

ARTICLE 6.
ZONING DISTRICTS

Section 6.01 Purpose Statement 6-2
Section 6.02 Interpretation..... 6-2
Section 6.03 Primary Zoning Districts..... 6-3
Section 6.04 Table of Permitted/Special Uses 6-5
Section 6.05 Building and Lot Configuration Standards.....6-16
Section 6.06 Zoning District Development Standards.....6-17

ARTICLE 6. ZONING DISTRICTS

SECTION 6.01 PURPOSE STATEMENT

In accordance with the requirement of NCGS 160A-382 that ***zoning*** regulation be by districts, the Town, as shown on the Zoning Map, is hereby divided into the following districts which shall be governed by all of the uniform use and dimensional requirements of this Ordinance.

The purposes of establishing the following ***zoning*** districts are:

- § To implement adopted plans;
- § To promote public health, safety, and general welfare;
- § To provide for orderly growth and development;
- § To provide for the efficient use of resources;
- § To facilitate the adequate provision of services.

SECTION 6.02 INTERPRETATION

Zoning districts have uses specified as permitted by right, uses permitted with supplemental ***regulations***, and special uses. Detailed use tables are provided in Section 6.04 showing the uses allowed in each district. The following describes the processes of each of the categories that the uses are subject to:

- § **Permitted by Right:** Administrative review and approval subject to district provisions and other applicable requirements only.
- § **Permitted with Supplemental Regulations:** Administrative review and approval subject to district provisions, other applicable requirements, and supplemental ***regulations*** outlined in Article 7.
- § **Special Use Permit: *UDO Administrator*** review and recommendation, Board of Adjustment review and approval of ***Special Use Permit*** subject to district provisions, other applicable requirements, and conditions of approval.
- § **Special Use Permit with Supplemental Regulations: *UDO Administrator*** review and recommendation, Board of Adjustment review and approval of Special Use Permit subject to district provisions, other applicable requirements, conditions of approval, and supplemental regulations outlined in Article 7.

ARTICLE 6. ZONING DISTRICTS

SECTION 6.03 PRIMARY ZONING DISTRICTS

For the purposes of this Ordinance, the Town of Sunset Beach, North Carolina is hereby divided into the following primary **zoning** districts:

- (A) *MR-1 Mainland Residential District.* Primarily for residential use, with provisions for single-family residences, **planned residential development**, regulation championship **golf courses**, as well as customary and secondary uses.
- (B) *MR-2 Mainland Residential District.* Primarily for residential use, with provisions for single-family residences, **planned residential development**, as well as customary and secondary uses.
- (B) (1) *MR-2A Mainland Residential District.* Primarily for residential use with provisions for single-family residences, planned residential development, as well as customary and secondary uses.
- (C) *MR-3 Mainland Multi-Family Residential District.* Exclusively for residential **development**, with provisions for single-family and multi-family **development** and customary and secondary uses.
- (D) *MB-1 Mainland Business District.* Primarily for the conduct of retail trade with provisions for retail service-type establishments and with provisions for residential uses and convenience-type retail trade establishment.
- (E) *MB-2 Mainland Mixed Use District.* Primarily established as the district in which the presence of residential and nonresidential complementary and integrated uses are located within the same complex or same building. Mixed use can also refer to different categories of nonresidential uses such as institutional, retail, and office within the same complex or buildings. The advantage of mixed uses is the promotion of architectural, diversity, compatibility and pedestrian scaled environments. Mixed-use neighborhood centers provide convenience goods and services for residents of the surrounding area.
- (F) *BR-1 Beach Residential District.* Exclusively for residential uses, with provisions for **single-family** and **two-family dwellings**, as well as customary and secondary uses.
- (H) *BR-2 Beach Residential District.* Exclusively for residential uses, with provisions for single-family residences, **planned residential development**, as well as customary and secondary uses.

ARTICLE 6. ZONING DISTRICTS

- (I) *BB-1 Beach Business District.* Primarily for general business use and with provisions for residential uses and convenience-type trade establishment for that area of the community bounded by the Intracoastal Waterway on the north and the Atlantic Ocean on the south, and so designated on the **zoning** map. In promoting the general purposes of this Ordinance, the specific intent of this section is to permit a wide range of uses within the district with **development** standards prescribed so as to reduce any adverse effects that might accrue from the locating near one another of uses normally considered to be incompatible.
- (J) *MH-1 **Manufactured Home/Conventional Home Residential District.*** Exclusively for residential uses, with provisions for **manufactured home** single-family and conventional home single-family residences, as well as customary and secondary uses.
- (K) *MH-2 **Manufactured Home Residential District.*** Exclusively for residential uses, with provision for double-wide **manufactured homes**, as well as customary and secondary uses.
- (L) *AF-1 **Agricultural-Forestry District.*** Primarily for production of agricultural and forestry products with provisions for single family homes, provided lots are one (1) acre minimum in size, and that all other requirements of MR-1 apply for the residential lots.
- (M) *RI-1 **Recreational-Institutional District.*** Exclusively for the use of government buildings, churches, schools, parks, and like uses.
- (N) *CR-1 **Conservation Reserve District.*** Primarily for the preservation of significant limited or irreplaceable areas which includes major **wetlands, open spaces**, undeveloped shorelines that are unique, fragile, or hazardous for **development**. Single-family, low-density residential uses may be permitted in upland areas.
- (O) *MUD **Mixed Use District.*** Creates the opportunity for the design of a mixture of land uses. Provides a mixed setting in which those activities associated with retail, office, accommodations, entertainment, residential, and **open space** uses may occur in a designed environment. The Mixed Use District should provide for an identifiable sense of place by providing for civic **open spaces** and **streets** whose presence is defined by buildings. The Mixed Use district should provide for an environment which is conducive to use by pedestrians.

For a detailed table of specified permitted/special uses in the above listed **zoning** district, see Section 6.04.

ARTICLE 6. ZONING DISTRICTS

SECTION 6.04 TABLE OF PERMITTED/SPECIAL USES

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | Primary Zoning Districts | | | | | | | | | | | | | | | Supplemental Regulations |
|---|--------------------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------|--------------------------|
| | MR1 p.6-17 | MR2 p.6-19 | MR2A p.6-21 | MR3 p.6-22 | MB1 p.6-24 | MB2 p.6-26 | BR1 p.6-27 | BR2 p.6-29 | BB1 p.6-31 | MH1 p.6-33 | MH2 p.6-35 | RI1 p.6-37 | CR1 p.6-39 | AF1 p.6-41 | MUD* | |
| <i>Residential and Related Uses</i> | | | | | | | | | | | | | | | | |
| <i>Accessory structures</i> to residential uses | PS | PS | PS | PS | PS | | | PS | PS | PS | PS | PS | | | | Section 7.02 |
| <i>Dwellings, duplex</i> | | | | PS | PS | | PS | | PS | | | | | | PS | Sect. 7.03, 7.04 |
| <i>Dwellings, manufactured</i> | | | | | | | | | | PS | PS | | | | | Section 7.05 |
| <i>Dwellings, modular</i> | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | Section 7.03 |
| <i>Dwellings, multi-family</i> | | | | PS | PS | PS | | | PS | | | | | | PS | Section 7.06 |
| <i>Dwellings, single-family</i> | PS | PS | PS | PS | PS | | PS | PS | PS | PS | | | PS | PS | PS | Section 7.04 |
| <i>Dwellings, single-family</i> development with more than ten (10) lots | PS | PS | PS | PS | PS | | PS | PS | PS | PS | | | PS | | PS | Section 7.04, 7.34 |
| <i>Home occupations</i> | PS | PS | PS | PS | PS | | PS | PS | PS | PS | PS | PS | | PS | | Section 7.07 |
| <i>Hot Tubs</i> | PS | PS | PS | PS | PS | | PS | | | Section 7.14 |
| <i>Model home/unit</i> | | | | PS | PS | PS | | | | | | | | | PS | Section 7.08 |
| Off-site septic tanks, as approved by the County Health Department, unless a public wastewater system is available | P | P | P | P | P | | P | P | P | P | P | P | P | P | | |
| <i>Planned residential development</i> | S | S | S | S | | | | S | | S | | | | S | | |
| Privacy fences (single-family residential) | PS | PS | PS | PS | PS | | PS | PS | | PS | PS | | | | | Section 7.09 |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|---|---------------------------------|------------------------------|-------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------|---------------------------------|
| | MR1 <small>p.6-17</small> | MR2 <small>p.6-19</small> | MR2A <small>p.6-21</small> | MR3 <small>p.6-22</small> | MB1 <small>p.6-24</small> | MB2 <small>p.6-26</small> | BR1 <small>p.6-27</small> | BR2 <small>p.6-29</small> | BB1 <small>p.6-31</small> | MH1 <small>p.6-33</small> | MH2 <small>p.6-35</small> | RI1 <small>p.6-37</small> | CR1 <small>p.6-39</small> | AF1 <small>p.6-41</small> | MUD* | |
| Privacy fences (subdivisions) | PS | PS | PS | PS | | | | | | | | | | | | Section 7.09 |
| Privacy walls not exceeding six (6) feet in height (subdivisions) | PS | PS | PS | PS | | | | | | | | | | | | Section 7.10 |
| Private community centers | PS | PS | PS | PS | PS | PS | | | PS | PS | PS | PS | | PS | PS | Section 7.11 |
| Real estate sales/management office in separate building | SS | SS | SS | SS | | PS | | | | | | | | SS | PS | Section 7.12 |
| Recreational amenities which are part of any residential development | P | P | P | P | P | | | | | | | | | | P | |
| Residential Units | | | | | | PS | | | | | | | | | PS | Section 7.13 |
| Swimming pools | PS | PS | PS | PS | PS | | | PS | SS | PS | PS | PS | | | PS | Section 7.14 |
| <i>Non-Residential Uses</i> | | | | | | | | | | | | | | | | |
| ABC store | | | | | P | P | | | | | | | | | P | |
| Accessory structures to commercial uses | | | | | PS | PS | | | PS | | | PS | | | PS | Section 7.15 |
| Administrative services establishments | | | | | | | | | | | | | | | P | |
| Adult and sexually oriented businesses | | | | | SS | | | | | | | | | | | Section 7.16 |
| Agriculture, horticulture, and forestry | PS | PS | PS | PS | | | PS | PS | | PS | PS | | | PS | | Section 7.17 |
| Antique and classic auto/truck shows | | | | | PS | PS | | | PS | | | PS | | | PS | Section 7.31 |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|--|---------------------------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------|---------------------------------|
| | MR1 p.6-17 | MR2 p.6-19 | MR2A p.6-21 | MR3 p.6-22 | MB1 p.6-24 | MB2 p.6-26 | BR1 p.6-27 | BR2 p.6-29 | BB1 p.6-31 | MH1 p.6-33 | MH2 p.6-35 | RI1 p.6-37 | CR1 p.6-39 | AF1 p.6-41 | MUD* | |
| Antique shop | | | | | P | P | | | P | | | | | | P | |
| Appliance store | | | | | P | P | | | | | | | | | P | |
| Assisted living facilities | | | | | | P | | | | | | | | | P | |
| Audio/video stores | | | | | P | P | | | P | | | | | | P | |
| Automobile service station | | | | | P | | | | | | | | | | P | |
| Banks and financial institutions | | | | | P | P | | | P | | | | | | P | |
| Barber and beauty shops | | | | | P | P | | | P | | | | | | P | |
| Beach chairs, umbrellas, and related equipment shop | | | | | P | P | | | P | | | | | | P | |
| Bicycle shop | | | | | P | P | | | P | | | | | | P | |
| Bingo | | | | | | | | | | | | P | | | | |
| Body piercing and tattoo parlors | | | | | SS | | | | | | | | | | | Section 7.16 |
| Book store | | | | | P | P | | | P | | | | | | P | |
| Bridges and causeways permitted by CAMA and other permitting agencies | P | P | P | P | | | | | | | | | P | | | |
| Building contractors offices | | | | | P | P | | | P | | | | | | P | |
| Bulkheads, as defined and regulated by CAMA | P | P | P | P | P | | P | P | P | P | | P | P | P | | |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|---|---------------------------------|------------------------------|-------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------|---------------------------------|
| | MR1 <small>p.6-17</small> | MR2 <small>p.6-19</small> | MR2A <small>p.6-21</small> | MR3 <small>p.6-22</small> | MB1 <small>p.6-24</small> | MB2 <small>p.6-26</small> | BR1 <small>p.6-27</small> | BR2 <small>p.6-29</small> | BB1 <small>p.6-31</small> | MH1 <small>p.6-33</small> | MH2 <small>p.6-35</small> | RI1 <small>p.6-37</small> | CR1 <small>p.6-39</small> | AF1 <small>p.6-41</small> | MUD* | |
| Bus stations | | | | | P | P | | | | | | | | | | |
| Cafeterias | | | | | P | | | | | | | | | | | P |
| CAMA approved dune walkovers limited to a maximum of 1 per 4 building units | | | | | | | P | | | | | | P | | | |
| Camera shop | | | | | P | P | | | P | | | | | | | P |
| Candy store | | | | | P | P | | | P | | | | | | | P |
| Cemeteries | PS | PS | PS | PS | | | | | | | PS | | PS | PS | PS | Section 7.18 |
| Churches | PS | PS | PS | PS | PS | PS | | | | | PS | | PS | | PS | PS |
| Circuses or carnivals | | | | | PS | PS | | | PS | | | | PS | | | PS |
| Clothing store | | | | | P | P | | | P | | | | | | | P |
| Coastal reserves, estuarine sanctuaries, or wildlife sanctuaries | | | | | | | | | | | | | | P | | |
| Community centers | P | P | P | P | P | P | | | P | P | | | | | | P |
| Continuing care community | | | | | | SS | PS | | | | | | SS | | | PS |
| Contractor=s office, construction sheds, or mobile offices during construction | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | | | PS |
| Conventions held in convention centers | | | | PS | | | | | | | | | | | | Section 7.31 |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|--|---------------------------------|------------------------------|-------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------|---------------------------------|
| | MR1 <small>p.6-17</small> | MR2 <small>p.6-19</small> | MR2A <small>p.6-21</small> | MR3 <small>p.6-22</small> | MB1 <small>p.6-24</small> | MB2 <small>p.6-26</small> | BR1 <small>p.6-27</small> | BR2 <small>p.6-29</small> | BB1 <small>p.6-31</small> | MH1 <small>p.6-33</small> | MH2 <small>p.6-35</small> | RI1 <small>p.6-37</small> | CR1 <small>p.6-39</small> | AF1 <small>p.6-41</small> | MUD* | |
| Day care facilities | | | | | P | P | | | P | | | | | | P | |
| Delivery services (i.e., UPS) | | | | | P | | | | | | | | | | P | |
| Dry cleaning and laundry | | | | | P | P | | | P | | | | | | P | |
| Dry goods store | | | | | P | P | | | P | | | | | | P | |
| Electric utility substations | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | Section 7.20 |
| Electrical and plumbing fixture store | | | | | P | | | | | | | | | | P | |
| Electronic gaming operations | | | | | SS | SS | | | SS | | | | | | | Section 7.16 |
| Entertainment and amusement type businesses | | | | | SS | SS | | | SS | | | | | | | Section 7.21 |
| Evangelistic and religious related congregations | PS | PS | PS | PS | PS | PS | | | PS | PS | | PS | | | PS | Section 7.31 |
| Fairgrounds (Town-approved functions such as Sunset at Sunset) | | | | | P | P | | | | | | P | | | S | |
| Fairs or other special events or entertainment events | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | | PS | Section 7.31 |
| Fire and/or rescue stations | | | | | P | P | | | P | | | P | | P | P | |
| Fishing piers and permit services customarily provided to the public | | | | | | | | | SS | | | SS | | | | Section 7.22 |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|---|---------------------------------|------------------------------|-------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------|---------------------------------|
| | MR1 <small>p.6-17</small> | MR2 <small>p.6-19</small> | MR2A <small>p.6-21</small> | MR3 <small>p.6-22</small> | MB1 <small>p.6-24</small> | MB2 <small>p.6-26</small> | BR1 <small>p.6-27</small> | BR2 <small>p.6-29</small> | BB1 <small>p.6-31</small> | MH1 <small>p.6-33</small> | MH2 <small>p.6-35</small> | RI1 <small>p.6-37</small> | CR1 <small>p.6-39</small> | AF1 <small>p.6-41</small> | MUD* | |
| Fishing supply store | | | | | P | P | | | P | | | | | | P | |
| Flower shop | | | | | P | P | | | P | | | | | | P | |
| Funeral homes | | | | | P | | | | | | | | | | | |
| Furniture store | | | | | P | P | | | P | | | | | | P | |
| Gasoline and motor oil supply store | | | | | P | | | | | | | | | | P | |
| Gift shop | | | | | P | P | | | P | | | | | | P | |
| Golf courses | PS | PS | PS | PS | | | | | | | | PS | | PS | | Section 7.23 |
| Golf driving range | PS | PS | PS | PS | PS | | | | | | | PS | | | | Section 7.23 |
| Governmental or institutional uses | | | | | P | P | | | P | | | P | | | P | |
| Government buildings | | | | | P | P | | | P | | | P | | | P | |
| Government or private antenna and radio equipment attached to a government owned and operated utility | | | | | P | | | | | | | P | | | P | |
| Government owned and operated utility | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Grocery stores | | | | | P | P | | | P | | | | | | P | |
| Hardware store | | | | | P | P | | | P | | | | | | P | |
| Health care establishments | | | | | P | P | | | P | | | P | | | P | |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|--|---------------------------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------|---------------------------------|
| | MR1 p.6-17 | MR2 p.6-19 | MR2A p.6-21 | MR3 p.6-22 | MB1 p.6-24 | MB2 p.6-26 | BR1 p.6-27 | BR2 p.6-29 | BB1 p.6-31 | MH1 p.6-33 | MH2 p.6-35 | RI1 p.6-37 | CR1 p.6-39 | AF1 p.6-41 | MUD* | |
| Hotels/motels | | | | S | P | S | | | S | | | | | | P | |
| Insurance agency | | | | | P | P | | | P | | | | | | P | |
| Jewelry store | | | | | P | P | | | P | | | | | | P | |
| Large scale ice vending machines | | | | | | | | | | | | | | | P | Section 7.35 |
| Leather goods store | | | | | P | P | | | P | | | | | | P | |
| Libraries | | | | | P | P | | | P | | | P | | | P | |
| Magazine shop | | | | | P | P | | | P | | | P | | | P | |
| Meeting halls | P | P | P | P | P | P | | | P | P | P | P | | | P | |
| Miniature golf courses (Am. Ord. 06/02/14) | | | | | S | | | | | | | | | | S | Section 7.24 |
| Modular buildings | | | | | PS | PS | | | | | | | | | PS | Section 7.03 |
| Museums | | | | | P | P | | | P | | | | | | P | |
| Newsrack | | | | | PS | PS | | | PS | | | | | | PS | Section 7.25 |
| Notion shop | | | | | P | P | | | P | | | | | | P | |
| Nursing home | | | | | P | P | | | P | | | | | | P | |
| Office and office buildings | | | | | PS | PS | | | PS | | | | | | PS | Section 7.03 |
| Office supplies store | | | | | P | P | | | P | | | | | | P | |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use

S - Special Use

PS - Permitted Use with Supplemental **Regulations**

SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|--|---------------------------------|------------------------------|-------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------|---------------------------------|
| | MR1 <small>p.6-17</small> | MR2 <small>p.6-19</small> | MR2A <small>p.6-21</small> | MR3 <small>p.6-22</small> | MB1 <small>p.6-24</small> | MB2 <small>p.6-26</small> | BR1 <small>p.6-27</small> | BR2 <small>p.6-29</small> | BB1 <small>p.6-31</small> | MH1 <small>p.6-33</small> | MH2 <small>p.6-35</small> | RI1 <small>p.6-37</small> | CR1 <small>p.6-39</small> | AF1 <small>p.6-41</small> | MUD* | |
| Open lot sales of Christmas trees or special fund raising sales for nonprofit organizations | PS | PS | PS | PS | PS | PS | | | PS | PS | | PS | | | PS | Section 7.31 |
| Open space such as conservation area, park commons, or active recreational uses such as golf, tennis, swimming pools , and clubhouses serving facilities | P | P | P | P | P | P | | | P | P | P | P | | | P | |
| Outdoor bazaars | | | | | PS | PS | | | PS | | | PS | | | PS | Section 7.31 |
| Outdoor display and storage of merchandise | | | | | PS | PS | | | PS | | | | | | | Section 7.26 |
| Outdoor weddings | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | PS | Section 7.31 |
| Package treatment plants | | | | PS | PS | PS | | | | | | | | | PS | Section 7.27 |
| Parking lots | P | P | P | P | P | P | | | P | | | P | | | P | |
| Patio furniture store | | | | | P | P | | | P | | | | | | P | |
| Performing arts center | | | | | P | P | | | P | | | P | | | P | |
| Personal service establishments | | | | | P | P | | | P | | | | | | P | |
| Pet shop | | | | | P | P | | | P | | | | | | P | |
| Pharmacy | | | | | P | P | | | P | | | | | | P | |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|--|---------------------------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------|---------------------------------|
| | MR1 p.6-17 | MR2 p.6-19 | MR2A p.6-21 | MR3 p.6-22 | MB1 p.6-24 | MB2 p.6-26 | BR1 p.6-27 | BR2 p.6-29 | BB1 p.6-31 | MH1 p.6-33 | MH2 p.6-35 | RI1 p.6-37 | CR1 p.6-39 | AF1 p.6-41 | MUD* | |
| Piers and docks as regulated by CAMA | P | P | P | P | P | | | P | P | P | | P | P | P | | |
| Police station | | | | | P | P | | | P | | | | | | | P |
| Printers | | | | | P | P | | | P | | | | | | | P |
| Professional offices, such as doctors, lawyers, etc. | | | | | P | P | | | P | | | | | | | P |
| Professional or neighborhood services | | | | | P | P | | | P | | | | | | | P |
| Public children playgrounds | P | P | P | P | P | P | | | P | | | P | P | | | P |
| Public office building | | | | | P | P | | | P | | | P | | | | P |
| Public parking areas | | | | | P | P | | | P | | | P | | | | P |
| Public parks | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| Public utility substations such as water tanks, pumping stations, and treatment plants | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS | SS |
| Radio and television broadcasting studios | | | | | P | P | | | P | | | | | | | P |
| Real estate office | | | | | P | P | | | P | | | | | | | P |
| Recreational areas | P | P | P | P | P | | | | P | P | P | P | P | | | P |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|---|---------------------------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------|---------------------------------|
| | MR1 p.6-17 | MR2 p.6-19 | MR2A p.6-21 | MR3 p.6-22 | MB1 p.6-24 | MB2 p.6-26 | BR1 p.6-27 | BR2 p.6-29 | BB1 p.6-31 | MH1 p.6-33 | MH2 p.6-35 | RI1 p.6-37 | CR1 p.6-39 | AF1 p.6-41 | MUD* | |
| Rental of the following: nonmotorized vehicles, beach chairs, umbrellas, floats and air mattresses, surf boards, boogie boards, and snorkel equipment | | | | | P | P | | | P | | | | | | P | |
| Restaurants | | | | S | P | S | | | S | | | | | | P | |
| Retail commercial establishments | | | | | P | P | | | P | | | | | | P | |
| Retail sales establishments not otherwise listed | | | | | P | P | | | P | | | | | | P | |
| Schools, public and private | S | S | S | S | P | P | | | P | S | S | P | | S | P | |
| Seafood store | | | | | P | P | | | P | | | | | | P | |
| Shoe repair | | | | | P | P | | | P | | | | | | P | |
| Shoe store | | | | | P | P | | | P | | | | | | P | |
| Special sales or flea markets | | | | | PS | PS | | | PS | | | PS | | | PS | Section 7.31 |
| Spoil sites for the maintenance of major waterways, including the ICW | | | | | | | | | | | | | P | | | |
| Sporting goods store | | | | | P | P | | | P | | | | | | P | |
| Storage facility | | | | | SS | SS | | | SS | | | | | | SS | Section 7.29 |
| Subaqueous utility crossings | | | | | | | | | | | | | P | | | |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use

S - Special Use

PS - Permitted Use with Supplemental **Regulations**

SS - Special Use with Supplemental **Regulations**

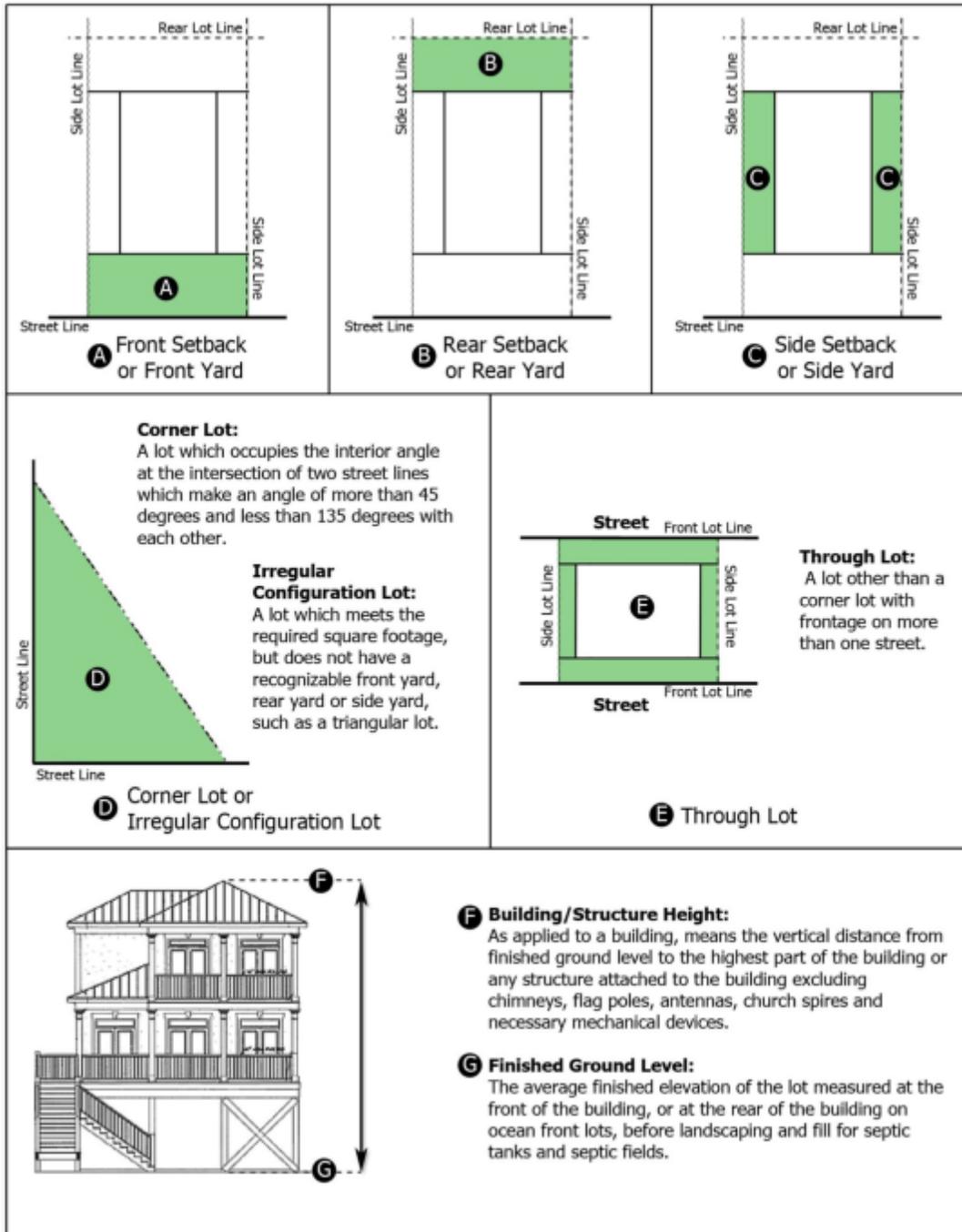
| Uses | <i>Primary Zoning Districts</i> | | | | | | | | | | | | | | | <i>Supplemental Regulations</i> |
|--|---------------------------------|------------------------------|-------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------|---------------------------------|
| | MR1 <small>p.6-17</small> | MR2 <small>p.6-19</small> | MR2A <small>p.6-21</small> | MR3 <small>p.6-22</small> | MB1 <small>p.6-24</small> | MB2 <small>p.6-26</small> | BR1 <small>p.6-27</small> | BR2 <small>p.6-29</small> | BB1 <small>p.6-31</small> | MH1 <small>p.6-33</small> | MH2 <small>p.6-35</small> | RI1 <small>p.6-37</small> | CR1 <small>p.6-39</small> | AF1 <small>p.6-41</small> | MUD* | |
| Taxi stands | | | | | P | P | | | P | | | | | | P | |
| Telecommunication towers | | | | | SS | SS | | | | | | SS | | | SS | Section 7.30 |
| Temporary housing | PS | PS | PS | PS | | | PS | PS | | PS | PS | | | | PS | Section 7.31 |
| Theaters | | | | | P | P | | | | | | | | | P | |
| Tourist home as home occupation | | | | | P | P | | | P | | P | | | | P | |
| Toy store | | | | | P | P | | | P | | | | | | P | |
| Travel agency | | | | | P | P | | | P | | | | | | P | |
| Unattended telephone communication facility | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | |
| Upholstery store | | | | | P | P | | | P | | | | | | P | |
| Video gaming machines | | | | | SS | | | | SS | | | | | | PS | Section 7.16 |
| Wallpaper and paint store | | | | | P | P | | | P | | | | | | P | |
| Watercraft rental business, non-motorized | | | | | PS | PS | | | PS | | | | | | PS | Section 7.32 |

*Refer to Section 7.33 for design criteria for the Mixed Use District.

ARTICLE 6. ZONING DISTRICTS

SECTION 6.05 BUILDING AND LOT CONFIGURATION STANDARDS

The following diagrams provide the basis for determining site *development* standards outlined within the following sections. These graphics are intended to provide the general location of site specific *development* standards and should be used for reference purposes only.

