

**ORDINANCE 2024-**  
**AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE**  
**§ 152.179 TABLE OF PERMITTED/SPECIAL USES, AND § 152.212 USE STANDARDS TO**  
**ENABLE FOOD, BEVERAGE, & CRAFT PROCESSING AND PRODUCTION WITH RETAIL**  
**SALES (B2HDO, M-I)**

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 amendments to the Unified Development Ordinance regarding referenced above 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.

Minor alphabetical, clerical and numerical changes may occur after the fact in an ordinance of this size.

***TITLE XV: LAND USAGE***  
***CHAPTER 152: UNIFIED DEVELOPMENT ORDINANCE***  
***§ 152.179 TABLE OF PERMITTED/SPECIAL USES.***

PERMITTED/ SPECIAL USES	B2HDO*	MI <sup>b</sup>
<u>Food, Beverage &amp; Craft Processing Production with retail sales</u>	<u>US</u>	<u>US</u>

**§ 152.212 USE STANDARDS**

(Y) Use - Food, Beverage, & Craft Processing and Production with Retail Sales (B2HDO, MI) These types of establishments include processing and manufacturing facilities for one type or group of merchandise sold at retail, and possibly wholesale, on-site. Permitted uses include, but are not limited to, breweries, wineries, and specialty foods. Processing and production shall be limited to less than fifty of the subject property in the B2HDO zoning district. Retail sales in the MI zoning district shall occupy no more than 50% of the total square footage devoted to the operation. This use standard is intended for a larger brewery with tap room.

(1) Requirements:

(a) Minimum lot area: based on zoning classification lot standards.

(2) Plans are required and must show:

(a) Size and location of all outdoor areas used for principal use.

(b) Topography: on new construction, well drained site with adequate storm drainage facilities (including retention pond facilities, when applicable).

(c) Structures: location of signs, entrance, and buildings must be shown on the plan.

(d) Circulation: proposed points for access and egress and a parking layout.

- (e) Buffering: as specified in §§ 152.528 of this chapter unless the property abuts residentially used or zoned property in which case a Type C buffer is required.
- (f) Sign size and location as specified §§ 152.265-152.277 of this chapter.
- (g) Lighting plan which must include wattage and illumination. The use of full cut-off luminaries is required.
- (h) List of all services to be provided.
- (i) Security/management plan
- (j) Hours of operation (refer to Town noise ordinance §§92.01- 92.06)
- (k) Landscaping Requirements, §§ 152.525- 152.544
- (l) Parking: shall conform to §§ 152.290 through 152.296, Off-Street Parking and Loading Requirements.

This Ordinance shall be effective upon adoption.

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

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John Davis, Mayor

Attest:

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Alissa Fender, Town Clerk