

DRAFT ORDINANCE

WHEREAS North Carolina General Statute 160D-605 and 160D-701 requires that zoning regulations shall be made in accordance with a Comprehensive Plan; and

WHEREAS the Board of Commissioners finds that the proposed text amendment to the Unified Development Ordinance regarding a revision to Section 3: Roofs to be consistent with the Town of Swansboro CAMA LAND USE Plan updated January 22, 2019, and amended August 28, 2023.

NOW BE IT ORDAINED by the Town of Swansboro Board of Commissioners that the Town Unified Development Ordinance be amended.

Appendix III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION 3 Roofs

3.1 Roofs - Standards

(Text highlighted in yellow are amendments that need to be added to the Unified Development Ordinance.)

- 1) Preserve or restore original and significant **later terne or double lock** roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to the front or other primary portions of the roof of a contributing structure if that roof slope can be seen from the public view.
- 2) Preserve, maintain, and repair historic roofing details and materials such as slate, standing-seam metal, and tile wherever possible. Replace in-kind only if necessary due to deterioration or damage. **Rust and holes that can be repaired are not an appropriate reason for replacement, please schedule consultation with town staff or SHPC to review preservation methods.**

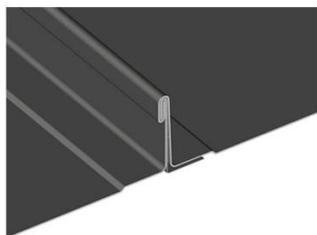
Figure Appendix III Section 3.1.1 depicts example of original terne roof that could be repaired by available mastic product.



3.1.1 Original Terne Roof

- 3) New **metal or aluminum** roofing materials should be compatible with **either the existing or** original roofing material. The new material **should must** match the historic material as closely as possible in color, shape, size, and texture. **Asphalt or fiberglass asphalt shingles are acceptable substitutes for standing-seam tin, wood shingles, or metal shingles, provided the new replacement shingles are of a darker solid color.** **Appropriate colors are shades of white, gray, or silver. Appropriate panel width is 16" with max of 20" and rib or seam must be 1.5" or under. The material between the seams must be flat. Please see examples in color palette of appropriate colors.** Barn tin (also known as "five-vee" tin) or coated steel may be used to replace a standing-seam tin roof in new construction.

Figure Appendix III Section 3.1.2, 3.1.3, 3.1.4, and 3.1.5 depicts accurate and inaccurate examples of new terne or double lock roofs.



PROFILE OPTIONS



3.1.2 Accurate Double Lock Profile

3.1.3 Accurate Snap Lock Profile



3.1.4 Inaccurate Metal Roof Example



3.1.5 Inaccurate Metal Roof Example

4) Unpainted or unstained cedar shake shingles are an appropriate roofing material if there is documentation that it was the original material or of the era of the home.

4) 5) Asphalt or fiberglass asphalt shingles are acceptable for new construction or replacement of asphalt shingles already present. New construction or total replacement shingles must be a variation of black or grey to keep in character of what's found in the district. Please see examples of appropriate colors in the color palette. Shingle repair under 25% of total roof square footage can be replaced in kind.

~~5) 6)~~ Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings. These elements all add much to the overall architectural character of a structure. All such original and significant later features **should shall** be preserved and restored, rather than removed **or covered.**

~~6) 7)~~ Contemporary or non-historic roof features **should shall** be installed on areas of the roof not seen from the public view or on other secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, **and** antennas. **and solar collectors.** In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building **style and era** and the roofline.

~~7) 8)~~ Install new gutters without damaging or obscuring architectural features. Gutters of all materials except copper shall have a painted finish. Half-round gutters are appropriate for most contributing properties. Gutters are usually reviewed as a “minor works” item. If installed on a contributing building, the SHPC must review application at SHPC meeting.

~~8) 9)~~ **Ridge vents, where needed, should will be of the low profile type, not to exceed width and 1.5” in height. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building. Ridge vent for metal roofs must be hidden and vented through Z trim under ridge cap and should not diminish the original design of the roof or destroy any character-defining architectural details.**

10) Accessory structures may be shingle or metal but must meet the color standards of this section.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, _____, 2024.

Attest:

Alissa Fender, Town Clerk

John Davis, Mayor