

# Proposing Amendments of Various Sections of the Unified Development Ordinances for the Town of Sunset Beach

**Public Hearing Scheduled for October 6, 2014 at 7:00 pm**

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
  - i. Add verbiage to Off-site septic tanks, as approved by the County Health Department, unless a public wastewater system is available
  - ii. 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 <i>CAMA</i>	P	P	P	P		P	P	P	P		P	P	P		

iii. Piers & Docks –

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

iv. Dune Walkovers – Remove permitted use from BR2

Uses	MR1	MR2	MR3	MB1	MB2	BR1	BR2	BB1	MH1	MH2	RI1	CR1	AF1	MUD	
<i>CAMA</i> approved <i>dune walkovers</i> limited to a maximum of 1 per 4 building units						P	<del>P</del>					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 7~~.



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*.