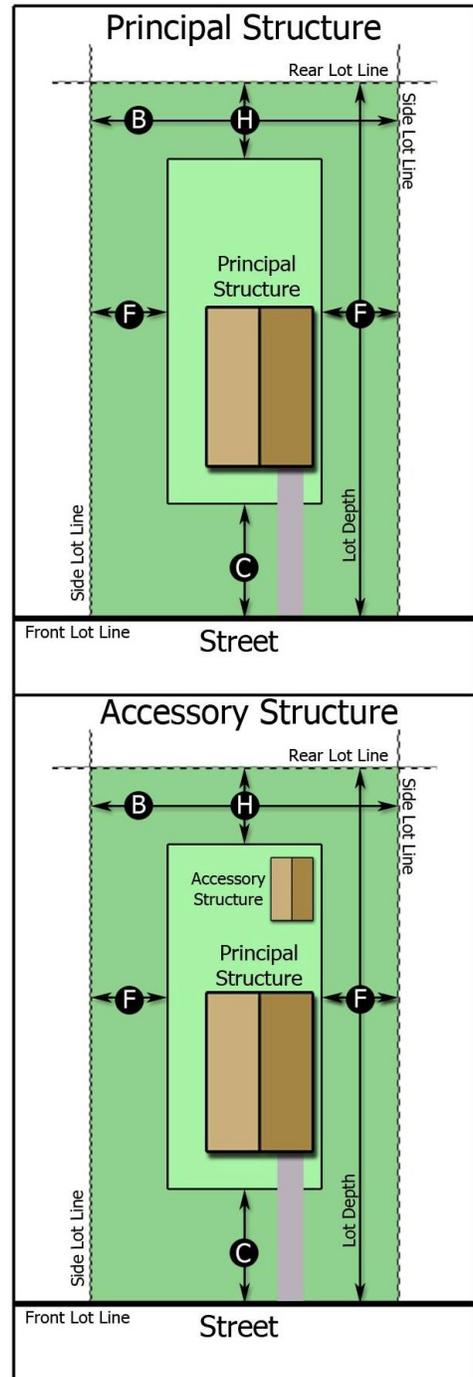


ARTICLE 6. ZONING DISTRICTS

SECTION 6.06 ZONING DISTRICT DEVELOPMENT STANDARDS

(A) *MR-1 Mainland Residential District.*

- A** Minimum Required Mean Lot Area Per Dwelling: 15,000 sq. ft.
- B** Minimum Required Mean Lot Width: 75 feet.
- C** Minimum Required Front Yard: 50 feet.
- D** The number of bedrooms allowed per dwelling shall not be more than the approved wastewater construction authorization for the County Health Department.
- E** The minimum required front yard shall contain a depth of not less than 50 feet from the property line. For corner lots, this requirement shall apply to the portion of the front yard facing the narrow side of the lot and the yard fronting on the wider side of the lot adjacent to the street shall have a depth of not less than 12 feet measured from the property line to the building.
- F** The minimum required side yard on each side of every principal building shall be 10% of lot average width, except that any side yard abutting a street shall be at least 12 feet.
- G** On any lot having a width of less than 40 feet and the lot was a lot of record at the time of the adoption of this Ordinance, the required width of side yard shall be 4 feet, except that any side yard abutting a street shall be at least 10 feet.
- H** The rear setback shall be 20% of the mean lot depth; provided that the rear yard not exceed 25 feet.
- I** No building or structure shall be more than 35 feet in height. A building or structure may exceed 35 feet in height only on the condition that it shall be set back, in addition to any other yard requirements, from the front and from each side lot line on a ratio of one foot for each two feet rise above 35 feet in height. However, under no circumstance shall the building height exceed 50 feet as measured pursuant to Appendix A.
- J** Accessory Structures:
 - 1** No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.
 - 2** Any structure that is attached to the principal building by a conventionally framed and covered roof system, with a minimum width of 5 feet, may be considered part of the principal building and shall be required to comply with the minimal front yard set back requirements.
 - a** The height may be no greater than 16 feet.



ARTICLE 6. ZONING DISTRICTS

- b** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.
 - i** All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
 - ii** Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
 - iii** No concrete may be allowed to be placed over any septic system.
 - iv** Expansion must be provided against any masonry or pilings of all structures.
- K** The minimum required building footprint for each dwelling erected in this district shall contain a minimum of 1,800 square feet which shall be exclusive of carports, garages, pump houses, unattached utility rooms, porches, steps, walks, and other additions of such character.
- L** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- M** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

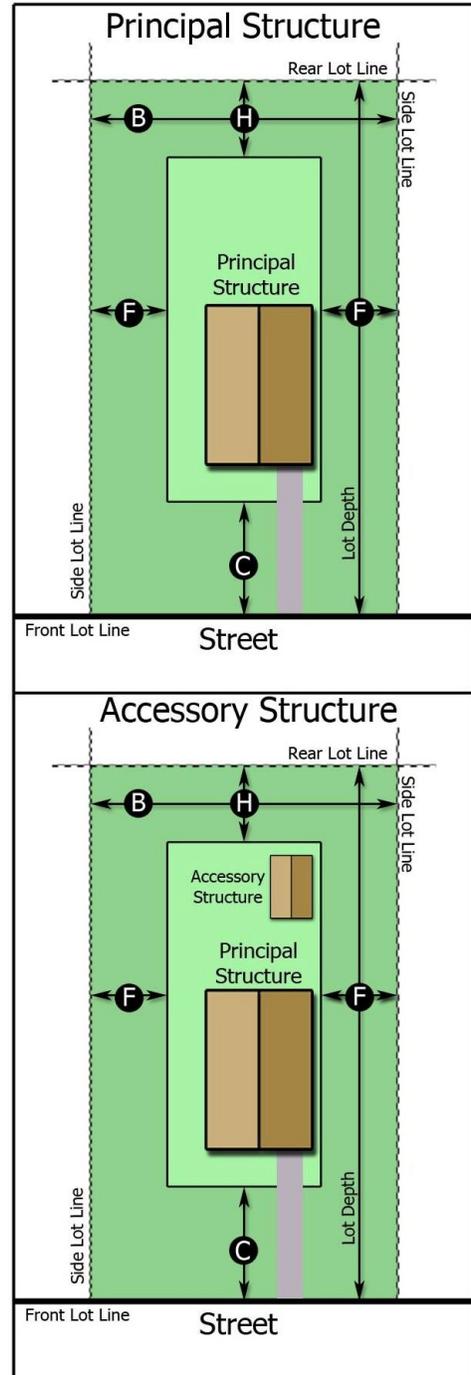
The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|--|
| Building Design Guidelines | Article 9, Part I (nonresidential uses) |
| Off-Street Parking Requirements | Article 9, Part II (nonresidential uses) |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(B) *MR-2 Mainland Residential District.*

- A** Minimum Required Mean Lot Area Per Dwelling: 10,000 sq. ft.
- B** Minimum Required Mean Lot Width: 75 feet.
- C** Minimum Required Front Yard: 50 feet.
- D** The number of bedrooms allowed per dwelling shall not be more than the approved wastewater construction authorization for the County Health Department.
- E** The minimum required front yard shall contain a depth of not less than 50 feet from the property line. For corner lots, this requirement shall apply to the portion of the front yard facing the narrow side of the lot and the yard fronting on the wider side of the lot adjacent to the street shall have a depth of not less than 12 feet measured from the property line to the building.
- F** The minimum required side yard on each side of every principal building shall be 10% of lot average width, except that any side yard abutting a street shall be at least 12 feet.
- G** On any lot having a width of less than 40 feet and the lot was a lot of record at the time of the adoption of this Ordinance, the required width of side yard shall be 4 feet, except that any side yard abutting a street shall be at least 10 feet.
- H** The rear setback shall be 20% of the mean lot depth; provided that the rear yard not exceed 25 feet.
- I** No building or structure shall be more than 35 feet in height. A building or structure may exceed 35 feet in height only on the condition that it shall be set back, in addition to any other yard requirements, from the front and from each side lot line on a ratio of one foot for each two feet rise above 35 feet in height. However, under no circumstance shall the building height exceed 50 feet as measured pursuant to Appendix A.
- J** Accessory Structures:
 - 1** No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.
 - 2** Any structure that is attached to the principal building by a conventionally framed and covered roof system, with a minimum width of 5 feet, may be considered part of the principal building and shall be required to comply with the minimal front yard setback requirements.
 - a** The height may be no greater than 16 feet.



ARTICLE 6. ZONING DISTRICTS

- b** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.
 - i** All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
 - ii** Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
 - iii** No concrete may be allowed to be placed over any septic system.
 - iv** Expansion must be provided against any masonry or pilings of all structures.
- K** The minimum required building footprint for each dwelling erected in this district shall contain a minimum of 1,000 square feet which shall be exclusive of carports, garages, pump houses, unattached utility rooms, porches, steps, walks, and other additions of such character.
- L** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- M** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|--|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II (nonresidential uses) |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(B) (1) *MR-2A Mainland Residential District*

- A.** Permitted Uses – Any use permitted in the MR-2, mainland residential district, as specified shall be permitted.
- B.** Dimensional Requirements – Within the MR-2A, residential district, the following dimensional requirements shall be complied with:
 - a.** The minimum required front yard shall contain a depth of not less than 25 feet from the property line. However, as to corner lots, this requirement shall apply to the portion of the front yard facing the narrow side of the lot, and the yard fronting on the wider side of the lot adjacent to the street shall have a depth of not less than 12 feet measured from the property line to the building.
 - b.** With regard to any lot abutting any state highway, the minimum required setback from the property line adjacent to the highway will be 50 feet.
 - c.** All other dimensional requirements, as set forth in the MR-2, residential district, are hereby incorporated in MR-2A district's dimensional requirements as if fully set out herein to which reference is made.
 - d.** Where through lots occur, the required front yard setback shall be provided on both streets.
- C.** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

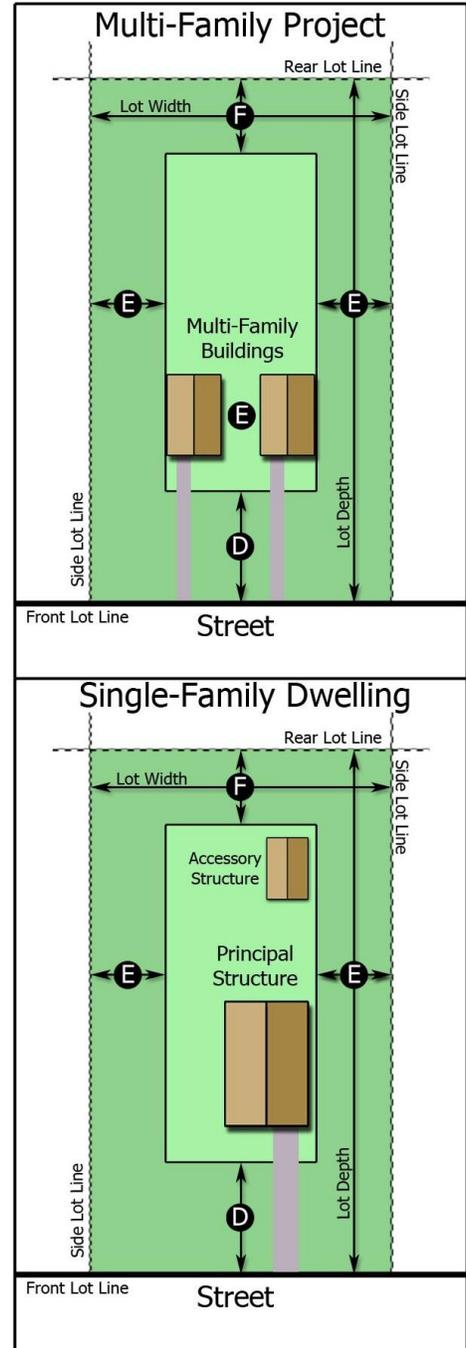
The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|--|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II (nonresidential uses) |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(C) MR-3 Mainland Multi-Family Residential District.

- A** Minimum Required Mean Lot Area for any Multi-Family Project: 40,000 sq. ft.
- B** Minimum Required Mean Lot Area for any Single-Family Project: 7,500 sq. ft. (Am. Ord. 6/29/15)
- C** Minimum Required Floor Space:
 - 1** For single-family residential dwellings, the building footprint of the structure, exclusive of carports, garages, decks, porches, utility rooms or attendant buildings: 1,000 square feet.
 - 2** Any dwelling unit in a multi-family building: 750 square feet.
- D** The minimum front setback line in a single-family or multi-family residential project as measured from the street right-of-way line: 25 feet.
- E** Minimum Required Side Yard:
 - 1** Between buildings in a Multi-Family Project: 20 feet.
 - 2** Between the building and boundary line in a multi-family project shall be 40 feet; except wherever a multi-family project abuts an existing multi-family project a minimum 20 foot setback is required between the buildings and boundary line between the two projects. Whenever a multi-family project abuts a single-family project, a minimum 40 foot setback is required between any multi-family building and the boundary line between the two projects. Any side yard abutting an internal traffic way or parking facility within a multi-family project must have a minimum setback of 20 feet.
 - 3** Single-family dwelling between building and lot line: 5 feet. Any side yard abutting a street shall be at least 12 feet from the lot line.
- F** Minimum Required Rear Yard: 25 feet.
- G** Accessory Structures:
 - 1** No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.
 - 2** Any structure that is attached to the principal building by a conventionally framed and covered roof system, with a minimum width of 5 feet, may be considered part of the principal building and shall be required to comply with the minimal front yard set back requirements.
 - a** The height may be no greater than 16 feet.



ARTICLE 6. ZONING DISTRICTS

- b** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.
 - i** All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
 - ii** Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
 - iii** No concrete may be allowed to be placed over any septic system.
 - iv** Expansion must be provided against any masonry or pilings of all structures.
- H** No building shall exceed 35 feet in height unless the depth of the front and total width of side yards required herein shall be increased one foot for every two feet, or fraction thereof, of building height in excess of 35 feet. However, under no circumstance, shall the building height exceed 50 feet as measured pursuant to Appendix A.
- I** Density: At least 2,000 square feet of net buildable area per dwelling unit in a specific multi-family project. The area shall exclude (1) the lots required 35% open space as part of the total net buildable lot area when determining the required lot area per unit; (2) any area defined as wetland by state or federal law or regulation, including the Clean Water Act, 33 USC 1344, or any area within any setback established pursuant to the Coastal Area Management Act when determining the net buildable area. Example: a 40,000 square foot lot would have a total buildable lot area of 26,000 square feet when factoring out the required open space lot area. If the wetland area is 2,000 square feet, it will be subtracted from the 26,000 square feet, the remaining 24,000 square feet will then be divided by 2,000 square feet which will be equal to 12 dwelling units allowed in the 40,000 square foot project.
- J** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- K** Exceptions to setbacks: For lots of record located in subdivisions in the 2007 Town-initiated annexations, the minimum yard requirements for the lot shall be equal to 10% of the average width of the lot for the side yard setbacks and 10% of the average lot depth for the front and rear setbacks if minimum required yard setbacks for the Town zoning district cannot be met.
- L** Where through lots occur, the required front yard setback shall be provided on both streets.
- M** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|--|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II (nonresidential uses) |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

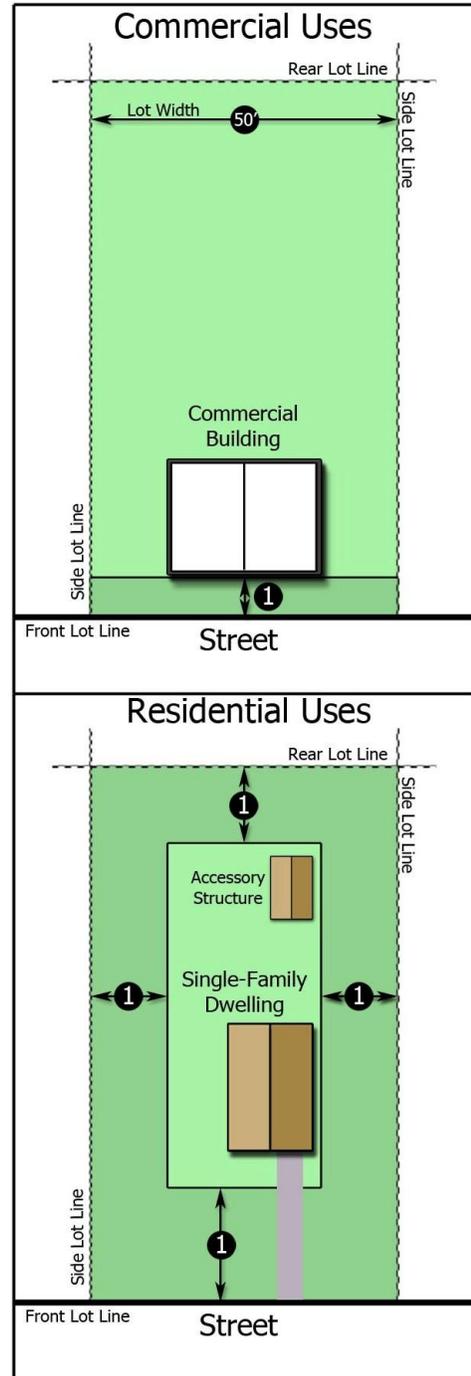
(D) *MB-1 Mainland Business District.*

A Commercial Uses:

- 1** Required Yards. No building shall be less than 5 feet from the property line abutting any street right-of-way. No other yards are required, except where a business use abuts an existing residential dwelling use or any area zoned residential; it shall provide, along the abutting property lines, a side yard of at least 8 feet and a rear yard equal to at least 20 feet. In all cases where a side yard is provided it shall be at least 4 feet in width.
- 2** No building shall exceed 35 feet in height unless the depth of the front and total width of side yards required herein shall be increased one foot for every two feet, or fraction thereof, of building height in excess of 35 feet. However, under no circumstance shall the building height exceed 50 feet as measured pursuant to Appendix A.
- 3** Required Building Lot Area. The required building lot area for any business shall be a minimum of 6,000 square feet. The building lot area shall have a minimum average lot width of 50 feet.
- 4** Where through lots occur, the required front yard setback shall be provided on both streets.
- 5** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

B Residential Uses:

- 1** Single-Family: Same as required in the MR-1 District.
- 2** Multi-Family: Same as required in the MR-1 District.
- 3** Corner Lots and Front Yard Setbacks: The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.



ARTICLE 6. ZONING DISTRICTS

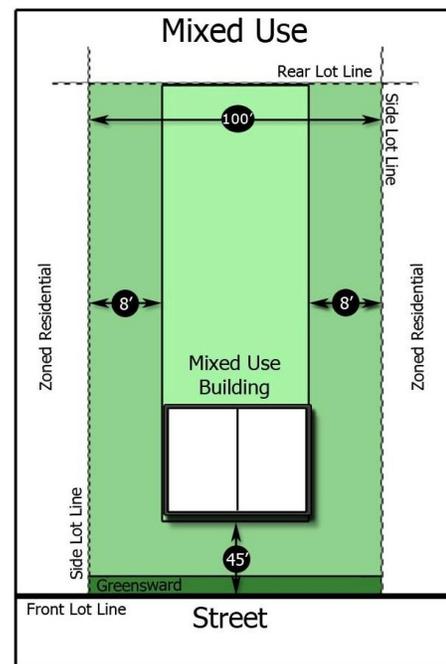
The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|---------------------|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | Section 2.14 |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(E) MB-2 Mainland Mixed Use District.

- A** Required Yards. No building shall be less than 45 feet from the front property line abutting any street right-of-way. Within this 45 feet, there must be a Greensward of 15 feet. Meandering sidewalks may be placed in the Greensward. Parking lots and drives are not permitted within the Greensward. No building shall be less than 12 feet from the property line abutting any side street right-of-way. No other yards are required except where a business use abuts an existing residential dwelling use or any area zoned residential; it shall provide along the abutting property lines a side yard of at least 8 feet and a rear yard equal to at least 20 feet. In all cases where a side yard is provided it shall be at least 4 feet in width.
- B** No building shall exceed 35 feet in height unless the depth of the front and total width of side yards required herein shall be increased one foot for every two feet, or fraction thereof, of building height in excess of 35 feet. However, under no circumstance shall the building height exceed 50 feet as measured pursuant to Appendix A.
- C** Required Building Lot Area. The required building lot area shall be a minimum of 20,000 square feet. The building lot area shall have a minimum average lot width of 100 feet.
- D** Multi-family, as required in the MR-3 District.
- E** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.
- F** Installation of sidewalk facilities shall be required.
 - 1** The UDO Administrator may waive or modify these requirements in instances where due to a particular lots size, location, or shape these requirements would serve no useful purpose.
 - 2** Sidewalks shall be constructed within a development to link the interior of the developments buildings to other destinations within the development such as, but not limited to, adjoining streets, mailboxes, trash disposal areas, onsite amenity areas, etc.



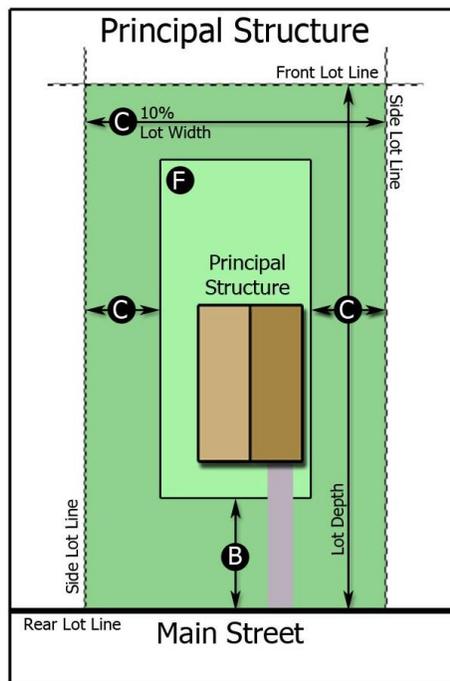
The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|---------------------|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | N/A |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(F) BR-1 Beach Residential District

- A** Minimum Required Mean Lot Area Per Dwelling: 7,500 sq. ft.
- B** Minimum Required Rear Yard: Not less than 25 feet from the property line abutting the Main Street right-of-way.
- C** Minimum Required Side Yard: 10% of the lot width on each side; except where a walk is next to a public walk to the beach, which may have a 5 foot setback. A lot (property) owner of record at the time of enactment of this provision shall have a minimum side yard setback of 5 feet on both sides.
- D** Height of Building: No building or structure shall be more than 35 feet in height.
- E** The minimum required building footprint for each dwelling erected in this district shall contain a minimum of 1,250 square feet which shall be exclusive of carports, garages, pump houses, unattached utility rooms, porches, steps, walks, and other additions of such character.
- F** Required Building Lot Area. For the purposes of determining required building lot area for lots located southward of Main Street, the depth shall be limited to no more than 150 feet from the property line abutting the right-of-way of Main Street.
- G** The standard width of guttering used to control water run-off is specifically allowed, not withstanding other definitions herein.
- H** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- I** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in F.
- J** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.



