

**DRAFT ORDINANCE 2024-**

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 the massing standards that massing studies do not apply to outbuildings and additions 100 sq. ft or less 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.

***Appendix III***

***HISTORIC DISTRICT DESIGN STANDARDS***

***SECTION 11 NEW CONSTRUCTION***

***11.1 New Construction Standards***

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

It is the intent of these regulations to assure that new construction, including additions to existing improvements, is congruous with the special character of the district. In considering new construction, the Commission and/or the Planner shall direct design that is harmonious with the character of the district. **If a small outbuilding is 150 square feet or less or an addition of a home is a 250 square feet or less a massing study is not required.**

This Ordinance shall be effective upon adoption.

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

Attest:

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Alissa Fender, Town Clerk

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John Davis, Mayor