

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 the Landscape Standards in the Historic District 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 to include additions to Section 152.479 Certificate of Appropriateness List 43 and 49 and Appendix III adding Section 25 Historic District Landscape.

Unified Development Ordinance

§ 152.479 CERTIFICATE OF APPROPRIATENESS LIST.

Certificates of appropriateness shall be required for properties identified as contributing (C) and non-contributing (N) in the Historic District according to the chart which follows. In the chart, and “N” entry applies to those homes built after 1938, and a “C” entry applies to those homes built before 1938. An “X” entry applies to both Contributing and Non-contributing structures.

	<i>Type of Work</i>	<i>Routine Maintenance</i>	<i>Minor Work (M.C.)</i>	<i>Major Work (SHPC)</i>	<i>Staff Approval</i>
43	Alteration/addition of gardens, planting beds, or shrubbery. Refer to Appendix III, Section 25 Historic District Landscape for additional requirements and the approved list of planting materials such as trees and shrubs. Vines, perennials, and annuals are the choice of the property owner.	X			
49	Addition of trees. Refer to Appendix III, Section 25 Historic District Landscape for additional requirements and the approved list of planting materials for trees.	X			

Appendix III

Section 25 Historic District Landscape

25.1 Historic District Landscape for selection of trees and shrubs.

1) Use the following approved list for planting new trees and shrubs in the Historic District.






2) If a tree or shrub is not on the approved list, please fill out a staff approval application to be reviewed.

3) Palm trees are not on the approved list because they are not native, nor a tree used historically in the Historic District. Dwarf palmettos, however, are on the approved list because they are a native plant.

4) No planting materials shall be placed in the street right of way or in utility easements in the district.

5) Call 811 to mark a property before digging on it.

Trees

Common Name	Scientific Name	Height/ Width	Light	Soil	Photo
Red Maple	<i>Acer rubrum</i>	H:40'-120' W:30'-50'	Full sun to Part shade	Moist	
Serviceberry	<i>Amelanchier canadensis</i>	H: 10'-20' W:15'-20'	Full sun to Part shade	Moist	
Red Buckeye	<i>Aesculus pavia</i>	H:15'-20' W:15'-20'	Part shade	Moist	
Devilwood	<i>Cartrema americana</i>	H:10'-30' W:6'-15'	Full sun to Part shade	Moist	
Redbud	<i>Cercis canadensis</i>	H: 20'-30' W: 25'-35'	Full sun to Part shade	Moist	
Fringetree	<i>Chionanthus virginicus</i>	H: 12'-30' W: 12'-20'	Part shade	Moist	
Flowering Dogwood	<i>Cornus florida</i>	H:15'-25' W:20'-25'	Full sun to Part shade	Moist	
Hawthorn	<i>Crataegus phaenopyrum</i>	H:25'-30' W:20'-25'	Full sun to Part shade	Dry to moist	
Dahoon Holly	<i>Ilex cassine</i>	H: 20'-30' W:10'-15'	Full sun to Part shade	Moist to wet	

Trees

Common Name	Scientific Name	Height/ Width	Light	Soil	Photo
Yaupon Holly	Ilex vomitoria	H: 10'-20' W: 8'-12'	Full sun to Part shade	Dry to Wet	
Eastern Red Cedar	Juniperus virginiana	H: 30'-40' W: 10'-20'	Full sun to Part shade	Dry to Wet	
Southern Magnolia	Magnolia grandiflora	H: 15'-80' W: 6'-50'	Full sun to Part shade	Moist	
Sweetbay Magnolia	Magnolia virginiana	H: 15'- 100' W: 10'-20'	Full sun to Part shade	Moist	
Red Mulberry	Morus rubra	H: 25'-60' W: 30'-40'	Sun to Part shade	Moist	
Carolina cherry Laurel	Prunus caroliniana	H: 20'-40' W: 15'-20'	Full sun to Part shade	Moist	
Sparkleberry	Vaccinium arboreum	H: 8'-15' W: 4'-10'	Full sun to Part shade	Moist	
Blackhaw	Viburnum prunifolium	H: 12'-20' W: 6'-15'	Full sun to Part shade	Moist	
*Live oak	Quercus virginiana	H: 40'-80' W: 60'-100'	Full sun to Part shade	Moist	