- 1** All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
- 2** Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
- 3** No concrete may be allowed to be placed over any septic system.
- 4** Expansion must be provided against any masonry or pilings of all structures.

The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--------------------------------------|--|
| Building Design Guidelines | Article 9, Part I (nonresidential uses) |
| Off-Street Parking Requirements | Article 9, Part II (nonresidential uses) |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |

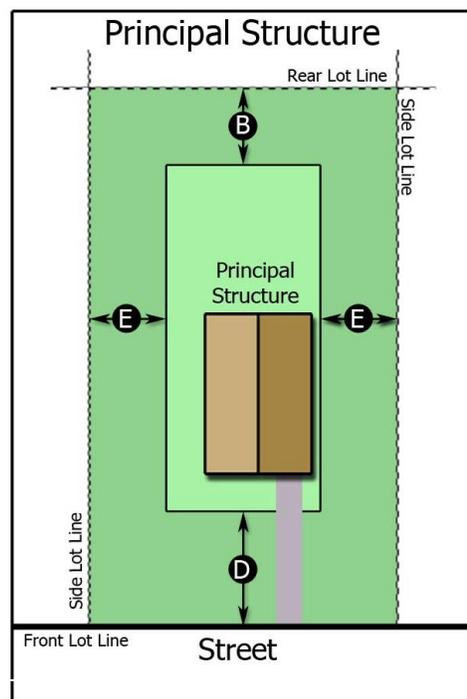
ARTICLE 6. ZONING DISTRICTS

| | |
|--|---------------------|
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(G) BR-2 Beach Residential District.

- A** Minimum Required Mean Lot Area Per Dwelling: 4,500 sq. ft.
- B** Minimum Required Rear Yard: 5 feet.
- C** The minimum required building footprint for each dwelling erected in this district shall contain a minimum of 1,000 square feet which shall be exclusive of carports, garages, pump houses, unattached utility rooms, porches, steps, walks, and other additions of such character.
- D** Minimum Required Front Yard: 25 feet. However, as to corner lots this requirement shall apply to the portion of the yard facing the narrow side of the lot and the yard fronting on the wider side of the lot adjacent to the street shall be considered a side yard.
- E** Minimum Required Side Yard: 5 feet, except that any side yard abutting a street shall be at least 12 feet.
- F** Height of Building: No building or structure shall be more than 35 feet in height.
- G** The standard width of guttering used to control water run-off is specifically allowed, not withstanding other definitions herein.
- H** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- I** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.
 - 1** All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
 - 2** Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
 - 3** No concrete may be allowed to be placed over any septic system.
 - 4** Expansion must be provided against any masonry or pilings of all structures.
- J** Where through lots occur, the required front yard setback shall be provided on both streets.
- K** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--------------------------------------|---------------------|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |

ARTICLE 6. ZONING DISTRICTS

| | |
|--|--------------|
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(H) *BB-1 Beach Business District.*

A Commercial Uses:

1 Required Yards:

- a** Minimum Required Front Yard: 25 feet.
- b** Minimum Required Rear Yard: 5 feet.
- c** Minimum Required Side Yard: 5 feet.
- d** Minimum Required Corner Side Yard: 5 feet, except where the lot faces 3 streets, the street to the rear of the lot shall be not less than 5 feet.
- e** Where through lots occur, the required front yard setback shall be provided on both streets. Exception to through lot setback: Any structure that was lawfully constructed and received a certificate of occupancy no more than one year prior to the adoption of this Ordinance, which structure becomes non-conforming by virtue of this Ordinance and which is later damaged by more than 50% of the value of the structure within 10 years from the date of this Ordinance, can be reconstructed without being required to comply with this new setback requirement for through lots.

2 Height of Buildings. No building or structure shall be more than 35 feet in height.

3 Required Building Lot Area. The required minimum building lot area for any business shall be a minimum of 4,500 square feet. The building lot area shall have a minimum average lot width of 50 feet.

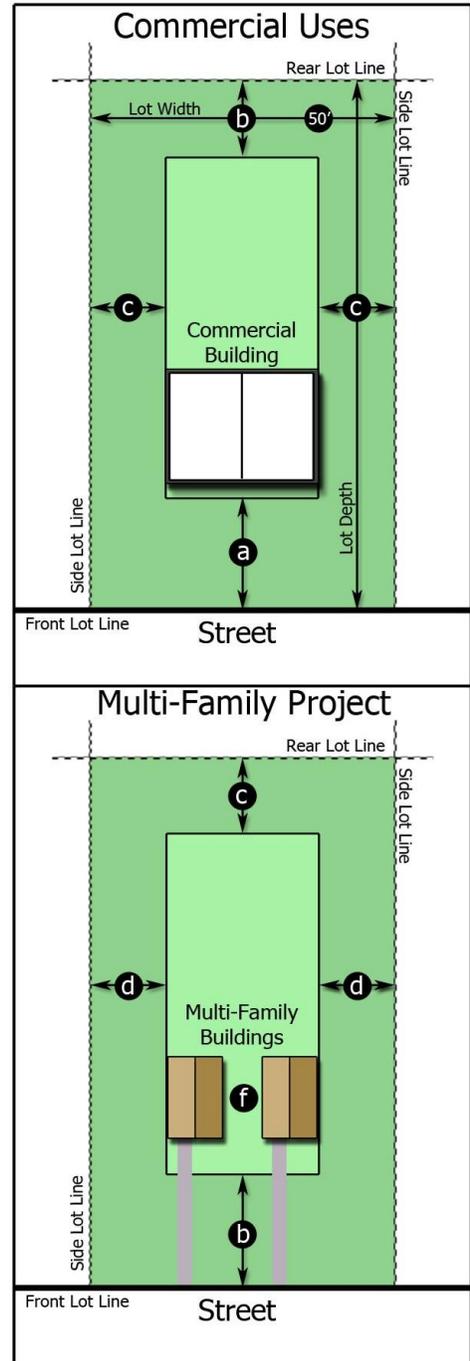
B Residential Uses:

1 Single-Family:

- a** Lots located southward of Main Street: Same as in the BR-1 District.
- b** Lots located northward of Main Street: Same as in the BR-2 District.
- c** Corner Lots-Front Yard Setbacks: The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- d** Where through lots occur, the required front yard setback shall be provided on both streets.

2 Multi-Family:

- a** The minimum required building footprint for each dwelling erected in this district shall contain a minimum of 750 square feet which shall be exclusive of carports, garages, pump houses, unattached utility rooms, porches, steps, walks and other additions of such character.
- b** Minimum Required Front Setback as measured from the street right-of-way: 25 feet.
- c** Minimum Required Rear Yard: 5 feet.
- d** Minimum Required Side Yard: 5 feet, except that any side yard abutting a street shall be at least 12 feet from the lot line.



ARTICLE 6. ZONING DISTRICTS

- e** Maximum Height for any Structure: 35 feet.
- f** Minimum Distance Between Buildings in a Multi-Family Project: 10 feet.
- g** Maximum Density: 21.7 units per acre. For all multi-family buildings that contain dwelling units which result in a density above this density standard that were existing as of 06-29-2015, the nonconforming standards of Section 8.03 (Nonconforming Buildings Containing A Non-Conforming Use) shall not apply and a building may be rebuilt with the same number of units that existed on 06-29-2015.

In no case shall the existing building or parcel upon which the building stands be developed, subdivided, re-subdivided, or redeveloped whereby the result would allow more density per acre than what was existing at the time of Council's adoption.

In the event the use of the building moves to another land use classification (in whole or in part) as identified in Section 6.04, then this provision shall no longer apply and the building shall conform to all provisions of Article 8, Nonconformities.

(Am. Ord. 06/29/15)

- h** Where through lots occur, the required front yard setback shall be provided on both streets.

C Structures Prohibited; Exceptions:

- 1** No structure, other than CAMA approved dune walkovers on public beach access property, sand fences for the exclusive purpose of capturing sand for dune stabilization and growth or County Health Department approved waste treatment systems, shall be located on that part of any lot lying beyond 125 feet seaward of the property line abutting the right-of-way of Main Street.
- 2** Retaining walls, bulkheads or other containment devices to prevent fill and surface water from running on lower lots when fill is necessary to install a private wastewater treatment system will be allowed beyond 125 feet seaward of the property line abutting the right-of-way of Main Street.

D Required Building Lot Area. For the purposes of determining required building lot area for lots located southward of Main Street, the depth shall be limited to no more than 150 feet from the property line abutting the right-of-way of Main Street.

E Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in D.

