

## § 152.170 ESTABLISHMENT OF ZONING DISTRICTS, AND THE PURPOSE THEREOF.

For the purpose of this chapter, the Town of Swansboro and its extraterritorial jurisdiction is divided into the following classes of zones:

(A) *CON - Conservation*. The Conservation District is established as a district in which only partial development of land may occur. The regulations of this district are intended to protect the floodplain and estuarine areas and permitted uses shall be in conformity with the uses listed in this chapter, subject to the appropriate state and federal laws. This district shall apply to those areas above mean high water which may be covered by marsh and are protected by the Coastal Area Management Act and appropriate federal laws.

(B) *RA - Residential/Agricultural*. The purpose of this district shall be to set aside and protect those lands which are primarily suited for agriculture, agricultural-related uses of woodlands.

(C) *R6 - Residential*. The purpose of this district shall be to provide for single family up to and including multi-family structures and recreational purposes. This district shall provide areas for apartments, townhouses, PUDs, and PRDs.

(D) *R6SF - Residential*. The purpose of this district shall be that only single family structures shall be permitted in this district.

(E) *R8SF - Residential*. The purpose of this district shall be that only single family structures shall be permitted in this district.

(F) *R10SF - Residential*. The purpose of this district shall be that only single family residential structures shall be permitted in this district.

(G) *R15SF - Residential*. The purpose of this district shall be that only single family residential structures shall be permitted in this district.

(H) *R20SF - Residential*. The purpose of this district shall be that only single family residential structures shall be permitted in this district.

(I) *R40SF - Residential*. The purpose of this district shall be that only single family residential structures shall be permitted in this district.

(J) *MHP - Mobile Home Park*. The purpose of this district shall be to provide an area for mobile homeowners to rent or to buy an area in which to put a mobile home for the purpose of inhabiting it. Mobile home sales are not permitted in this district.

(K) *MHS - Mobile Home Subdivision*. The purpose of this district is for the division of land into lots primarily designed for mobile home usage but adaptable in many cases to other residential uses.

(L) *MHS-15SF - Mobile Home Subdivision 15 Single Family*. The purpose of this district is for the division of land into lots primarily designed for mobile home usage, but adaptable in many cases to other residential uses with a minimum of 15,000 square feet each.

(M) *MHS-O - Mobile Home Subdivision Overlay*. The purpose of this district shall be to provide for additional consistency, control, and flexibility in areas zoned "Mobile Home Subdivision".

(N) *O/I - Office and Institutional*. The O/I Office and Institutional District is defined as certain land uses with structures that provide office space for professional services and for certain institutional functions and residential accommodations, usually medium or high-density in nature. The district is normally small and may include older homes undergoing conversion. This district is usually situated between business and residential districts, and the regulations are designed to permit development of the permitted functions and still protect and be compatible with nearby residential districts. All O/I Office and Institutional Districts, with a total area of less than four acres, shall serve as transitional zones between high intensity and low intensity land uses.

(O) *G/E - Governmental/Educational*. The purpose of this district shall be to provide zoning districts in which federal, state, and local governmental services as well as private and public primary, secondary, and post-secondary educational purposes may be located. It is not intended that uses in the nature of child day care be permitted in this district even though tutoring or other school assistance may be offered in conjunction with the day care. In addition, it is recognized that existing governmental uses often provide opportunities for the location of telecommunications antennas to the mutual advantage of the vendors of telecommunications services and the general public, i.e., water towers and emergency services facilities.

(P) *B1 - Highway Business*. The purpose of this district shall be to provide for the proper grouping and development of roadside business uses, and for uses not basically related to central or neighborhood business areas.

(Q) *B2 - General Business*. The purpose of this district shall be to provide for the proper grouping and development of those uses which are related to central or neighborhood business districts. Such uses might include shopping centers and retail uses.

(R) *B2HDO - B2 Historic District Overlay*. The purpose of the B-2 Historic District Overlay is to provide for a mixture of permitted and special uses that are consistent in protecting and preserving the heritage of the Town's historic business district while providing a wide range of retail and professional services to local residents and visitors. The uses listed within this district are intended to compliment the historic nature of the downtown district while protecting the integrity of adjacent

residential neighborhoods.

(S) *MI - Light Industrial*. The purpose of this district shall be to establish areas for offices, warehousing, and other light industries located on tracts of land where the operations involved do not detract from the development potential of nearby properties (refer to § 152.180(LL), Note 38 for development standards).

(T) *B-3 - Traditional Business*. The purpose of Traditional Business District is to provide for a district with the characteristics of traditional business areas, including relatively high density retail development and pedestrian-oriented design, mixed with office and residential development located primarily on the upper stories of buildings. This district is designed to create a high degree of business vitality, social connectivity, commercial interaction, walk-ability, and aesthetic appeal. Such districts should be located and established so that most development is located on low-speed streets and/or within planned off-street nodes, with thoroughfares located only on the perimeter of the district. Upper story residential uses are encouraged in the district, and the location of higher density residential development adjacent to this district is appropriate.

(U) *PUD - Planned Unit Development*. The purpose of this district is to provide for office, institutional, governmental, residential, commercial, and/or projects involving a combination of these uses located on land under unified control, planned as a whole, and developed as a single development or in a programmed series of units or stages of development according to comprehensive and detailed plans.

(V) *CZ - Conditional Zoning Districts*. Conditional zoning districts may be created as parallel districts for each of the general zoning districts in this section. Each conditional zoning district shall be designated on the zoning map and other official documents by combining the designation of its parallel zoning district with the suffix, "(CZ)", for example B-2(CZ). Applications for conditional rezoning shall follow the process as outlined in Note 1 of § 152.180.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. passed 6-8-2005; Am. Ord. passed 9-20-2005; Am. Ord. passed 8-17-2010; Am. Ord. passed 11-22-2016; Am. Ord. 2019-O4, passed 4-23-2019; Am. Ord. 2021-O3, passed 5-24-2021)