

**DRAFT ORDINANCE 2024-
AN AMENDMENT TO THE SWANSBORO TOWN CODE OF ORDINANCES
TO MODIFY §150.45 PERMITS REQUIRED.**

THE BOARD OF COMMISSIONERS OF THE TOWN OF SWANSBORO ORDAINS:

That the following section of the Code of Ordinances, Town of Swansboro, North Carolina, be hereby amended to read as follows:

***TITLE IX: GENERAL REGULATIONS
CHAPTER 150 BUILDING REGULATIONS:
§150.45 PERMITS REQUIRED***

(A) *Building permits.* No person shall commence construction, addition, alteration, reconstruction, extensive repairs, reconstruction after damage, moving, demolition or change of use of any type of building without first securing from the Inspector a permit to engage in the work.

(B) *Plumbing permits.* No person shall commence with the installation, extension, alterations or general repairs of any plumbing system without first securing from the Inspector a permit to engage in the work.

(C) *HVAC permits.* No person shall commence with the installation, erection or alteration of any mechanical systems consisting of heating, ventilating, air conditioning and refrigeration systems, fuel burning equipment and appurtenances, without first securing from the Inspector a permit to engage in the work.

(D) *Commercial sign permits.* No person shall commence with the erection, construction, alteration or maintenance (except as provided in the North Carolina State Building Code) of any commercial sign without first securing from the Inspector a permit to engage in the work.

(E) *Electrical permits.* No person shall commence or proceed with the installation, erection, alteration or substantial repair of electrical systems and appurtenances thereof, without first securing from the Inspector a permit to engage in the work.

(F) *Zoning permits.* No person shall commence or proceed with any new development without first securing the Planner a permit to engage in the work.

(OC, § 9-1-22) (Am. Ord. 2005-03, passed 3-15-05; Am. Ord. 2005-04, passed 4-13-05) [Penalty, see § 150.99](#)

**DRAFT ORDINANCE 2024-
AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE
§152.196 NOTES TO THE TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS, (F)
NOTE 6. ACCESSORY STRUCTURES.**

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

§152.196 NOTES TO THE TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS,

(F) NOTE 6. ACCESSORY STRUCTURES.

(F) Note 6. Accessory structures.

(1) Accessory structure setbacks shall also apply to the placement of swimming pools.

(2) No accessory building or use shall be erected in any front yard, or within six feet of the rear lot line unless otherwise allowed by the following, or if the rear lot line abuts navigable waters, and it is therefore subject to the CAMA rules.

(a) Exception, that any “T” or “L” shaped lot may have accessory uses or structures in what is defined by the Unified Development Ordinance as the front yard or side yard as long as that front or side yard does not have a road or street adjacent to the front yard or side yard of the lot.

(b) Accessory structures may be constructed or placed in the front yard on residential lots two acres or greater and on flag lots provided that a special use permit is obtained, and the structure meets the required front and side setbacks for principal structures in the applicable zoning district.

(c) Double frontage lots in residential districts, including double frontage lots on a corner, will require a special use permit to construct or place accessory structures on the property

(3) A permit is required for any new accessory structure. A zoning permit will be required as well as a building permit if the accessory structure exceeds 12 feet in any direction (length, width, or height).

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