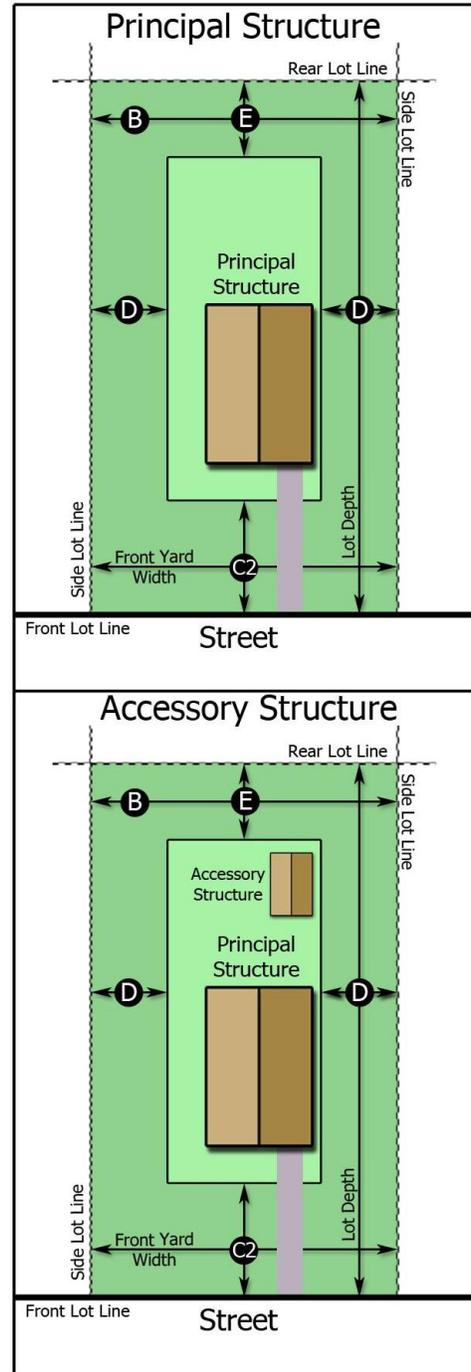
The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|---------------------|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | Section 2.14 |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(I) *MH-1 Manufactured Home-Conventional Home District.*

- A** Minimum Required Mean Lot Area Per Dwelling: 9,000 sq. ft., provided, that this requirement shall not apply to any lot of record at the adoption of this Ordinance.
- B** Minimum Required Mean Lot Width Per Dwelling Unit: 60 feet, provided that this requirement shall not apply to any lot of record at the adoption of this Ordinance.
- C** Front Yards:
 - 1** Minimum Required Front Yard Width: 50 feet, provided that this requirement shall not apply to any lot of record at the adoption of this Ordinance.
 - 2** Minimum Required Front Yard Depth: 25 feet.
- D** The minimum required side yard on each side of every manufactured home, modular home, or conventional home shall be 10% of lot average width, except that any side yard abutting a street shall be at least 12 feet measured from the property line to the furthest projection.
- E** Minimum Required Rear Yard: 20% of the mean lot depth; provided that the rear yard need not exceed 25 feet.
- F** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- G** No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.
 - 1** The height may be no greater than that of the manufactured home or 16 feet if a modular home or conventional home.
 - 2** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness. All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to street. Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement. No concrete may be allowed to be placed over any septic system. Expansion must be provided against any masonry or pilings of all structures.
- H** No attached structures to a manufactured home shall be wider than 14 feet or longer than the manufactured home to which it is attached.



ARTICLE 6. ZONING DISTRICTS

- I** The minimum size of manufactured homes shall be as follows:
- 1** Single-wides not less than 12 feet in width and 50 feet in length, double-wides not less than 24 feet in width and 36 feet in length.
 - 2** No more than one manufactured home may be placed on any lot and no additions or combinations or previously manufactured homes shall be joined or attached together for the purpose of meeting these minimum size requirements.
- J** The minimum required building footprint for each modular home or conventional home shall be 850 square feet which shall be exclusive of carports, garages, garage areas, pump houses, unattached utility rooms, porches, steps, and other additions of such character.
- K** No building or structure shall be more than 35 feet in height. A building or structure may exceed 35 feet in height only on condition that it shall be set back, in addition to any other yard requirements, from the front and from each side lot line on a ratio of one foot for each two feet rise above 35 feet in height. However, under no circumstance shall the building height exceed 50 feet as measured pursuant to Appendix A.
- L** Where through lots occur, the required front yard setback shall be provided on both streets.
- M** Not more than 30% of the total lot area may be covered by the main building, accessories, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspections Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.
- N** Underpinning and Tie-Downs:
- 1** All single-wide manufactured homes placed on a lot must be tied or fastened to the ground as follows: A single-wide with 4 foot anchors and those 50 feet in length through 55 feet in length must have not less than 3 anchors on each side; mobile homes from 55 through 70 feet must have not less than 4 anchors per side.
 - 2** All mobile homes, whether single-wide or double-wide, must be underpinned with brick, metal, fiberglass, or vinyl within 6 months of placement on the lot.

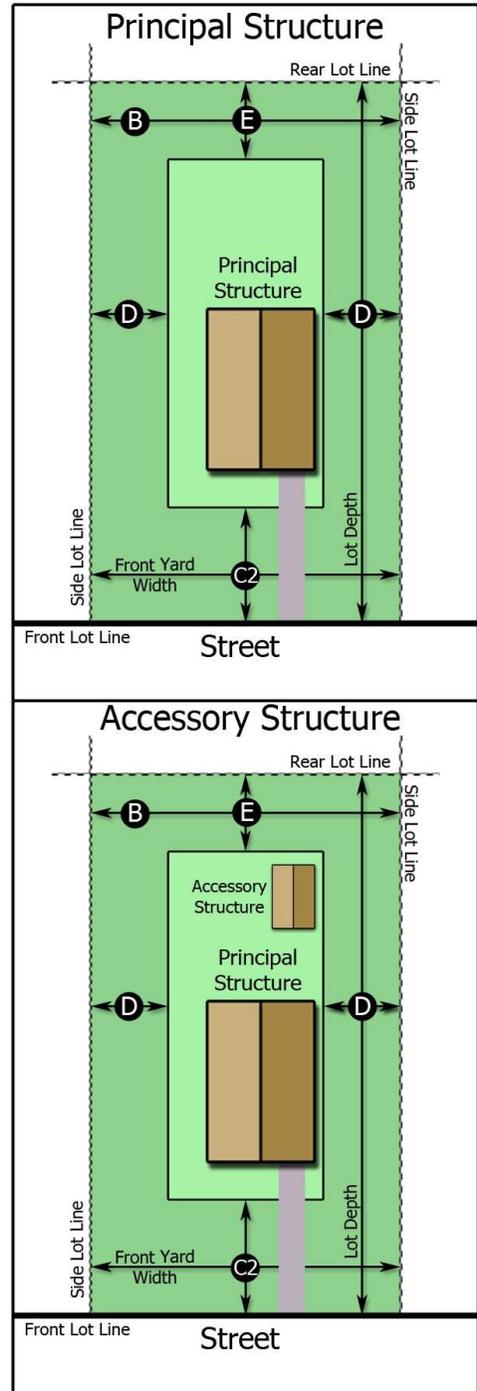
The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|---|
| Building Design Guidelines | Article 9, Part I (nonresidential uses) |
| Off-Street Parking Requirements | Article 9, Part II |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(J) MH-2 Manufactured Home Residential District.

- A** Minimum Required Mean Lot Area Per Dwelling: 6,500 sq. ft.
- B** Minimum Required Mean Lot Width Per Dwelling Unit: 60 feet.
- C** Front Yards:
 - 1** Minimum Required Front Yard Width: 50 feet.
 - 2** Minimum Required Front Yard Depth: 20 feet.
- D** The minimum required side yard on each side of every manufactured home, modular home, or conventional home shall be 10% of lot average width, except that any side yard abutting a street shall be at least 12 feet measured from the property line to the furthest projection.
- E** Minimum Required Rear Yard: 20% of the mean lot depth; provided that the rear yard need not exceed 20 feet.
- F** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- G** No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.
 - 1** The height may be no greater than that of the manufactured home or 16 feet if a modular home or conventional home.
 - 2** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness. All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to street. Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement. No concrete may be allowed to be placed over any septic system. Expansion must be provided against any masonry or pilings of all structures.
- H** No attached structures to a manufactured home shall be wider than 14 feet or longer than the manufactured home to which it is attached.
- I** The minimum size of double-wide manufactured homes shall be not less than 24 feet in width and 36 feet in length.



ARTICLE 6. ZONING DISTRICTS

- J** No building or structure shall be more than 35 feet in height. A building or structure may exceed 35 feet in height only on condition that it shall be set back, in addition to any other yard requirements, from the front and from each side lot line on a ratio of one foot for each two feet rise above 35 feet in height. However, under no circumstance shall the building height exceed 50 feet as measured pursuant to Appendix A.
- K** Not more than 30% of the total lot area may be covered by the main building, accessories, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspections Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.
- L** Where through lots occur, the required front yard setback shall be provided on both streets.
- M** Underpinning and Tie-Downs:
 - 1** All single-wide manufactured homes placed on a lot must be tied or fastened to the ground as follows: A single-wide with 4 foot anchors and those 50 feet in length through 55 feet in length must have not less than 3 anchors on each side; mobile homes from 55 through 70 feet must have not less than 4 anchors per side.
 - 2** All mobile homes, whether single-wide or double-wide, must be underpinned with brick, metal, fiberglass, or vinyl within 6 months of placement on the lot.

The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|---------------------|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(K) RI-1 Recreational and Institutional District.

- A** Minimum Required Mean Lot Area Per Principal Building: 15,000 sq. ft.
- B** Minimum Required Mean Lot Width Per Principal Building Unit: 75 feet.

C Required Yards:

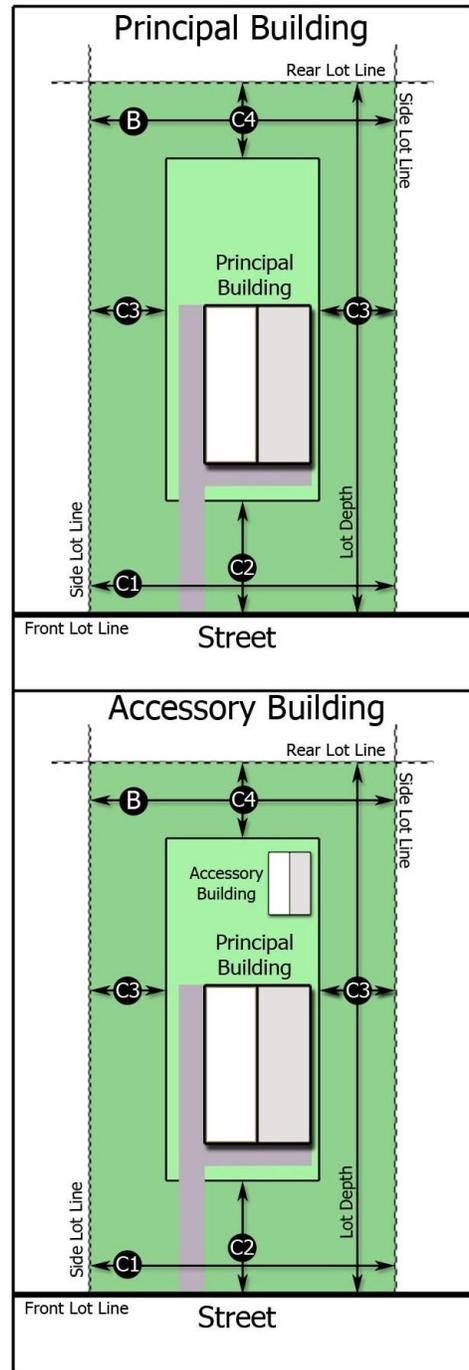
- 1** Minimum Required Front Yard Width: 50 feet.
- 2** Minimum Required Front Yard Depth: 25 feet. For corner lots, this requirement shall apply to the portion of the front yard facing the narrow side of the lot, and the yard fronting on the wider side of the lot adjacent to the street shall have a depth of not less than 12 feet measured from the property line to the building.
- 3** The minimum required side yard on each side of every principal building shall be 10% of lot average width, except that any side yard abutting a street shall be at least 12 feet.
- 4** The minimum required rear yard shall be 10% of the mean lot depth; provided that the rear yard need not exceed 10 feet, except where abutting an existing residential dwelling use or any area zoned residential; it shall provide a rear yard equal to at least 20 feet.

D Building Height:

- 1** No building shall exceed 35 feet in height unless the depth of the front and total width of side yards required herein shall be increased one foot for every two feet, or fraction thereof, of building height in excess of 35 feet. However, under no circumstance shall the building height exceed 50 feet as measured pursuant to Appendix A.
- 2** Government owned and operated utilities are not restricted to a height limitation. Government-owned utilities with antennas and radio equipment attached are not restricted to a height limitation.

E Accessory Buildings:

- 1** No accessory building shall be erected in front of the principal building footprint or in any required side yard or within 15 feet of any lot line abutting a street or within 5 feet of any lot line not a street line. An accessory building or use, as defined in Appendix A, may be located in a rear yard provided it is located at a distance of not less than 10 feet from the principal building and 10 feet from the rear yard line. On reverse corner lots, no accessory building shall extend beyond the front yard line of the lot to its rear.
- 2** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness. All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to street. Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement. No concrete may be allowed to be placed over any septic system. Expansion must be provided against any masonry or pilings of all structures.



ARTICLE 6. ZONING DISTRICTS

- F** The minimum required building footprint for each building erected in this district shall contain a minimum of 1,000 square feet which shall be exclusive of unattached utility room, porches, steps, walks, and other additions for such character.
- G** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- H** Security fencing, not to exceed 8 feet in height, may be erected upon review and approval of the Planning Board, when required for government installations or when in the interest of public safety.
- I** Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

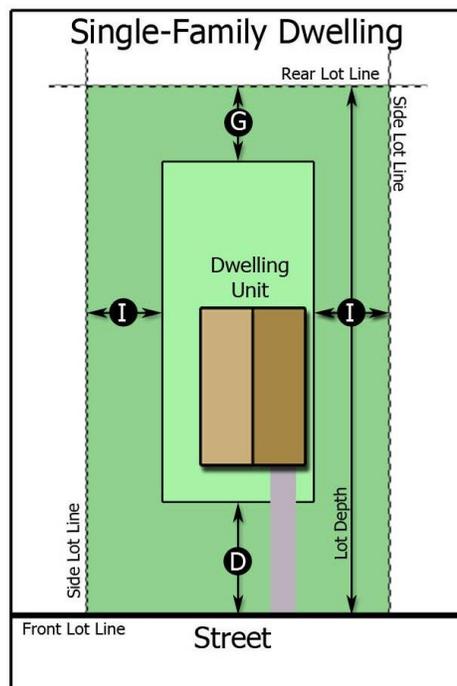
The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|---------------------|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | N/A |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(L) CR-1 Conservation Reserve District.

- A** Density: There will be a maximum of 1 detached single-family residential dwelling per acre.
- B** Minimum Lot Size: In addition to the total density requirements set forth above, each individual building lot must contain a minimum of at least 1/2 acre of net buildable area. For purposes of this section, net buildable area shall not include any area defined as wetland by state or federal law or regulation, including the Clean Water Act, 33 USC 1344, or any area within any setback established pursuant to the Coastal Area Management Act.
- C** Maximum Lot Coverage: Not more than 20% of the total lot area may be covered by buildings and any impervious surfaces.
- D** Minimum Yards: The minimum required front yard shall contain a depth of not less than 50 feet from the property line. However, as to corner lots, this requirement shall apply to the portion of the front yard facing the narrow side of the lot and the yard fronting on the wider side of the lot adjacent to the street shall have a depth of not less than 12 feet measured from the property line to the building.
- E** Ocean Front Yards: The minimum required front yard on ocean front lots shall be at least 25 feet from the established CAMA line.
- F** Certain Structures: On ocean front lots, no structure other than approved sand fences for the exclusive purpose of capturing sand for dune stabilization and growth, or County Health Department approved waste treatment systems shall be located on that part of any lot lying 25 feet from the established CAMA line seaward of



the rear property line on ocean front lots being that property line located the farthest distance from the ocean. CAMA approved dune walkovers shall be permitted, limited to a maximum of 1 per 4 building units. Retaining walls, bulkheads, or other containment devices to prevent fill and surface water from running on lower lots when fill is necessary to install a private wastewater treatment system will be allowed beyond 25 feet from the established CAMA line feet seaward of the property line abutting the right-of-way of the street.

- G** Minimum Required Rear Yard: 20% of the mean lot depth, provided that the rear yard need not exceed 25 feet.
- H** Height of Buildings: No building or structure shall be more than 35 feet in height.
- I** Side Yard Setbacks: The minimum required side yard setback on each side of every principal building shall be at least 10 feet.
- J** Not more than 20% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in B.

The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--------------------------------------|---------------------|
| Building Design Guidelines | Article 9, Part I |
| Off-Street Parking Requirements | Article 9, Part II |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |

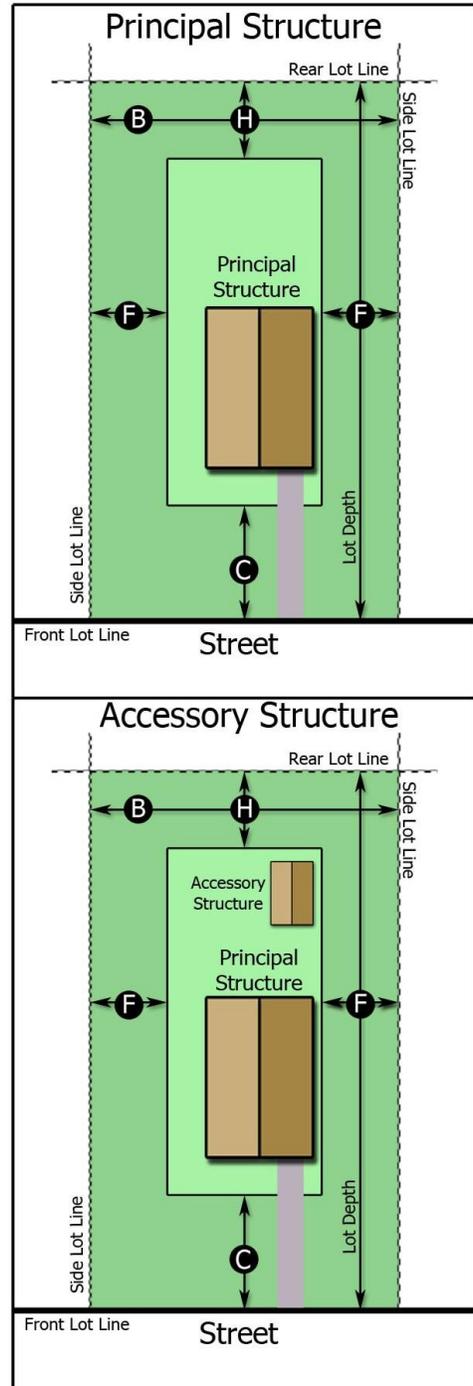
ARTICLE 6. ZONING DISTRICTS

| | |
|--|--------------|
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |

ARTICLE 6. ZONING DISTRICTS

(M) AF-1 Agricultural - Forestry District.

- A** Minimum Required Mean Lot Area per Single-Family Residential Dwelling: 1 acre.
- B** Minimum Required Mean Lot Width: 75 feet.
- C** Minimum Required Front Yard: 50 feet.
- D** The number of bedrooms allowed per dwelling shall not be more than the approved wastewater construction authorization for the County Health Department.
- E** The minimum required front yard shall contain a depth of not less than 50 feet from the property line. For corner lots, this requirement shall apply to the portion of the front yard facing the narrow side of the lot and the yard fronting on the wider side of the lot adjacent to the street shall have a depth of not less than 12 feet measured from the property line to the building.
- F** The minimum required side yard on each side of every principal building shall be 10% of lot average width, except that any side yard abutting a street shall be at least 12 feet.
- G** On any lot having a width of less than 40 feet and the lot was a lot of record at the time of the adoption of this Ordinance, the required width of side yard shall be 4 feet, except that any side yard abutting a street shall be at least 10 feet.
- H** The rear setback shall be 20% of the mean lot depth; provided that the rear yard not exceed 25 feet.
- I** No building or structure shall be more than 35 feet in height. A building or structure may exceed 35 feet in height only on the condition that it shall be set back, in addition to any other yard requirements, from the front and from each side lot line on a ratio of one foot for every two feet rise above 35 feet in height. However, under no circumstance shall the building height exceed 50 feet as measured pursuant to Appendix A.
- J** Accessory Structures:
 - 1** An accessory structure is permitted within the front yard when measured from the front of the house to the front property line is a minimum of 200 feet. The structure may not encroach into the front yard setback.
 - 2** Any structure that is attached to the principal building by a conventionally framed and covered roof system, with a minimum width of 5 feet, may be considered part of the principal building and shall be required to comply with the minimal front yard set back requirements.
 - a** The height may be no greater than 16 feet.



ARTICLE 6. ZONING DISTRICTS

- b** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.
 - i** All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
 - ii** Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
 - iii** No concrete may be allowed to be placed over any septic system.
 - iv** Expansion must be provided against any masonry or pilings of all structures.
- K** The minimum required building footprint for each dwelling erected in this district shall contain a minimum of 1,800 square feet which shall be exclusive of carports, garages, pump houses, unattached utility rooms, porches, steps, walks, and other additions of such character.
- L** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.
- M** Not more than 20% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

The following list provides the location of additional standards which apply to the development of uses permitted within this district:

| | |
|--|---------------------|
| Building Design Guidelines | N/A |
| Off-Street Parking Requirements | N/A |
| Lighting Ordinance | Article 9, Part III |
| Landscape and Buffering Requirements | Article 10 |
| Sign Regulations | Article 11 |
| Flood Damage Prevention Ordinance | Article 12, Part I |
| Stormwater Management Ordinance | Article 12, Part II |
| Driveway Access and Connectivity | N/A |
| Fences and Walls Requirements | Section 7.09 |
| Sight Visibility Triangle Requirements | Section 2.08 |