following that effective date.

INTRODUCED AT A Regular Meeting of the Board of Aldermen on September 02, 2025, and adopted at a Regular Meeting of the Board of Aldermen on September 02, 2025.

SIGNED THIS _____ day of _____, 20____.

TOWN OF SHALLOTTE, NORTH CAROLINA

Mayor

ATTEST:

Town Clerk