

ORDINANCE 2024-O10
AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE
§152.180 NOTES TO THE TABLE OF PERMITTED/SPECIAL USES, NOTE 37. B-3 TRADITIONAL
BUSINESS DISTRICT AND §152.195 TABLE OF AREA, YARD, SQUARE FOOTAGE AND HEIGHT
REQUIREMENTS B-3 TRADITIONAL BUSINESS DISTRICT.

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.

TITLE XV: LAND USAGE

CHAPTER 152: UNIFIED DEVELOPMENT ORDINANCE

§ 152.180 NOTES TO TABLE OF PERMITTED/SPECIAL USES. NOTE 37. B-3 TRADITIONAL BUSINESS DISTRICT.

(KK) Note 37. B-3 Traditional Business District. In the B-3 Traditional Business zoning district, the uses “dwelling, multi-family and condominiums”, and “dwelling, townhouses” shall be limited to 20% of the first-floor area. Only parcel ID 1404-16.22 of the Ward Farm Town Center shall be exempt of this restriction. There shall be no limits placed on the use, “Dwelling Located Over a Business”, other than those specified in Note 13.

§152.195 TABLE OF AREA, YARD, SQUARE FOOTAGE AND HEIGHT REQUIREMENTS, B-3 TRADITIONAL BUSINESS.

| <i>District</i> | <i>Minimum Lot Size</i> | | <i>Minimum Yard Setbacks</i> | | | | <i>Maximum Building Size</i> | |
|--------------------------|--|---------------------------------|--|--------------------|---------------------------|-------------|--|---|
| | <i>Min. Sq. Ft. per Bldg Lot (see Note 1)</i> | <i>Min. Width per Bldg. Lot</i> | <i>Interior Side (see Notes 2 and 8)</i> | <i>Corner Side</i> | <i>Front (see Note 3)</i> | <i>Rear</i> | <i>Max. Bldg. Height (see Notes 4 and 5)</i> | <i>Max. Bldg. Gross Square Footage (see Note 9)</i> |
| B-3 Traditional Business | <u>2,500 8,000 sq. ft. for first two units plus 1,975 sq ft per unit thereafter.</u> | 25 ft. | 0 ft. | 5 ft. | 5 ft.*** | 10 ft. | <u>35 40ft.</u> | 40,000 sq. ft. |

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, May 28, 2024.

John Davis, Mayor

Attest:

Alissa Fender, Town Clerk