Shrubs

<u>Common Name</u>	<u>Scientific Name</u>	<u>Height/Width</u>	<u>Light</u>	<u>Soil</u>	<u>Photo</u>
<u>Red chokeberry</u>	<u>Aronia</u> <u>arbutifolia</u>	<u>H: 6'-10'</u> <u>W: 3'-5'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Dry to</u> <u>Wet</u>	
<u>Beautyberry</u>	<u>Callicarpa</u> <u>americana</u>	<u>H: 3'-8'</u> <u>W: 3'-6'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Dry to</u> <u>Wet</u>	
<u>New Jersey Tea</u>	<u>Ceanothus</u> <u>americanus</u>	<u>H: 2'-3'</u> <u>W: 3'-5'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Dry to</u> <u>Wet</u>	
<u>Silky Dogwood</u>	<u>Cornus amomum</u>	<u>H: 6'-12'</u> <u>W: 6'-12'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Moist</u>	
<u>Strawberry Bush</u>	<u>Euonymus</u> <u>americanus</u>	<u>H: 4'-6'</u> <u>W: 4'-6'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Moist</u>	
<u>Witchalder</u>	<u>Fothergilla</u> <u>major</u>	<u>H: 6'-12'</u> <u>W: 6'-10'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Moist</u>	
<u>Smooth</u> <u>Hydrangea</u>	<u>Hydrangea</u> <u>arborescens</u>	<u>H: 3'-5'</u> <u>W: 3'-5'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Moist</u>	
<u>Inkberry</u>	<u>Ilex glabra</u>	<u>H: 6'-8'</u> <u>W: 6'-8'</u>	<u>Full sun</u> <u>to</u> <u>Part</u> <u>shade</u>	<u>Dry to</u> <u>Wet</u>	
<u>Winterberry Holly</u>	<u>Ilex verticillata</u>	<u>H: 3'-5'</u> <u>W: 3'-12'</u>	<u>Full sun</u> <u>to</u> <u>Part</u> <u>shade</u>	<u>Moist</u> <u>to Wet</u>	
<u>Dwarf Yapon</u> <u>Holly</u>	<u>Ilex vomitoria,</u> <u>e.g., 'Nana'</u>	<u>H: 3'-5'</u> <u>W: 3'-6'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Moist</u>	
<u>Northern</u> <u>Bayberry</u>	<u>Morella</u> <u>pensylvanica</u>	<u>H: 5'-10'</u> <u>W: 5'-10'</u>	<u>Full sun to</u> <u>Part</u> <u>shade</u>	<u>Dry to</u> <u>Wet</u>	

Shrubs

Common Name	Scientific Name	Height/Width	Light	Soil	Photo
Wax myrtle	Morella cerifera	H: 6'-12' W: 10'-20'	Full sun to Part shade	Dry to Wet	
Ninebark	Physocarpus opulifolius	H: 5'-8' W: 6'-10'	Full sun to Part shade	Moist	
Coastal Azalea	Rhododendron atlanticum	H: 3'-6' W: 3'-6'	Full sun to Part shade	Moist	
Dwarf palmetto	Sabal minor	H: 2'-7' W: 4'-6'	Full sun to Part shade	Moist to Wet	
Sparkleberry	Vaccinium arboretum	H: 8'-15' W: 4'-10'	Full sun to Part shade	Moist	
Highbush blueberry	Vaccinium corymbosum	H: 3'-12' W: 3'-10'	Full sun to Part shade	Moist	
Rabbit-eye Blueberry	Vaccinium virgatum	H: 8'-15' W: 6'-8'	Full sun to Part shade	Moist	
Adam's needle	Yucca filamentosa	H: 3'-8' W: 3'-5'	Full sun to Part shade	Moist	
Zenobia	Zenobia pulverulanta	H: 3'-10' W: 3'-7'	Full sun to Part shade	Moist	

Source: Sea Grant North Carolina

From the Coastal Landscapes Initiative publication "*Plant This Instead*".

*Live Oaks are already part of Swansboro's historic landscape.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, (month) (date), 2024.

Attest:

Alissa Fender, Town Clerk

John Davis, Mayor