



## **An Ordinance Amending Various Sections of the Unified Development Ordinance (UDO) for the Town of Sunset Beach**

**WHEREAS**, the Town has enacted a Unified Development Ordinance (UDO) and other land use ordinances that control land development within both the Town's incorporated areas and within its extraterritorial area; and

**WHEREAS**, in order to promote the public health, safety and general welfare and to promote the best interests of the town and community, it is necessary from time to time for the Town Council to consider appropriate revisions, modifications and additions to the town's Unified Development Ordinance (UDO); and

**WHEREAS**, the Town Council and Town Staff has recommended that various sections of the town's Unified Development Ordinance be amended to clarify, redefine and add necessary language; and

**WHEREAS**, the Planning Board has investigated, researched and considered the recommendations received from the Town Council and Town Staff and has recommended that these amendments be approved; and

**WHEREAS**, pursuant to NC General Statutes and Town Ordinances, a public hearing, properly noticed, was held on October 6, 2014, where public comment was heard and considered by the Town Council; and

**WHEREAS**, the Town Council finds that the proposed amendments to Unified Development Ordinance is consistent with the Sunset Beach Comprehensive Land Use Plan; and

**WHEREAS**, the Town Council further finds that the approval of these proposed amendments is reasonable and in the public interest in that the amendments promote organized growth and development throughout the Town and extraterritorial jurisdiction (ETJ), clarity among the zoning districts, and corrects error and omissions made during the conversion from the zoning code to the UDO format.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Sunset Beach that the Unified Development Ordinance (UDO) is hereby amended as follows:

1. Article 2 General Regulations

- Section 2.17 Underground Electric Service – Adding Section that was omitted during UDO conversion

**Section 2.17 Underground Electric Service**

Underground electric service to all new construction is required. Underground service shall be required in the event of repairs and upgrading of electric service to an existing building.

2. Article 6 Zoning Districts

- Section 6.03 (B) (1) Mainland Residential District Designation – adding description

**(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.

3. Article 6 Zoning Districts

- Section 6.04 Table of Permitted/Special Uses
  - Add verbiage to Off-site septic tanks, as approved by the County Health Department, **unless a public wastewater system is available**
  - Bulkheads – Add permitted use to RI1 and AF1

Uses	MR1	MR2	MR3	MB1	MB2	BR1	BR2	BB1	MH1	MH2	RI1	CR1	AF1	MUD
Bulkheads, as defined and regulated by <b>CAMA</b>	P	P	P	P		P	P	P	P		P	P	P	

- Piers & Docks – Add permitted use to MR1, MR2, MR3, MH1 and AF1; Change RI1 to permitted.

Uses	MR1	MR2	MR3	MB1	MB2	BR1	BR2	BB1	MH1	MH2	RI1	CR1	AF1	MUD
Piers and docks as regulated by <b>CAMA</b>	P	P	P	P			P	P	P		S-P	P	P	

- Dune Walkovers – Remove permitted use from BR2

Uses	MR1	MR2	MR3	MB1	MB2	BR1	BR2	BB1	MH1	MH2	RI1	CR1	AF1	MUD
<b>CAMA</b> approved <b>dune walkovers</b> limited to a maximum of 1 per 4 building units						P	P					P		

4. Article 7 Supplemental Regulations

- Section 7.03 Modular Homes/Buildings (C) – removing wording “Volume 7”

(C) Modular must be labeled indicating compliance with the NC Building Code, ~~Volume~~

5. Article 11 Signs; Outdoor Advertising Structures

- Section 11.07 Permits (D) – amending 1<sup>st</sup> sentence and adding last sentence which was omitted during UDO conversion

Signs shall not be placed in the ~~town-owned~~ roadway right-of-way and must be located outside the site visibility triangle. ~~However, political signs may be placed in the right-of-way.~~

6. Article 13 Subdivision Regulations

- Section 13.01 Preliminary Plat (C) – adding #13 to refer to 7.34 Open Space Requirements

(13) Open Space Requirements for Single Family Developments reference Article 7.34 Supplemental Regulations

7. Article 13 Subdivision Regulations

Section 13.01 Preliminary Plat (E) (2) – adding Underground Electrical Service Approval and renumbering remaining sections.

(2) *Underground Electrical Service Approval* – Underground electrical service approval shall be submitted with the preliminary plat indicating that each lot has adequate land area and suitable topography to accommodate the proposed methods of electrical supply.

~~(2)~~ (3) *Water Supply and/or Sewage Disposal Approval*. Where public water or public sewer is not available for extension to each *lot* in the *subdivision*, a written statement from a certified soil scientist, approved by Brunswick *County*, shall be submitted with the *preliminary plat* indicating that each *lot* has adequate land area and suitable topography to accommodate the proposed methods of water supply or sewage *disposal*.

~~(3)~~ (4) Other information as deemed necessary by the *Planning Board*.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Town of Sunset Beach

\_\_\_\_\_  
By: Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk