TOWN OF CAROLINA SHORES NORTH CAROLINA

200 Persimmon Road Carolina Shores, NC 28467



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October 30, 2018

Attorney Susan Sitze Committee Counsel Legislative Analysis Division 545 Legislative Office Building 300 N Salisbury Street Raleigh, North Carolina 27603

Re: Session Law 2018-69 Compliance for Town of Carolina Shores

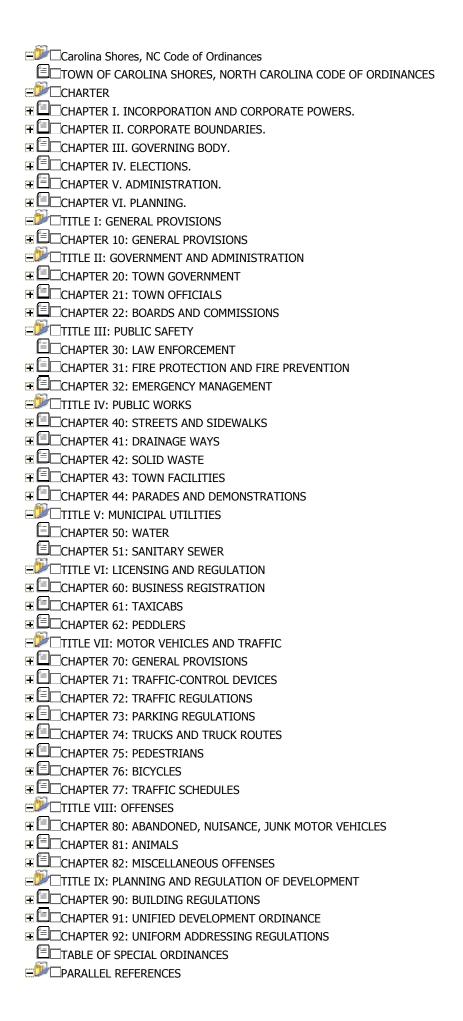
Dear Attorney Sitze:

Pursuant to law, please find the attached reporting of Town ordinances for which there is potential punishment under NCGS 14-4 (a). The Town has recently re-codified Town codes in 2014 and has laid out a progressive enforcement policy culminating in the use of NCGS 14-4 (a) as one potential tool. To date, the Town has yet to use the provisions of NCGS 14-4 (a) for local ordinance compliance purposes.

Sincerely,

Jon M. Mendenhall

Jon M. Mendenhall Town Administrator



REFERENCES TO NORTH CAR	
EREFERENCES TO ORDINANCE	S

§ 10.08 USE OF CODE AND PENALTIES.

- (A) Penalties for violations. Any person determined to be in violation of any of the provisions of the chapters and/or appendices identified in division (E) below receive a civil citation for a penalty of \$100 for such violation. No penalty shall be assessed until the person alleged to be in violation has been notified of the violation by a town employee having jurisdiction over the violation; provided however, that notification as a prerequisite to issuance of civil citations shall not apply to alleged violations of Chapter 82. Such notification shall be either through a personal visit or by certified mail. If uncorrected after the notification, the town employee who observed the violation shall issue a citation requiring the violator to pay the above-stated penalty to the town. The owner, tenant or occupant of any building or land or part thereof or any person who participates in or acts in concert, assists, directs, creates or maintains any condition found to be a violation shall be subject to the penalties and remedies herein provided.
- (B) Uncorrected violations. When the town employee finds that a previous violation has not been corrected, he or she shall issue another citation requiring payment of an additional civil penalty in the amount of \$200. After a second citation has been issued, no further civil citation shall be issued to the same person for the same continuing violation at the same location unless and until an additional written notice is delivered to the offender by personal service, registered mail or posting of the notice at the location of the violation if reasonable attempts to serve the notice are unsuccessful. The notice shall set forth the nature of the violation and order that corrective action be taken. The notice shall state that failure to correct the violation within the time specified in the notice will result in the assessment of additional civil penalties and other enforcement action. If after the specified time period has expired and corrective action has not been completed, the civil penalty shall automatically activate in the amount of \$200 per day and shall continue to be accrued at the rate of \$200 per day until the violation is corrected. The town employee shall notify the violator by personal service or certified mail of the day that the civil penalty began to accrue and shall state that the penalty will continue to accrue for each day the violation remains uncorrected. Any enforcement action for injunctive relief by the town shall not stay or abate the accruing of the civil penalty, and the penalty shall continue to accrue daily until the violation is finally corrected either voluntarily or by the town as a result of a court order.

(C) Failure to pay.

- (1) If the civil penalty is not paid within ten days after demand for payment by the town employee, the town may initiate a civil action in the nature of a debt collection to recover civil penalties which may have previously accrued. Such action shall stop further civil penalties from accruing if the violation has been corrected.
- (2) Civil penalties are an additional remedy for code enforcement. In addition thereto, all remedies allowed in North Carolina General Statutes and this code may also be pursued by the town at the same time without waiving the civil penalties authorized in this chapter.
- (D) Appeals of determination of violation. A person notified of a violation may appeal such determination to the Town Administrator. Such appeal must be filed with the town not later than ten days after the receipt of the first notice issued. Failure to timely file an appeal shall constitute acceptance of the determination that a violation exists. The fact that an appeal is filed or pending under this chapter shall not prevent the town from pursuing other enforcement remedies allowed by law.
- (E) Applicable chapters and appendices. The following titles shall be applicable to this chapter:

- (1) Title II Government and Administration;
- (2) Title III Public Safety;
- (3) Title IV Public Works;
- (4) Title V Municipal Utilities;
- (5) Title VI Licensing and Regulation;
- (6) Title VII Motor Vehicles and Traffic;
- (7) Title VIII Offenses; and
- (8) Title IX Planning and Regulation of Development.
- (F) General penalty. In accordance with G.S. § 160A-175, and unless this code provides a different criminal penalty, violation of any provision hereof shall be a misdemeanor as provided in G.S. § 14-4, punishable upon conviction by a fine not exceeding \$50 or by imprisonment not exceeding 30 days. By express statement, any section may be enforced by the ordering of appropriate equitable remedy, including injunction, by the general court of justice. Each day that any breach or violation of, or any failure to comply with, any provision or requirement of any section or division of this code or any ordinance of the town, continues or is allowed to continue, shall constitute, and is hereby declared to be, a separate and distinct offense. (Ord. 14-1, passed 10-9-2014)

■§ 32.02 DISPERSAL OF ASSEMBLIES DURING AN EMERGENCY.

- (A) The Mayor by proclamation may prohibit assemblies of three or more persons in specified geographic areas of the town after he or she finds that these assemblies constitute a clear and present danger of prolonging or aggravating an existing emergency which endangers lives, safety and property. The proclamation shall be in writing and state the Mayor's findings. The Mayor shall take reasonable steps to give notice of the terms of the proclamation to those affected by it, and shall post a copy of it in the Town Hall. The Mayor shall retain a text of the proclamation and upon request shall furnish certified copies of it for use as evidence.
- (B) The proclamation authorized by division (A) above shall specify the geographical area or areas in which the restrictions apply. The Mayor may amend the proclamation from time to time, making any modifications in the geographical area to which it applies as he or she determines to be necessary to maintain the purposes of the prohibition. The Mayor shall by proclamation remove the prohibition when the emergency no longer requires it, or when directed to do so by the Board of Commissioners.
- (C) Any police officer may order any assembly prohibited by a proclamation authorized by this section to disperse.
- (D) The failure of any member of an assembly ordered to disperse by a police officer acting under authority of this section shall be guilty of a misdemeanor. (Ord. 14-3, passed 10-9-2014)

§ 32.03 STORAGE OF FIREARMS AND AMMUNITION BY DEALERS APPLICABLE DURING STATE IF EMERGENCY.

- (A) Every person engaged in the business of selling firearms and ammunition or both shall comply with the following rules:
- (1) No ammunition shall be displayed on an open counter or in any other place readily accessible to the public.
- (2) No ammunition or firearms shall be displayed in windows or display areas when the business is not regularly open.
- (3) During any period in which firearms or ammunition or both are unattended, they shall be stored in a place meeting the requirements of regulations promulgated by the Board of Commissioners under authority of this section, or, if no regulations have been promulgated, in a place difficult for access to unauthorized persons.

- (B) The Board of Commissioners is authorized to promulgate regulations governing the construction, location and accessibility of storage places for firearms and ammunition required to be used by this section. The Board of Commissioners may adopt any regulations under this authority that in its judgment will reasonably and effectively serve to prevent unauthorized persons from obtaining the stored firearms and ammunition.
- (C) The Board of Commissioners shall take reasonable steps to notify all persons that it can reasonably identify as being affected by these regulations of their requirements. The notification shall sufficiently precede the effective date of the regulations to permit compliance with them. The town shall maintain on file an official copy of the regulations.
- (D) Any person failing to comply with any requirements of this section or of any reasonable regulations promulgated under authority of this section shall be guilty of a misdemeanor.

(Ord. 14-3, passed 10-9-2014)

§ 40.20 ACTS AND CONDITIONS REQUIRING SPECIAL STREET CLEANING OR REPAIR PROHIBITED.

- (A) Any act, neglect or omission, or any condition caused or allowed to continue which creates or results in causing a condition in or on any public street, sidewalk or storm drain which requires special cleaning or repair of the street, sidewalk or storm drain is hereby prohibited. Prohibited acts, neglects, omissions and conditions which result in requiring special cleaning or repair shall include, but shall not be limited to, the following:
- (1) The hauling of dirt, debris or materials removed from the sites of construction or reconstruction of buildings or structures, or waste materials of any land, in such manner that any portion of the dirt, debris or materials is spilled, lost, dropped or left on the streets or sidewalks.
- (2) The depositing or leaving on the streets or sidewalks of mud, dirt or any other material as a result of the use of trucks, construction equipment or machinery, regardless of whether the materials are spilled, lost or dropped in transit or are deposited on the surface of the street or public property by the tires or wheels of the trucks, construction equipment or machinery.
- (3) The grading of lots, land or driveways at elevations higher than street or sidewalk level, or any other acts, neglects or conditions created or allowed to exist on the property which result in mud, dirt, soil, gravel, debris or other materials being washed onto town streets or sidewalks or into the town storm drainage system.
- (4) No person, firm or corporation shall deposit or cause to be deposited any yard waste, including, but not limited to, leaves, grass clippings, twigs or limbs, within the right-of-way of any public street, sidewalk or storm drain.
- (B) Special cleaning or repair of streets, sidewalks and the storm drainage system shall be deemed to be required when their condition is such that the public health, safety, welfare or public use of them is threatened, limited or impaired; the use and enjoyment of property abutting the streets or sidewalks are diminished or limited; or substantial damage is caused to the streets, sidewalks or drainage facilities or to the abutting property. **SPECIAL CLEANING OR REPAIR** as used in this section and §§ 40.21 and 40.99 shall include resurfacing, restoration of gravel and similar repairs made necessary by prohibited acts, neglects or conditions. (Ord. 14-4, passed 10-9-2014)

□§ 40.21 TOWN TO CLEAN AND REPAIR STREETS, SIDEWALKS AND DRAINS REQUIRING SPECIAL CLEANING OR REPAIR.

The Public Works Department will clean and repair all streets, sidewalks and storm drains as and when special cleaning or repair is required by conditions defined in §

40.20(B). The Public Works Department will keep records of the costs of all specially required cleaning and repair, which may be computed on the basis of established per mile or per hour cost of the use of town equipment, plus labor and materials, including water, likewise computed at cost to the town.

(Ord. 14-4, passed 10-9-2014)

■§ 41.02 PROTECTION OF DRAINAGE WAYS.

All drainage ways shall be kept free and clear of any natural or human-made obstruction. Willfully obstructing a drainage way is prohibited. (Ord. 14-4, passed 10-9-2014)

■§ 41.03 MAINTENANCE OF DRAINAGE WAYS.

Drainage ways shall be maintained in a manner that keeps the free flow of surface stormwater unimpeded by natural or human-made obstacles. Pursuant to G.S. § 160A-193.1 as amended, the Department of Public Works shall be responsible for the maintenance of drainage ways and the administration of this section. (Ord. 14-4, passed 10-9-2014)

■§ 41.04 DUMPING OF POLLUTANTS.

No person shall knowingly, willfully or wantonly dump, deposit, pour or otherwise dispose of pollutants such as, but not limited to, oil, gas, solvents, soaps, lipids or grease into any drainage way. The application of pesticide, herbicide or fertilizer shall be exempt from prohibition.

(Ord. 14-4, passed 10-9-2014)

■§ 41.05 LOITERING PROHIBITED.

No person shall loiter in, along or adjacent to a drainage way for the purposes of criminal or immoral activity.

(Ord. 14-4, passed 10-9-2014)

■§ 41.06 ENCROACHMENT PROHIBITED.

No person shall erect a permanent or semi-permanent structure in, along or adjacent to a drainage way. Drainage ways without established right-of-way shall have a non-encroachment buffer of ten feet from the approximate line of wrested vegetation or the top of embankment plus five feet, whichever is greater. (Ord. 14-4, passed 10-9-2014)

№ 43.02 REGULATIONS.

- (A) The applicant requesting the use of town facilities covered under § 43.01 must be a resident of the town, and at least 18 years of age.
- (B) Only nonprofit educational, civic, cultural and environmental groups are eligible to use town facilities covered under § 43.01.
 - (C) Loud and disruptive behavior is prohibited.
 - (D) No eating or drinking indoors is permitted.
 - (E) No open flames are permitted.
- (F) Items, including chairs, portable toilets, tents and other temporary fixtures shall be listed upon the permit with a site plan provided.
 - (G) Weapons are prohibited.
- (H) Signs, decorations or other attachments may not be affixed to buildings, signs or fences.
 - (I) Ingress and egress into any facility shall not be restricted.

(J) No private entity may request to use town facilities for regular or standing meetings.

(Ord. 14-4, passed 10-9-2014)

■§ 43.03 PERMIT TO USE TOWN FACILITIES.

No entity other than authorized town officers and employees shall use any town facility, unless a written permit thereof has been issued by the town. The town irrevocably grants unto itself, it's officers and assigns the right to modify, cancel, suspend, close or limit the activities outlined in a permit pursuant to this section in order to protect the public health, safety and welfare or for the convenience of the town: (Ord. 14-4, passed 10-9-2014)

■§ 43.10 SMOKING IN TOWN FACILITIES.

It shall be unlawful for any person to smoke in any building or facility or portion of a building or facility now or hereafter owned, leased, operated, occupied, managed or controlled by the town.

(Ord. 14-4, passed 10-9-2014)

№ 80.03 ABANDONED VEHICLE UNLAWFUL; REMOVAL AUTHORIZED.

- (A) It shall be unlawful for the registered owner or person entitled to possession of a vehicle to cause or allow such vehicle to be abandoned as the term is defined herein.
- (B) Upon investigation, proper authorizing officials of the town may determine that a vehicle is an abandoned vehicle and order the vehicle removed. (Ord. 14-8, passed 10-9-2014)

■§ 80.04 NUISANCE VEHICLE UNLAWFUL; REMOVAL AUTHORIZED.

- (A) It shall be unlawful for the registered owner or person entitled to possession of a motor vehicle, or for the owner, lessee or occupant of the real property upon which the vehicle is located to leave or allow the vehicle to remain on the property after it has been declared a nuisance vehicle.
- (B) Upon investigation, the Public Safety Department may determine and declare that a vehicle is a health or safety hazard and a nuisance vehicle as defined above, and order the vehicle removed.

(Ord. 14-8, passed 10-9-2014)

№ 80.05 JUNKED MOTOR VEHICLE REGULATED; REMOVAL AUTHORIZED.

- (A) It shall be unlawful for the registered owner or person entitled to the possession of a junked motor vehicle, or for the owner, lessee or occupant of the real property upon which a junked motor vehicle is located to leave or allow the vehicle to remain on the property after the vehicle has been ordered removed.
- (B) It shall be unlawful to have more than one junked motor vehicle, as defined in § 80.02, on the premises of public or private property. Single, permitted junked motor vehicle must strictly comply with the location and concealment requirements of this section.
- (C) It shall be unlawful for any owner, person entitled to the possession of a junked motor vehicle, or for the owner, lessee or occupant of the real property upon which a junked motor vehicle is located to fail to comply with the locational requirements of this section.
- (D) Subject to the provisions of division (E) of this section, upon investigation, the Public Safety Department may order the removal of a junked motor vehicle as defined in

this chapter after finding in writing that the aesthetic benefits of removing the vehicle outweigh the burdens imposed on the private property owner. Such finding shall be based on a balancing of the monetary loss of the apparent owner against the corresponding gain to the public by promoting or enhancing community, neighborhood or area appearance. The following among other relevant factors may be considered:

- (1) Protection of property values;
- (2) Promotion of tourism and other economic development opportunities;
- (3) Indirect protection of public health and safety;
- (4) Preservation of the character and integrity of the community; and
- (5) Promotion of the comfort, happiness and emotional stability of area residents.
- (E) Permitted concealment or enclosure of junked motor vehicle:
- (1) (a) One junked motor vehicle, in its entirety, can be located in the rear yard as defined by the town's zoning ordinance if the junked motor vehicle is entirely concealed from public view from a public street and from abutting premises by an acceptable covering; and
- (b) The Public Safety Department has the authority to determine whether any junked motor vehicle is adequately concealed as required by this provision. The covering must remain in good repair and must not be allowed to deteriorate. The covering or enclosure must be compatible with the objectives stated in the preamble of this chapter.
- (2) More than one junked motor vehicle. Any other junked motor vehicle(s) must be kept in a garage or building structure that provides a complete enclosure so that the junked motor vehicle(s) cannot be seen from a public street or abutting property. A garage or building structure means either a lawful, nonconforming use or a garage or building structure erected pursuant to the lawful issuance of a building permit and which has been constructed in accordance with all zoning and building code regulations. (Ord. 14-8, passed 10-9-2014)

№ 80.06 REMOVAL OF ABANDONED, NUISANCE OR JUNKED MOTOR VEHICLES; PRE-TOWING NOTICE REQUIREMENTS.

- (A) Except as set forth in § 80.07 below, an abandoned, nuisance or junked vehicle which is to be removed shall be towed only after notice to the registered owner or person entitled to possession of the vehicle. In the case of a nuisance vehicle or a junked motor vehicle, if the names and mailing addresses of the registered owner or person entitled to possession of the vehicle, or the owner, lessee or occupant of the real property upon which the vehicle is located can be ascertained in the exercise of reasonable diligence, the notice shall be given by first class mail. The person who mails the notice(s) shall retain a written record to show the name(s) and address(es) to which mailed, and the date mailed. If such names and addresses cannot be ascertained or if the vehicle to be removed is an abandoned motor vehicle, notice shall be given by affixing on the windshield or some other conspicuous place on the vehicle a notice indicating that the vehicle will be removed by the town on a specified date (no sooner than seven days after the notice is affixed). The notice shall state that the vehicle will be removed by the town on a specified date, no sooner than seven days after the notice is affixed or mailed, unless the vehicle is moved by the owner or legal possessor prior to that time.
- (B) With respect to abandoned vehicles on private property, nuisance vehicles and junked motor vehicles to which notice is required to be give, if the registered owner or person entitled to possession does not remove the vehicle but chooses to appeal the determination that the vehicle is abandoned, a nuisance vehicle or in the case of a junked motor vehicle that the aesthetic benefits of removing the vehicle outweigh the burdens, such appeal shall be made to the Board of Commissioners in writing, heard at the next regularly scheduled meeting of the Board of Commissioners, and further proceeding to remove the vehicle shall be stayed until the appeal is heard and decided.

■§ 80.07 EXCEPTION TO PRIOR NOTICE REQUIREMENT.

The requirement that notice be given prior to the removal of an abandoned, nuisance or junked motor vehicle may, as determined by the authorizing official, be omitted in those circumstances where there is a special need from prompt action to eliminate traffic obstructions or to otherwise maintain and protect the public safety and welfare. Such finding shall, in all cases, be entered by the authorizing official in the appropriate daily records. Circumstances justifying the removal of vehicles without prior notice includes:

- (A) Vehicles abandoned on the streets. For vehicles left on the public streets and highways, the Board of Commissioners hereby determined that immediate removal of such vehicles may be warranted when they are:
 - (1) Obstructing traffic;
 - (2) Parked in violation of an ordinance prohibiting or restricting parking;
 - (3) Parked in a no-stopping or standing zone;
 - (4) Parked in loading zones;
 - (5) Parked in bus zones; or
- (6) Parked in violation of temporary parking restrictions imposed under code sections.
- (B) Other abandoned or nuisance vehicles. With respect to abandoned or nuisance vehicles left on town-owned property other than the streets and highways, and on private property, such vehicles may be removed without giving prior notice only in those circumstances where the authorizing official finds a special need for prompt action to protect and maintain the public health, safety and welfare. By way of illustration and not of limitation, such circumstances include vehicles blocking or obstructing ingress or egress to businesses and residences, vehicles parked in such a location or manner as to pose a traffic hazard, and vehicles causing damage to public or private property. (Ord. 14-8, passed 10-9-2014)

■§ 80.08 REMOVAL OF VEHICLES; POST-TOWING REQUIREMENTS.

- (A) Any abandoned, nuisance or junked motor vehicle which has been ordered removed may, as directed by the town, be removed to a storage garage or area by the tow truck operator or towing business contracting to perform such services for the town. Whenever such a vehicle is removed, the authorizing town official shall immediately notify the last known registered owner of the vehicle, such notice to include the following:
 - (1) The description of the removed vehicle:
 - (2) The location where the vehicle is stored;
 - (3) The violation with which the owner is charged, if any;
 - (4) The procedure the owner must follow to redeem the vehicle; and
- (5) The procedure the owner must follow to request a probable cause hearing on the removal.
- (B) The town shall attempt to give notice to the vehicle owner by telephone; however, whether or not the owner is reached by telephone, written notice, including the information set forth in divisions (A)(1) through (A)(5) of this section, shall also be mailed to the registered owner's last known address, unless this notice is waived in writing by the vehicle owner or his or her agent.
- (C) If the vehicle is registered in North Carolina, notice shall be given within 24 hours. If the vehicle is not registered in the state, notice shall be given to the registered owner within 72 hours from the removal of the vehicle.
- (D) Whenever an abandoned, nuisance or junked motor vehicle is removed, and such vehicle has no valid registration or registration plates, the authorizing town official shall

make reasonable efforts, including checking the vehicle identification number, to determine the last known registered owner of the vehicle and to notify him or her of the information set forth in divisions (A)(1) through (A)(5) of this section. (Ord. 14-8, passed 10-9-2014)

№ 80.09 RIGHT OF PROBABLE CAUSE HEARING BEFORE SALE OR FINAL DISPOSITION OF VEHICLE.

After the removal of an abandoned vehicle, nuisance vehicle or junked motor vehicle, the owner or any other person entitled to possession is entitled to a hearing for the purpose of determining if probable cause existed for removing the vehicle. A request for hearing must be filed in writing with the county magistrate designated by the chief district judge to receive such hearing requests. The magistrate will set the hearing within 72 hours of receipt of the request, and the hearing will be conducted in accordance with the provisions of G.S. § 20-222, as amended. (Ord. 14-8, passed 10-9-2014)

■ 8 80.10 REDEMPTION OF VEHICLE DURING PROCEEDINGS.

At any stage in the proceedings, including before the probable cause hearing, the owner may obtain possession of the removed vehicle by paying the towing fee, including any storage charges, or by posting a bond for double the amount of such fees and charges to the tow truck operator or towing business having custody of the removed vehicle. Upon regaining possession of a vehicle, the owner or person entitled to the possession of the vehicle shall not allow or engage in further violations of this chapter. (Ord. 14-8, passed 10-9-2014)

■§ 80.11 SALE AND DISPOSITION OF UNCLAIMED VEHICLE.

Any abandoned, nuisance or junked motor vehicle which is not claimed by the owner or other party entitled to possession will be disposed of by the tow truck operator or towing business having custody of the vehicle. Disposition of such vehicle shall be carried out in coordination with the town and in accordance with G.S. Ch. 44A, Art. 1. (Ord. 14-8, passed 10-9-2014)

■§ 80.12 CONDITIONS ON REMOVAL OF VEHICLES FROM PRIVATE PROPERTY.

As a general policy, the town will not remove a vehicle from private property if the owner, occupant or lessee of such property could have the vehicle removed under applicable state law procedures. In no case will a vehicle be removed by the town from private property without a written request of the owner, occupant or lessee, except in those cases where a vehicle is a nuisance vehicle or is a junked motor vehicle which has been ordered removed by the Public Safety Department. The town may require any person requesting the removal of an abandoned, nuisance or junked motor vehicle from private property to indemnify the town against any loss, expense or liability incurred because of the removal of the storage, or sale thereof. (Ord. 14-8, passed 10-9-2014)

■§ 81.01 RUNNING AT LARGE.

It shall be unlawful for any person to permit any animal, fowl or bird owned or controlled by him or her or in his or her custody to run or be at large in the town. (Ord. 14-8, passed 10-9-2014)

■§ 81.02 CONDITIONS TO KEEPING HORSES.

- (A) It shall be unlawful for any person to keep or allow to be kept, harbor or allow to be harbored, maintain or allow to be maintained more than two horses, mules, jackasses, or jennies or any combination thereof, on any premises within the jurisdictional limits of the town; provided, however, that additional horses, mules, jackasses or jennies may be kept on the premises if a minimum of two acres of pasture per animal is provided for each additional animal greater than two. Provided further however, that the offspring of any mare or jenny kept harbored or maintained in the jurisdictional limits of the town may remain with such mare or jenny until weaned.
- (B) Private stables with a capacity of housing not more than two horses, mules, jackasses or jennies may be located within the corporate limits provided such stable, pen or other enclosure for keeping horses, mules, jackasses or jennies is located at least 200 feet from a place of human habitation. Any offspring of a mare or jenny may be housed in the same stable with such mare or jenny until weaned.
- (C) Every stable shall be kept clean at all times. If such premises, after inspection by the County Health Department, are found to be a nuisance or detrimental to the public health of the owner or occupant of the premises shall remedy the condition in accordance with the instructions of the County Health Department within 24 hours. Any such person failing to comply shall be guilty of violating this section.
- (D) Stable manure shall be removed at least once every day and deposited in a covered, flyproof, hard-bottom bin or other suitable receptacle. This requirement shall not apply to concrete or other impervious types of floors that can by flushed and drained into the sanitary sewer. No stable manure may be disposed of in such a manner that it is collected or disposed by the town's solid waste collection system. (Ord. 14-8, passed 10-9-2014)

■§ 81.03 CONDITIONS TO KEEPING CATTLE.

- (A) It shall be unlawful for any person to keep or allow to be kept, graze or allow to be grazed, house or allow to be housed, any cow, bull, steer or cattle of any kind, nature or description in the limits of the town within 400 feet of any building or house occupied for purpose of residence.
- (B) Any person keeping or allowing to be kept, grazing or allowing to be grazed, housing or allowing to be housed, any cow, bull, steer or cattle of any nature or description within the limits of the town in a place or area more than 400 feet distant from any building or house occupied for residential purposes shall keep, graze and house the same in strict compliance with all rules and regulations adopted and promulgated by the Board of Health of Brunswick County, the Board of Health of the State, and the Board of Commissioners.

(Ord. 14-8, passed 10-9-2014)

■§ 81.04 CONDITIONS TO KEEPING FOWL OR RABBITS.

All persons owning or controlling or having in their custody any fowl or rabbit confined in pens or enclosures on their premises shall maintain pens and enclosures in which any fowl or rabbit is kept according to the following conditions:

- (A) Shall be a minimum of 30 feet from any property line;
- (B) Must be used for fowl or rabbits only and must be well ventilated:
- (C) Shall have a minimum of four square feet of floor area for each fowl or rabbit;
- (D) Shall be kept clean, sanitary and free from accumulation of excrement and objectionable odors and shall be cleaned daily; and all droppings and body excrement shall be placed in a fly proof container and double-bagged in plastic bags; and
 - (E) Maximum number of rabbits allowed is four. This provision does not refer to fowl.

№ 81.05 MALE GOATS PROHIBITED.

It shall be unlawful for any person to keep, maintain or harbor any male goat within the town

(Ord. 14-8, passed 10-9-2014)

■§ 81.06 SWINE PROHIBITED.

It shall be unlawful for any person to raise, keep or maintain any swine within the town. (Ord. 14-8, passed 10-9-2014)

№ 81.07 REMOVAL OF CARCASSES.

The owner of any animal which shall die shall remove the carcass from the town, where it shall be buried.

(Ord. 14-8, passed 10-9-2014)

№ § 81.17 LICENSING.

[Reserved]

(Ord. 14-8, passed 10-9-2014)

№ 81.18 RESTRAINT.

A dog owner shall keep his or her dog under restraint at all times. (Ord. 14-8, passed 10-9-2014)

■§ 81.19 IMPOUNDMENT.

- (A) Dogs not licensed pursuant to §§ <u>81.15</u> through <u>81.24</u>, or found not under restraint or abandoned, may be seized and impounded by any police or humane officer. Impoundment may be in the Brunswick County dog pound or any animal shelter designated by the Board of Commissioners.
- (B) If the dog wears a license tag or if the owner can by any other reasonable means be identified and located, the owner shall within 12 hours be notified by mail that the dog has been impounded.
- (C) If the dog is impounded in the Brunswick County dog pound it then becomes the responsibility of the county, and its further disposition shall be under the applicable county or state laws. All boarding, release or adoption fees shall be paid to Brunswick County.
- (D) (1) If the dog for some good reason is not placed in the Brunswick County pound, then the following further disposition shall apply.
- (2) If a dog is not redeemed by the owner within four days after impoundment, the dog may be disposed of in one of the following ways, but no other way:
- (a) Euthanasia, using a method approved by the Humane Society of the United States; or
- (b) Release for adoption by a new owner who shows evidence of ability and intention to provide the dog with an appropriate home and humane care; provided, that no unspayed female dog shall be released for adoption unless a licensed veterinarian certifies in writing that he or she has been paid in full for spaying of the dog and will perform the operation within 30 days or before the dog's first oestriol period.
- (E) The intent of §§ 81.15 through 81.24 is to require dog owners to comply with the law, not merely to operate an impoundment program. Police officers shall therefore place primary emphasis upon apprehending and initiating prosecution of violators of §§ 81.15 through 81.24.

№ 81.20 CARE OF DOGS.

The owner of a dog shall provide it with humane shelter from heat, cold, rain, wind and snow, and shall give it food and water adequate to keep the animal in good health and comfort. Doghouses and kennels must be soundly constructed, dry and provided in cold weather with clean bedding. All dogs must be given opportunity for vigorous daily exercise and must be provided by their owners with veterinary care when needed to prevent suffering. No owner shall permit a dog habitually to bark, howl or in other ways be a public nuisance.

(Ord. 14-8, passed 10-9-2014)

■§ 81.21 CONFINEMENT OF FEMALE DOGS.

[Reserved] (Ord. 14-8, passed 10-9-2014)

■§ 81.22 RABIES.

- (A) Every rabid dog or dog exposed to rabies shall be immediately confined by the owner, who shall promptly notify a police officer or a humane officer. The owner shall, upon demand by the Brunswick County Health Department surrender any such dog for quarantine in the county pound, a humane society animal shelter or a licensed veterinary hospital; provided that, if the owner elects to place the dog in a hospital, he or she shall be responsible for all costs. The dog may be quarantined a maximum of two weeks but shall be released earlier if certified by a licensed veterinarian to be free of rabies. No fee shall be charged for quarantine by the public pound.
- (B) No person shall kill a rabid animal exposed to rabies, nor remove such an animal from the town without permission from the Brunswick County Health Department, except when it is necessary to kill the animal to prevent it from escaping or from biting any other animal or person.
- (C) The body of any animal dead of rabies or having been exposed to rabies prior to death shall be surrendered by the owner upon demand of the Brunswick County Health Department.

(Ord. 14-8, passed 10-9-2014)

№ 81.23 INVESTIGATING OR INTERFERENCE WITH OFFICERS.

Any police officer of the town is authorized to enter any premises where a dog is kept or harbored, to inspect conditions under which the dog is kept, and to require the owner to exhibit a license for the dog. No person shall hinder, molest or interfere with any police officer in the performance of his or her duties. (Ord. 14-8, passed 10-9-2014)

■§ 81.23.1 PROTECTIVE MEASURES FOR CONFINEMENT OF DOGS.

- (A) Circumstances requiring special preventive measures. Any police officer shall have the authority to require the owner or custodian of a dog to comply with specific preventive measures, as described below in division (B), after taking into consideration the following three circumstances. This provision shall not limit the authority of the Department of Public Safety to declare any animal vicious and order its removal from the town limits as provided in § 81.26 of the town code:
- (1) Nature of the particular dog. The behavior, size, temperament, breed, capacity for inflicting serious injury, the number of dogs or other such similar factors which would

be relevant to a determination of whether or not additional preventive measures need to be imposed for a particular situation;

- (2) Adequacy of confinement. The adequacy of the enclosure or confinement, if any; and
- (3) *Immediate surrounding area*. The likelihood that the conditions pertaining to the particular dog and the dog's confinement are detrimental to the safety or welfare of citizens or the peace and tranquillity of citizens in the immediate surrounding area. In considering whether to order a special preventive measure, a police officer is authorized to consider additional factors as aggravating circumstances that might warrant the ordering of special preventive measures:
- 1. *Children*. There is a child under the age of majority who lives in such close proximity, or children walk by or are otherwise in close proximity, to the property occupied by the dog;
- 2. *Bite*. The dog has bitten a human being or domestic animals without provocation or without a trespass, and the person bitten does not ordinarily reside on the premises;
- 3. Dog trained for fighting or aggressive attack. The dog is kept primarily or in part for the purpose of dogfighting or the dog has been framed for aggressive attacks;
- 4. Attitude of attack incident. A dog, without provocation or a trespass, has approached a person in an apparent attitude of attack;
- 5. Reputation of a dog. The individual dog has a known propensity, reputation or tendency or disposition to attack unprovoked, to cause injury or to otherwise endanger the safety of human beings or domestic animals; or
- 6. Dangerous animals. Any animal whose behavior constitutes a reasonable risk of injuring a human or animal or damaging personal property. That behavior includes, but is not limited to, an animal's biting or attacking or attempting to attack a human or another animal. However, this definition shall not apply to any animal that has been subject to provocation or if the victim has been trespassing, as defined herein, upon the animal owner's premises.
 - (B) Preventive measures.
- (1) If the Chief of Police determines that the circumstances require special preventive measures, then the Department of Public Safety shall have the authority to require appropriate, specific preventive measures which might include, but are not limited to, the following: necessary repairs for any fence or enclosure, measures to ensure that a gate will remain closed, a "fence" or "secure dog fence" as described below or any other similar devise such as electronic electric fence that would provide greater assurance for the confinement of the dog, all of which are subject to being specifically approved for then adequacy by the Department of Public Safety.
- enough enclosure sufficient to contain the dog at all times. The minimum size of the enclosure may be at least 120 square feet. If the dog is over 15 inches at the shoulder or deemed capable of climbing a standard four-foot fence, then the Police Chief may require a six-foot fence or may require up to 160 square feet enclosure. The location of the enclosure shall be at the approval of the Chief of Police. It shall be in compliance with all other development regulations inclusive of zoning. A secure dog fence means a fence, as immediately described above, that may also be enclosed on all six sides including the top. The bottom may be concrete unless the sides of the fence are buried one foot deep in a hard packed soil. Any reference to "fence" or "secure dog fence" shall be defined as stated immediately above. The Department of Public Safety shall have the authority to require the owner to procure liability insurance in the amount of at least \$100,000 at the owner's expense, or to display a sign on the premises warning of the dog on the premises. The Department shall have the authority to require the owner to show signed written

statements about maintaining the liability insurance, the designated enclosure for the dogs and the duty to notify the Department of Public Safety if the dog escapes, and to require the owner to give the Department of Public Safety the authority to seize and impound the dog if the owner fails to comply with the provisions. The Chief of Police shall have the authority to waive any or all of these requirements if the Chief determines that a bite is inconsequential or that there is no necessity for action.

- (C) Written order. If the Chief of Police determines that specific preventive measures must be complied with by the owner of a dog, the Department of Public Safety shall make reasonable efforts to notify the owner of the written order, state the reasons that preventive measures are required, identify the specific preventive measures that must be implemented and state the designated time period within which to comply with the written order. The Department of Public Safety shall have the authority to exercise discretion for extensions of time if that is reasonable in view of the good-faith progress of the owner in implementing the preventive measures.
- (D) Failure to comply with written order. It shall be unlawful for an owner to fail to comply with a written order within the designated time for compliance stated in the written order or any extension thereof. In addition to the remedies set forth in the town code the penalty for failure to comply with the written order shall be \$100. The Department of Public Safety shall have the authority to issue additional \$100 citations for a continuing failure to comply with a written order.
- (E) Owner's challenge to the written order. The owner may submit in writing a challenge to the Department of Public Safety's determination that division (A) above is applicable to the owner's premises or submit in writing a challenge to the specific preventive measures required by the division. The owner's written challenge must be received at the office of the Town Administrator, during normal working hours, five days from the date of the written order, not counting the day of issuance of the written order. The Town Administrator or a designee shall review the written challenge. The review of the challenge may be done on the basis of the written material and information received from the Department of Public Safety regarding the order. The person reviewing the challenge shall have the authority to make findings of fact and conclusions in respect to the written order. The decision, the written order and any findings of act and conclusions shall be final with the only other appeal made to the general courts of North Carolina.
- (F) Seizure and disposition of animal. The Department of Public Safety is authorized to request Brunswick Animal Control to seize any animal in violation as provided. (Ord. 14-8, passed 10-9-2014)

№ 81.26 POSSESSION UNLAWFUL.

- (A) It shall be unlawful for any person to own, keep, possess or in any way maintain a wild or vicious animal within the corporate limits of the town. After a determination by the Department of Public Safety that a particular animal is wild or vicious, the owner or keeper of the animal shall have it humanely destroyed, or shall otherwise remove it from within the corporate limits of the town.
- (B) Any person who owns or keeps an animal which has been declared wild or vicious shall have the right to appeal this decision to the Town Administrator. The Town Administrator or his or her representative shall conduct an informal hearing to determine whether the animal is wild or vicious. If the animal is judged not to be wild or vicious, it shall be returned to the owner.

(Ord. 14-8, passed 10-9-2014)

	CHAPTER 82: MISCELLANEOUS OFFENSES
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GENERAL PROVISIONS

■§ 82.01 FAILURE TO PAY ADMISSION FEE.

It shall be unlawful for any person to attempt to see any public entertainment for which a fee is charged without paying the admission fee. (Ord. 14-8, passed 10-9-2014)

■§ 82.02 FAILURE TO PAY FOR AMBULANCE SERVICE.

(A) For the purpose of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning:

AMBULANCE. Any motor vehicle equipped with facilities therein to transport injured or infirm persons, on call or demand, accepting patients and transporting them from one point to another in the town.

CALL or *RUN*. The act of progressing with an ambulance to the scene of need and transporting a patient to his or her destination.

- (B) It shall be unlawful for any person to do the following:
- (1) Obtain or receive ambulance services without intending at the time of obtaining or receiving the services to pay, if financially able, the necessary charges; or
- (2) Knowingly and willfully summon an ambulance or report that an ambulance is needed when the person knows that the services of an ambulance are not needed. (Ord. 14-8, passed 10-9-2014)

■ §§ 82.03—82.09 RESERVED.

OFFENSES AGAINST PROPERTY

■§ 82.10 POSTING BILLS.

It shall be unlawful for any person to tack up or post any sign or advertisement on any utility pole, tree or other structure or fixture located on the public right-of-way or state, town- or county-owned property. It shall be unlawful for any person to post any bills, signs or advertisements on any buildings, fences or other property belonging to another without the consent of the owner of such property. Such consent shall be secured in writing and shall be exhibited by the person having the same to any public safety officer on demand.

(Ord. 14-8, passed 10-9-2014)

■§ 82.11 DAMAGING STREETS AND PROPERTY.

No person shall willfully or wantonly damage any of the public bridges, pavements, sidewalks or any of the property belonging to the town, or wantonly pull down or damage in any manner, any fences, gates, signs, awnings, buildings or other property situated in the town, and owned by individuals.

(Ord. 14-8, passed 10-9-2014)

■§ 82.12 DAMAGING PLAYGROUND AND PARK PROPERTY.

- (A) It shall be unlawful for any person to willfully injure any of the playground equipment or property used in connection with the playgrounds, public parks or school grounds of the town, or scar, deface or injure any of the trees or shrubbery of the parks or grounds, or willfully use any of the equipment on the grounds in such a manner as to injure any person.
- (B) It shall be unlawful for any person to throw, discharge or otherwise place or cause to be placed in the waters of any fountain, pool, pond or other body of water in any park, playground or recreation center maintained by the town any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, refuse or other trash. (Ord. 14-8, passed 10-9-2014)

§ 82.13 DAMAGING TREES AND PLANTS.

No person shall willfully, carelessly or negligently damage or destroy any of the shade trees, shrubbery, plants or other growing things belonging to the town without consent of the Board of Commissioners.

(Ord. 14-8, passed 10-9-2014)

■§ 82.14 DEFACING PROPERTY.

It shall be unlawful for any person to mark or deface the walls of any public building or the waiting room of the railroad company, or the paved sidewalk of any street. (Ord. 14-8, passed 10-9-2014)

■§ 82.15 SPITTING, DEFACING WALLS, THROWING REFUSE ON GROUND.

It shall be unlawful to spit on the floor or walls of the post office, courthouse or other public building or deface the walls in any way, or spit on any of the sidewalks of the town or throw trash or refuse on any sidewalk. (Ord. 14-8, passed 10-9-2014)

NUISANCES

■§ 82.16 NUISANCES ENUMERATED.

The existence of any of the following conditions on any vacant lot, parcel or public right-of-way within the town is declared to be dangerous, or prejudicial to the public health or safety, or detrimental to the economic well-being of the community, and therefore constitutes a public nuisance:

- (A) (1) The uncontrolled growth of noxious weeds or grass to include, but not to be limited to, the following:
 - (a) The growth of weeds or grass to a height of 15 inches;
- (b) The growth of vines (such as kudzu, honeysuckle or similar vines) beyond the banks of a steep incline, in trees or upon other vegetation or upon buildings; or
 - (c) The growth of poisonous plants (poison ivy, poison oak or related vegetation)
- (2) It shall be the duty of every person occupying, owning or having control of property abutting on a street or highway that utilizes a portion of the unused street or highway right-of-way as a yard or any other use, to maintain said right-of-way in the same character and manner as the abutting use. In no event shall the growth of weeds or grasses reach a height of 15 inches between the property line and the vacant adjacent paved roadway, including both swale and sidewalks.
- (B) Any excessive accumulation of animal or vegetable matter. Animal and/or vegetable matter shall be disposed of in a manner suitable for collection by the agent responsible for household waste collection, and shall not be allowed to collect in yards, porches and so forth, except as follows:
- (1) Animal and/or vegetable matter may be deposited in a compost pile or treated as compost, provided same is free of rodents and vermin. If rodents or vermin are present, the compost pile shall be constructed in such a manner as to be rodent free or same shall be removed; and
- (2) Fire wood and/or other useable wood shall be stored in a manner to discourage the harborage of rodents, vermin and/or wood destroying insects.
- (C) Any excessive accumulation of rubbish, trash or junk. Debris and discarded items shall not be allowed to accumulate within the yard or unenclosed porches. Appliances, upholstered furniture and other items not designed as patio or lawn furniture shall not be kept on unenclosed porches visible from a public street or in yard areas;

- (D) The accumulation of stagnant water or conditions which promote the breeding of mosquitoes; and
- (E) Any violation of Chapter 42 of this code. (Ord. 14-8, passed 10-9-2014)

■§ 82.17 INVESTIGATION, NOTICE TO ABATE.

- (A) The Town Administrator or his or her duly appointed agent, upon notice from any person, or upon their own observation, of the existence of any of the conditions described in § 82.16, shall cause to be made by the appropriate town official such investigation as may be necessary to determine whether, in fact, such conditions exist as to constitute a public nuisance as declared in such section.
- (B) Upon a determination that such conditions constituting a public nuisance exist, the Town Administrator or his or her duly appointed agent shall notify, in writing, the owner, occupant or person in possession of the premises in question of the conditions constituting the public nuisance and shall order the prompt abatement thereof within 15 days from the mailing of such written notice excepting violations of § 82.16(E) which shall have ten days from the mailing of such written notice. Upon consultation with the offending party, the public official shall be allowed to use their discretion and allow a reasonable extension of the time to abate the nuisance.
- (C) After being served a second nuisance warning given for the uncontrolled growth of vegetation, the property owner shall keep the growth on that lot under control for the duration of the growing season without any further warning from the town. If the owner shall fail to keep the growth under control for the remainder of the growing season, the town may mow same or seek other remedies without further warning. Wooded lots, or lots where the terrain does not allow use of necessary equipment, shall be exempted from abatement except on lots where equipment may maneuver around trees, bushes and other natural obstructions.

(Ord. 14-8, passed 10-9-2014)

■ § 82.18 ABATEMENT BY TOWN AND RECOVERY OF COSTS THEREOF.

- (A) If any person, having been ordered to abate a public nuisance pursuant to this subchapter, fails, neglects or refuses to abate or remove the condition constituting the nuisance within 15 days from mailing of such order excepting violation of § 82.16(E) which shall have ten days from the mailing of such written notice, the Town Administrator or his or her duly appointed agent shall cause such condition to be removed or otherwise remedied by having employees of the town or a private contractor obtained by the town go upon such premises and remove or otherwise abate such nuisance under the supervision of an officer or employee designated by the Town Administrator. Any person who has been ordered to abate a public nuisance may, within the time allowed by this subchapter, request the town, in writing, to remove such condition, the cost of which shall be paid by the person making such request. The town may, at its option, accept such responsibility and enter written agreement with the property owner to abate such nuisance and agree to payment arrangements.
- (B) The actual cost incurred by the town in removing or otherwise remedying a public nuisance shall be charged to the owner of such lot or parcel of land, and it shall be the duty of the Finance Director to mail a statement of such charges to the owner or other person in possession of such premises, with instruction that such charges are due and payable within 30 days from the receipt thereof. The actual cost incurred, when the owner does not abate the nuisance, shall be established by the Board of Commissioners. Such costs may include an administrative expense.

(C) If charges for the removal or abatement of a public nuisance are not paid within 30 days after the receipt of a statement of charges, such charges shall become a lien upon the land or premises where the public nuisance existed and shall be collected as unpaid taxes. (Ord. 14-8, passed 10-9-2014)

■§ 82.19 RESERVED.

OFFENSES AGAINST MORALS

■§ 82.20 PROFANITY; RIOTOUS CONDUCT.

It shall be unlawful for any person to use profane, indecent or boisterous language, or to behave in a riotous and disorderly manner in any street, alley or other public place. (Ord. 14-8, passed 10-9-2014)

■§ 82.21 MASSAGE OF PRIVATE PARTS FOR HIRE PROHIBITED.

(A) For the purpose of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning.

MASSAGE. The manipulation of body muscle or tissue by rubbing, stroking, kneading or tapping by hand or mechanical device.

PRIVATE PARTS. The penis, scrotum, mons veneris, vulva or vaginal area.

(B) It shall be unlawful for any person to massage or to offer to massage the private parts of another for hire. The provisions of this section shall not apply to licensed medical practitioners, osteopaths, chiropractors or persons operating at their directions, in connection with the practice of medicine, chiropractic or osteopathy. (Ord. 14-8, passed 10-9-2014)

§ 82.22 PUBLIC CONSUMPTION OF MALT BEVERAGES OR UNFORTIFIED WINES PROHIBITED.

It shall be unlawful for any person to consume malt beverages or unfortified wine as defined by G.S. Chapter 18B on property owned or occupied by the town. (Ord. 14-8, passed 10-9-2014)

№ 82.23 OBSCENE WORDS OR PICTURES, WRITING OR DRAWING ON WALLS; OBSCENE ACTS.

It shall be unlawful for any person to do any obscene act in any public place, or to write obscene language or to make obscene markings or drawings on any public or private buildings, or on the streets or sidewalks.

(Ord. 14-8, passed 10-9-2014)

§ 82.24 REGISTERED SEX OFFENDERS BANNED FROM PUBLIC PARKS, RECREATION AREAS AND GREENWAYS.

(A) For the purposes of this section the following definitions shall apply unless the context clearly indicates or otherwise requires a different meaning.

PARKS, RECREATION AREAS AND GREENWAYS. Any town owned, leased or maintained land which is designated by the town as a park, recreation area and/or greenway.

REGISTERED SEX OFFENDER. An individual who is registered by any state or federal agency as a sex offender and whose name is published on any state or federal registered sex offender listing, including, but not limited to, the sex offender registry established in G.S. Chapter 14, Article 27A.

(B) It shall be unlawful for any person who is a registered sex offender to enter upon any park, recreation area or greenway operated and maintained by the town. Each entry

upon such areas, regardless of the time period between such entries, shall constitute a separate offense under this section.

- (C) Any sex offender found to be in violation of division (B) above shall be personally advised that they are banned from entry upon parks, recreation areas and greenways of the town and subject to criminal trespass for repeated violations.
- (D) Any sex offender who is found in violation of this section shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$500 per offense or 30 days in jail as set forth in G.S. 14-4.

(Ord. 14-8, passed 10-9-2014)

■ §§ 82.25—82.29 RESERVED.

OFFENSES AGAINST PUBLIC PEACE AND SAFETY \$ 82.30 BEGGING, PANHANDLING OR SOLICITING CONTRIBUTIONS OR ALMS FOR PERSONAL GAIN.

The intent of this section is to regulate begging, panhandling or soliciting contributions or alms for personal gain from occupants of vehicles and pedestrians within the town. Bona fide members of charitable, religious, civic or fraternal organizations that are considered a charitable non-profit organization as defined by the United States Internal Revenue Service and receive no compensation of any kind for their services are exempt from this section except in regards to the conduct of the person soliciting as described in division (I) of this section:

(A) Definitions: for the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCOSTING ANOTHER PERSON shall be defined as approaching or speaking to someone in such a manner as would cause a reasonable person to fear imminent bodily harm or the commission of a criminal act or damage to property in his or her immediate possession;

To *BEG*, *PANHANDLE OR SOLICIT CONTRIBUTIONS OR ALMS* shall be defined to include, without limitation, the spoken, written or printed word or such other acts as are conducted in furtherance of the purpose of obtaining contributions or alms.

DIRECT WRITTEN APPEAL shall be defined as begging, panhandling or solicitation by handing to a person or attempting to hand to a person a written solicitation for immediate contributions.

FORCING ONESELF UPON THE COMPANY OF ANOTHER PERSON shall be defined as:

- (1) Continuing to request or solicit contributions in close proximity to the person addressed after that person has responded negatively;
 - (2) Blocking the passage of the person addressed; or
- (3) Otherwise engaging in conduct which reasonably could be understood as intended to force a person to accede to demands.

INTIMIDATE ANOTHER PERSON shall be defined as acting in such a way as would cause a reasonable person to fear bodily harm and therefore to do something he or she would not otherwise have done.

NIGHTTIME shall be defined as the time after sunset and before sunrise.

PUBLIC PLACE shall be defined to include streets, highways and roadways (including the shoulders and medians), sidewalks, alleys and other public property, as well as town-owned and town-controlled property and private property open to the public unless written permission to solicit has been obtained from the property owner or other person in authority.

- **VOCAL APPEAL** shall be defined as begging, panhandling or solicitation of contributions by spoken word or other verbal request. This shall not include the act of performing music with a sign or other indication that a contribution is being sought, without any vocal request other than in response to an inquiry.
- (B) No person shall beg, panhandle or solicit contributions for personal gain in a public place without the written permission of the property owner or person of authority.
- (C) No person shall beg, panhandle or solicit contributions in a public place in a manner so as to intimidate another person or by accosting another person, or by forcing oneself upon the company of another person.
- (D) No person shall beg, panhandle or solicit contributions from another person within 50 feet of an entrance or exit of any bank or financial institution or within 50 feet of any automated teller machine.
- (E) No person shall beg, panhandle or solicit contributions in any public vehicle owned or operated by the town or at any station for such vehicle or within six feet of a bus stop sign, bus stop shelter or bus stop bench.
- (F) No person shall beg, panhandle or solicit contributions while sitting or standing on a roadway or the shoulder or median of a roadway.
- (G) No person shall beg, panhandle or solicit contributions in a public place by vocal appeal or direct written appeal during the nighttime without the written permission of the property owner or person of authority.
- (H) This section shall not apply to events conducted on town-owned property that have previously been approved by the Board of Commissioners.
- (I) Any members of charitable, religious, civic or fraternal organizations including persons acting on their behalf shall act in accordance with divisions (C), (D), (E) and (F) of this section. Violations of these sections may result in the penalty as described in division (J) of this section.
- (J) Violation of this section shall constitute a misdemeanor and shall subject the violator to a fine of not more than \$50 or imprisonment for not more than 30 days. (Ord. 14-8, passed 10-9-2014)

§ 82.31 SOLICITING ALMS UNDER PRETEXT OF SELLING MERCHANDISE.

It shall be unlawful for any person to solicit alms in public places by offering for sale any article or merchandise.

(Ord. 14-8, passed 10-9-2014)

■§ 82.32 DISTURBING CHURCH SERVICES.

It shall be unlawful for any number of persons to congregate and remain on the outside of any church or other place of public worship to the annoyance, disturbance or inconvenience of the people worshipping on the inside.

(Ord. 14-8, passed 10-9-2014)

§ 82.33 DISTURBING PUBLIC MEETINGS.

It shall be unlawful for any person to disturb any public meeting, place of public entertainment or amusement or to disturb such a place by loud talking, whistling, using indecent language or in any other unseeming manner, or to willfully obstruct the entrance way to the meeting or willfully impede the ingress or egress of those seeking to attend or depart from such a place in the town.

(Ord. 14-8, passed 10-9-2014)

■§ 82.34 FIREARMS AND FIREWORKS.

- (A) It shall be unlawful for any person to fire off or discharge any firearms, without first obtaining a permit from the Public Safety Department, except that a public safety officer in the discharge of his or her duty shall be exempt from this section.
- (B) It shall be unlawful for any person to shoot with a bow and arrow, or to shoot missiles of any description from slings, spring guns or instruments of any kind. (Ord. 14-8, passed 10-9-2014)

■§ 82.35 PLAYING GAMES IN STREETS.

It shall be unlawful for any person to play ball in any manner or engage in any game of any land calculated to damage glass windows or other property on the public streets or alleys within the town.

(Ord. 14-8, passed 10-9-2014)

■§ 82.36 SOLICITING SUBSCRIPTIONS ON STREETS.

It shall be unlawful for any person to solicit newspaper, magazine or map subscriptions on the streets of the town.

(Ord. 14-8, passed 10-9-2014)

§ 82.37 RESTRICTION ON USE OF COASTERS, ROLLER SKATES.

No person on roller skates or riding in any coaster, toy vehicle or similar device, shall go upon any roadway, other than a street set aside as a play street, unless it be while crossing a street at a crosswalk or intersection. (Ord. 14-8, passed 10-9-2014)

■ § 82.38 SOUND LEVELS REGULATED.

- (A) (1) Subject to the provisions of this section, it shall be unlawful for any person or persons to make, permit, continue or cause to be made or create any unreasonably loud, disturbing and unnecessary noise in the town, with the exception of construction work done pursuant to a federal, state, county or town contract which requires work to be performed during certain hours. Construction work under these conditions shall be exempt from the provisions of this section.
 - (1) For the purposes of this section, the following definitions shall apply:

DISTURBING. Noise which is perceived by a person of ordinary sensibilities as interrupting the normal peace and calm of the area.

UNNECESSARY. Any excessive or unusually loud sound or any sound which is of such character, intensity and duration as to disturb the peace and quiet of any neighborhood or which disturbs, injures or endangers the comfort, repose, health, peace or safety of any person, and being a type of sound which could be lessened or otherwise controlled by the maker without unduly restricting his or her conduct.

UNREASONABLY LOUD. Noise which is substantially incompatible with the time and location where created to the extent that it creates an actual or imminent interference with peace or good order.

(2) In determining whether a noise is unreasonably loud, disturbing and unnecessary, the following factors incident to such noise are to be considered: time of day; proximity to residential structures; whether the noise is recurrent, intermittent or constant; the volume and intensity; whether the noise has been enhanced in volume or range by any type of electronic or mechanical means; the character and zoning of the area; whether the noise is related to the normal operation of a business or other labor activity; whether the noise is subject to being controlled without unreasonable effort or expense to the creator thereof.

- (B) The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of this section but this enumeration shall not be deemed to be exclusive:
- (1) *Blowing horns*. The sounding of any horn, whistle or signal device on any automobile, motorcycle, bus or other vehicle or railroad train, except as a danger signal or as required by law, so as to create any unreasonable, loud or harsh sound or the sounding of such device for an unnecessary and unreasonable period of time;
- (2) Radios, stereos and the like. The playing of any radio, television set, record player, stereo or other sound reproduction system, musical instrument or sound-producing or sound-amplifying device on the premises of any dwelling, hotel or motel room, in such manner or with such volume, particularly but not limited to the hours between 11:00 p.m. and 7:00 a.m., if the sound generated is audible at a distance of 30 feet or more from the dwelling's property line, or, in the case of a hotel or motel room, the unit's most outer boundary wall;
- (2.1) Sound-producing equipment in vehicles. The playing of any radio, cassette player, compact disc, video tape or disc, or other similar device for reproducing sound located on or in any motor vehicle on a public street, highway, within any public vehicular area, or on the premises of a private residence, if the sound generated or noise vibration there from is audible or can be felt at a distance of 30 feet or more from the radio, cassette player, compact disc, video tape or disc, or other similar device that is producing the sound;
- (3) *Pets.* The keeping of any animal or bird, which, by causing frequent or long continued noise, shall disturb the comfort and repose of any person in the vicinity;
- (4) *Use of vehicles*. The use of any automobile, motorcycle, dirt bike, go-cart, recreational vehicle or any other vehicle so out of repair, so loaded or operated in such manner as to create loud or unnecessary grating, grinding, rattling, screeching of tires or other noise:
- (5) *Blowing whistles*. The blowing of any steam whistle attached to any stationary boiler except as a warning of danger;
- (6) *Exhaust discharge*. The discharge into the open of the exhaust of any steam engine, stationary internal combustion engine or motor vehicle, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom;
- (7) Compressed air devices. The use of any mechanical device operated by compressed air unless the noise created thereby is effectively muffled and reduced;
- (8) Building operations. The erection (including excavation), demolition, alteration or repair of any building in a residential district between the hours of 9:00 p.m. and 7:00 a.m. of any day or in any district other than a residential district between the horns of 11:00 p.m. and 7:00 a.m. of any day, except in the case of urgent necessity in the interest of public safety and then only with a permit from the Town Administrator or his or her designee, which permit may be renewed for a period of three days or less while the emergency continues;
- (9) Noises near schools and the like. The creation of any excessive noise on any street adjacent to any school, institution of learning, library or court while the same is in session, or adjacent to any hospital, or any church during services, which unreasonably interferes with the operation or activities of such institution;
- (10) Loading and unloading operations. The creation of a loud and excessive noise in connection with loading or unloading any vehicle or the opening or destruction of bales, boxes, crates and containers;
- (11) *Bells and gongs*. The sounding of any bell or gong which disturbs the quiet or repose of persons in the vicinity thereof;

- (12) *Noises to attract attention*. The use of any drum, loudspeaker or other instrument for the purpose of attracting attention by creation of noise to any performance, show, sale, display or advertisement of merchandise;
- (13) *Blowers, engines*. The operation of any noise-creating blower, power fan or any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise emitting therefrom is sufficiently muffled and the engine is equipped with a muffler device sufficient to deaden such noise, so that the same shall not cause annoyance to the public nor unreasonably disturb the rest and quiet of persons on adjacent premises or within the vicinity thereof;
- (14) Appliances and other mechanical devices. The operation of any noise-producing appliance or other mechanical device which, due to operational deficiencies, malfunction or other type of disrepair, causes loud and excessive noises in such a manner as to unreasonably annoy the public or disturb the rest and quiet of persons on adjacent premises or within the vicinity thereof; and
 - (15) Loudspeakers of amplifiers.
- (a) It is prohibited within or from any commercial establishment or private entertainment or recreational venue to allow any loudspeaker or other mechanically-amplified device to be played so that the sound there from may be heard at a distance of 30 feet or more from the facility's property line, between the hours of 12:00 a.m. (midnight) and 7:00 a.m.
- (b) In the exercise of noncommercial free speech, loudspeakers or amplifiers may be used, subject to the following conditions: it shall be unlawful for any person to speak into a loudspeaker or amplifier within the corporate limits of the town, when such loudspeaker or amplifier is so adjusted that the voice of the speaker is amplified to the extent that it is audible at a distance in excess of 150 feet from the person speaking.
- (C) Enforcement: where there is a violation of any provision of this section, the town, at its discretion, may take one or more of the following enforcement actions:
- (1) A public safety officer may issue a citation as provided herein, subjecting the violator to a civil penalty of \$100;
- (2) The civil penalties imposed by this section and the proceeds therefrom as collected by payment, civil action or otherwise, shall belong to the town and shall be paid into the General Fund of the town under such conditions as prescribed by the annual budget; and
- (3) In the alternative, pursuant to G.S. § 14-4, a violation of this section may be considered a misdemeanor. Such a misdemeanor is punishable by a fine of not more than \$500 or imprisonment designated for a Class 3 misdemeanor.
- (D) Each separate day of a continued violation shall be a separate and distinct offense and shall give rise to a separate and distinct penalty. (Ord. 14-8, passed 10-9-2014)

■§ 82.39 RESERVED.

■§ 82.40 LOITERING FOR THE PURPOSE OF ENGAGING IN DRUG- RELATED ACTIVITY.

- (A) For the purposes of this section, *PUBLIC PLACE* means any street, sidewalk, bridge, alley or alleyway, plaza, park, driveway, parking lot or transportation facility, or the doorways and entranceways to any building which fronts on any of those places, or a motor vehicle in or on any of those places, or any property owned by the town.
- (B) For the purposes of this section, a *KNOWN UNLAWFUL DRUG USER*, *POSSESSOR OR SELLER* is a person who has, within the knowledge of the arresting

officer, been convicted in any court within this state in the past ten years of any violation involving the use, possession or sale of any of the substances referred to in the North Carolina Controlled Substances Act, G.S. Ch. 90, Article 5, or has been convicted of any violation of any substantially similar laws of any political subdivision of this state or of any other state or of federal law within the past ten years.

- (C) It shall be unlawful for a person to remain or wander about in a public place for the purpose of violating any subdivision of the North Carolina Controlled Substances Act, G.S. Ch. 90, Article 5. Circumstances that may be considered in establishing a person's purpose include, without limitation, the following:
- (1) Repeatedly beckoning to, stopping, or attempting to stop passers-by, or repeatedly attempting to engage passers-by in conversation;
 - (2) Repeatedly stopping or attempting to stop motor vehicles;
 - (3) Repeatedly interfering with the free passage of other persons;
 - (4) Such person is a known unlawful drug user, possessor or seller;
- (5) Such person repeatedly passes to or receives from passers-by, whether on foot or in a vehicle, money or objects;
 - (6) Such person takes flight upon the approach or appearance of a police officer;
- (7) Such person is at a location frequented by persons who use, possess or sell drugs; or
- (8) Any vehicle involved is registered to a known unlawful drug user, possessor or seller, or is known to be or have been involved in drug-related activities. (Ord. 14-8, passed 10-9-2014)

■ § 82.41 WEAPONS PROHIBITED ON TOWN PROPERTY.

- (A) Except as provided in division (B) below, all persons are prohibited from possessing weapons as defined in G.S. 14-269 in town-owned buildings, their appurtenant premises, parks and all town-owned property except as defined in division (B) below.
 - (B) This prohibition shall not apply to the following persons:
- (1) Officers and enlisted personnel of the aimed forces of the United States when in discharge of their official duties as such and acting under orders requiring them to carry arms and weapons;
 - (2) Civil officers of the United States while in the discharge of their official duties:
- (3) Officers and soldiers of the militia and the National Guard when called into actual service;
 - (4) Animal control officers while in the discharge of their official duties; and
 - (5) Sworn law enforcement officers;
- (C) A conspicuous notice shall be posted at each entrance to any property set forth above, stating:

"Possession of weapons or carrying a concealed handgun is prohibited."

(D) Any person in violation of this section shall be guilty of a misdemeanor and upon conviction shall be fined \$500 or imprisoned for six months, or both. (Ord. 14-8, passed 10-9-2014)

№ 82.42 SOLICITATION.

- (A) Solicitation of funds, subscription papers or display or sale of merchandise shall be prohibited each work day during the standard time of work then in effect, in offices and work areas in municipal buildings where employees of the town perform work.
- (B) Violation of this section shall constitute a misdemeanor punishable in accordance with G.S. § 14-4.

(Ord. 14-8, passed 10-9-2014)

GRAFFITI

■§ 82.50 DEFINITION.

For the purpose of this subchapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

GRAFFITI. Writings, drawings, inscriptions, figures or marks of paint, ink:, chalk, dye or similar substances on private or public buildings, structures or places which are not authorized or permitted by the property owner or possessor. For the purpose of this subchapter, *GRAFFITI* includes drawing, writings, markings or inscriptions regardless of the content or the nature of materials used in the commission of the act. (Ord. 14-8, passed 10-9-2014)

■§ 82.51 GRAFFITI PROHIBITED.

It shall be unlawful for any person to write, paint, inscribe, scratch, scrawl, spray, place or draw graffiti of any type on any public or private building, structure or any other real or personal property. Any person convicted of a violation of this subchapter shall be fined not less than \$250 for a first offense and \$500 for second and subsequent offenses. (Ord. 14-8, passed 10-9-2014)

№ 82.52 EXEMPTION.

Section 82.51 shall not be construed to prohibit temporary, easily removable chalk or other water-soluble markings on public or private sidewalks, streets or other paved surfaces which are used in connection with traditional children's activities, such as drawings or bases for stickball, kickball, handball, hopscotch or similar activities, nor shall it be construed to prohibit temporary, easily removable chalk or other water soluble markings used in connection with any lawful business or public purpose or activity. (Ord. 14-8, passed 10-9-2014)

■§ 82.53 REMOVAL OF GRAFFITI.

- (A) It shall be unlawful for any person owning property, acting as manager or agent for the owner of property, or in possession or control of property to fail to remove or effectively obscure any graffiti upon such property. Any such person convicted of a violation of this section shall be fined not more than \$100. In determining the fine to be imposed, the court may consider the efforts, if any, taken by the violator to remove or effectively obscure the graffiti during the preceding calendar year.
- (B) The mandatory fine provided in this section shall not apply to a property owner, agent, manager or possessor of property if such property owner, agent, manager or possessor has been victimized two or more times by graffiti within any calendar year and, during such time, has removed or effectively obscured such graffiti from the property in a timely manner.

(Ord. 14-8, passed 10-9-2014)

■§ 82.54 RESTITUTION.

In addition to any other punishment imposed, the court shall order the person convicted of a violation of this subchapter to make restitution to the victim for the damage or loss suffered by the victim as a result of the offense. The court may determine the amount, terms and conditions of the restitution.

(Ord. 14-8, passed 10-9-2014)

■§ 82.55 REMOVAL OF GRAFFITI BY TOWN.

- (A) *Notice*. Whenever the town becomes aware of the existence of graffiti on any property, the town is authorized to remove the graffiti as set forth in this section after giving, or causing to be given, written notice to remove or effectively obscure such graffiti to the property owner, such property owner's agent or manager, or any other person in possession or control of the property. If the town intends to place a lien on the property, as provided in division (B) below, it must also notify all other persons whose names appear on the tax rolls of the county as having an interest in the property. Notice shall be given by personal service or certified mail, except that notice may be given by first class mail to those persons, other than the property owner, whose names appear on the tax rolls of the county as having an interest in the property. All notices shall state the procedure for appeals under this section.
- (B) Costs and liens. If the person owning the property, acting as manager or agent for the owner of the property, or in possession or control of the property fails to remove or effectively obscure the graffiti within 14 days from receipt of the notice described in division (A) above, the town may cause the graffiti to be removed or effectively obscured and charge the property owner, or the property owner's manager or agent, or the person in possession or control of the property, for the expenses incurred by the town in removing the graffiti. The town may sue in a court of competent jurisdiction to recover all such expenses, which shall include, but not be limited to, all administrative personnel costs, attorney fees and costs related to enforcing this section; and/or the town may record a lien in the public records of the county, which lien shall be for all such expenses, and the amount of the lien shall bear interest from the date of recording.
- (C) Appeal procedure. Appeals may be taken to the Board of Commissioners or its designee by the person owning the property, acting as manager or agent for the property, or in possession or control of the property to prevent the removal of any graffiti, within 14 days of having received notice from the town that the graffiti must be removed. Appeals shall be in writing and shall state the reasons for the appeal. If the party filing the appeal requests a hearing, such hearing shall be held at the next scheduled business meeting of the Board of Commissioners. If, on appeal, the Board of Commissioners or its designee determines that the graffiti must be removed, the Board or its designee may set a new deadline date for compliance or authorize the town to proceed to remove or obscure the graffiti. The town shall not remove or obscure any graffiti during the appeal. Further, the Board of Commissioners at its discretion may decide not to place a lien on the property by reason of death, disability and/or mental capacity.
- (D) *Emergency removal*. If the town determines that any graffiti is a danger to the health, safety or welfare of the public and is unable to provide notice by personal service after at least two attempts to do so, then 48 hours after either:
- (1) The mailing of the notice described in division (A) above by certified and first class mail to the person owning the property, acting as agent or manager for the owner of such property, or in possession or control of such property; or
- (2) The posting of the notice in a conspicuous place on the property, the town may remove or cause the graffiti to be removed at its expense.
- (E) *Repair/restoration*. In no case shall the town paint or repair any area obscured by graffiti more extensively than where the graffiti itself is located. The town shall not be required to restore the obscured area to its original condition (i.e., color, texture and the like).

(Ord. 14-8, passed 10-9-2014)

CHAPTER 82: MISCELLANEOUS OFFENSES

Section

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	GENERAL PROVISIONS		
■§ 82. 0	■§ 82.01 FAILURE TO PAY ADMISSION FEE.		

It shall be unlawful for any person to attempt to see any public entertainment for which a fee is charged without paying the admission fee.

(Ord. 14-8, passed 10-9-2014)

■§ 82.02 FAILURE TO PAY FOR AMBULANCE SERVICE.

(A) For the purpose of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning:

AMBULANCE. Any motor vehicle equipped with facilities therein to transport injured or infirm persons, on call or demand, accepting patients and transporting them from one point to another in the town.

CALL or *RUN*. The act of progressing with an ambulance to the scene of need and transporting a patient to his or her destination.

- (B) It shall be unlawful for any person to do the following:
- (1) Obtain or receive ambulance services without intending at the time of obtaining or receiving the services to pay, if financially able, the necessary charges; or
- (2) Knowingly and willfully summon an ambulance or report that an ambulance is needed when the person knows that the services of an ambulance are not needed. (Ord. 14-8, passed 10-9-2014)

■ §§ 82.03—82.09 RESERVED.

OFFENSES AGAINST PROPERTY

№ 82.10 POSTING BILLS.

It shall be unlawful for any person to tack up or post any sign or advertisement on any utility pole, tree or other structure or fixture located on the public right-of-way or state, town- or county-owned property. It shall be unlawful for any person to post any bills, signs or advertisements on any buildings, fences or other property belonging to another without the consent of the owner of such property. Such consent shall be secured in writing and shall be exhibited by the person having the same to any public safety officer on demand.

(Ord. 14-8, passed 10-9-2014)

■§ 82.11 DAMAGING STREETS AND PROPERTY.

No person shall willfully or wantonly damage any of the public bridges, pavements, sidewalks or any of the property belonging to the town, or wantonly pull down or damage in any manner, any fences, gates, signs, awnings, buildings or other property situated in the town, and owned by individuals.

(Ord. 14-8, passed 10-9-2014)

■§ 82.12 DAMAGING PLAYGROUND AND PARK PROPERTY.

- (A) It shall be unlawful for any person to willfully injure any of the playground equipment or property used in connection with the playgrounds, public parks or school grounds of the town, or scar, deface or injure any of the trees or shrubbery of the parks or grounds, or willfully use any of the equipment on the grounds in such a manner as to injure any person.
- (B) It shall be unlawful for any person to throw, discharge or otherwise place or cause to be placed in the waters of any fountain, pool, pond or other body of water in any park, playground or recreation center maintained by the town any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, refuse or other trash. (Ord. 14-8, passed 10-9-2014)

№ 82.13 DAMAGING TREES AND PLANTS.

No person shall willfully, carelessly or negligently damage or destroy any of the shade trees, shrubbery, plants or other growing things belonging to the town without consent of the Board of Commissioners.

■§ 82.14 DEFACING PROPERTY.

It shall be unlawful for any person to mark or deface the walls of any public building or the waiting room of the railroad company, or the paved sidewalk of any street. (Ord. 14-8, passed 10-9-2014)

□§ 82.15 SPITTING, DEFACING WALLS, THROWING REFUSE ON GROUND.

It shall be unlawful to spit on the floor or walls of the post office, courthouse or other public building or deface the walls in any way, or spit on any of the sidewalks of the town or throw trash or refuse on any sidewalk.

(Ord. 14-8, passed 10-9-2014)

NUISANCES

■§ 82.16 NUISANCES ENUMERATED.

The existence of any of the following conditions on any vacant lot, parcel or public right-of-way within the town is declared to be dangerous, or prejudicial to the public health or safety, or detrimental to the economic well-being of the community, and therefore constitutes a public nuisance:

- (A) (1) The uncontrolled growth of noxious weeds or grass to include, but not to be limited to, the following:
 - (a) The growth of weeds or grass to a height of 15 inches;
- (b) The growth of vines (such as kudzu, honeysuckle or similar vines) beyond the banks of a steep incline, in trees or upon other vegetation or upon buildings; or
 - (c) The growth of poisonous plants (poison ivy, poison oak or related vegetation)
- (2) It shall be the duty of every person occupying, owning or having control of property abutting on a street or highway that utilizes a portion of the unused street or highway right-of-way as a yard or any other use, to maintain said right-of-way in the same character and manner as the abutting use. In no event shall the growth of weeds or grasses reach a height of 15 inches between the property line and the vacant adjacent paved roadway, including both swale and sidewalks.
- (B) Any excessive accumulation of animal or vegetable matter. Animal and/or vegetable matter shall be disposed of in a manner suitable for collection by the agent responsible for household waste collection, and shall not be allowed to collect in yards, porches and so forth, except as follows:
- (1) Animal and/or vegetable matter may be deposited in a compost pile or treated as compost, provided same is free of rodents and vermin. If rodents or vermin are present, the compost pile shall be constructed in such a manner as to be rodent free or same shall be removed; and
- (2) Fire wood and/or other useable wood shall be stored in a manner to discourage the harborage of rodents, vermin and/or wood destroying insects.
- (C) Any excessive accumulation of rubbish, trash or junk. Debris and discarded items shall not be allowed to accumulate within the yard or unenclosed porches. Appliances, upholstered furniture and other items not designed as patio or lawn furniture shall not be kept on unenclosed porches visible from a public street or in yard areas;
- (D) The accumulation of stagnant water or conditions which promote the breeding of mosquitoes; and
- (E) Any violation of Chapter 42 of this code. (Ord. 14-8, passed 10-9-2014)

- (A) The Town Administrator or his or her duly appointed agent, upon notice from any person, or upon their own observation, of the existence of any of the conditions described in § 82.16, shall cause to be made by the appropriate town official such investigation as may be necessary to determine whether, in fact, such conditions exist as to constitute a public nuisance as declared in such section.
- (B) Upon a determination that such conditions constituting a public nuisance exist, the Town Administrator or his or her duly appointed agent shall notify, in writing, the owner, occupant or person in possession of the premises in question of the conditions constituting the public nuisance and shall order the prompt abatement thereof within 15 days from the mailing of such written notice excepting violations of § 82.16(E) which shall have ten days from the mailing of such written notice. Upon consultation with the offending party, the public official shall be allowed to use their discretion and allow a reasonable extension of the time to abate the nuisance.
- (C) After being served a second nuisance warning given for the uncontrolled growth of vegetation, the property owner shall keep the growth on that lot under control for the duration of the growing season without any further warning from the town. If the owner shall fail to keep the growth under control for the remainder of the growing season, the town may mow same or seek other remedies without further warning. Wooded lots, or lots where the terrain does not allow use of necessary equipment, shall be exempted from abatement except on lots where equipment may maneuver around trees, bushes and other natural obstructions.

(Ord. 14-8, passed 10-9-2014)

■§ 82.18 ABATEMENT BY TOWN AND RECOVERY OF COSTS THEREOF.

- (A) If any person, having been ordered to abate a public nuisance pursuant to this subchapter, fails, neglects or refuses to abate or remove the condition constituting the nuisance within 15 days from mailing of such order excepting violation of § 82.16(E) which shall have ten days from the mailing of such written notice, the Town Administrator or his or her duly appointed agent shall cause such condition to be removed or otherwise remedied by having employees of the town or a private contractor obtained by the town go upon such premises and remove or otherwise abate such nuisance under the supervision of an officer or employee designated by the Town Administrator. Any person who has been ordered to abate a public nuisance may, within the time allowed by this subchapter, request the town, in writing, to remove such condition, the cost of which shall be paid by the person making such request. The town may, at its option, accept such responsibility and enter written agreement with the property owner to abate such nuisance and agree to payment arrangements.
- (B) The actual cost incurred by the town in removing or otherwise remedying a public nuisance shall be charged to the owner of such lot or parcel of land, and it shall be the duty of the Finance Director to mail a statement of such charges to the owner or other person in possession of such premises, with instruction that such charges are due and payable within 30 days from the receipt thereof. The actual cost incurred, when the owner does not abate the nuisance, shall be established by the Board of Commissioners. Such costs may include an administrative expense.
- (C) If charges for the removal or abatement of a public nuisance are not paid within 30 days after the receipt of a statement of charges, such charges shall become a lien upon the land or premises where the public nuisance existed and shall be collected as unpaid taxes. (Ord. 14-8, passed 10-9-2014)

OFFENSES AGAINST MORALS

№ 82.20 PROFANITY; RIOTOUS CONDUCT.

It shall be unlawful for any person to use profane, indecent or boisterous language, or to behave in a riotous and disorderly manner in any street, alley or other public place. (Ord. 14-8, passed 10-9-2014)

■§ 82.21 MASSAGE OF PRIVATE PARTS FOR HIRE PROHIBITED.

(A) For the purpose of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning.

MASSAGE. The manipulation of body muscle or tissue by rubbing, stroking, kneading or tapping by hand or mechanical device.

PRIVATE PARTS. The penis, scrotum, mons veneris, vulva or vaginal area.

(B) It shall be unlawful for any person to massage or to offer to massage the private parts of another for hire. The provisions of this section shall not apply to licensed medical practitioners, osteopaths, chiropractors or persons operating at their directions, in connection with the practice of medicine, chiropractic or osteopathy. (Ord. 14-8, passed 10-9-2014)

§ 82.22 PUBLIC CONSUMPTION OF MALT BEVERAGES OR UNFORTIFIED WINES PROHIBITED.

It shall be unlawful for any person to consume malt beverages or unfortified wine as defined by G.S. Chapter 18B on property owned or occupied by the town. (Ord. 14-8, passed 10-9-2014)

■§ 82.23 OBSCENE WORDS OR PICTURES, WRITING OR DRAWING ON WALLS; OBSCENE ACTS.

It shall be unlawful for any person to do any obscene act in any public place, or to write obscene language or to make obscene markings or drawings on any public or private buildings, or on the streets or sidewalks. (Ord. 14-8, passed 10-9-2014)

№ 82.24 REGISTERED SEX OFFENDERS BANNED FROM PUBLIC PARKS, RECREATION AREAS AND GREENWAYS.

(A) For the purposes of this section the following definitions shall apply unless the context clearly indicates or otherwise requires a different meaning.

PARKS, RECREATION AREAS AND GREENWAYS. Any town owned, leased or maintained land which is designated by the town as a park, recreation area and/or greenway.

REGISTERED SEX OFFENDER. An individual who is registered by any state or federal agency as a sex offender and whose name is published on any state or federal registered sex offender listing, including, but not limited to, the sex offender registry established in G.S. Chapter 14, Article 27A.

- (B) It shall be unlawful for any person who is a registered sex offender to enter upon any park, recreation area or greenway operated and maintained by the town. Each entry upon such areas, regardless of the time period between such entries, shall constitute a separate offense under this section.
- (C) Any sex offender found to be in violation of division (B) above shall be personally advised that they are banned from entry upon parks, recreation areas and greenways of the town and subject to criminal trespass for repeated violations.

(D) Any sex offender who is found in violation of this section shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$500 per offense or 30 days in jail as set forth in G.S. 14-4.

(Ord. 14-8, passed 10-9-2014)

■ §§ 82.25—82.29 RESERVED.

OFFENSES AGAINST PUBLIC PEACE AND SAFETY § 82.30 BEGGING, PANHANDLING OR SOLICITING CONTRIBUTIONS OR ALMS FOR PERSONAL GAIN.

The intent of this section is to regulate begging, panhandling or soliciting contributions or alms for personal gain from occupants of vehicles and pedestrians within the town. Bona fide members of charitable, religious, civic or fraternal organizations that are considered a charitable non-profit organization as defined by the United States Internal Revenue Service and receive no compensation of any kind for their services are exempt from this section except in regards to the conduct of the person soliciting as described in division (I) of this section:

(A) Definitions: for the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCOSTING ANOTHER PERSON shall be defined as approaching or speaking to someone in such a manner as would cause a reasonable person to fear imminent bodily harm or the commission of a criminal act or damage to property in his or her immediate possession;

To *BEG, PANHANDLE OR SOLICIT CONTRIBUTIONS OR ALMS* shall be defined to include, without limitation, the spoken, written or printed word or such other acts as are conducted in furtherance of the purpose of obtaining contributions or alms.

DIRECT WRITTEN APPEAL shall be defined as begging, panhandling or solicitation by handing to a person or attempting to hand to a person a written solicitation for immediate contributions.

FORCING ONESELF UPON THE COMPANY OF ANOTHER PERSON shall be defined as:

- (1) Continuing to request or solicit contributions in close proximity to the person addressed after that person has responded negatively;
 - (2) Blocking the passage of the person addressed; or
- (3) Otherwise engaging in conduct which reasonably could be understood as intended to force a person to accede to demands.

INTIMIDATE ANOTHER PERSON shall be defined as acting in such a way as would cause a reasonable person to fear bodily harm and therefore to do something he or she would not otherwise have done.

NIGHTTIME shall be defined as the time after sunset and before sunrise.

PUBLIC PLACE shall be defined to include streets, highways and roadways (including the shoulders and medians), sidewalks, alleys and other public property, as well as town-owned and town-controlled property and private property open to the public unless written permission to solicit has been obtained from the property owner or other person in authority.

VOCAL APPEAL shall be defined as begging, panhandling or solicitation of contributions by spoken word or other verbal request. This shall not include the act of performing music with a sign or other indication that a contribution is being sought, without any vocal request other than in response to an inquiry.

(B) No person shall beg, panhandle or solicit contributions for personal gain in a public place without the written permission of the property owner or person of authority.

- (C) No person shall beg, panhandle or solicit contributions in a public place in a manner so as to intimidate another person or by accosting another person, or by forcing oneself upon the company of another person.
- (D) No person shall beg, panhandle or solicit contributions from another person within 50 feet of an entrance or exit of any bank or financial institution or within 50 feet of any automated teller machine.
- (E) No person shall beg, panhandle or solicit contributions in any public vehicle owned or operated by the town or at any station for such vehicle or within six feet of a bus stop sign, bus stop shelter or bus stop bench.
- (F) No person shall beg, panhandle or solicit contributions while sitting or standing on a roadway or the shoulder or median of a roadway.
- (G) No person shall beg, panhandle or solicit contributions in a public place by vocal appeal or direct written appeal during the nighttime without the written permission of the property owner or person of authority.
- (H) This section shall not apply to events conducted on town-owned property that have previously been approved by the Board of Commissioners.
- (I) Any members of charitable, religious, civic or fraternal organizations including persons acting on their behalf shall act in accordance with divisions (C), (D), (E) and (F) of this section. Violations of these sections may result in the penalty as described in division (J) of this section.
- (J) Violation of this section shall constitute a misdemeanor and shall subject the violator to a fine of not more than \$50 or imprisonment for not more than 30 days. (Ord. 14-8, passed 10-9-2014)

№ 82.31 SOLICITING ALMS UNDER PRETEXT OF SELLING MERCHANDISE.

It shall be unlawful for any person to solicit alms in public places by offering for sale any article or merchandise.

(Ord. 14-8, passed 10-9-2014)

■§ 82.32 DISTURBING CHURCH SERVICES.

It shall be unlawful for any number of persons to congregate and remain on the outside of any church or other place of public worship to the annoyance, disturbance or inconvenience of the people worshipping on the inside. (Ord. 14-8, passed 10-9-2014)

■§ 82.33 DISTURBING PUBLIC MEETINGS.

It shall be unlawful for any person to disturb any public meeting, place of public entertainment or amusement or to disturb such a place by loud talking, whistling, using indecent language or in any other unseeming manner, or to willfully obstruct the entrance way to the meeting or willfully impede the ingress or egress of those seeking to attend or depart from such a place in the town.

(Ord. 14-8, passed 10-9-2014)

■§ 82.34 FIREARMS AND FIREWORKS.

- (A) It shall be unlawful for any person to fire off or discharge any firearms, without first obtaining a permit from the Public Safety Department, except that a public safety officer in the discharge of his or her duty shall be exempt from this section.
- (B) It shall be unlawful for any person to shoot with a bow and arrow, or to shoot missiles of any description from slings, spring guns or instruments of any kind.

№ 82.35 PLAYING GAMES IN STREETS.

It shall be unlawful for any person to play ball in any manner or engage in any game of any land calculated to damage glass windows or other property on the public streets or alleys within the town.

(Ord. 14-8, passed 10-9-2014)

■§ 82.36 SOLICITING SUBSCRIPTIONS ON STREETS.

It shall be unlawful for any person to solicit newspaper, magazine or map subscriptions on the streets of the town.

(Ord. 14-8, passed 10-9-2014)

§ 82.37 RESTRICTION ON USE OF COASTERS, ROLLER SKATES.

No person on roller skates or riding in any coaster, toy vehicle or similar device, shall go upon any roadway, other than a street set aside as a play street, unless it be while crossing a street at a crosswalk or intersection. (Ord. 14-8, passed 10-9-2014)

■§ 82.38 SOUND LEVELS REGULATED.

- (A) (1) Subject to the provisions of this section, it shall be unlawful for any person or persons to make, permit, continue or cause to be made or create any unreasonably loud, disturbing and unnecessary noise in the town, with the exception of construction work done pursuant to a federal, state, county or town contract which requires work to be performed during certain hours. Construction work under these conditions shall be exempt from the provisions of this section.
- (1) For the purposes of this section, the following definitions shall apply: **DISTURBING.** Noise which is perceived by a person of ordinary sensibilities as interrupting the normal peace and calm of the area.

UNNECESSARY. Any excessive or unusually loud sound or any sound which is of such character, intensity and duration as to disturb the peace and quiet of any neighborhood or which disturbs, injures or endangers the comfort, repose, health, peace or safety of any person, and being a type of sound which could be lessened or otherwise controlled by the maker without unduly restricting his or her conduct.

UNREASONABLY LOUD. Noise which is substantially incompatible with the time and location where created to the extent that it creates an actual or imminent interference with peace or good order.

- (2) In determining whether a noise is unreasonably loud, disturbing and unnecessary, the following factors incident to such noise are to be considered: time of day; proximity to residential structures; whether the noise is recurrent, intermittent or constant; the volume and intensity; whether the noise has been enhanced in volume or range by any type of electronic or mechanical means; the character and zoning of the area; whether the noise is related to the normal operation of a business or other labor activity; whether the noise is subject to being controlled without unreasonable effort or expense to the creator thereof.
- (B) The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of this section but this enumeration shall not be deemed to be exclusive:
- (1) *Blowing horns*. The sounding of any horn, whistle or signal device on any automobile, motorcycle, bus or other vehicle or railroad train, except as a danger signal

or as required by law, so as to create any unreasonable, loud or harsh sound or the sounding of such device for an unnecessary and unreasonable period of time;

- (2) Radios, stereos and the like. The playing of any radio, television set, record player, stereo or other sound reproduction system, musical instrument or sound-producing or sound-amplifying device on the premises of any dwelling, hotel or motel room, in such manner or with such volume, particularly but not limited to the hours between 11:00 p.m. and 7:00 a.m., if the sound generated is audible at a distance of 30 feet or more from the dwelling's property line, or, in the case of a hotel or motel room, the unit's most outer boundary wall;
- (2.1) Sound-producing equipment in vehicles. The playing of any radio, cassette player, compact disc, video tape or disc, or other similar device for reproducing sound located on or in any motor vehicle on a public street, highway, within any public vehicular area, or on the premises of a private residence, if the sound generated or noise vibration there from is audible or can be felt at a distance of 30 feet or more from the radio, cassette player, compact disc, video tape or disc, or other similar device that is producing the sound;
- (3) *Pets*. The keeping of any animal or bird, which, by causing frequent or long continued noise, shall disturb the comfort and repose of any person in the vicinity;
- (4) *Use of vehicles*. The use of any automobile, motorcycle, dirt bike, go-cart, recreational vehicle or any other vehicle so out of repair, so loaded or operated in such manner as to create loud or unnecessary grating, grinding, rattling, screeching of tires or other noise;
- (5) *Blowing whistles*. The blowing of any steam whistle attached to any stationary boiler except as a warning of danger;
- (6) Exhaust discharge. The discharge into the open of the exhaust of any steam engine, stationary internal combustion engine or motor vehicle, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom;
- (7) Compressed air devices. The use of any mechanical device operated by compressed air unless the noise created thereby is effectively muffled and reduced;
- (8) Building operations. The erection (including excavation), demolition, alteration or repair of any building in a residential district between the hours of 9:00 p.m. and 7:00 a.m. of any day or in any district other than a residential district between the horns of 11:00 p.m. and 7:00 a.m. of any day, except in the case of urgent necessity in the interest of public safety and then only with a permit from the Town Administrator or his or her designee, which permit may be renewed for a period of three days or less while the emergency continues;
- (9) *Noises near schools and the like*. The creation of any excessive noise on any street adjacent to any school, institution of learning, library or court while the same is in session, or adjacent to any hospital, or any church during services, which unreasonably interferes with the operation or activities of such institution;
- (10) Loading and unloading operations. The creation of a loud and excessive noise in connection with loading or unloading any vehicle or the opening or destruction of bales, boxes, crates and containers;
- (11) *Bells and gongs*. The sounding of any bell or gong which disturbs the quiet or repose of persons in the vicinity thereof;
- (12) *Noises to attract attention*. The use of any drum, loudspeaker or other instrument for the purpose of attracting attention by creation of noise to any performance, show, sale, display or advertisement of merchandise;
- (13) *Blowers, engines*. The operation of any noise-creating blower, power fan or any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise emitting therefrom is sufficiently muffled and the engine is equipped with a muffler device sufficient to deaden such noise, so that the

same shall not cause annoyance to the public nor unreasonably disturb the rest and quiet of persons on adjacent premises or within the vicinity thereof;

- (14) Appliances and other mechanical devices. The operation of any noise-producing appliance or other mechanical device which, due to operational deficiencies, malfunction or other type of disrepair, causes loud and excessive noises in such a manner as to unreasonably annoy the public or disturb the rest and quiet of persons on adjacent premises or within the vicinity thereof; and
 - (15) Loudspeakers of amplifiers.
- (a) It is prohibited within or from any commercial establishment or private entertainment or recreational venue to allow any loudspeaker or other mechanically-amplified device to be played so that the sound there from may be heard at a distance of 30 feet or more from the facility's property line, between the hours of 12:00 a.m. (midnight) and 7:00 a.m.
- (b) In the exercise of noncommercial free speech, loudspeakers or amplifiers may be used, subject to the following conditions: it shall be unlawful for any person to speak into a loudspeaker or amplifier within the corporate limits of the town, when such loudspeaker or amplifier is so adjusted that the voice of the speaker is amplified to the extent that it is audible at a distance in excess of 150 feet from the person speaking.
- (C) Enforcement: where there is a violation of any provision of this section, the town, at its discretion, may take one or more of the following enforcement actions:
- (1) A public safety officer may issue a citation as provided herein, subjecting the violator to a civil penalty of \$100;
- (2) The civil penalties imposed by this section and the proceeds therefrom as collected by payment, civil action or otherwise, shall belong to the town and shall be paid into the General Fund of the town under such conditions as prescribed by the annual budget; and
- (3) In the alternative, pursuant to G.S. § 14-4, a violation of this section may be considered a misdemeanor. Such a misdemeanor is punishable by a fine of not more than \$500 or imprisonment designated for a Class 3 misdemeanor.
- (D) Each separate day of a continued violation shall be a separate and distinct offense and shall give rise to a separate and distinct penalty. (Ord. 14-8, passed 10-9-2014)

■§ 82.39 RESERVED.

№ 82.40 LOITERING FOR THE PURPOSE OF ENGAGING IN DRUG-RELATED ACTIVITY.

- (A) For the purposes of this section, *PUBLIC PLACE* means any street, sidewalk, bridge, alley or alleyway, plaza, park, driveway, parking lot or transportation facility, or the doorways and entranceways to any building which fronts on any of those places, or a motor vehicle in or on any of those places, or any property owned by the town.
- (B) For the purposes of this section, a **KNOWN UNLAWFUL DRUG USER**, **POSSESSOR OR SELLER** is a person who has, within the knowledge of the arresting officer, been convicted in any court within this state in the past ten years of any violation involving the use, possession or sale of any of the substances referred to in the North Carolina Controlled Substances Act, G.S. Ch. 90, Article 5, or has been convicted of any violation of any substantially similar laws of any political subdivision of this state or of any other state or of federal law within the past ten years.
- (C) It shall be unlawful for a person to remain or wander about in a public place for the purpose of violating any subdivision of the North Carolina Controlled Substances Act, G.S. Ch. 90, Article 5. Circumstances that may be considered in establishing a person's purpose include, without limitation, the following:

- (1) Repeatedly beckoning to, stopping, or attempting to stop passers-by, or repeatedly attempting to engage passers-by in conversation;
 - (2) Repeatedly stopping or attempting to stop motor vehicles;
 - (3) Repeatedly interfering with the free passage of other persons;
 - (4) Such person is a known unlawful drug user, possessor or seller;
- (5) Such person repeatedly passes to or receives from passers-by, whether on foot or in a vehicle, money or objects;
 - (6) Such person takes flight upon the approach or appearance of a police officer;
- (7) Such person is at a location frequented by persons who use, possess or sell drugs; or
- (8) Any vehicle involved is registered to a known unlawful drug user, possessor or seller, or is known to be or have been involved in drug-related activities. (Ord. 14-8, passed 10-9-2014)

№ 82.41 WEAPONS PROHIBITED ON TOWN PROPERTY.

- (A) Except as provided in division (B) below, all persons are prohibited from possessing weapons as defined in G.S. 14-269 in town-owned buildings, their appurtenant premises, parks and all town-owned property except as defined in division (B) below.
 - (B) This prohibition shall not apply to the following persons:
- (1) Officers and enlisted personnel of the aimed forces of the United States when in discharge of their official duties as such and acting under orders requiring them to carry arms and weapons;
 - (2) Civil officers of the United States while in the discharge of their official duties;
- (3) Officers and soldiers of the militia and the National Guard when called into actual service;
 - (4) Animal control officers while in the discharge of their official duties; and
 - (5) Sworn law enforcement officers;
- (C) A conspicuous notice shall be posted at each entrance to any property set forth above, stating:

"Possession of weapons or carrying a concealed handgun is prohibited."

(D) Any person in violation of this section shall be guilty of a misdemeanor and upon conviction shall be fined \$500 or imprisoned for six months, or both. (Ord. 14-8, passed 10-9-2014)

№ 82.42 SOLICITATION.

- (A) Solicitation of funds, subscription papers or display or sale of merchandise shall be prohibited each work day during the standard time of work then in effect, in offices and work areas in municipal buildings where employees of the town perform work.
- (B) Violation of this section shall constitute a misdemeanor punishable in accordance with G.S. § 14-4.

(Ord. 14-8, passed 10-9-2014)

■ §§ 82.43—82.49 RESERVED.

GRAFFITI

№ 82.50 DEFINITION.

For the purpose of this subchapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

GRAFFITI. Writings, drawings, inscriptions, figures or marks of paint, ink:, chalk, dye or similar substances on private or public buildings, structures or places which are not authorized or permitted by the property owner or possessor. For the purpose of this

subchapter, *GRAFFITI* includes drawing, writings, markings or inscriptions regardless of the content or the nature of materials used in the commission of the act. (Ord. 14-8, passed 10-9-2014)

■§ 82.51 GRAFFITI PROHIBITED.

It shall be unlawful for any person to write, paint, inscribe, scratch, scrawl, spray, place or draw graffiti of any type on any public or private building, structure or any other real or personal property. Any person convicted of a violation of this subchapter shall be fined not less than \$250 for a first offense and \$500 for second and subsequent offenses. (Ord. 14-8, passed 10-9-2014)

■§ 82.52 EXEMPTION.

Section 82.51 shall not be construed to prohibit temporary, easily removable chalk or other water-soluble markings on public or private sidewalks, streets or other paved surfaces which are used in connection with traditional children's activities, such as drawings or bases for stickball, kickball, handball, hopscotch or similar activities, nor shall it be construed to prohibit temporary, easily removable chalk or other water soluble markings used in connection with any lawful business or public purpose or activity. (Ord. 14-8, passed 10-9-2014)

№ 82.53 REMOVAL OF GRAFFITI.

- (A) It shall be unlawful for any person owning property, acting as manager or agent for the owner of property, or in possession or control of property to fail to remove or effectively obscure any graffiti upon such property. Any such person convicted of a violation of this section shall be fined not more than \$100. In determining the fine to be imposed, the court may consider the efforts, if any, taken by the violator to remove or effectively obscure the graffiti during the preceding calendar year.
- (B) The mandatory fine provided in this section shall not apply to a property owner, agent, manager or possessor of property if such property owner, agent, manager or possessor has been victimized two or more times by graffiti within any calendar year and, during such time, has removed or effectively obscured such graffiti from the property in a timely manner.

(Ord. 14-8, passed 10-9-2014)

№ § 82.54 RESTITUTION.

In addition to any other punishment imposed, the court shall order the person convicted of a violation of this subchapter to make restitution to the victim for the damage or loss suffered by the victim as a result of the offense. The court may determine the amount, terms and conditions of the restitution.

(Ord. 14-8, passed 10-9-2014)

■§ 82.55 REMOVAL OF GRAFFITI BY TOWN.

(A) *Notice*. Whenever the town becomes aware of the existence of graffiti on any property, the town is authorized to remove the graffiti as set forth in this section after giving, or causing to be given, written notice to remove or effectively obscure such graffiti to the property owner, such property owner's agent or manager, or any other person in possession or control of the property. If the town intends to place a lien on the property, as provided in division (B) below, it must also notify all other persons whose names appear on the tax rolls of the county as having an interest in the property. Notice shall be given by personal service or certified mail, except that notice may be given by first class mail to those persons, other than the property owner, whose names appear on

the tax rolls of the county as having an interest in the property. All notices shall state the procedure for appeals under this section.

- (B) Costs and liens. If the person owning the property, acting as manager or agent for the owner of the property, or in possession or control of the property fails to remove or effectively obscure the graffiti within 14 days from receipt of the notice described in division (A) above, the town may cause the graffiti to be removed or effectively obscured and charge the property owner, or the property owner's manager or agent, or the person in possession or control of the property, for the expenses incurred by the town in removing the graffiti. The town may sue in a court of competent jurisdiction to recover all such expenses, which shall include, but not be limited to, all administrative personnel costs, attorney fees and costs related to enforcing this section; and/or the town may record a lien in the public records of the county, which lien shall be for all such expenses, and the amount of the lien shall bear interest from the date of recording.
- (C) Appeal procedure. Appeals may be taken to the Board of Commissioners or its designee by the person owning the property, acting as manager or agent for the property, or in possession or control of the property to prevent the removal of any graffiti, within 14 days of having received notice from the town that the graffiti must be removed. Appeals shall be in writing and shall state the reasons for the appeal. If the party filing the appeal requests a hearing, such hearing shall be held at the next scheduled business meeting of the Board of Commissioners. If, on appeal, the Board of Commissioners or its designee determines that the graffiti must be removed, the Board or its designee may set a new deadline date for compliance or authorize the town to proceed to remove or obscure the graffiti. The town shall not remove or obscure any graffiti during the appeal. Further, the Board of Commissioners at its discretion may decide not to place a lien on the property by reason of death, disability and/or mental capacity.
- (D) *Emergency removal*. If the town determines that any graffiti is a danger to the health, safety or welfare of the public and is unable to provide notice by personal service after at least two attempts to do so, then 48 hours after either:
- (1) The mailing of the notice described in division (A) above by certified and first class mail to the person owning the property, acting as agent or manager for the owner of such property, or in possession or control of such property; or
- (2) The posting of the notice in a conspicuous place on the property, the town may remove or cause the graffiti to be removed at its expense.
- (E) *Repair/restoration*. In no case shall the town paint or repair any area obscured by graffiti more extensively than where the graffiti itself is located. The town shall not be required to restore the obscured area to its original condition (i.e., color, texture and the like).

(Ord. 14-8, passed 10-9-2014)

■§ 90.30 PERMITS REQUIRED; BUILDING PERMIT.

No person shall commence or proceed with: the construction, reconstruction, alteration, repair, movement to another site, removal or demolition of any building or other structure, or any part thereof; the installation, extension or general repair of any plumbing system; the installation, extension, alteration or general repair of any heating or cooling equipment system; or the installation, extension, alteration or general repair of any electrical wiring, devices, appliances or equipment without first securing from the Inspection Division each permit required by the North Carolina State Building Codes and other state or local law or local ordinance or regulation applicable to the work, such that the standards of state law are adhered to.

(Ord. 14-9, passed 10-9-2014)

- (A) Written application shall be made for all permits required by this chapter, and shall be made on forms provided by the Inspection Division.
- (B) The application shall be made by the owner of the building or structure affected or by his or her authorized agent or representative, and, in addition to other information as may be required by the appropriate inspector to enable him or her to determine whether the permit applied for should be issued, shall show the following:
 - (1) Name, residence and business address of owner;
 - (2) Name, residence and business of authorized representative or agent, if any; and
- (3) Name and address of the contractor, if any, together with evidence that he or she has obtained a certificate from the appropriate state licensing board for such contractors, if a certificate is required for the work involved in the permit for which application is made.

(Ord. 14-9, passed 10-9-2014)

■§ 90.32 PLANS AND SPECIFICATIONS.

Where plans and specifications are required, an approved copy of the same shall be kept at the work site until all construction has been completed and approved by the appropriate inspector.

(Ord. 14-9, passed 10-9-2014)

■§ 90.33 LIMITATIONS ON ISSUANCE OF PERMITS.

- (A) No building permit shall be issued for any building or structure, the estimated total cost of which is more than \$30,000, unless the work is to be performed by a licensed general contractor.
- (B) No building permit shall be issued for any building or structure, other than a oneor two-family dwelling, the estimated total cost of which is more than \$90,000, unless the plans bear the state seal of a registered design professional.
- (C) Where any provisions of the General Statutes of North Carolina or of any ordinance requires that work be done by a licensed specialty contractor of any kind, no permit for the work shall be issued unless it is to be performed by the licensed specialty contractor.
- (D) Where detailed plans and specifications are required by this chapter, no building permit shall be issued unless the plans and specifications have been provided. (Ord. 14-9, passed 10-9-2014)

№ 90.34 ISSUANCE OF PERMIT.

When proper application for a permit has been made, and the appropriate inspector is satisfied that the application and the proposed work comply with the provisions of this chapter and the appropriate regulatory codes, he or she shall issue the permit, upon payment of the proper fee or fees as hereafter provided. (Ord. 14-9, passed 10-9-2014)

■ § 90.35 REVOCATION OF PERMITS.

The appropriate inspector may revoke and require the return of any permit by notifying the permit holder in writing, stating the reason for the revocation. Permits shall be revoked for any material departure from the approved application, plans or specifications; for refusal or failure to comply with proper orders of the inspector; for refusal or failure to comply with requirements of this chapter and the appropriate regulatory codes; or for false statements or misrepresentations made in securing the permit.

№ 90.36 TIME LIMITATIONS ON VALIDITY OF PERMITS.

All permits issued under this chapter shall expire six months after the date of issuance if the work authorized by the permit has not been commenced. If after commencement, the work is discontinued for a period of 12 months, the permit therefor shall immediately expire. No work authorized by any permit which has expired shall thereafter be performed until a new permit has been secured, pursuant to G.S. § 160A-418. (Ord. 14-9, passed 10-9-2014)

■§ 90.37 CHANGES IN WORK.

After a permit has been issued, changes or deviations from the terms of the application and permit, or changes or deviations from the plans or specifications involving any work under the jurisdiction of this chapter or of any regulatory code adopted herein, shall not be made until specific written approval of the changes or deviations has been obtained from the appropriate inspector.

(Ord. 14-9, passed 10-9-2014)

■§ 90.38 PERMIT FEES, INSPECTION FEES.

- (A) *Permit fees*. Fees for permits shall be based on the total estimated cost of the proposed work, including all subcontracts if any, but in no case shall the total estimated cost be less than the market value of similar completed work in the town as determined by the appropriate inspector or inspectors. Permit fees shall be as established by the Board of Commissioners and filed in the office of the Building Inspector.
- (B) *Inspection fees*. Building permit fees for the construction, alteration or addition of buildings shall be based upon the total cost of the general construction, alteration or addition. The term *TOTAL COST OF CONSTRUCTION* shall mean the greater amount of a bona fide bid price, duly authenticated of the general construction, alteration or addition or a sum equal to the product of the number of square feet of the general construction, alteration or addition multiplied by the multiple in the schedule of fees adopted.
- (C) Demolition fees and sureties. Demolition permit fees for the demolition of an existing building shall be \$200 and shall require the posting of a letter of credit or surety bond in the amount of 10% of the tax value listed by the Brunswick County Tax Assessor. Such surety shall be payable to the town for the removal and disposal of the demolished or partial demolished structure and callable in the event of non-performance by the demolition contractor. Sureties may not be partially drawn down, but released only when the structure including all appurtenances thereto are completely removed from the lot and the lot is restored to a natural planted state.

(Ord. 14-9, passed 10-9-2014; Am. Ord. 17-5, passed 3-9-2017)

INCHAPTER 91: UNIFIED DEVELOPMENT ORDINANCE

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PURPOSE AND APPLICABILITY

№ 91.01 TITLE.

This chapter shall be known and may be cited as the Carolina Shores Unified Development Ordinance, hereinafter referred to as the Unified Development Ordinance. (Ord. eff. 9-6-2012, § 1.1)

■§ 91.02 AUTHORITY.

- (A) Zoning provisions enacted herein are under the authority of G.S. §§ 160A-381 to 160A-392, which extends to towns/cities the authority to enact regulations which promote the health, safety, morals or the general welfare of the community. It is further authorized under G.S. § 160A-382 which authorizes cities to regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. This section further authorizes the establishment of overlay districts in which additional regulations may be imposed upon properties that lie within the boundary of the district. The statutes also require that all such regulations shall be uniform for each class or type of building throughout each district, but that the regulations in one district may differ from those in other districts.
- (B) Subdivision provisions enacted herein are under the authority of G.S. § 160A-372 which provide for the coordination of streets within proposed subdivisions with existing or planned street and with other public facilities, the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision, or alternatively, for the provision of funds to be used to acquire recreation areas serving residents of more than one neighborhood in the immediate area, and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding.
- (C) This UDO, which combines zoning and subdivision authority, is further enacted under § 1 of SL 2005-418, a revision to G.S. § 160A-363. (Ord. eff. 9-6-2012, § 1.2)

№ 91.03 PURPOSE.

This Unified Development Ordinance and Zoning Map are made in accordance with a Comprehensive Plan and is designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, parks and other public requirements; to control development of flood prone areas and regulate stormwater runoff/discharge; to regulate signs; and to establish proceedings for the subdivision of land. The regulations have been made with reasonable consideration, among other things, as to the character of the jurisdiction and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdiction.

(Ord. eff. 9-6-2012, § 1.3)

■§ 91.04 APPLICABILITY.

- (A) Jurisdiction.
- (1) The regulations set forth in this Unified Development Ordinance shall apply to all property within the town limits, extraterritorial jurisdiction and within the various zoning districts as designated on the Official Zoning Map, as established in §§ 91.70 through 91.75, Zoning Districts.

- (2) Except as hereinafter provided, no building or structure shall be erected, moved, altered or extended, and no land, building or structure or part thereof shall be occupied or used unless in conformity with the regulations specified for the district in which it is located
 - (B) Exemptions.
- (1) These regulations shall not apply to any land or structure for which, prior to the effective date hereof, there is a properly approved site specific plan as required by the requirements previously adopted or previously approved vested rights in accordance with G.S. § 160A-385.1. Any preliminary or final subdivision plat approvals required for such approved or exempted site specific plans shall be conducted in accordance with the requirements of the previous Zoning Ordinance or Subdivision Ordinance.
- (2) In accordance with G.S. § 160A-392, the Town of Carolina Shores UDO applies to state- owned lands only when a building is involved.
- (3) The following are not included within the definition of a subdivision (as provided in Appendix A), and are not subject to the regulations of this Unified Development Ordinance:
- (a) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the municipality as shown on its subdivision regulations;
- (b) The division of land into parcels greater than ten acres where no street right-of-way dedication is involved;
- (c) The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors; and
- (d) The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the municipality, as shown in its subdivision regulations. (Ord. eff. 9-6-2012, § 1.4)

■§ 91.05 CONFLICTS WITH OTHER REGULATIONS.

In interpreting and applying the provisions of this Unified Development Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, prosperity and general welfare. It is not intended by this Unified Development Ordinance to interfere with, abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this Unified Development Ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, restrictive covenants or agreements, the provisions of this Unified Development Ordinance shall govern. (Ord. eff. 9-6-2012, § 1.5)

■§ 91.06 NORTH CAROLINA STATE BUILDING CODE.

The Town Building Code with appendices and the North Carolina State Building Code are incorporated herein by reference, and serve as the basis for Building Inspector authority to regulate building construction. This Unified Development Ordinance is not intended to conflict with or supersede the North Carolina State Building Code regulations.

(Ord. eff. 9-6-2012, § 1.6)

■§ 91.07 SEVERABILITY.

If any section or specific provision or standard of this Unified Development Ordinance or any regulating district boundary arising from it is found by a court to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision, standard or district boundary of these regulations except the provision in question. The other portions of these regulations not affected by the decision of the court shall remain in full force and effect.

(Ord. eff. 9-6-2012, § 1.7)

■§ 91.08 INTERPRETATION.

- (A) Responsibility. In the event that any question arises concerning the application of regulations, performance standards, definitions, development criteria or any other provision of the UDO, the UDO Administrator shall be responsible for interpretation and shall look to the Unified Development Ordinance for guidance. Responsibility for interpretation by the UDO Administrator shall be limited to standards, regulations and requirements of the UDO, but shall not be construed to include interpretation of any technical codes adopted by reference in the UDO, and shall not be construed as overriding the responsibilities given to any commission, board, building inspector or town officials named in other sections or articles of the UDO.
 - (B) Permitted uses.
- (1) If a use is not specifically listed in any of the districts listed in this Unified Development Ordinance, then the UDO Administrator shall have the authority to interpret in which district the use, if any, should be permitted.
- (2) If the UDO Administrator rejects a proposal for a use that is not clearly disallowed in a particular district, then the UDO Administrator shall:
 - (a) Ensure that the citizen is provided with a copy of the interpretation in writing;
- (b) Inform the citizen of the right to appeal the decision to the Board of Adjustment; and
- (c) Assist with the development of a proposed zoning text change for consideration by the Planning Board and Board of Commissioners allowing policy-makers to determine whether the proposed use should be an allowable use in the district or not. Financial responsibility for a proposed zoning text change shall be on the applicant.
- (C) *Delegation of authority*. Unless otherwise specified in the UDO, the identification of certain officials, including the UDO Administrator, Town Administrator, Town Attorney or any other town official to perform a task or carry out a specific responsibility, shall also include the designee of such official.
 - (D) Computation of time.
- (1) Unless otherwise specifically provided, the time within which an act is to be done shall be computed by excluding the first and including the last day. If the last day is a Saturday, Sunday or legal holiday, that day shall be excluded. When the period of time prescribed is less than seven days, intermediate Saturdays, Sundays and holidays shall be excluded.
- (2) Unless otherwise specifically provided, whenever a person has the right or is required to do some act within a prescribed period after the service of a notice and the notice or paper is served by mail (certified mail/return receipt requested), three days shall be added to the prescribed period.

(Ord. eff. 9-6-2012, § 1.8)

\$ 91.09 IDENTIFICATION OF OFFICIAL ZONING MAP.

(A) The Zoning Map shall be identified by the signature of the Mayor attested by the Town Clerk and bearing the seal of the town under the following words: "This is to certify that this is the Official Zoning Map of the Unified Development Ordinance,

Carolina Shores, North Carolina," together with the date of the adoption of this Unified Development Ordinance and most recent revision date.

- (B) If, in accordance with the provisions of this Unified Development Ordinance, changes are made in district boundaries or other items portrayed on the Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Board of Commissioners, with an entry on the Official Zoning Map denoting the date of amendment, description of amendment and signed by the Town Clerk. No amendment to this Unified Development Ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said Map.
- (C) No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Unified Development Ordinance and state law. Any unauthorized change of whatever kind by any person shall be considered a violation of this Unified Development Ordinance and punishable as provided under § 91.12.
- (D) Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the office of the Town Clerk, shall be the final authority as to the zoning status of land and water areas, buildings and other structures in the town.
- (E) In the event the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret, the Board of Commissioners may by resolution adopt a new Official Zoning Map which shall supersede the prior zoning map. The new Official Zoning Map may correct drafting errors or other errors or omissions in the prior Official Zoning Map, but no correction shall have the effect of amending the original Official Zoning Map, or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor attested by the Town Clerk, and bearing the seal of the town under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced), as part of the Unified Development Ordinance, Carolina Shores, North Carolina."
- (F) Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved together with all available records pertaining to its adoption or amendment. (Ord. eff. 9-6-2012, § 1.9)

№ 91.10 ZONING MAP INTERPRETATION.

Where uncertainty exists with respect to the boundaries of any district shown on the Zoning Map, the following rules shall apply:

- (A) *Use of property lines*. Where district boundaries are indicated as approximately following street lines, alley lines and lot lines, such lines shall be construed to be such boundaries. Where streets, highways, railroads, watercourses and similar areas with width are indicated as the district boundary, the actual district boundary line shall be the centerline of such area.
- (B) *Use of the scale*. In unsubdivided property or where a zone boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shall be determined by use of the scale appearing on the Map.
- (C) *Vacated or abandoned streets*. Where any street or alley is hereafter officially vacated or abandoned, the zoning regulations applicable to each parcel of abutting property shall apply to the centerline of such abandoned street or alley.
- (D) *Board of Adjustment*. In case any further uncertainty exists, the Board of Adjustment shall interpret the intent of the Map as to location of such boundaries. (Ord. eff. 9-6-2012, § 1.10)

■§ 91.11 CERTIFICATE OF ZONING COMPLIANCE.

Refer to § 91.62(G), Development Review Process. (Ord. eff. 9-6-2012, § 1.11)

■ § 91.12 VIOLATION OF UDO REGULATIONS.

- (A) Complaints regarding violations. Whenever the UDO Administrator receives a written, signed complaint alleging a violation of the Unified Development Ordinance, he or she shall investigate the complaint, take whatever action is warranted, and inform the complainant in writing what actions will be taken.
- (B) *Persons liable for violations*. The owner, tenant or occupant of any building or land or part thereof and any architect, builder, contractor, agent or other person who participates in, assists, directs, creates or maintains any situation that is contrary to the requirements of this Unified Development Ordinance may jointly and/or independently be held responsible for the violation and suffer the penalties and be subject to the remedies herein provided.
 - (C) Procedures upon discovery of violations.
- (1) If the UDO Administrator finds that any provision of this Unified Development Ordinance is being violated, he or she shall send a written notice to the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. Additional written notices may be sent at the UDO Administrator's discretion.
- (2) The final written notice (and the initial written notice may be the final notice) shall state what action the UDO Administrator intends to take if the violation is not corrected and shall advise that the UDO Administrator's decision or order may be appealed to the Board of Adjustment in accordance with § 91.53(A).
- (3) Notwithstanding the foregoing, in cases when delay would seriously threaten the effective enforcement of the Unified Development Ordinance or pose a danger to the public health, safety or welfare, the UDO Administrator may seek enforcement without prior written notice by invoking any of the penalties or remedies authorized in division (D) below.
 - (D) Penalties and remedies for violations.
- (1) Violations of the provisions of this Unified Development Ordinance or failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with grants of variances or conditional use permits shall be punishable by a civil penalty in accordance with a fee schedule as established by resolution of the Board of Commissioners filed in the office of the Town Clerk (see § 91.34). If the offender fails to pay this penalty within ten days after being cited for a violation, the penalty may be recovered by the town in a civil action in the nature of debt.
- (2) This Unified Development Ordinance may also be enforced by any appropriate equitable action.
- (3) Each day that any violation continues after notification by the UDO Administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section. Separate notices will not be provided for each violation.
- (4) Any one, all or a combination of the foregoing penalties and remedies may be used to enforce this Unified Development Ordinance.
 - (E) Permit revocation.
- (1) Any permit issued under this Unified Development Ordinance may be revoked by the permit-issuing authority (in accordance with the provisions of this section) if the permit recipient fails to:

- (a) Develop or maintain the property in accordance with the plans submitted, the requirements of this Unified Development Ordinance or any additional requirements lawfully imposed by the permit-issuing board; or
 - (b) The permit was issued based on erroneous information.
- (2) Before permits other than conditional use may be revoked, the UDO Administrator shall give the permit recipient ten days' notice of intent to revoke the permit, shall inform the recipient of the alleged reasons for the revocation and of his or her right to obtain an informal hearing on the allegations, and shall comply with the notice and hearing requirements set forth in § 91.53(E) and (F). If the permit is revoked, the UDO Administrator shall provide to the permittee a written statement of the decision and the reasons therefor. Appeals may be made to the Board of Adjustment as provided for in § 91.53(A).
- (3) No person may continue to make use of land or building in the manner authorized by any permit issued under this Unified Development Ordinance after such permit has been revoked in accordance with this Unified Development Ordinance. (Ord. eff. 9-6-2012, § 1.12)

■§ 91.13 EFFECTIVE DATE.

These regulations shall become effective on September 6, 2012. (Ord. eff. 9-6-2012, § 1.13)

■ §§ 91.14—91.19 RESERVED.

GENERAL REGULATIONS

■§ 91.20 APPLICABILITY OF GENERAL REGULATIONS.

The following general regulations of this subchapter shall apply in all situations unless otherwise indicated.

(Ord. eff. 9-6-2012, § 2.1)

■§ 91.21 REDUCTION OF LOT AND YARD AREAS PROHIBITED.

No yard or lot existing at the time of passage of this Unified Development Ordinance shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Unified Development Ordinance shall meet at least these minimum requirements.

(Ord. eff. 9-6-2012, § 2.2)

■§ 91.22 STREET ACCESS.

No building shall be erected on a lot which does not abut a street or have access to a public right-of- way. A building(s) may be erected adjoining a parking area or dedicated open space which has access to a street used in common with other lots. (Ord. eff. 9-6-2012, § 2.3)

■§ 91.23 RELATIONSHIP OF BUILDING TO LOT.

Every building hereafter erected, moved or structurally altered, shall be located on a lot and in no case shall there be more than one principal building and its customary accessory buildings on the lot except in the case of a designed complex of professional, residential or commercial buildings in an appropriate zoning district, i.e., school campus, apartments, condominiums, shopping center and industrial park. Detached garages and carports must meet the same setback requirements as the principal building, just as if they were attached.

(Ord. eff. 9-6-2012, § 2.4)

■§ 91.24 REQUIRED YARDS NOT TO BE USED BY BUILDING.

The minimum yards or other open spaces required by this Unified Development Ordinance for each and every building shall not be encroached upon or considered as meeting the yard and open space requirements of any other building. (Ord. eff. 9-6-2012, § 2.5)

■§ 91.25 LOT REQUIREMENTS/DIMENSIONS.

- (A) Insofar as practical, side lot lines which are not right-of-way lines shall be at right angles to straight street lines or radial to curved street lines.
- (B) Every lot shall have sufficient area, dimensions and street access to permit a principal building to be erected thereon in compliance with all lot size and dimensions, yard space, setback and other requirements of this Unified Development Ordinance.
- (C) The location of required front, side and rear yards on irregularly shaped lots shall be determined by the UDO Administrator. The determination will be based on the spirit and intent of this Unified Development Ordinance to achieve an appropriate spacing and location of buildings and structures on individual lots. (Ord. eff. 9-6-2012, § 2.6)

SP 91.26 STREET INTERSECTION SIGHT VISIBILITY TRIANGLE.

- (A) The land adjoining a street intersection or egress to a street from off-street parking areas shall be kept clear of obstructions to protect the visibility and safety of motorists and pedestrians.
- (B) On a corner lot, nothing shall be erected, placed or allowed to grow in a manner so as materially to impede vision between a height of three feet and ten feet in a triangular area formed by a diagonal line between two points on the right-of-way lines, 20 feet from where they intersect.
- (C) A clear view shall be maintained on corner lots from three to ten feet in vertical distance.

(Ord. eff. 9-6-2012, § 2.7)

№ § 91.27 NO USE OR SALE OF LAND OR BUILDINGS EXCEPT IN CONFORMITY WITH UNIFIED DEVELOPMENT ORDINANCE PROVISIONS.

- (A) Subject to §§ 91.110 through 91.116 of this Unified Development Ordinance (Nonconforming Situations), no person may use, occupy or sell any land or buildings or authorize or permit the use, occupancy or sale of land or buildings under his or her control except in accordance with all of the applicable provisions of this Unified Development Ordinance.
- (B) For purposes of this section, the *USE* or *OCCUPANCY* of a building or land relates to anything and everything that is done to, on or in that building or land. (Ord. eff. 9-6-2012, § 2.8)

■§ 91.28 HEIGHT LIMITATION EXCEPTIONS.

Church steeples, chimneys, belfries, water tanks or towers, fire towers, flag poles, spires, wireless and broadcasting towers, monuments, cupolas, domes, antennas (except satellite dish antennas) and similar structures and necessary mechanical appurtenances are not subject to the height limit regulations contained in this Unified Development Ordinance.

(Ord. eff. 9-6-2012, § 2.9)

■§ 91.29 LOT SIZE WITHOUT ALL PUBLIC UTILITIES.

All lots not served by public or community sewer and/or water shall meet the minimum lot size requirements established by the Brunswick County Health Department. (Ord. eff. 9-6-2012, § 2.10)

■§ 91.30 PROPERTY DEDICATED FOR PRIVATE USE.

Any property dedicated for private ownership, including, but not limited to, property owners' association ownership, for any use permitted by this Unified Development Ordinance is not the maintenance responsibility of the town. (Ord. eff. 9-6-2012, § 2.11)

■§ 91.31 TEMPORARY BUILDINGS.

- (A) No temporary building will be constructed in the town zoning jurisdiction for commercial or residential use.
- (B) However, temporary buildings may be authorized upon issuance of a temporary certificate of occupancy by the Building Inspector under the following circumstances:
- (1) As a facility for use as a sales office during development of a subdivision. Such, however, must be located on the property of the subdivision;
- (2) As a construction site office, storage area; provided, however, such is located on the construction site and is not used for residential purposes;
- (3) As a site for temporary residence under circumstances where a residence has been destroyed by fire or an act of God; provided, however, that there is clear intent to rebuild the destroyed property in compliance with §§ 91.110 through 91.116, Nonconforming Situations. Such, however, does not include use of a temporary residence during the initial development of a residential property; and
- (4) As a temporary facility in connection with town activities or other civic uses which shall be authorized by the UDO Administrator. (Ord. eff. 9-6-2012, § 2.12)

■§ 91.32 BUSINESS USES OF MANUFACTURED HOMES AND TRAILERS.

No manufactured home or trailer shall be used in any manner for business or commercial purposes except when used for a sales office on a manufactured home sales lot or when used as a temporary use in accordance with the following requirements:

- (A) Mobile offices.
- (1) Mobile offices may be used on a temporary basis for such purposes as construction offices, blood mobiles, book mobiles and traveling museums. However, such uses must obtain a temporary occupancy permit from the UDO Administrator for UDO compliance if the use is to last more than 48 hours at one site.
- (2) Mobile offices may also be used for other office or business purposes in cases where the permanent structure has been destroyed through no fault of the owner or tenant. A temporary occupancy permit must be obtained before the use of the mobile office is initiated. This occupancy permit shall be valid for a specified period of time while reconstruction takes place not to exceed six months and may be renewed no more than once.
- (B) *Manufactured homes*. Temporary use of a manufactured home as a residence shall be permitted in any residential district in cases where the permanent home has been destroyed through no fault of the owner or tenant. A temporary occupancy permit must be obtained from the UDO Administrator for UDO compliance before the use of the manufactured home is initiated. This occupancy permit shall be valid for a specified period of time not to exceed six months while reconstruction takes place and may be renewed no more than once.

(Ord. eff. 9-6-2012, § 2.13)

■§ 91.33 PERMIT TO CONSTRUCT DRIVEWAY REQUIRED.

No person shall construct, reconstruct or repair any driveway within the town right-of-way without first obtaining from the UDO Administrator a zoning permit to do so. Such person shall construct, reconstruct and repair such driveway under the supervision of the UDO Administrator, and in accordance with town standards. All driveway improvements constructed in a public right-of-way are the responsibility of the adjacent property owner(s). The town may remove or alter such improvements at its discretion. Minor repairs, such as sealing and patching of cracks, may be exempted by the UDO Administrator.

(Ord. eff. 9-6-2012, § 2.14)

■§ 91.34 FEES.

- (A) Reasonable fees sufficient to cover the costs of administration, inspection, publication of notice and similar matters may be charged to applicants for all permits issued under this Unified Development Ordinance, subdivision plat approval, site plan approval, zoning amendments, variances, changes to Unified Development Ordinance text and map, and other administrative relief. The amount of the fees charged shall be as set forth in the town's budget or as established by resolution of the Board of Commissioners filed in the office of the Town Clerk.
- (B) Fees established in accordance with division (A) above shall be paid upon submission of a signed application or notice of appeal. (Ord. eff. 9-6-2012, § 2.15)

■§§ 91.35—91.39 RESERVED.

ADMINISTRATIVE/LEGISLATIVE AUTHORITY

■§ 91.40 UDO ADMINISTRATOR.

- (A) The UDO Administrator, to be designated by the Board of Commissioners, is hereby authorized and it shall be his or her duty to enforce the provisions of this Unified Development Ordinance. This official shall have the right to enter upon any premises regulated by this Unified Development Ordinance at any reasonable time necessary to carry out his or her duties. It is the intention of this Unified Development Ordinance that all questions arising in connection with enforcement and interpretation shall be presented first to the UDO Administrator. Appeal from his or her decision maybe made to the Board ofAdjustment. The UDO Administrator may be assisted by other town staff and volunteers in performing the duties herein.
- (B) In administering the provisions of this Unified Development Ordinance, the UDO Administrator shall:
- (1) Make and maintain records of all applications for permits, conditional uses, special uses and requests listed herein, and records of all permits issued or denied, with notations of all special conditions or modifications involved;
- (2) File and safely keep copies of all plans submitted, and the same shall form a part of the records of his or her office and shall be available for inspection at reasonable times by any interested party;
- (3) Transmit to the Planning Board, Board of Commissioners and/or the Board of Adjustment all applications and plans for which their review and approval is required;
- (4) Review and approve minor site plans, minor subdivisions, engineering drawings and final plats; and
- (5) Conduct inspections of premises and, upon finding that any of the provisions of this Unified Development Ordinance are being violated, notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the

action necessary to correct it. The UDO Administrator shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or of additions, alterations or structural changes thereto which are not compliant with the UDO; discontinuance of any illegal work being done; or shall take any other action authorized by this Unified Development Ordinance to ensure compliance with or to prevent violation of its provisions.

- (C) In addition, the UDO Administrator shall have the following duties:
- (1) Prepare a report of his or her recommendations for the Planning Board, Board of Adjustment or Board of Commissioners as may be required;
 - (2) Provide administrative interpretations of the UDO;
- (3) Provide nonconformity determinations, including expansions of nonconforming uses and structures;
 - (4) Review and approve zoning compliance applications;
 - (5) Review and approve applications for temporary uses, including special events;
- (6) Conduct concept meetings with applicants for development approval as necessary or appropriate;
- (7) Maintain the Official Zoning Map and the public records of the Planning Board and Board of Adjustment;
 - (8) Perform site inspections; and
- (9) Appoint volunteers as necessary to aid in administration of the UDO. (Ord. eff. 9-6-2012, § 3.1)

■§ 91.41 CONFLICTS OF INTEREST.

Members of the Board of Commissioners, Planning Board and Board of Adjustment must act in the public interest and not to advance their own financial interests. A member of an elected board, Planning Board or Board of Adjustment may not vote on an UDO action where there is a potential financial conflict of interest. If the outcome of the vote is "reasonably likely to have a direct, substantial and readily identifiable financial impact" on the member, the member must not vote on it. If a Planning Board or Board of Adjustment makes special use, conditional use, variance, appeal or interpretation decisions, they must not participate in the discussion or voting if they have a personal bias, a predetermined opinion on the matter, a close family or business tie to a party, or a financial interest in the outcome. When a member is disqualified for a conflict of interest, that member must not participate in the hearing in any way, neither asking questions, nor debating, nor voting on the case. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

(Ord. eff. 9-6-2012, § 3.2)

■§ 91.42 PLANNING BOARD.

- (A) *Authority*. The Planning Board of the town is created pursuant to G.S. § 160A-361.
- (B) *Purpose*. The Planning Board shall act in an advisory capacity to the Board of Commissioners in the matter of guiding and accomplishing a coordinated and harmonious development of the area within the town jurisdiction.
 - (C) Membership.
- (1) Generally. The Planning Board shall consist of five members and two alternates. Four of the members and the alternates shall be residents of the town and shall be appointed by the Town Board of Commissioners; provided, however, one of the alternates may reside in the ETJ. The initial terms shall be three years for two members and the two alternates, and two years for the remaining two members. All terms shall be three years thereafter. The term of the member appointed by the County Commissioners

pursuant to division (C)(2) below shall be three years. Vacancies occurring for reasons other than expiration of term shall be filled by the Town Board of Commissioners as they occur for the period of the unexpired term. Members may be removed from office by the Town Board of Commissioners for neglect of duty, failure to attend three consecutive meetings, or failure to attend 75% of the meetings. A written statement of the reasons for removal shall be filed with the Town Clerk at the time of removal.

- (2) County resident member. The remaining one member shall be a resident of Brunswick County who resides outside the town but within the extraterritorial jurisdiction of the town and shall be appointed by the Brunswick County Board of Commissioners. If a vacancy occurs for reasons other than expiration of term, it shall be filled by the County Board of Commissioners for the period of the unexpired term. The member may be removed from office for reasons previously cited. However, if such were to occur, a written statement of the reasons for removal shall be requested from the County Board of Commissioners by the Town Board of Commissioners at the time of removal. Note for information: a transitional period will be required to adjust to this new membership requirement.
- (3) *Jurisdiction and voting*. The member appointed by the County Board of Commissioners shall have equal rights, privileges and duties with the other members of the Planning Board in all matters pertaining to the regulation of both the extraterritorial area and the areas within the corporate limits. Majority of the sitting members of the Planning Board shall constitute a quorum for the taking of any official action.
 - (4) Operational procedures.
- (a) The Planning Board shall elect a Chairperson and a Vice-Chairperson, and create and fill such other offices as it may deem necessary.
- (b) The term of the Chairperson and other offices shall be one year, with eligibility for re-election. The election shall be held the first regular meeting in January, or as soon thereafter as possible.
- (c) Proceedings of the Planning Board shall be conducted in accord with *Robert's Rules of Order* or other rules as may be adopted by the Planning Board.
- (d) A record shall be maintained of its members' attendance and of its resolutions, discussions, findings and recommendations which shall be a public record.
- (e) The Planning Board shall hold publicly-advertised meetings as necessary to conduct business, and all of its meetings shall be open to the public.
- (f) Majority of the sitting members of the Planning Board shall constitute a quorum for taking any official action.
- (g) To recommend to the Board of Commissioners the approval or disapproval of major site plans and major subdivisions in accordance with § 91.63.
- (5) *General powers and duties.* The general powers and duties of the Planning Board (with prior approval by the Board of Commissioners) are:
- (a) To make studies of the area within its jurisdiction and present recommendations to the Board of Commissioners;
- (b) To determine objectives to be sought in the development of the study area and present recommendations to the Board of Commissioners;
 - (c) To prepare and recommend plans for achieving these objectives;
- (d) To prepare and from time to time amend and revise a comprehensive and coordinated plan for the physical, social and economic development of the area and present recommendations to the Board of Commissioners for consideration:
- 1. The Comprehensive Plans, with the accompanying maps, plats, charts and descriptive matter, shall show the Planning Board's recommendation to the Board of Commissioners for the development of the area, including, among other things, the general location, character and extent of streets, bridges, boulevards, parkways, playgrounds, squares, parks and aviation fields; and other public ways, grounds and open

spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, power, gas, sanitation, transportation, communication and other purposes; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, buildings, grounds, open spaces, properties, utilities or terminals; and

- 2. The Comprehensive Plans and any ordinances or other measures to effectuate the plans shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the town and its environs which will, in accordance with present and future needs, best promote health, safety and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, the wise and efficient expenditure of public funds, and the adequate provision of public utilities, services and other public requirements. Should also require stormwater management certification.
- (e) To prepare and recommend ordinances promoting orderly development along lines indicated in the Comprehensive Plan and advise concerning proposed amendments of such ordinances;
- (f) To determine whether proposed developments conform to the principles and requirements of the Comprehensive Plan for the growth and improvement of the area and ordinances adopted in furtherance of such plan;
- (g) To approve major site plans and major subdivisions in accordance with § 91.63;
- (h) To keep the Board of Commissioners and the general public informed and advised as to these matters:
 - (i) To perform any other duties that may lawfully be assigned to it; and
- (j) In order to effectively carry out its powers and duties, the Planning Board is empowered to:
- 1. With prior approval of the Board of Commissioners, gather statistics on past trends and present conditions with respect to population, property values, the economic base of the area and land use; and such other information as is important or likely to be important in determining the amount, direction and kind of development within the town's jurisdiction and its various parts;
- 2. With prior approval by the Board of Commissioners, make, cause to be made, or obtain special studies on the location, the condition and the adequacy of specific facilities, which may include, but are not limited to, studies of housing; commercial and industrial facilities; recreation area; public facilities; and traffic and parking facilities; and
- 3. Develop committees comprised of Planning Board members dedicated to participate in any areas of study, ordinance development or for any other specific purpose within the Planning Board's jurisdiction. Such committees shall be responsible to the Planning Board and shall be advisory in nature. The development/appointment of any other committees will require prior approval by the Board of Commissioners.
- (6) Miscellaneous powers and duties. The Planning Board shall have the authority to promote public interest in the understanding of its recommendations, plans, reports and other materials. With prior approval of the Board of Commissioners, the Planning Board may publish and distribute copies of materials and may employ other means of publicity and education as it deems necessary.
- (7) Zoning amendments. The Planning Board may initiate from time to time proposals for amendments of the UDO and Zoning Map, based upon its studies and plans. It shall review and make recommendations to the Board of Commissioners concerning all proposed amendments to the UDO and Zoning Map.

- (8) Subdivision regulations. The Planning Board shall review, from time to time, the existing regulations for the control of land subdivision in the area and submit to the Board of Commissioners its recommendations, if any, for the revision of these regulations.
- (9) *Public hearings*. The Planning Board may conduct such public hearings as may be required to gather information necessary for the drafting, establishment and maintenance of the plans. Before recommending any such plans to the Board of Commissioners, the Planning Board may hold a public hearing thereon in accordance with §§ 91.50 through 91.56.
- (10) Annual report. The Planning Board may each year submit in writing to the Board of Commissioners a report of its activities, and an analysis of the expenditures to date for the current fiscal year; and shall submit to the Board of Commissioners for budget consideration its requested budget of funds needed for operation during the ensuing fiscal year.

(Ord. eff. 9-6-2012, § 3.3; Am. Ord. 15-2, passed 3-5-2015)

■§ 91.43 BOARD OF ADJUSTMENT.

- (A) Membership. The Board of Adjustment shall consist of five members (also concurrent members of the Planning Board) and two alternates. Four members and the alternates shall be residents of the town and shall be appointed by the Town Board of Commissioners; provided, however, one of the alternates may reside in the extraterritorial jurisdiction (ETJ). One member shall be appointed by the County Board of Commissioners and shall be a resident of the ETJ. The initial terms for members appointed by the Town Board of Commissioners shall be three years for two members and the two alternates, and two years for the remaining two members. The term of the member appointed by the County Commissioners shall also be three years. All terms shall be three years thereafter. All members of the Board of Adjustment, and alternates (when sitting in the absence of a member), shall have equal voting rights in all matters being considered by the Board of Adjustment. Members of the Board of Adjustment and alternates serving at the time of adoption of this Unified Development Ordinance shall continue in office until such time as the terms of their office expire or action is taken to remove as described in division (A)(2) below. Vacancies occurring for reasons other than expiration of terms shall be filled by the Board of Commissioners (in the case of the ETJ member, by the County Board of Commissioners), as such may occur and for the period of the unexpired term. (Note for information: a transitional period will be required to adjust to this new membership requirement.)
- (1) *Conditions*. All members wishing to sit on the Board of Adjustment shall attend a scheduled seminar on the statutory powers and duties of the Zoning Board of Adjustment.
- (2) *Removal*. Members may be removed from office by the Board of Commissioners for just cause, including neglect of duty. A written statement of the reasons for removal shall be filed with the Town Clerk at the time of removal.
- (3) *Officers*. The Board of Adjustment shall elect a Chairperson and a Vice Chairperson from its membership and such other officers as the Board of Adjustment deems best.
- (4) *Meetings*. Meetings of the Board of Adjustment shall be held at the call of the Chairperson and at such other times as the majority of the Board of Adjustment may determine. All meetings of the Board of Adjustment shall be open to the public. The Board of Adjustment shall keep minutes of its procedures, showing the vote of each member upon each question, or, if absent or failing to vote, an indication of such fact; and final disposition of appeals shall be taken, all of which shall be of public record.

- (B) *Powers and duties*. The Board of Adjustment shall have the following powers and duties:
- (1) To hear and decide requests for variances and appeals of decisions of administrative officials charged with enforcement of this Unified Development Ordinance. As used in this section, the term *DECISION* includes any final and binding order, requirement or determination. The Board of Adjustment shall follow quasi-judicial procedures when deciding appeals and requests for variances. The Board shall hear and decide all matters upon which it is required to pass under any statute or ordinance that regulates land use or development;
- (2) To make interpretations of the Official Zoning Map and to pass upon disputed questions of lot lines or district boundary lines and similar questions as arise in the administration of the Unified Development Ordinance; and
 - (3) Any other matter the Board is required to act upon by any other city ordinance.
- (C) Rules of procedure. The Board of Adjustment shall adopt rules of procedure for the conduct of its affairs and in keeping with the provisions of this Unified Development Ordinance. Such rules of procedure shall not be effective until approved by the Board of Commissioners. All meetings held by the Board of Adjustment shall be held in accordance with G.S. Chapter 143A, Article 33 B, or as may be amended. The Board shall keep minutes of its proceedings suitable for review in court showing:
- (1) The factual evidence presented to the Board of Adjustment by all parties concerned;
- (2) The findings of fact and the reasons for the determinations by the Board of Adjustment; and
- (3) The vote of each member, or if absent or failing to vote, indicating such fact, all of which shall be public record and be filed with the office of the Town Clerk.
- (D) Conflicts on quasi-judicial matters. A member of the Board of Adjustment or any other body exercising quasi-judicial functions pursuant to this Unified Development Ordinance shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote, rule on the objection.
- (E) Quorum and voting. The concurring vote of four-fifths of the members of the Board of Adjustment shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. For the purposes of this section, vacant positions on the Board of Adjustment and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the Board of Adjustment for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

(Ord. eff. 9-6-2012, § 3.4)

■§§ 91.44—91.49 RESERVED.

LEGISLATIVE/QUASI-JUDICIAL PROCEDURES

S 91.50 AMENDMENT/REZONING PROCEDURES.

(A) *Procedure.* The Board of Commissioners may amend, supplement or change the text of this Unified Development Ordinance and Zoning Map following review and

recommendation of the Planning Board according to the procedures established in this subchapter.

- (B) Action by applicant. The following action shall be taken by the applicant.
- (1) Proposed changes or amendments may be initiated by the Board of Commissioners, Planning Board or by one or more interested parties.
- (2) An application for any change or amendment shall contain a description and statement of the present and proposed zoning regulation or district boundary to be applied, the names and addresses of the applicant, the owner of the parcel of land involved in the change if different from the applicant, and all adjacent property owners as shown on the Brunswick County tax listing. The applicant shall have approval of all owner(s) of the property included in the application. Five copies of such application shall be filed with the UDO Administrator not later than 20 calendar days prior to the Planning Board meeting at which the application is to be considered.
- (3) When a proposed amendment is initiated by individuals or parties other than the Board of Commissioners or Planning Board, a fee established by the Board of Commissioners shall be paid to the town for each application for an amendment to cover the necessary administrative costs and advertising.
- (C) Action by the Planning Board. The Planning Board shall advise and comment on whether the proposed text amendment or map amendment is consistent with the adopted Comprehensive Plan and any other applicable officially adopted plans. The Planning Board shall provide a written recommendation with staff report to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners. The statement of consistency must specifically state why the proposed amendment is consistent or inconsistent with the Comprehensive Plan.
- (D) Action by the Board of Commissioners. Action to consider a rezoning petition, including the scheduling of a public hearing, will be at the discretion of the Board of Commissioners.
- (1) Notice and public hearings zoning text amendment. No amendment shall be adopted by the Board of Commissioners until after public notice and hearing. Notice of such a public hearing shall be published once a week for two successive calendar weeks in a local newspaper of general circulation in the town.
 - (2) Notice and public hearings zoning map amendment.
- (a) In any case where the Board of Commissioners will consider a change in the zoning classification of a parcel of land, notice of the proposed petition or application shall be mailed by first class mail to the owner of that parcel of land and all abutting property owners as shown on the Brunswick County tax listing at the last addresses listed for such property owners on the Brunswick County tax abstracts. The party applying for the change in zoning classification shall submit the following material with the request for rezoning; the application shall be considered incomplete without such material:
- 1. A list of names of owners, their addresses and the tax parcel numbers of the property involved in the change and the properties immediately adjacent to the property of the request, including the property owners directly opposite the proposed request but separated by a street right-of-way, as shown on the Brunswick County tax listing; and
- 2. Two sets of plain, letter sized envelopes equal in number to the above list of names shall be furnished by the applicant. Both sets of envelopes are to be unsealed, stamped and addressed for mailing to the adjacent property owners as shown on the Brunswick County tax listing, and bear the return address of the town.
- (b) At least ten but no more than 25 calendar days prior to the date of the meeting at which the Board of Commissioners will consider the request for rezoning, the Town

Clerk shall mail a letter of notification in the supplied envelopes containing a description of the request and the time, date and location of the public hearing. Additionally, the site proposed for rezoning or an adjacent public right-of-way shall be posted with a notice of the public hearing not less than ten calendar days prior to the Board of Commissioners meeting at which the rezoning is to be considered. When multiple parcels are included in a proposed zoning map amendment, a posting of each individual site is not required, but the town shall post sufficient notices to provide reasonable notice to interested persons. The Town Clerk shall certify to the Board of Commissioners that such notices have been made and such certification shall be deemed conclusive in the absence of fraud.

- (c) The first class mail notice required under divisions (D)(2)(a) and (D)(2)(b) above shall not be required if the zoning map amendment directly affects more than 50 properties, owned by a total of at least 50 different property owners, and the town elects to use the expanded published notice. In this instance, the town may elect to either make the mailed notice provided for in this section or may as an alternative elect to publish a notice of the hearing as required by G.S. § 160A-364, but provided that each advertisement shall not be less than one-half of a newspaper page in size. The advertisement shall only be effective for property owners who reside in the area of general circulation of the newspaper which publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent Brunswick County property tax listing for the affected property, shall be notified according to the provisions of divisions (D)(2)(a) and (D)(2)(b) above.
- (3) Recommendations of Planning Board. Before an item is placed on the consent agenda to schedule a public hearing, the Planning Board's recommendation and staff report on each proposed zoning amendment must be received by the Board of Commissioners. If no recommendation is received from the Planning Board within 60 days from the date when submitted to the Planning Board, the petitioner may take the proposal to the Board of Commissioners without a recommendation from the Planning Board.
- (a) No member of the Board of Commissioners shall vote on any zoning map amendment or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member.
- (b) Prior to adopting or rejecting any zoning amendment, the Board of Commissioners shall adopt a statement describing whether the action is consistent with the adopted Comprehensive Plan and any other applicable officially adopted plans and explaining why the Board of Commissioners considers the action taken to be reasonable and in the public interest. The statement of consistency must specifically state why the proposed amendment is consistent or inconsistent with the Comprehensive Plan. The Planning Board and staff recommendations must be recorded in the Board of Commissioners minutes of the meeting at which Board action was taken.
- (c) The Board of Commissioners shall adopt a statement of reasonableness for all small scale re-zonings as defined by the state statutes.
- (4) Citizen comments. Zoning ordinances may from time to time be amended, supplemented, changed, modified, or repealed. If any resident or property owner in the town submits a written statement regarding a proposed amendment, modification, or repeal to a zoning ordinance to the Clerk to the Board at least two business days prior to the proposed vote on such change, the Clerk to the Board shall deliver such written statement to the Board of Commissioners. If the proposed change is the subject of a quasi-judicial proceeding under G.S. § 160A-388, the Clerk shall provide only the names and addresses of the individuals providing written comment, and the provision of such names and addresses to all members of the Board of Commissioners shall not disqualify any member of the Board from voting.

- (5) Statement of consistency. Prior to adopting or rejecting any zoning text and/or map amendment, the Board of Commissioners shall adopt a statement describing whether its action is consistent with an adopted Comprehensive Plan and explaining why the Board of Commissioners considers the action taken to be reasonable and in the public interest. This statement is not subject to judicial review.
- (E) *Withdrawal of application*. An applicant may withdraw his or her application at any time by written notice to the UDO Administrator and may resubmit at a subsequent date in compliance with the submittal schedule contained herein. (Ord. eff. 9-6-2012, § 4.1; Am. Ord. 16-1, passed 4-7-2016)

■§ 91.51 ESTABLISHMENT OF VESTED RIGHTS.

The Board of Commissioners may establish a zoning vested right upon the approval of a site specific development plan in accordance with the requirements of G.S. § 160A-385.1.

(Ord. eff. 9-6-2012, § 4.2)

■§ 91.52 MORATORIUM.

The town may adopt temporary moratoria on any town development approval required by North Carolina General Statutes in accordance with G.S. § 160A-381. (Ord. eff. 9-6-2012, § 4.3)

■§ 91.53 APPEALS, VARIANCES AND INTERPRETATIONS.

- (A) Appeals.
- (1) Any person who has standing under G.S. § 160A-393(d) or the town may appeal a decision to the Board of Adjustment. An appeal is taken by filing a notice of appeal with the Town Clerk. The notice of appeal shall state the grounds for the appeal. A notice of appeal shall be considered filed with the Town Clerk when delivered to the Town Hall, and the date and time of filing shall be entered on the notice by the town staff.
- (2) The official who made the decision shall give written notice to the owner of the property that is the subject of the decision and to the party who sought the decision, if different from the owner. The written notice shall be delivered by personal delivery, electronic mail or by first-class mail.
- (3) The owner or other party shall have 30 days from receipt of the written notice within which to file an appeal. Any other person with standing to appeal shall have 30 days from receipt from any source of actual or constructive notice of the decision within which to file an appeal.
- (4) It shall be conclusively presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision," or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least ten days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an Unified Development Ordinance provision to the contrary, posting of signs shall not be required.
- (5) The official who made the decision shall transmit to the Board of Adjustment all documents and exhibits constituting the record upon which the action appealed from is taken. The official shall also provide a copy of the record to the appellant and to the owner of the property that is the subject of the appeal if the appellant is not the owner.
- (6) An appeal of a notice of violation or other enforcement order stays enforcement of the action appealed from, unless the official who made the decision certifies to the Board of Adjustment after notice of appeal has been filed that because of the facts stated

in an affidavit, a stay would cause imminent peril to life or property or because the violation is transitory in nature, a stay would seriously interfere with enforcement of the Unified Development Ordinance. In that case, enforcement proceedings shall not be stayed except by a restraining order, which may be granted by the Superior Court of Brunswick County. If enforcement proceedings are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the Board of Adjustment shall meet to hear the appeal within 15 days after such a request is filed. Notwithstanding the foregoing, appeals of decisions granting a permit or otherwise affirming that a proposed use of property is consistent with the Unified Development Ordinance shall not stay the further review of an application for permits or permissions to use such property; in these situations, the appellant may request and the Board may grant a stay of a final decision of permit applications or building permits affected by the issue being appealed.

- (7) Subject to the provisions of division (A)(6) above, the Board of Adjustment shall hear and decide the appeal within a reasonable time.
- (8) The official who made the decision shall be present at the hearing as a witness. The appellant shall not be limited at the hearing to matters stated in the notice of appeal. If any party or the town would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the Board shall continue the hearing. The Board of Adjustment may reverse or affirm (wholly or partly) or may modify the decision appealed from and shall make any order, requirement, decision or determination that ought to be made. The Board shall have all the powers of the official who made the decision.
- (9) When hearing an appeal pursuant to G.S. § 160A-400.9(e) or any other appeal in the nature of certiorari, the hearing shall be based on the record below and the scope of review shall be as provided in G.S. § 160A-393(k).
- (10) The parties to an appeal that has been made under this division (A) may agree to mediation or other forms of alternative dispute resolution.
 - (B) Variances.
- (1) An application for a variance shall be submitted to the Board of Adjustment by filing a copy of the application with the UDO Administrator. Applications shall be handled in the same manner as applications for permits.
- (2) When unnecessary hardships would result from carrying out the strict letter of the Unified Development Ordinance, the Board of Adjustment shall vary any of the provisions of the Unified Development Ordinance upon a showing of all of the following.
- (a) Unnecessary hardship would result from the strict application of the Unified Development Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (b) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- (c) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (d) The requested variance is consistent with the spirit, purpose and intent of the Unified Development Ordinance, such that public safety is secured, and substantial justice is achieved.
- (3) No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this division (B).

- (4) The nature of the variance and any conditions attached to it shall be entered on the face of the zoning permit, or the zoning permit may simply note the issuance of the variance and refer to the written record of the variance for further information. All such conditions are enforceable in the same manner as any other applicable requirement of this Unified Development Ordinance.
 - (C) Interpretations.
- (1) The Board of Adjustment is authorized to interpret the Zoning Map and to act upon disputed questions of lot lines or district boundary lines and similar questions. If such questions arise in the context of an appeal from a decision of the UDO Administrator, they shall be handled as provided in division (A) above.
- (2) An application for a map interpretation shall be submitted to the Board of Adjustment by filing a standard town appeal form with the UDO Administrator. The application shall contain sufficient information to enable the Board of Adjustment to make the necessary interpretation.
- (3) Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the rules of interpretation as specified in § 91.10 shall be applied. Where uncertainties continue to exist after application of the above rules, appeal may be taken to the Board of Adjustment as provided in division (A) above of this Unified Development Ordinance.
- (4) Interpretations of the location of floodway and floodplain boundary lines may be made by the UDO Administrator as provided in §§ 91.120 through 91.129.
- (D) Requests to be heard expeditiously. As provided in §§ 91.40 through 91.43, the Board of Adjustment shall hear and decide all applications, appeals, variance requests and requests for interpretations, including map boundaries, as expeditiously as possible, consistent with the need to follow regularly established agenda procedures, provide notice in accordance with division (F) below, and obtain the necessary information to make sound decisions.
 - (E) Hearing required on appeals, variances and interpretations.
- (1) Before making a decision on an appeal or an application for a variance or interpretation, the Board of Adjustment shall hold a hearing on the appeal or application within 30 days of the submittal of a completed appeal or application.
- (2) Subject to division (E)(3) below, the hearing shall be open to the public and all persons interested in the outcome of the appeal or application shall be given an opportunity to present evidence and arguments. All persons presenting evidence or arguments shall be sworn in by the Chairperson prior to the presentation of any evidence or arguments.
- (3) The Board of Adjustment may place reasonable and equitable limitations on the presentation of evidence and arguments and the cross-examination of witnesses so that the matter at issue may be heard and decided without undue delay.
- (4) The Board of Adjustment may continue the hearing until a subsequent meeting and may keep the hearing open to take additional information up to the point a final decision is made. No further notice of a continued hearing need be published unless a period of six weeks or more elapses between hearing dates.
- (5) The required application fee and all supporting materials must be received by the UDO Administrator before an application is considered complete and a hearing scheduled.
- (F) *Notice of hearing*. The UDO Administrator shall give notice of any hearing required by division (E) above as follows.
- (1) Notice of hearings conducted pursuant to this section shall be mailed to the person or entity whose appeal, application or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel that is the subject of the

hearing; and to any other persons entitled to receive notice as provided by this Unified Development Ordinance. In the absence of evidence to the contrary, the town must rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least ten days, but not more than 25 days, prior to the date of the hearing. Within the same time period, the town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.

- (2) In the case of conditional use permits, notice shall be given to other potentially interested persons by publishing a notice in a newspaper having general circulation in the area one time not less than ten days nor more than 25 days prior to the hearing.
- (3) The notice required by this section shall state the date, time and place of the hearing, reasonably identify the lot that is the subject of the application or appeal, and give a brief description of the action requested or proposed.
 - (G) Burden of proof in appeals and variances.
- (1) When an appeal is taken to the Board of Adjustment in accordance with division (A) above, the UDO Administrator shall have the initial burden of presenting to the Board of Adjustment sufficient evidence and argument to justify the order or decision appealed from. The burden of presenting evidence and argument to the contrary then shifts to the appellant, who shall also have the burden of persuasion.
- (2) The burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth in division (B)(2) above, as well as the burden of persuasion on those issues, remains with the applicant seeking the variance.
- (H) Board of Adjustment action on appeals and variances. The concurring vote of four-fifths of the Board of Adjustment shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. For the purposes of this division (H), vacant positions on the Board and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the Board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.
 - (I) Evidence/presentation of evidence.
- (1) The provisions of this section apply to all hearings for which a notice is required by division (F) above.
- (2) All persons who intend to present evidence to the decision-making board shall be sworn in by the Chairperson. The Chairperson of the Board or any member acting as Chairperson and the Clerk to the Board are authorized to administer oaths to witnesses in any matter coming before the Board. Any person who, while under oath during a proceeding before the Board of Adjustment, willfully swears falsely is guilty of a Class 1 misdemeanor (refer to § 91.21(D)).
- (3) All findings and conclusions necessary to the issuance or denial of the requested permit or appeal (necessary findings) shall be based upon competent, material, and substantial evidence. The term *COMPETENT EVIDENCE*, as used in this division, shall not preclude reliance by the decision-making board on evidence that would not be admissible under the rules of evidence as applied in the trial division of the General Court of Justice if (1) the evidence was admitted without objection or (2) the evidence appears to be sufficiently trustworthy and was admitted under such circumstances that it was reasonable for the decision-making board to reply upon it. The term *COMPETENT EVIDENCE*, as used in this division, shall not be deemed to include the opinion testimony of lay witnesses as to any of the following:
- (a) The use of property in a particular way would affect the value of other property;
- (b) The increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety; and

- (c) Matters about which only expert testimony would generally be admissible under the rules of evidence.
- (4) The entirety of a quasi-judicial hearing and deliberation shall be conducted in open session.
 - (5) Parties to a quasi-judicial hearing have a right to cross-examine witnesses.
- (6) Factual findings must not be based on hearsay evidence which would be inadmissible in a court of law.
- (7) If a member of the decision- making board has prior or specialized knowledge about a case, that knowledge should be disclosed to the rest of the decision-making board and parties at the beginning of the hearing.
- (8) The decision-making board through the Chairperson or, in the Chairperson's absence, anyone acting as the Chairperson may subpoena persons with standing under G.S. § 160A- 393(d) may make a written request to the Chairperson explaining why it is necessary for certain witnesses or evidence to be compelled. The Chairperson shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The Chairperson shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the Chairperson may be appealed to the full decision-making board. If a person fails or refuses to obey a subpoena issued pursuant to this division, the decision-making board or the party seeking the subpoena may apply to the General Court of Justice for an order requiring that its subpoena be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties.
 - (J) Modification of application at hearing.
- (1) In response to questions or comments by persons appearing at the hearing or to suggestions or recommendations by the Board of Adjustment, the applicant may agree to modify his or her application, including the plans and specifications submitted.
- (2) Unless such modifications are so substantial or extensive that the decision-making board cannot reasonably be expected to perceive the nature and impact of the proposed changes without revised plans before it, the decision-making board may approve the application with the stipulation that the permit will not be issued until plans reflecting the agreed upon changes are submitted to the UDO Administrator.

(K) Record.

- (1) A record shall be made of all hearings required by § 91.53(E) and such recordings shall be kept as provided by state law. Minutes shall also be kept of all such proceedings. A transcript may be made, but is not required.
- (2) Whenever practicable, all documentary evidence, including any exhibits, presented at a hearing as well as all other types of physical evidence shall be made a part of the record of the proceedings and shall be kept by the town in accordance with G.S. § 160A-393(I).
- (L) Quasi-judicial decision. The Board shall determine contested facts and make its decision within a reasonable time. Every quasi-judicial decision shall be based upon competent material and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing and reflect the Board's determination of contested facts and their application to the applicable standards. The written decision shall be signed by the Chairperson or other duly authorized member of the Board. A quasi-judicial decision is effective upon filing the written decision with the Clerk to the Board or such other office or official as this Unified Development Ordinance specifies. The decision of the Board shall be delivered by personal delivery, electronic mail or by first-class mail to the applicant, property owner and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective. The person required to provide notice shall certify that proper notice has been made.

(Ord. eff. 9-6-2012, § 4.4; Am. Ord. 16-1, passed 4-7-2016)

■§ 91.54 CONDITIONAL USE PERMITS.

- (A) *Purpose and applicability*. This Unified Development Ordinance provides for a number of uses to be located by right in each general zoning district subject to the use meeting certain area, height, yard, and off-street parking and loading requirements. In addition to these uses, this Unified Development Ordinance allows some uses to be allowed in these districts as a conditional use subject to issuance of a conditional use permit by the Board of Commissioners upon recommendation of the Planning Board. Board of Commissioners consideration of conditional use permits are quasi-judicial decisions. The purpose of having the uses being conditional is to ensure that they would be compatible with surrounding development and in keeping with the purposes of the general zoning district in which they are located and would meet other criteria as set forth in this section. All conditional use permits require some form of a site plan as outlined in § 91.65(D).
 - (B) Application process/completeness.
- (1) The deadline for which a conditional use permit application shall be filed with the UDO Administrator is 20 calendar days prior to the meeting at which the application will be heard. Permit application forms shall be provided by the UDO Administrator. In the course of evaluating the proposed conditional use, the Planning Board or Board of Commissioners may request additional information from the applicant. A request for any additional information may stay any further consideration of the application by the Planning Board or Board of Commissioners.
- (2) No application shall be deemed complete unless it contains or is accompanied by a site plan drawn to scale which complies with the requirements contained in § 91.65(D) and a fee, in accordance with a fee schedule approved by the Board of Commissioners for the submittal of conditional use permit applications.
- (3) One hard copy of the application, and all attachments and maps, for a conditional use permit shall be submitted to the UDO Administrator.
 - (C) Planning Board review and comment.
- (1) The Planning Board may, in its review, suggest reasonable conditions to the location, nature and extent of the proposed use and its relationship to surrounding properties, parking areas, driveways, pedestrian and vehicular circulation systems, screening and landscaping, timing of development, and any other conditions the Planning Board may find appropriate. The conditions may include dedication of any rights-of-way or easements for streets, water, sewer or other public utilities necessary to serve the proposed development.
- (2) The Planning Board shall forward its recommendation to the Board of Commissioners within 45 days of reviewing the application. If a recommendation is not made within 45 days, the application shall be forwarded to the Board of Commissioners without a recommendation from the Planning Board.
- (3) All comments prepared by the Planning Board shall be submitted by a Planning Board representative to the Board of Commissioners as testimony at the public hearing required by this section. This representative of the Planning Board shall be subject to the same scrutiny as other witnesses. Review of the conditional use application by the Planning Board shall not be a quasi-judicial procedure. The Planning Board shall include in its comments a statement as to the consistency of the application with the town's currently adopted Comprehensive Plan. Comments of the Planning Board may be considered with other evidence submitted at the public hearing.
 - (D) Board of Commissioners action.
- (1) Board of Commissioners' consideration of conditional use permits are quasijudicial decisions approved by a simple majority vote. Quasi-judicial decisions must be conducted in accordance with § 91.53(I) through (L). For the purposes of this section,

vacant positions on the Board of Commissioners and members who are disqualified from voting on a quasi-judicial matter shall not be considered "members of the Board" for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

- (2) Once the comments of the Planning Board have been made, or the 45-day period elapses without a recommendation, the Board of Commissioners shall hold a public hearing to consider the application at its next regularly scheduled meeting. A quorum of the Board of Commissioners is required for this hearing. Notice of the public hearing shall be as specified in § 91.53(F).
- (3) In approving an application for a conditional use permit in accordance with the principles, conditions, safeguards and procedures specified herein, the Board of Commissioners may impose reasonable and appropriate conditions and safeguards upon the approval. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Board of Commissioners. Conditions and safeguards imposed under this division shall not include requirements for which the town does not have authority under statute to regulate, nor requirements for which the courts have held to be unenforceable if imposed directly by the town.
- (4) The applicant has the burden of producing competent, material and substantial evidence tending to establish the facts and conditions which division (D)(5) below requires.
- (5) The Board of Commissioners shall issue a conditional use permit if it has evaluated an application through a quasi-judicial process and determined that:
- (a) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;
- (b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the neighborhood;
- (c) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (d) The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
- (e) Adequate utilities, access roads, drainage, parking or necessary facilities have been or are being provided;
- (f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- (g) The conditional use shall, in all other respects, conform to all the applicable regulations of the district in which it is located;
- (h) Public access shall be provided in accordance with the recommendations of the town's land use plan and access plan or the present amount of public access and public parking as exists within the town now. If any recommendations are found to conflict, the system requiring the greatest quantity and quality of public access, including parking, shall govern; and
- (i) The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan.
- (6) Conditions and guarantees: prior to the granting of any conditional use, the Planning Board may recommend, and the Board of Commissioners may require, conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as is deemed necessary for the protection of the

public interest and to secure compliance with the standards and requirements specified above. In all cases in which conditional uses are granted, the Board of Commissioners shall require evidence and guarantees as it may deem necessary as proof that the conditions required in connection therewith are being and will be complied with. The reasons/justifications for conditions must be stated/tied to § 91.54(D)(5).

- (7) In the event that a rezoning is sought in conjunction with a conditional use permit, such deliberation would be legislative in nature and not part of the quasi-judicial process.
- (E) *Effect of approval*. If an application for a conditional use permit is approved by the Board of Commissioners, the owner of the property shall have the ability to develop the use in accordance with the stipulations contained in the conditional use permit, or develop any other use listed as a permitted use for the general zoning district in which it is located.
- (F) *Binding effect*. Any conditional use permit so authorized shall be binding to the property included in the permit unless subsequently changed or amended by the Board of Commissioners.
- (G) Certificate of occupancy. No certificate of occupancy for a use listed as a conditional use shall be issued for any building or land use on a piece of property which has received a conditional use permit for the particular use unless the building is constructed or used, or the land is developed or used, in conformity with the conditional use permit approved by the Board of Commissioners. In the event that only a segment of a proposed development has been approved, the certificate of occupancy shall be issued only for that portion of the development constructed or used as approved.
- (H) Change in conditional use permit. An application to materially change a conditional use permit once it has been issued must first be submitted, reviewed and approved in accordance with divisions (C) and (D) above, including payment of a fee in accordance with the fee schedule approved by the Board of Commissioners.
- (I) *Implementation of conditional use permit.* A conditional use permit, after approval by the Planning Board and Board of Commissioners shall expire six months after the approval date if work has not commenced or in the case of a change of occupancy the business has not opened; however, it maybe, on request, continued in effect for a period not to exceed six months by the UDO Administrator. No further extension shall be added except on approval of the Board of Commissioners. If such use or business is discontinued for a period of 12 months, the conditional use permit shall expire. Any expiration as noted or any violation of the conditions stated on the permit shall be considered unlawful and the applicant will be required to submit a new conditional use application to the appropriate agencies for consideration and the previously approved conditional use permit shall become null and void.

(Ord. eff. 9-6-2012, § 4.5; Am. Ord. 16-1, passed 4-7-2016)

■§ 91.55 REHEARINGS.

When an application involving a quasi-judicial procedure/petition is denied by the Board of Commissioners or Board of Adjustment, reapplication involving the same property, or portions of the same property, may not be submitted unless the petitioner can demonstrate a substantial change in the proposed use, conditions governing the use of the property, or conditions surrounding the property itself. (Ord. eff. 9-6-2012, § 4.6)

Spinson of Particular Decisions.

- (A) Every quasi-judicial decision shall be subject to review by the Superior Court of Brunswick County by proceedings in the nature of certiorari pursuant to state law.
- (B) A petition for review shall be filed with the Brunswick County Clerk of Superior Court by the later of 30 days after the decision is effective or after a written copy thereof

is given in accordance with § 91.53(L). When first class mail is used to deliver notice, three days shall be added to the time to file the petition.

(C) A copy of the writ of certiorari shall be served upon the town. (Ord. eff. 9-6-2012, § 4.7)

■§§ 91.57—91.59 RESERVED.

DEVELOPMENT REVIEW PROCESS

■§ 91.60 APPLICABILITY.

- (A) The purpose of this subchapter is to establish an orderly process to develop land within the town. It is also the intent of this subchapter to provide a clear and comprehensible development process that is fair and equitable to all interests including the petitioners, affected neighbors, town staff, related agencies, the Planning Board and the Board of Commissioners. Approved plans shall be the guiding documents for final approval and permitting.
- (B) The development review process applies to all development actions within the town except for existing individual lots for single-family detached residential and two-family residential (duplex) development. The provisions of this subchapter shall be applicable for all minor and major subdivisions and minor and major site plans. The UDO Administrator may waive the required development review process only in the following cases when he or she determines that the submission of a development plan in accordance with this subchapter would serve no useful purpose:
 - (1) Accessory structures;
- (2) Any enlargement of a principal building by less than 20% of its existing size provided such enlargement will not result in parking or landscaping improvements; and
- (3) A change in principal use where such change would not result in a change in lot coverage, parking or other site characteristics.
- (C) If a permit applicant submits a permit application for any type of development and a rule or ordinance changes between the time the permit application was submitted and a permit decision is made, the permit applicant may choose which version of the rule or ordinance will apply to the permit.
- (D) The town may enter into a development agreement with a developer for the development of property as provided in this section for developable property of any size, including property that is subject to an executed Brownfields Agreement pursuant to G.S. Chapter 130A, Art. 9, Part 5. Development agreements shall be of a reasonable term specified in this agreement.

(Ord. eff. 9-6-2012, § 5.1; Am. Ord. 16-1, passed 4-7-2016)

■8 91.61 PRE-APPLICATION MEETING AND SKETCH PLAN.

(A) The applicant shall schedule a pre- application meeting with the UDO Administrator to review a sketch plan of the proposed development, including minor and major subdivisions and minor and major site plans. The sketch plan shall meet the requirements of division (C) below. The UDO Administrator will advise the applicant of all applicable town regulations and policies, suggest development alternatives, application procedures and fees (see § 91.34). The pre-application meeting is a non-binding and informal review of a development proposal intended to provide information to the applicant on the procedures and policies of the town and does not confer upon the applicant any development rights. The UDO Administrator may submit a sketch plan to other departments or agencies for input and recommendations. Within 15 days of receipt of the sketch plan, the UDO Administrator shall forward all appropriate comments to the

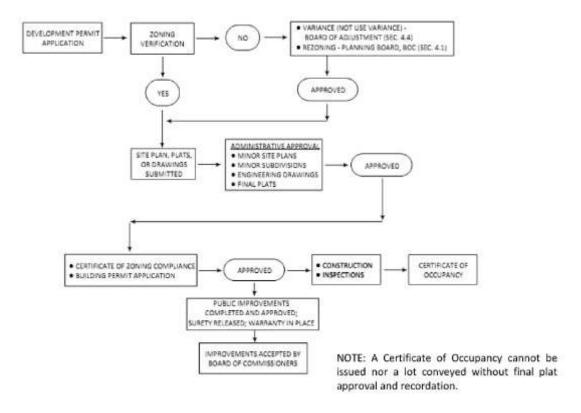
applicant. This timeframe may be extended if comments are requested from other agencies.

- (B) The applicant is encouraged to incorporate the recommendations of the UDO Administrator or authorized staff reviewer into the development plan before submittal. The sketch plan is only a courtesy intended to inform the applicant of the approval criteria prior to submittal of the development plan; furthermore, sketch plan review does not constitute approval of the development plan and may not be substituted for any required approvals.
- (C) Three copies of the sketch plan, drawn to scale, shall be submitted, including the following:
 - (1) A scale, preferably the same scale as required for development plan submittal;
 - (2) Property boundaries and total acreage;
- (3) Major topographical and physical features such as creeks, buildings, streets and the like:
 - (4) Proposed streets, buildings and/or lot arrangements, including proposed lot sizes;
- (5) Existing and proposed land use, drawn to scale, with brief project description including building sizes, unit sizes, lot sizes, open space, amenities and the like;
- (6) Name, address and telephone number of applicant and persons (firm) preparing the development plan;
 - (7) Adjacent street names, numbers and right-of-way widths;
- (8) Zoning district classification of site and surrounding properties, including those across streets; and
- (9) The boundaries of any proposed phasing. (Ord. eff. 9-6-2012, § 5.2)

■§ 91.62 ADMINISTRATIVE APPROVAL - MINOR SITE PLAN OR SUBDIVISION.

- (A) Administrative approval.
- (1) Administrative approval includes:
 - (a) *Minor site plans*. Includes the following:
- 1. Buildings or additions with an aggregate enclosed square footage of less than 20,000 square feet;
 - 2. Buildings or additions involving land disturbance of less than one acre:
 - 3. Multi-family development involving less than ten dwelling units;
- 4. Parking lot expansions which comply with this Unified Development Ordinance with no increase in enclosed floor area;
- 5. Revision to landscaping, signage or lighting which comply with the requirements of this Unified Development Ordinance;
- 6. Accessory uses which comply with the requirements of this Unified Development Ordinance; and
- 7. Site plans which do not require a variance or modification of the requirements of this Unified Development Ordinance, and otherwise comply with this UDO.
- (b) *Minor subdivisions*. Includes all subdivisions that do not involve a public street dedication, public easement dedication, dedication of floodplain and open space, or other property dedication; or a subdivision containing ten lots or less.
 - (c) Engineering drawings. Engineering drawings; and
 - (d) *Final plats*. Final plats.
- (2) Note: A sketch plan and/or pre-application meeting is not required for a final plat submittal.

Administrative Approval Flowchart



- (B) Development permit application/zoning verification. A development permit application shall be submitted and zoning compliance verified by the UDO Administrator. If the zoning is in compliance, the applicant may proceed with submittal of site plan, plats or drawings. If the proposed development is not zoning compliant, the applicant must request a rezoning (see § 91.50) or a variance (see § 91.53) before proceeding with site plan, plat or drawing submittal.
- (C) Minor site plan, minor subdivision plat or drawings submitted for review. A plan of the proposed development shall be submitted in accordance with §§ 91.64 through 91.66, and shall be accompanied by the completed application and payment of a fee as adopted by the Board of Commissioners (see § 91.34).
- (D) *Staff review*. The UDO Administrator may circulate the plan to relevant governmental agencies and officials. The reviewing government agencies and officials may include, but not necessarily be limited to, the following:
 - (1) UDO Administrator;
 - (2) Town Administrator;
 - (3) Police Department;
 - (4) Town Engineer or consulting engineer;
 - (5) Town Attorney;
 - (6) Other town representatives appointed by the Town Administrator;
 - (7) Utilities providers;
 - (8) Brunswick County Health Department;
 - (9) Brunswick County Board of Education;
 - (10) Cape Fear Area Rural Planning Organization;
 - (11) State Department of Transportation;
 - (12) State Department of Environment and Natural Resources;
 - (13) U.S. Army Corps of Engineers; and
 - (14) Calabash Fire Department.
- (E) *Approval.* If the site plan, engineering drawings or final plat is found to meet all of the applicable regulations of this Unified Development Ordinance, then the UDO Administrator shall issue a zoning permit for site plans or approve final subdivision plats.

- (F) Appeal of administrative denial. Administrative denial of an application for approval of a minor site plan, minor subdivision, engineering drawings or final plats may be appealed by the applicant to the Planning Board within 30 days following written notification of denial by the UDO Administrator.
 - (G) Certificate of zoning compliance.
- (1) No land shall be used or occupied and no building hereafter constructed, structurally altered, erected or moved, shall be used, or its use changed until a certificate of zoning compliance shall have been issued by the UDO Administrator stating that the building or the proposed use thereof complies with the provisions of this Unified Development Ordinance.
- (2) A certificate of zoning compliance, either for the whole or a part of a building, shall be applied for prior to the application for a building permit and shall be issued together with the building permit.
- (3) Application for certificate of zoning compliance: each application for a preliminary certificate of zoning compliance shall be accompanied by a site plan (if not already submitted in accordance with division (C) above) in duplicate, drawn to scale, one copy of which shall be returned to the owner upon approval. The plan shall show the following:
- (a) The shape and dimensions of the lot on which the proposed building or use is to be erected or constructed;
 - (b) The location of the lot with respect to adjacent rights-of-way;
- (c) The shape, dimensions and location of all buildings, existing and proposed, on the lot;
- (d) The nature of the proposed use of the building or land, including the extent and location of the use on the lot:
- (e) The location and dimensions of off-street parking and the means of ingress and egress to the space; and
- (f) Any other information which the UDO Administrator may deem necessary for consideration in enforcing the provisions of this Unified Development Ordinance. The UDO Administrator may waive any of the above requirements which may not be applicable or otherwise deemed necessary by the UDO Administrator.
 - (H) Building permit required.
- (1) No building or other structure shall be erected, moved, added to, demolished or structurally altered without a building permit issued by the Building Inspector and a zoning permit issued by the UDO Administrator. No building permit shall be issued by the Building Inspector except in conformity with the provisions of the State Building Code and this Unified Development Ordinance unless he or she receives a written order from the Board of Adjustment in the form of a variance to this Unified Development Ordinance as provided for by this Unified Development Ordinance.
- (2) Application for building permit: all applications for building permits shall be accompanied by plans, including a survey not more than six months old, as specified by the State Building Code. The application shall include other information as lawfully may be required by the Building Inspector, including existing or proposed building or alteration; existing or proposed uses of the building and land; the number of families, dwelling units or rental units the building is designed to accommodate; conditions existing on the lot; floodplain development permit; and any other matters as may be necessary to determine conformance with, and provide for the enforcement of this Unified Development Ordinance. A minimum of two copies of the plans shall be required. One copy of the plans shall be returned to the applicant by the Building Inspector, after he or she shall have marked the copy either as approved or disapproved and attested to same by his or her signature on the copy. One copy of the plans, similarly marked, shall be retained by the Building Inspector.

- (I) Inspections and certificates of occupancy.
- (1) No new building, or part thereof, shall be occupied, and no addition or enlargement of any existing building shall be occupied, and no existing building after being altered or moved shall be occupied, and no change of use shall be made in any existing building or part thereof, until the Building Inspector has issued a certificate of occupancy.
- (2) A certificate of occupancy shall be applied for subsequent to or concurrent with the application for a certificate of zoning compliance and shall be issued within five business days after the erection or structural alteration of such building or part shall have been completed in conformity with the provisions of this Unified Development Ordinance. A temporary certificate of occupancy for a portion of a structure may be issued for a portion or portions of a building which may safely be occupied prior to final completion and occupancy of the entire building or for other temporary uses. A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this Unified Development Ordinance. If the certificate of occupancy is denied, the Building Inspector shall state in writing the reasons for refusal and the applicant shall be notified of the refusal. A record of all certificates shall be kept on file in the office of the Building Inspector for a period of time in accordance with the State Department of Cultural Resources requirements (G.S. § 132-8) and copies shall be furnished on request to any persons having a proprietary or tenancy interest in the building or land involved.
- (3) For all developments, excluding single-family residential uses, prior to the issuance of a certificate of occupancy by the Building Inspector, a final zoning inspection shall be conducted to ensure that the approved plan has been followed and all required improvements have been installed to town standards. The Board of Commissioners must have accepted all publicly dedicated improvements contingent upon the recordation of the final plat or provision of performance guarantees approved by the Board of Commissioners as specified in § 91.66(D)(7).
- (4) For minor site plans and minor subdivision final plats, an as-built survey and as-built construction drawings shall be submitted to the UDO Administrator by the developer upon completion of the building foundation to ensure that setbacks and building orientation match the approved site plan. If the survey shows that the placement of the building is incorrect, then the UDO Administrator shall issue a stop-work order and all construction shall be halted until the problem is remedied. (Ord. eff. 9-6-2012, § 5.3)

■§ 91.63 PLANNING BOARD REVIEW AND APPROVAL - MAJOR SITE PLAN OR SUBDIVISION.

- (A) Generally. Planning Board review and approval applies to the following:
- (1) *Major site plans*. Includes all site plans for projects not meeting the requirements for a minor site plan; and
- (2) *Major subdivisions*. Includes all subdivisions not meeting the requirements for a minor subdivision.
- (B) Development permit application/zoning verification. A development permit application shall be submitted and zoning compliance verified by the UDO Administrator. If the zoning is in compliance, the applicant may proceed with submittal of site plan, plats or drawings. If the proposed development is not zoning compliant, the applicant must request a rezoning (see § 91.50) or a variance (see § 91.53) before proceeding with site plan, plat or drawing submittal.
- (C) Major site plan, major subdivision plat or drawings submitted for review. All major site plans and major subdivision preliminary plats shall be submitted in accordance

- with §§ 91.65 and 91.66, and shall be accompanied by the completed application and payment of a fee as adopted by the Board of Commissioners (see § 91.34).
- (D) Staff review. The UDO Administrator may require that the plan be circulated to relevant governmental agencies and officials for comments and recommendations. The reviewing agencies and officials may include, but not necessarily be limited to, those listed in § 91.62(D).
 - (E) Review process.
- (1) Following a complete technical review, the UDO Administrator shall schedule the application for review by the Planning Board.
- (2) The Planning Board shall have up to 30 days from the date of referral by the UDO Administrator to recommend approval, recommend approval with conditions or recommend denial of the request to the Board of Commissioners.
- (3) The Planning Board, via the UDO Administrator, shall forward their recommended action to the Board of Commissioners for review and action as appropriate by the Board of Commissioners.
- (F) *Approval*. All required local, state and/or federal permits must be obtained prior to authorization to construct, but shall not be required to obtain plan approval pursuant to this section.
- (G) *Reapplication*. Following denial by the Board of Commissioners, the applicant may file a new application and associated fee after waiting one year from the date of denial. Such application shall be considered to be filed de novo by the Planning Board and Board of Commissioners.

(Ord. eff. 9-6-2012, § 5.4; Am. Ord. 15-2, passed 3-5-2015)

■§ 91.64 ENGINEERING DRAWING REVIEW REQUIREMENTS.

- (A) Applicability and process. The engineering drawings for minor site plans, major site plans, major subdivisions and other site-specific plans shall be submitted in accordance with this section except where specifically noted. Upon determination by the UDO Administrator that an application is complete (including a town tree removal permit, as specified in §§ 91.140 through 91.150), the engineering drawings shall follow the administrative approval process outlined in § 91.62. Engineering drawings shall constitute the complete submittal requirements for minor site plans or minor subdivisions prior to the issuance of a zoning permit or final plat approval.
- (B) Submittal requirements. Engineering drawings shall be drawn to the specifications in § 91.66(D)(4). The types of plans to be included in a set of engineering drawings are as follows:
 - (1) Site plan or preliminary plat;
 - (2) Existing conditions;
 - (3) Grading plan;
 - (4) Soil and erosion control plan;
- (5) Landscaping plan (including a town tree removal permit, if applicable, in accordance with §§ 91.140 through 91.150);
 - (6) Lighting plan;
 - (7) Street details;
 - (8) Infrastructure details; and
 - (9) Stormwater control plan.

(Ord. eff. 9-6-2012, § 5.5)

■§ 91.65 SITE PLAN PROCEDURES.

(A) *Pre-application meeting and sketch plan*. The applicant shall schedule a pre-application meeting with the UDO Administrator to review a sketch plan of the proposed site plan. The UDO Administrator will determine if the plan constitutes a minor or major

site plan, in accordance with the definitions in Appendix A, and advise the applicant of all applicable town regulations and policies, applications procedures and fees.

- (B) *Minor site plans*. Minor site plans follow the administrative approval process. Minor site plans shall be submitted as part of a full set of engineering drawings. Engineering drawing approval is required prior to the issuance of a zoning permit. Refer to § 91.64, Engineering Drawing Requirements.
- (C) *Major site plans*. Major site plans follow the Planning Board approval process. The major site plan shall be reviewed by the UDO Administrator for completeness, compliance with this Unified Development Ordinance, and soundness of design. The plan shall then be reviewed for recommendation and approval by the Planning Board. Following Planning Board approval, engineering drawings may be submitted and reviewed in accordance with § 91.64. Engineering drawing approval is required prior to the issuance of a zoning permit.
 - (D) Site plan requirements.
- (1) *Information to be shown on site plan*. The site plan shall be prepared by a professional engineer, registered land surveyor or architect and shall be drawn to scale of not less than one inch equals 30 feet. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan. The site plan shall contain the following information:
- (a) A key map of the site with reference to surrounding areas and existing street locations;
- (b) The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records;
 - (c) Lot line dimensions;
- (d) Location of all structures, streets, entrances and exits on the site and on contiguous property directly across the street;
- (e) Location of all existing and proposed structures, including their outside dimensions and elevations;
 - (f) Building setback, side line and rear yard distances;
 - (g) Location of flood zones;
- (h) All existing physical features, including watercourses, existing trees greater than eight inches in diameter measured four and one-half feet above ground level, and significant soil conditions;
- (i) Topography showing existing and proposed contours at two-foot intervals. All reference benchmarks shall be clearly designated;
- (j) Parking, loading and unloading areas shall be indicated with dimensions, traffic patterns, access aisles and curb radii per the requirements of §§ 91.120 through 91.129;
- (k) Improvements such as roads, curbs, bumpers and sidewalks shall be indicated with cross-sections, design details and dimensions;
- (l) Location and design of existing and proposed stormwater systems, sanitary waste disposal systems, water mains and appurtenances, and method of refuse disposal and storage;
- (m) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees and dimensions, approximate time of planting, and maintenance plans per the requirements of §§ 91.140 through 91.150;
- (n) Lighting plan indicating type of standards, location, radius of light and intensity in footcandles per the requirements of §§ 91.170 through 91.177;
- (o) Location, dimensions and details of signs per the requirements of §§ 91.190 through 91.201;
 - (p) North arrow; and
 - (q) Location of all 404 wetland areas.

- (2) *Performance standards*. In reviewing any site plan, the Planning Board shall consider:
- (a) Pedestrian and vehicular traffic movement within and adjacent to the site with particular emphasis on the provision and layout of parking areas, off-street loading and unloading, movement of people, goods and vehicles from access roads, within the site, between buildings, and between buildings and vehicles. The Planning Board shall ensure that all parking spaces comply with §§ 91.120 through 91.129. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site;
- (b) The design and layout of buildings and parking areas shall be reviewed so as to provide an aesthetically pleasing design and efficient arrangement. Particular attention shall be given to safety and fire protection, impact of surrounding development, and contiguous and adjacent buildings and lands;
- (c) Adequate lighting, based upon the standards set forth in §§ 91.170 through 91.177, shall be provided to ensure safe movement of persons and vehicles and for security purposes. Lighting standards shall be a type approved by the Planning Board;
- (d) Buffering shall be located around the perimeter of the site to minimize headlights of vehicles, noise, light from structures, the movement of people and vehicles, and to shield activities from adjacent properties in accordance with §§ 91.140 through 91.150;
- (e) Landscaping shall be provided as part of the overall site design and integrated into building arrangements, topography, parking and buffering requirements in accordance with §§ 91.140 through 91.150;
- (f) Signs shall be designed so as to be aesthetically pleasing, harmonious with other signs on the site, and located so as to achieve their purpose without constituting hazards to vehicles and pedestrians (refer to §§ 91.190 through 91.201);
- (g) Storm drainage, sanitary waste disposal, water supply and garbage disposal shall be reviewed for compliance with applicable federal, state and local requirements. Particular emphasis shall be given to the adequacy of existing systems, and the need for improvements, both on-site and off-site, to adequately carry run-off and sewage, and to maintain an adequate supply of water at sufficient pressure; and
- (h) Environmental elements relating to soil erosion, preservation of trees, protection of watercourses, and resources, noise, topography, soil and animal life shall be reviewed, and the design of the plan shall minimize any adverse impact on these elements.
- (E) Certificate of zoning compliance/building permit. An application for a certificate of zoning compliance may be requested in advance of or concurrently with an application for a building permit in accordance with §§ 91.62(G) and (H).
 - (F) Inspections and certificates of occupancy.
- (1) No new building, or part thereof, shall be occupied, and no addition or enlargement of any existing building shall be occupied, and no existing building after being altered or moved shall be occupied, and no change of use shall be made in any existing building or part thereof, until the Building Inspector has issued a certificate of occupancy.
- (2) A certificate of occupancy shall be applied for subsequent to or concurrent with the application for a certificate of zoning compliance and shall be issued within five business days after the erection or structural alteration of such building or part shall have been completed in conformity with the provisions of this Unified Development Ordinance. A temporary certificate of occupancy for a portion of a structure may be issued for a portion or portions of a building which may safely be occupied prior to final completion and occupancy of the entire building or for other temporary uses. A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms

to the applicable provisions of this Unified Development Ordinance. If the certificate of occupancy is denied, the Building Inspector shall state in writing the reasons for refusal and the applicant shall be notified of the refusal. A record of all certificates shall be kept on file in the office of the Building Inspector for a period of time in accordance with the State Department of Cultural Resources requirements (G.S. § 132-8) and copies shall be furnished on request to any persons having a proprietary or tenancy interest in the building or land involved.

- (3) For all developments, excluding single-family residential uses, prior to the issuance of a certificate of occupancy by the Building Inspector, a final zoning inspection shall be conducted to ensure that the approved plan has been followed and all required improvements have been installed to town standards. The Board of Commissioners must have accepted all publicly dedicated improvements contingent upon the recordation of the final plat or provision of performance guarantees approved by the Board of Commissioners as specified in § 91.66(D)(7).
- (4) For major sites plans, an as-built survey and as-built construction drawings shall be submitted to the UDO Administrator by the developer upon completion of the building foundation to ensure that setbacks and building orientation match the approved site plan. If the survey shows that the placement of the building is incorrect, then the UDO Administrator shall issue a stop-work order and all construction shall be halted until the problem is remedied.

(Ord. eff. 9-6-2012, § 5.6)

■§ 91.66 SUBDIVISION PROCEDURES.

- (A) Subdivision exceptions.
- (1) This section shall be applicable to all subdivisions except those which are exempt in accordance with § § 91.04(B)(3). The Planning Board may authorize exceptions for subdivisions from any portion of this Unified Development Ordinance when, in its opinion, undue hardship may result from their strict compliance. In granting an exception, the Planning Board shall hold a quasi-judicial public hearing and make the findings required herein, taking into account the nature of the proposed subdivision, the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No relief shall be granted unless it is found:
- (a) That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this Unified Development Ordinance would deprive the applicant of the reasonable use of his or her land;
- (b) That the relief is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- (c) That the circumstances giving rise to the need for the relief are peculiar to the subdivision and are not generally characteristic of other subdivisions in the jurisdiction of this Unified Development Ordinance; and
- (d) That the granting of the relief will not be detrimental to the public health, safety and welfare or injurious to other property in the area in which said property is situated.
- (2) Every decision of the Planning Board pertaining to the granting of subdivision exceptions shall be subject to review by the Superior Court Division of the General Courts of Justice of the State of North Carolina by proceedings in the nature of certiorari. Any petition for review by the Superior Court shall be duly verified and filed with the Clerk of Superior Court within 30 days after the decision of the Planning Board is filed in the office of the UDO Administrator, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the UDO Administrator at the time of the Planning Board's hearing of the case, whichever is later.

- (B) *Pre-application meeting and sketch plan*. The applicant shall schedule a preapplication meeting with the UDO Administrator to review a sketch plan of the proposed subdivision in accordance with § 91.61. The UDO Administrator will determine if the subdivision constitutes a major or minor subdivision, in accordance with the definitions in Appendix A, and advise the applicant of all applicable town regulations and policies, application procedures and fees.
 - (C) Review procedure for minor subdivisions.
- (1) The developer shall submit a sketch development plan, as specified in § 91.61, to the UDO Administrator. At this stage, the UDO Administrator and the developer shall informally review the proposal.
- (2) After this initial review has been completed, the subdivider or his or her authorized representative shall prepare a final plat as specified in § 91.213 and submit it to the UDO Administrator. At the time of submission, the subdivider shall pay to the town an application fee as established by the Board of Commissioners in accordance with § 91.34. Refer to §§ 91.210 through 91.228 for plat requirements.
- (3) The UDO Administrator shall approve or disapprove the final plat. If the subdivider disagrees with the decision of the UDO Administrator, the subdivider may appeal to the Planning Board at their next regular meeting.
 - (D) Review procedure for major subdivisions.
 - (1) Preliminary plat.
- (a) Following a complete technical review and the payment of requisite fees as established by the Board of Commissioners, the UDO Administrator shall schedule the preliminary plat for review by the Planning Board.
- (b) The Planning Board shall have up to 30 days from the date of referral by the UDO Administrator to recommend approval, recommend approval with conditions or recommend denial of the request to the Board of Commissioners.
- (c) The Planning Board, via the UDO Administrator, shall forward their recommended action to the Board of Commissioners for review and action as appropriate by the Board of Commissioners.
- (d) All required local, state and/or federal permits must be obtained prior to authorization to construct, but shall not be required to obtain preliminary plat approval pursuant to this section.
 - (2) Final plat.
- (a) Within 24 months after approval of the preliminary plat, the subdivider shall submit a final plat showing that the subdivision has been complete in conformity to the approved preliminary plat. The final plat may include all or only a portion of the subdivision as proposed and approved on the preliminary subdivision plat, provided that all required improvements have been installed as called for in the approved preliminary plat or a surety bond or similar financial instrument has been approved the Board of Commissioners, in accordance with this chapter.
 - (b) Final plat process.
- 1. Following a complete technical review and the payment of requisite fees as established by the Board of Commissioners, the UDO Administrator shall schedule the final plat for review by the Planning Board.
- 2. The Planning Board shall have up to 30 days from the date of referral by the UDO Administrator to recommend approval, recommend approval with modifications or recommend denial of the request to the Board of Commissioners. If the final plat substantially conforms to the approved preliminary plat, the plat should be approved.
- 3. The Planning Board, via the UDO Administrator, shall forward their recommended action to the Board of Commissioners for review and action as appropriate by the Board of Commissioners.

- 4. The Board of Commissioners shall review the final plat and if it substantially conforms to the preliminary plat shall approve the final plat. The Board of Commissioners shall also, as part of the final plat approval process, accept any public improvements or sureties thereof as outlined in this chapter.
- 5. Only after the final plat has been approved and recorded in the Brunswick County Register of Deeds office shall any lots be transferred or conveyed.
- (3) Performance guarantees. In lieu of requiring the completion, installation, and dedication of all improvements prior to final plat approval, the town may enter into an agreement with the subdivider whereby the subdivider shall agree to complete any remaining required improvements as specified by the approved preliminary plat for that portion of the subdivision to be shown on the final plat within a mutually agreed upon specified time period not to exceed one year. Once agreed upon by both parties and the security required herein is provided, the final plat may be approved by the Board of Commissioners, if all other requirements of this section are met. The town shall require a certified cost estimate from a licensed contractor or engineer for the cost of completion of such improvements.
- (a) The subdivider shall provide one of the following performance guarantees, elected at the subdivider's discretion, in lieu of installation:
 - 1. Surety bond issued by any company authorized to do business in this state;
- 2. Letter of credit issued by any financial institution licensed to do business in this state; or
- 3. Other form of guarantee that provides equivalent security to a surety bond or letter of credit.
- (b) The performance guarantee shall be returned or released, as appropriate, in a timely manner upon the acknowledgment by the town that the improvements for which the performance guarantee is being required are complete. If the improvements are not complete and the current performance guarantee is expiring, the performance guarantee shall be extended, or a new performance guarantee issued, for an additional period until such required improvements are complete. A developer shall demonstrate reasonable, good faith progress toward completion of the required improvements that are the subject of the performance guarantee or any extension. The form of any extension shall remain at the election of the developer.
- (c) The amount of the performance guarantee shall not exceed 125% of the reasonably estimated cost of completion at the time the performance guarantee is issued. Any extension of the performance guarantee necessary to complete required improvements shall not exceed 125% of the reasonably estimated cost of completion of the remaining incomplete improvements still outstanding at the time the extension is obtained.
- (d) The performance guarantee shall only be used for completion of the required improvements and not for repairs or maintenance after completion.
- (e) The town may release a portion of any security posted as the improvements are completed and recommended for approval by the UDO Administrator. Within 30 days after receiving the UDO Administrator's recommendation, the Board of Commissioners shall approve or not approve said improvements. If the Board of Commissioners approves said improvements, then it shall immediately release any security posted.
- (f) For subdivisions which are underwritten or constructed with federal funds and for which the specifications for facilities or improvements are equal to or of higher standard than those required by the town, the bond-posting requirement may be waived and the final plat approved prior to completion of facilities or improvements.
 - (E) Procedure for plat recordation.
- (1) After the effective date of this Unified Development Ordinance, no subdivision plat of land within the town's jurisdiction shall be filed or recorded until it has been

submitted to and approved by the appropriate agencies, and until this approval is entered in writing on the face of the plat by the chairperson or head of that agency. All publicly dedicated improvements must be accepted by the Board of Commissioners contingent upon final plat recordation or acceptance of an approved performance bond.

- (2) A plat shall not be filed or recorded by the County Register of Deeds of any subdivision located within the town's jurisdiction that has not been approved in accordance with this Unified Development Ordinance, nor shall the Clerk of Superior Court order or direct the recording of a plat if the recording would be in conflict with the requirements of this Unified Development Ordinance.
 - (F) Issuance of permits and conveyance of subdivision lots.
- (1) Zoning permits and building permits may be issued by the town for the erection of any building on any lot within a proposed subdivision prior to the final plat of said subdivision being approved in a manner as prescribed by this Unified Development Ordinance and recorded at the Register of Deeds office, provided an improvements permit has been issued by the Brunswick County Health Department, if required. A certificate of occupancy may not be issued until the final plat has been approved and recorded.
- (2) After the effective date of this Unified Development Ordinance, it shall be illegal for any person being the owner or agent of the owner of any land located within the territorial jurisdiction of this Unified Development Ordinance, to subdivide his or her land in violation of this Unified Development Ordinance or to transfer or sell land by reference to, exhibition of or any other use of a plat showing a subdivision of the land before the plat has been properly approved under the terms of this Unified Development Ordinance.
- (3) The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from this penalty. The Board of Commissioners, through its attorney or other official so designated, may enjoin an illegal subdivision, transfer or sale of land by action for injunction. Further, violators of this Unified Development Ordinance shall be subject, upon conviction, to fine and/or imprisonment as provided by G.S. § 14-4. Civil penalties may be issued in accordance with § 91.12(D).
- (G) Effect of plat approval on dedications. Pursuant to G.S. § 160A-374, the approval of a plat shall not be deemed to constitute or effect the acceptance by the town of the dedication of any street or other ground, public utility line or other public facility shown on the plat. However, the Board of Commissioners may, by resolution, accept any dedication made to the public of lands or facilities for streets, parks, public utility lines or other public purposes when the lands or facilities are located within its corporate limits. Such acceptance shall be in accordance with the town acceptance procedures as specified in division (H) below.
 - (H) Roadway acceptance procedure.
- (1) At the time of submittal of a preliminary plat with streets proposed to be dedicated for acceptance by the town as public, the Board of Commissioners will decide if it will approve the dedication, subject to the street or streets complying with all requirements for acceptance. The town is not obligated to accept a street for maintenance.
- (2) Before a request for acceptance by the town is made, the petitioner(s) for street dedication must provide the following to the UDO Administrator:
- (a) Town Engineer's certification that the street(s) have been properly constructed to town specifications:
 - (b) As-built drawings of all street, drainage and other improvements;
 - (c) All easement agreements;
 - (d) Lien waiver executed by all providers of materials and services: and
 - (e) Deed for roadway right-of-way conveyance.

- (3) If the town agrees to accept the offer of dedication, it will be obligated to maintain the street. The obligation to maintain the street does not impose any requirement on the town to immediately make improvements to the street in question. Necessary improvements to the street in question will be made by the town as funds are available.
- (4) The warranty period shall run for a minimum of one year from the date of acceptance by the Board of Commissioners. Warranty inspections will be conducted by the Town Engineer at six months and 12 months after acceptance or at any time that deficiencies are discovered. All repairs will require an additional one-year warranty.
- (5) Acceptance of roadway dedication will be provided by adoption of a resolution of acceptance by the Town Board of Commissioners.
- (I) School site reservation. If the Board of Commissioners and the Brunswick County Board of Education have jointly determined the specific location and size of any school sites to be reserved in accordance with the Town Comprehensive Plan, staff shall immediately notify the Board of Education in writing whenever a sketch plan for a subdivision is submitted which includes all or part of a school site to be reserved. The Board of Education shall promptly decide whether it still wishes the site to be reserved. If the Board of Education does wish to reserve the site, the subdivision shall not be approved without such reservation. The Board of Education shall then have 18 months beginning on the date of final approval of the subdivision within which to acquire the site by purchase or by initiating condemnation proceedings. If the Board of Education has not purchased or begun proceedings to condemn the site within 18 months, the developer may treat the land as freed of the reservation.
- (J) Dedication of land for park, recreation and open space. Every subdivider who proposes a subdivision of land for residential purposes shall dedicate for public or private use a portion of land or pay a fee in lieu thereof, in accordance with this section, for public park, greenway, recreation and open space sites to serve the recreational needs of the residents of the subdivision or development. The town prefers that ownership and maintenance of parks, recreation or open space lands be by a private entity, such as a property owners' association. Dedication of land, or fee in lieu of, must be approved by the Board of Commissioners prior to approval of the preliminary plat by the Planning Board.
- (1) At least one-thirty-fifth of an acre shall be dedicated for each dwelling unit planned or proposed in the subdivision plat or development.
- (2) The minimum amount of land which shall be dedicated for a public park, recreation or open space site shall be no less than two acres in size. When the area to be provided is less than two acres, the subdivider may be required to make payment in lieu of the dedication to be used for the acquisition or development of recreation, park or open space sites which would serve the needs of the residents of the subdivision.
- (3) Except as otherwise required by the Board of Commissioners, all dedications of land shall meet the following criteria.
- (a) The dedicated land shall form a single parcel of land, except where the Board of Commissioners determines that two or more parcels would be in the best interest of the public, given the type and distribution of open spaces needed to adequately serve the proposed development. In these cases, the Board of Commissioners may require that the parcels be connected by a dedicated strip of land at least 30 feet in width.
- (b) Two-thirds of the dedicated land shall be usable for active recreation. Furthermore, lakes and other bodies of water may not be included in computing any of the dedicated land area. Land dedicated only for greenways need not follow the requirements of this division (J)(3)(b).
- (c) The shape of the portion of the dedicated land which is deemed suitable for active recreation shall be sufficiently square or round to be usable for any or all recreational facilities and activities, such as athletic fields and tennis courts, when a

sufficient amount of land is dedicated to accommodate the facilities. Land dedicated only for greenways need not follow the requirements of this division (J)(3)(c).

- (d) The dedicated land shall be located so as to reasonably serve the recreation and open space needs of residents of the subdivision.
- (e) Public access to the dedicated land shall be provided either by adjoining public street frontage or by a dedicated public easement, at least 30 feet wide, which connects the dedicated land to a public street or right-of-way. Gradients adjacent to existing and proposed streets shall allow for reasonable access to the dedicated land. Where the dedicated land is located adjacent to a street, the developer or subdivider shall remain responsible for the installation of utilities, sidewalks and other improvements required along that street segment.
- (f) Dedicated parks, recreation and open space areas shall have a sufficient natural or human-made buffer or screen to minimize any negative impacts on adjacent residents.
- (4) The payment of fees, in lieu of the dedication of land, may occur at the request of the subdivider or developer. However, the decision to require the dedication of land for recreational purposes, or a payment of a fee in lieu, shall be made by the Board of Commissioners prior to preliminary plat approval after having received a recommendation from the Planning Board and having evaluated the proposed dedication and the relationship the dedication would have with the town's overall recreational needs.
 - (a) The fees in lieu of dedication shall be paid prior to final plat approval.
 - (b) The amount of the payment shall be the product of:
 - 1. The number of acres to be dedicated, as required by this division (J); and
- 2. The assessed value for property tax purposes of the land being subdivided, adjusted to reflect its current fair market value at the time the payment is due to be paid.
 - (c) Procedures for determining the amount of the payment are as follows.
- 1. An appraisal of the land in the development shall be performed by a professional land appraiser selected by the developer from an approved list maintained by the Board of Commissioners. Professional land appraiser refers to a land appraiser who, in the opinion of the Board of Commissioners, has the expertise and/or certification to perform an adequate appraisal.
- 2. The appraisal shall not be done prior to submission of the preliminary plat. The cost of the appraisal shall be borne by the developer.
- (5) At the time of filing a preliminary plat, the subdivider shall designate thereon the area or areas to be dedicated pursuant to this section. If the subdivider desires to make a payment in lieu of the dedication of land, a letter to that effect shall be submitted with the preliminary plat. The Board of Commissioners reserves the right to approve or disapprove dedication of parcels for public park, recreation or open space, or payment in lieu of.
- (6) Where a dedication of land is required, the dedication shall be shown on the final plat when submitted, and the plat shall be accompanied by an executed general warranty deed conveying the dedicated land to the town. Where a payment in lieu of dedication is approved by the Board of Commissioners, the payment will be made before the final plat is signed and recorded.
- (7) The Board of Commissioners shall have the authority to sell land dedicated pursuant to this section. The proceeds of the sale shall be used for the acquisition and/or development of other recreation, park or open space sites, or for sidewalk development serving the subdivision or more than one subdivision in the immediate area.
- (8) The town encourages neighborhood or property owner associations or management to construct, operate and maintain private parks and recreation. The construction, operation or maintenance of the private facilities shall not, however, diminish or eliminate the responsibility and obligations of the subdivider under this section.

- (9) Greenways may be credited against the requirements of this section, provided that the greenways are part of the town's greenway plan and dedicated to public use.
- (K) Street construction. To provide for the orderly growth and development of the town, and to coordinate the streets and highways within proposed subdivisions with existing or planned streets and highways, a subdivider or developer may be required in lieu of required street construction and as a condition to plat approval, to provide funds which the town may use for the construction of roads to serve the occupants, residents, or invitees of the subdivision or development and these funds may be used for roads which serve more than one subdivision or development within the area. All funds received by the town pursuant to this division shall be used only for development of roads, including design, land acquisition, and construction. The town may undertake these activities in conjunction with the North Carolina Department of Transportation under an agreement between the town and the Department of Transportation. Any formula adopted to determine the amount of funds the subdivider or developer is to pay in lieu of required street construction shall be based on the trips generated from the subdivision or development. A combination of partial payment of such funds and partial dedication of constructed streets may be required when the Board of Commissioners determines that such a combination is in the best interests of the public in the area to be served. (Ord. eff. 9-6-2012, § 5.7; Am. Ord. 15-2, passed 3-5-2015; Am. Ord. 16-1, passed 4-7-2016; Am. Ord. 17-3, passed 12-8-2016)

■§§ 91.67—91.69 RESERVED.

ZONING DISTRICTS

■§ 91.70 ESTABLISHMENT OF ZONING DISTRICTS.

- (A) In accordance with the requirements of G.S. § 160A-382 that zoning regulation be by districts, the town, as shown on the Zoning Map, is hereby divided into districts which shall be governed by all of the uniform use and dimensional requirements of this Unified Development Ordinance. In the creation of the respective districts, careful consideration is given to the peculiar suitability of each and every district for the particular regulations applied thereto, and the necessary, proper and comprehensive groupings and arrangements of various uses and densities of population in accordance with a well considered Comprehensive Plan for the physical development of the area.
 - (B) The purposes of establishing the zoning districts are:
 - (1) To implement adopted plans;
 - (2) To promote public health, safety and general welfare;
 - (3) To provide for orderly growth and development;
 - (4) To provide for the efficient use of resources; and
 - (5) To facilitate the adequate provision of services.

(Ord. eff. 9-6-2012, § 6.1)

■§ 91.71 INTERPRETATION.

Zoning districts have uses specified as permitted by right, conditional uses and uses permitted with supplemental regulations. Detailed use tables are provided in § 91.73 showing the uses allowed in each district. The following describes the processes of each of the categories that the uses are subject to:

- (A) *Permitted by right*. Administrative review and approval subject to district provisions and other applicable requirements only;
- (B) Permitted with supplemental regulations. Administrative review and approval subject to district provisions, other applicable requirements and supplemental regulations outlined in §§ 91.80 through 91.100; and

(C) Conditional uses. Planning Board review and recommendation, Board of Commissioners review and approval of conditional use permit subject to district provisions, other applicable requirements and conditions of approval as specified in § 91.54. Some conditional uses may also be subject to supplemental regulations outlined in §§ 91.80 through 91.100. (Ord. eff. 9-6-2012, § 6.2)

■§ 91.72 PRIMARY ZONING DISTRICTS.

For the purposes of this Unified Development Ordinance, the town is hereby divided into the following primary zoning districts.

- (A) *R-15 Residential District*. The R-15 Residential District is intended as a single-family residential area with a low to medium population density. Certain structures and uses of governmental, educational, religious and noncommercial recreational natures are either permitted outright or are subject to special conditions intended to preserve and protect the residential character of this district.
- (B) *R-12 Residential District*. The R-12 Residential District is intended as a single-family residential area with a low to medium population density. Certain structures and, uses of governmental, educational, religious and noncommercial recreational natures are either permitted outright or are subject to special conditions intended to preserve and protect the residential character of this district.
- (C) *R-8 Residential District*. The R-8 Residential District is established as a district in which the principal use of land is for single-family, two-family and multi-family residences. The regulations of this district are intended to provide areas of the community for those persons desiring residence and multi-family structures in medium density neighborhoods. The regulations are intended to discourage any use which because of its character would interfere with the residential nature of this district.
- (D) *R-6 Residential District*. The R-6 Residential District is established as a district in which the principal use of land is for single-family, two-family and multi-family residences. The regulations of this district are intended to provide areas in the community for those persons desiring small residences and multi-family structures in relatively high density neighborhoods. The regulations are intended to discourage any use which because of its character would interfere with the residential nature of this district. The R-6 District was in effect prior to the date of adoption of this Unified Development Ordinance and shall continue in effect for those areas following the date of adoption of this Unified Development Ordinance. It is the intention of the town that there will be no additional R-6 zoning.
- (E) *MFH I Manufactured Home District I*. The MFH I Manufactured Home District I is established as a district in which the principal use of land is for double-wide manufactured homes Class "A."
- (F) *MFH II Manufactured Home District II*. The MFH II Manufactured Home District II is established as a district in which the principal use of land is for Class "B" manufactured homes.
- (G) *O/I Office and Institutional District*. This district is established primarily for office and institutional uses which cause no offensive noises, odors, smoke, fumes, excessive traffic or other objectionable conditions. This district may serve as a buffer between residential and commercial/industrial districts.
- (H) NB Neighborhood Business District. The regulations for this district are designed to permit a concentrated development of permitted facilities which are normally adjacent to non-federal highways and routinely adjacent to residential areas.
- (I) *HC Highway Commercial District*. The HC Highway Commercial District is established primarily for those businesses that serve the traveling public, require large areas for displays of goods, and are not oriented to the pedestrian shopper.

- (J) *ID Industrial District*. The ID Industrial District is established as a district in which the principal use of land is for industries which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts. The regulations are designed to prohibit the use of land for heavy industry, which should be properly segregated, and to prohibit any other use that would substantially interfere with the development of industrial establishments in the district.
- (K) *CRD Conservation Recreation District*. This district is established as a district intended to preserve Carolina Shores' essential open space areas, by protecting/preserving natural resources such as: floodplain areas, existing and proposed residential areas, recreational resources; and limiting impervious surfaces, thereby reducing stormwater runoff. Conservation zoning may be incorporated into surrounding developments. Large lot zoning for single-family residential development is conditionally allowed as an effective way to preserve natural and community open space resources.
- (L) *PRD Planned Residential District*. A Planned Residential District (PRD) is planned and developed as an integral unit in a single development phase or several phases in accord with an initially approved development plan.
- (M) *AD Agricultural District*. The purpose of this district is to provide for areas where the principal use of land is for low density residential and agricultural purposes. The regulations of this district are intended to protect the agricultural sections of the community from an influx of uses likely to render them undesirable for farms and future residential development. (Ord. eff. 9-6-2012, § 6.3)

■§ 91.73 TABLE OF PERMITTED/CONDITIONAL USES.

P - Permitted Use C - Conditional Use												with S se with							
		Primary Zon						ning Districts											
Uses	R15	R12	R8	R6	MFH I	MFH II	O/I	O/I NB		$C \mid I$	ID	AD	CRD	PR	P.D	- Supplemental Regulations			
Access	Accessory Uses/ Buildings																		
Access	sory stru	ctures				PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	§ 91.81
Access	sory use:	S				PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	§ 91.81
	care central			ssory u	ise for a								P	P	P				
Dwelli	ng as an	accesso	ory use	;		PS	PS	PS	PS	PS	PS	PS	PS						§ 91.81(D)
Fences	and wa	lls				PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	§ 91.81(F)
Home	occupat	ion				CS	CS	CS	CS	CS	CS							CS	§ 91.81(B)
Portab	le storag	ge conta	iner			PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS	§ 91.82
Satelli	te dish a	ntenna				PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS	§ 91.81(G)
Swimn	ning poo	ol				PS	PS	PS	PS	PS	PS		PS	PS		PS	PS	PS	§ 91.81(C)
Comm	nercial					-													
Adult	entertair	nment bu	usiness												CS				§ 91.83
Anima	l hospita	al												P					

Appliance store									Р					
Auction conducted entirely within a building								CS	P	P				§ 91.99
Auction conducted within a building and/or with								CB	1					8 71.77
outside sales and display										P				
Auction, estate	PS	§ 91.100												
Auto parts and accessories									P					
Auto repair and service									P	P				
Auto sales and service									P					
Auto washing establishment									P	P				
Barber shop, beauty shop								P	P					
Battery charging station	PS			PS	§ 91.84									
Battery exchange station									PS	PS				§ 91.84
Beverage store								P	P					
Book store, including the retail of stationery, books, magazines, newspapers								P	P					
Bottling and canning plant										P				
Bowling alley									P					
Building supplies (wholesale, retail)										P				
Building supplies and sales									P					
Cinema complex									P					
Clothing store								P	P					
Computer sales and repair								P	P					
Contract construction services										P				
Convenience store, including accessory gasoline sales								С	P					
Cosmetics store								P	P					
Drug store								P	P					
Dry cleaning (less than 1,500 square feet)								P	P					
Dry cleaning (more than 1,500 square feet)									P					
Electrical repair or contractor (no open storage)									P	P				
Electrical repair or contractor (open storage)										P				
Electronic equipment manufacturing										P				
Exterminating and pest control services									P	P				
Fabric store								P	P					
Farm equipment sales and service									P	P				
Farm supplies, feed, seed, fertilizer and chemicals									P	P				
Farmers market									P		P			
Financial institution, bank							P	P	P					
Florist								P	P					
Gift shop								P	P					
Granny pods	PS						PS	§ <u>91.01</u>						

Groenesting state state	Greenhouse, nursery and/or landscape business						Р	Р	Р		
Heating and air condition installation and repair (no open storage of materials) Heating and air condition installation and repair (non open storage of materials) Heating and air condition installation and repair (non open storage of materials) Heating and air condition installation and repair (non open storage) Heating and air condition installation and repair (non storage) Lec or cram stand or store Lec or cram						С			1		
Heating and air condition installation and repair (no open storage of materials) Comparison											
Heating and air condition installation and repair (open storage allowed) Hotel, motel (minimum size two acres)	Heating and air condition installation and repair					P	Р				
Lee cream stand or store	Heating and air condition installation and repair						P				
Jewelry store	Hotel, motel (minimum size two acres)						P				
Kennel	Ice cream stand or store					P	P				
Laundry, customer self service	Jewelry store					P	P				
Metal working Image: Company of the compa	Kennel						PS		PS		§ 91.86
Mixed use	Laundry, customer self service					P	P				
Music instrument and service	Metal working							P			
Music studio	Mixed use				CS	CS	CS			CS	§ 91.87
Office supplies P	Music instrument and service					P	P				
Paint store	Music studio					P	P				
Physical fitness/exercise center	Office supplies					P	P				
Picture framing	Paint store					P	P				
Plant nurseries	Physical fitness/exercise center					P	P				
Plumbing repair contractor (no open storage) Plumbing repair contractor (open storage allowed) Printing establishment Private postal shipping and receiving Produce stand, general retail Radio communications Restaurant, excluding drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Retail apparel and accessories Retail furniture, home furnishings Retail trade, commercial services and sales (not otherwise listed) Service station Shopping center Shopping center Storage, indoor/outdoor P P P P P P P P P P P P P P P P P P P	Picture framing					P	P				
Plumbing repair contractor (open storage allowed) Printing establishment Private postal shipping and receiving Produce stand, general retail Radio communications Restaurant, excluding drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Retail apparel and accessories Retail furniture, home furnishings Retail trade, commercial services and sales (not otherwise listed) Service station Shopping center Shopping center Storage, indoor/outdoor P P P P P P P P P P P P P P P P P P P	Plant nurseries						P				
Printing establishment Private postal shipping and receiving Produce stand, general retail Radio communications Restaurant, excluding drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Retail apparel and accessories Retail apparel and accessories Retail furniture, home furnishings Retail trade, commercial services and sales (not otherwise listed) Produce stand, general retail	Plumbing repair contractor (no open storage)						P	P			
Private postal shipping and receiving Produce stand, general retail Radio communications Restaurant, excluding drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Retail apparel and accessories Retail furniture, home furnishings Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Retail grade trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Republication Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise listed) Retail trade, commercial services and sales (not otherwise liste	Plumbing repair contractor (open storage allowed)							P			
Produce stand, general retail Radio communications Restaurant, excluding drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Retail apparel and accessories Retail furniture, home furnishings Retail trade, commercial services and sales (not otherwise listed) Service station Produce stand, general retail	Printing establishment						P				
Restaurant, excluding drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Retail apparel and accessories Retail furniture, home furnishings Retail trade, commercial services and sales (not otherwise listed) Service station Service station Po P	Private postal shipping and receiving					P	P				
Restaurant, excluding drive-in/drive-through facilities Restaurant, including drive-in/drive-through facilities Retail apparel and accessories Retail furniture, home furnishings Retail trade, commercial services and sales (not otherwise listed) Service station Shoe repair Shopping center Storage, indoor/outdoor P P P	Produce stand, general retail						P	P			
through facilities	Radio communications						P				
Retail apparel and accessories PPP Retail furniture, home furnishings PPP Retail trade, commercial services and sales (not otherwise listed) PPP Service station PSPP Shoe repair PPP Shopping center CSPP Sporting goods store PPP Storage, indoor/outdoor PPPP						P	Р				
Retail furniture, home furnishings P P P S Service station PS P S P S Sporting goods store Storage, indoor/outdoor P P S P S S P S Storage, indoor/outdoor S P S P S S P S S P S S S P S S S P S S S S P S							P				
Retail trade, commercial services and sales (not otherwise listed) Service station Shoe repair Shopping center Sporting goods store Storage, indoor/outdoor P P P Service station PS P P Service station P P P Service station P P Service station P P P Service station Service station P P P Service station P P P Service station Service station P P P Service station P P P Service station Service station Service station Service station P P P Service station Service station Service station Service station P P P Service station Service station Service station Service station P Service station Service station P Service station P Service station Service station Service station Service station P Service station Ser	Retail apparel and accessories					P	P				
otherwise listed) P Service station P \$ 91.88 Shoe repair P P P Shopping center CS P \$ 91.89 Sporting goods store P P P Storage, indoor/outdoor P P P	Retail furniture, home furnishings					P	P				
Shoe repair P P P Shoe Shopping center CS P \$ 91.89 Sporting goods store P							Р				
Shopping center CS P § 91.89 Sporting goods store P P P Storage, indoor/outdoor P P P	Service station					PS	P				§ 91.88
Sporting goods store PPP Storage, indoor/outdoor PPP	Shoe repair					P	P				
Storage, indoor/outdoor PPP	Shopping center					CS	P				§ 91.89
	Sporting goods store					P	P				
Tailor/dress- maker/seamstress P P	Storage, indoor/outdoor						P	P			
	Tailor/dress- maker/seamstress					P	P				
Tattoo/body piercing parlor CS § 91.90	Tattoo/body piercing parlor						CS				§ 91.90

Telecommunica- tion facilities									CS	CS				§ 91.91
Theater									P	CS				8 91.91
Toy store								P	P					
Upholstery - furniture repair								Г	P	P				
Industrial									Р	Р				
										D	P			
Agricultural processing										P	Р			
Heliport										С				
Retail sales incidental to the light industrial use										P				
Textile manufacturing										P				
Tire sales and services, recapping										P				
Trades and commercial services									P					
Trucking terminal										P				
Warehousing and storage services										P				
Wholesale business (not to public)										P				
Wholesale trade except petroleum bulk stations and scrap and waste materials										P				
Office/Institutional														
Adult care home	С						P		P					
Adult day care program	С						P		P					
Advertising agency							P	P	P					
Ambulance services							P		P					
Arboretum and botanical garden							С		P			C		
Art gallery							P	P	P					
Assisted living residence							P		P					
Cemetery	С						PS		PS		PS	CS		§ 91.92
Charitable organization							P	P	P					
Child care center							PS		PS				PS	§ 91.93
Church	С	С	С	С	С	С	P	P	P				P	
Civic, social and fraternal organization							P	P	P					
Club, public or private							P	P	P					
Crematorium									PS	PS	PS			§ 91.94
Funeral home							P		P					
Government agency							P	P	P	P				
Hospice							P	P	P					
Library							Р	P	P					
Multi-unit assisted housing with services							P							
Museum							1							
							P	P	P					
Nursing home							P P	P	P P					
Nursing home Place of assembly								P						§ 91.95

Public safety facilities (fire, police and the like)							P	P	P					
Residential child-care facility							P		P					
School, public and parochial	С	С	С	С	С	С	P							
Travel agency							P	P	P					
Recreation/Conservation														
Bona fide farm	PS	§ 91.96												
Community recreation center							P	P	P					
Golf and driving range, par 3							CS		CS			CS		§ 91.97
Golf course	С	С	С	С	С	С			P			P	С	§ 91.98
Park, private	P	P	P	P	P	P	P					P	P	
Publicly-owned and/or operated park, open space, recreational facility or use and the equipment necessary to operate such areas	P	P	P	P	P	P	P	P	P			P	Р	
Public/private conservation area	P	P	P	P	P	P	P	P	P	P		P	P	
Residential														
Dwelling, conventional on-site stick-built construction and modular	P	P	P	P	P	P	P				P		P	
Dwelling, manufactured home (on individual lot)					P	P					P		P	
Dwelling, multiple-family			P	P	P	P	С						С	
Dwelling, single-family (excluding manufactured homes)	P	P	P	P	P	P	P						P	
Dwelling, single-family (excluding manufactured homes) 1 acre lots or larger	P	P	P	P	P	P	P					С	P	
Dwelling, two-family			P	P	P	P	P						P	
Family care home	P	P	P	P	P	P	P						P	
Family child care home	С	С	С	С	С	С	P						С	
Family foster home	С	С	С	С	С	С	P						С	
Model home sales office, temporary	P	P	P	P	P	P	P							
Rooming and boarding house					P	P	P							
Therapeutic foster home	P	P	P	P	P	P	P						P	
Tourist home					P	P	P		P					

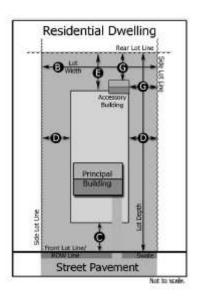
(Ord. eff. 9-6-2012, § 6.4; Am. Ord. 16-1, passed 4-7-2016)

■§ 91.74 ZONING DISTRICT DEVELOPMENT STANDARDS.

(A) R-15 Residential District.

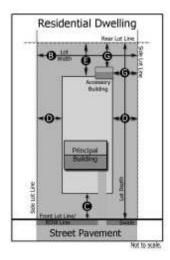
(1) Dimensional requirements.

(A) Minimum lot area	15,000 sq. ft.
(B) Minimum lot width	75 ft.
(C) Minimum front yard	30 ft.
(D) Minimum side yards	10 ft.
(E) Minimum rear yard	25 ft.
(F) Maximum building height	35 ft.



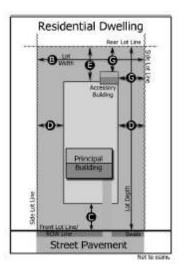
- (2) Location of accessory building. Accessory buildings may occupy 10% of the gross lot area and, except for attached garages, must be built to the rear of the principal building.
- (3) *Corner lots*. On corner lots, the setback for all structures located on that side of the lot abutting the street adjacent to a side yard lot line shall not be less than one-half the front yard requirement.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) *Parking*. Off-street parking shall be provided as required in §§ <u>91.120</u> through 91.129.
 - (B) R-12 Residential District.
 - (1) Dimensional requirements.

(A) Minimum lot area	12,000 sq. ft.
(B) Minimum lot width	75 ft.
(C) Minimum front yard	30 ft.
(D) Minimum side yards	10 ft.
(E) Minimum rear yard	25 ft.
(F) Maximum building height	35 ft.
Accessory building setback for any lot line	10 ft.



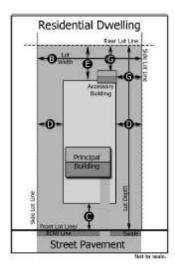
- (2) Location of accessory building. Accessory buildings may occupy 10% of the gross lot area and, except for attached garages, must be built to the rear of the principal building.
- (3) *Corner lots*. On corner lots, the setback for all structures located on that side of the lot abutting the street adjacent to a side yard lot line shall not be less than one-half the front yard requirement.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) *Parking*. Off-street parking shall be provided as required in §§ <u>91.120</u> through 91.129.
 - (C) *R-8 Residential District*.
 - (1) Dimensional requirements.

(A) Minimum lot area	
First dwelling unit	8,000 sq. ft.
Each additional dwelling unit	4,000 sq. ft.
Nonresidential	10,000 sq. ft.
(B) Minimum lot width	75 ft.
(C) Minimum front yard	25 ft.
(D) Minimum side yards	10 ft.
(E) Minimum rear yard	20 ft.
(F) Maximum building height	35 ft.
Accessory building setback for any lot line	10 ft.



- (2) Location of accessory building. Accessory buildings may occupy 10% of the gross lot area and, except for attached garages, must be built to the rear of the principal building.
- (3) *Corner lots*. On corner lots, the setback for all structures located on that side of the lot abutting the street adjacent to a side yard lot line shall not be less than one-half the front yard requirement.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) *Parking*. Off-street parking shall be provided as required in §§ 91.120 through 91.129.
 - (D) R-6 Residential District.
 - (1) Dimensional requirements.

(A) Minimum lot area	
First dwelling unit	6,000 sq. ft.
Each additional dwelling unit	3,000 sq. ft.
Nonresidential	10,000 sq. ft.
(B) Minimum lot width	60 ft.
(C) Minimum front yard	25 ft.
(D) Minimum side yards	10 ft.
(E) Minimum rear yard	20 ft.
(F) Maximum building height	35 ft.
Accessory building setback for any lot line	10 ft.



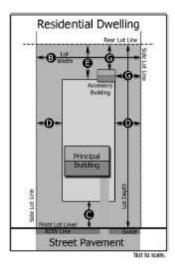
- (2) Location of accessory building. Accessory buildings may occupy 10% of the gross lot area and, except for attached garages, must be built to the rear of the principal building.
- (3) *Corner lots*. On corner lots, the setback for all structures located on that side of the lot abutting the street adjacent to a side yard lot line shall not be less than one-half the front yard requirement.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) *Parking*. Off-street parking shall be provided as required in §§ <u>91.120</u> through 91.129.
 - (6) Exceptions.

Subdivision	Front Yard	Rear Yard	Side Yard
Carolina Shores Subdivision	20 ft.	10 ft.	3 ft. and 7 ft. (10 ft., both side combined)
Cedar Tree Subdivision	25 ft.	9 ft.	5 ft.
Lighthouse Cove Subdivision	25 ft.	25 ft.	10 ft.
Ocean Side Place Subdivision	25 ft.	9 ft.	5 ft.

(E) MFH I Manufactured Home District I.

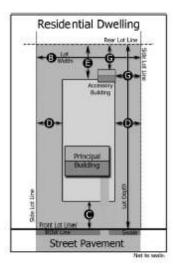
(1) Dimensional requirements.

(A)	Minimum lot area	6,000 sq. ft.
(B)	Minimum lot width	60 ft.
(C)	Minimum front yard	25 ft.
(D)	Minimum side yards	5 ft.
(E)	Minimum rear yard	20 ft.
(F)	Maximum building height	35 ft.
Acc	essory building setback for any lot line	5 ft.



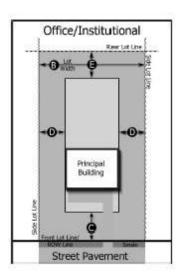
- (2) Location of accessory building. Accessory buildings may occupy 10% of the gross lot area and, except for attached garages, must be built to the rear of the principal building.
- (3) *Corner lots*. On corner lots, the setback for all structures located on that side of the lot abutting the street adjacent to a side yard lot line shall not be less than one-half the front yard requirement.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) *Parking*. Off-street parking shall be provided as required in §§ 91.120 through 91.129.
 - (F) MFH II Manufactured Home District II.
 - (1) Dimensional requirements.

Minimum lot area (includes both manufactured homes located in MH parks and on individual lots)	6,000 sq. ft.
Minimum lot area for each additional dwelling unit	3,000 sq. ft.*
Minimum lot width	60 ft.
(D) Minimum front yard	25 ft.
(E) Minimum side yards	5 ft.
(F) Minimum rear yard	20 ft.
(G) Maximum building height	35 ft.
Accessory building setback for any lot line	5 ft.
rovided that the area requirements for all other applicable standards, such as individual water and sewer system,	are met



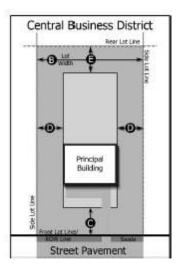
- (2) Location of accessory building. Accessory buildings may occupy 10% of the gross lot area and, except for attached garages, must be built to the rear of the principal building.
- (3) *Corner lots*. On corner lots, the setback for all structures located on that side of the lot abutting the street adjacent to a side yard lot line shall not be less than one-half the front yard requirement.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) *Parking*. Off-street parking shall be provided as required in §§ <u>91.120</u> through 91.129.
 - (G) O/I Office and Institutional District.
 - (1) Dimensional requirements.

(A)	Minimum lot area	10,000 sq. ft.
(B)	Minimum lot width	75 ft.
(C)	Minimum front yard	30 ft.
(D)	Minimum side yards	10 ft.
(E)	Minimum rear yard	15 ft.
(F)	Maximum building height	35 ft.



- (2) *Corner lots*. On corner lots, the setback for all structures located on that side of the lot abutting the street adjacent to a side yard lot line shall not be less than one-half the front yard requirement.
- (3) *Buildings*. All buildings in the Office/Institutional District shall be permanent fully enclosed construction. Portable, open air shed type structures shall be prohibited.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) Parking and loading. Off-street parking and loading shall be provided, as required by §§ 91.120 through 91.129.
 - (6) *Buffers*. Refer to §§ 91.140 through 91.150.
 - (7) Landscaping. For landscaping requirements, refer to §§ 91.140 through 91.150.
- (8) Sales prohibited. No merchandise, wares, goods, foods and the like are permitted to be sold or offered for sale on any publicly-owned sidewalks or sidewalks right-of-way or public thoroughfare or public highway or public property within the town, or its extraterritorial area.
 - (H) NB Neighborhood Business District.
 - (1) Dimensional requirements.

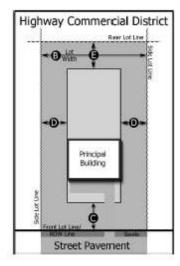
(A) Minimum lot area	10,000 sq. ft.	
(B) Minimum lot width	75 ft.	
(C) Minimum front yard	30 ft.	
(D) Minimum side yards	10 ft.*	
(E) Minimum rear yard	10 ft.*	
(F) Maximum building height	35 ft.	
5 feet abutting lot zoned residential		



- (2) *Corner lots.* On corner lots, the side yard on that side of the lot abutting the street adjacent to a side yard lot line shall be 25 feet.
- (3) *Buildings*. All buildings in the Neighborhood Business District shall be permanent fully enclosed construction. Portable, open air shed type structures shall be prohibited.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) *Parking and loading*. Off-street parking and loading shall be provided, as required by §§ 91.120 through 91.129.
 - (6) Buffers. Refer to §§ 91.140 through 91.150.
 - (7) Landscaping. For landscaping requirements, refer to §§ 91.140 through 91.150.

- (8) Sales prohibited. No merchandise, wares, goods, foods and the like are permitted to be sold or offered for sale on any publicly-owned sidewalks or sidewalks right-of-way or public thoroughfare or public highway or public property within the town, or its extraterritorial area.
 - (I) HC Highway Commercial District.
 - (1) Dimensional requirements.

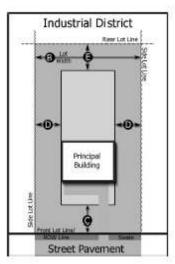
(A)	Minimum lot area	10,000 sq. ft.
(B)	Minimum lot width	75 ft.
(C)	Minimum front yard	50 ft.
(D)	Minimum side yards	10 ft.*
(E)	Minimum rear yard	10 ft.*
(F)	Maximum building height	35 ft.
* 25 feet abutting lot zoned residential		



- (2) *Corner lots*. On corner lots, the side yard on that side of the lot abutting the street adjacent to a side yard lot line shall be 25 feet.
- (3) *Buildings*. All buildings in the Highway Commercial District shall be permanent fully enclosed construction. Portable, open air shed type structures shall be prohibited.
 - (4) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (5) *Parking and loading*. Off-street parking and loading shall be provided, as required by §§ 91.120 through 91.129.
 - (6) Buffers. Refer to §§ 91.140 through 91.150.
 - (7) Landscaping. For landscaping requirements, refer to §§ 91.140 through 91.150.
- (8) *Sales prohibited*. No merchandise, wares, goods, foods and the like are permitted to be sold or offered for sale on any publicly-owned sidewalks or sidewalks right-of-way or public thoroughfare or public highway or public property within the town, or its extraterritorial area.
 - (J) ID Industrial District.
 - (1) Dimensional requirements.

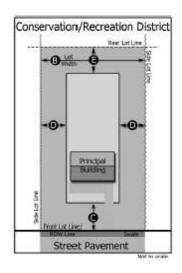
(A)	Minimum lot area	1 acre
(B)	Minimum lot width	100 ft.
(C)	Minimum front yard	35 ft.

(D) Minimum side yards	15 ft.*	
(E) Minimum rear yard	15 ft.*	
(F) Maximum building height	35 ft.	
5 feet abutting lot zoned residential		



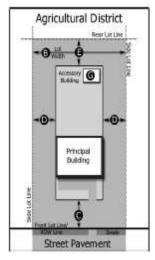
- (2) *Parking and loading*. Off-street parking and loading shall be provided, as required by §§ 91.120 through 91.129. Off-street parking shall not be permitted in the required front yard setback.
 - (3) *Buffers*. Refer to §§ 91.140 through 91.150.
 - (4) Landscaping. For landscaping requirements, refer to §§ 91.140 through 91.150.
 - (5) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
 - (K) CRD Conservation/Recreation District.
 - (1) Dimensional requirements.

(A)	Minimum lot area	1 acre
(B)	Minimum lot width	100 ft.
(C)	Minimum front yard	40 ft.
(D)	Minimum side yards	20 ft.
(E)	Minimum rear yard	30 ft.
(F)	Maximum building height	35 ft.



- (2) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (3) *Parking*. Off-street parking shall be provided as required in §§ 91.120 through 91.129.
 - (L) AD Agricultural District.
 - (1) Dimensional requirements.

(A)	Minimum lot area	20,000 sq. ft.
(B)	Minimum lot width	75 ft.
(C)	Minimum front yard	25 ft.
(D)	Minimum side yards	10 ft.*
(E)	Minimum rear yard	20 ft.*
(F)	Maximum building height	35 ft.
(G)	Accessory structure	10 ft.*
* 25	feet abutting lot zoned residential	



- (2) *Corner lots.* On corner lots, the side yard on that side of the lot abutting the street adjacent to a side yard lot line shall be not less than 15 feet.
 - (3) Signs. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (4) *Parking and loading*. Off-street parking and loading shall be provided, as required by §§ 91.120 through 91.129.
 - (5) *Buffers*. Refer to §§ 91.140 through 91.150.
 - (6) Landscaping. For landscaping requirements, refer to §§ 91.140 through 91.150.
- (7) Sales prohibited. No merchandise, wares, goods, foods and the like are permitted to be sold or offered for sale on any publicly-owned sidewalks or sidewalks right-of-way or public thoroughfare or public highway or public property within the town, or its extraterritorial area.
- (8) *Bona fide farms*. Bona fide farms are exempt from the regulation of this Unified Development Ordinance within the town's extraterritorial jurisdiction. (Ord. eff. 9-6-2012, § 6.5)

■§§ 91.75—91.79 RESERVED.

SUPPLEMENTAL REGULATIONS

■ § 91.80 INTRODUCTION.

- (A) The following supplemental regulations shall pertain to the uses listed in the Table of Uses located in $\S 91.73$ which are identified with an "S" for supplemental regulations.
- (B) For any use which requires the issuance of a conditional use permit, the supplemental use regulations listed herein may be in addition to any other fair and reasonable conditions placed on the use by the Board of Commissioners. The conditions may impose greater restrictions on a particular use than those which are listed herein. (Ord. eff. 9-6-2012, § 7.1)

■§ 91.81 ACCESSORY USES.

- (A) Location of accessory buildings. Accessory buildings may occupy 10% of the gross lot area, must be built a minimum of ten feet from any lot line, and except for attached garages, must be built to the rear of the principal building.
- (B) *Home occupation*. Home occupations, such as, but not limited to, dressmaking, catering, baking, hairdressing, laundering, cooking, designing, accounting and the practice of law, medicine and dentistry shall be permitted conditionally as accessory uses in a residence or accessory building thereof, subject to the following limitations.
 - (1) No display of products shall be visible from the street.
- (2) No mechanical equipment shall be installed or used except such that is normally used for domestic, professional or hobby purposes and which does not cause noise or other interference in radio and television reception.
- (3) Not over 25% of the total actual floor area or 500 square feet, whichever is less, shall be used for a home occupation.
- (4) No more than two persons not residing in the dwelling may be engaged in the home occupation.
- (5) Traffic generation shall not exceed the traffic volumes generated by nearby residents. Parking shall be required as provided in §§ 91.120 through 91.129.
- (C) Swimming pool. All public, commercial or private outdoor swimming pools of three feet or more in depth, either above ground or below ground, and of either permanent or temporary construction shall meet the following requirements in addition to setbacks and other requirements specified elsewhere.
- (1) The setback for an above ground swimming pool from any lot line equals the required setback for accessory structures in the district in which it is located plus one foot for each foot over five of pool height. The setback for an in-ground swimming pool shall be at least two feet.
- (2) A fence be erected to a minimum height of four feet to completely enclose all sides of the pool not bounded by a building. A gate of equal height shall be installed and securely fastened when the pool is not in use.
- (3) Contractor must have construction fence/silt fence surrounding pool area (construction site) while under construction.
- (4) All mechanical equipment be located a minimum of five feet from any property line and must be screened from view.
 - (D) Dwellings as accessory uses.
- (1) Dwellings may be accessory uses in residential, office/institutional and neighborhood business districts if located inside the principal structure or as a detached structure that is secondary to the primary structure in size or location such as a garage apartment. Dwellings as accessory uses in residential districts are permitted only if used as a residence by relatives or household employees and no rent is charged. Mobile homes shall not be used as accessory residences in any residential district except the MFH II District.

- (2) One single-family dwelling per individual business may be an accessory use in the NB Neighborhood Business District if located inside the principal building.
 - (3) Travel trailers and recreation vehicles may not be used as an accessory dwelling.
- (E) Retail sales and services as accessory uses. Retail sales and services are permitted as accessory uses when clearly incidental to the principal use. With the exception of restaurants in conjunction with a motel, such uses shall be conducted wholly within the principal building, without access thereto other than from within the building, and without exterior advertising or display. In hospitals and clinics these accessory uses may include drug stores, florists, gift and book shops and cafeterias. In institutional settings, office buildings, hotels, country club houses and airports, such activities may include gift and book shops, restaurants, cafeterias and coffee shops, lounges, pro shops and beauty and barbershops.
 - (F) Fences and walls.
- (1) Ornamental fences and walls not over four feet high may project into or may enclose any front or side yard, and fences or walls enclosing rear yards may be six feet high. An open fence or wall through which clear vision is possible from one side to the other on a horizontal plane and such openings occupy 50% or more of the area of the fence or wall, may be erected in the rear yard to a maximum height often feet in nonresidential districts. The finished side on a fence shall be on the outside facing the street and/or neighboring properties.
- (2) Survey map is required for installation of fence, to illustrate intent of location. A minimum setback of one inch is required from the property line.
 - (G) Satellite dish antenna; general require- ments.
 - (1) All satellite dishes shall be installed in compliance with FCC regulations.
- (2) Residential satellite dishes shall not exceed 24 inches in diameter and nonresidential satellite dishes shall not exceed 36 inches in diameter unless approved by the UDO Administrator.
- (3) If possible, satellite dishes shall not be located in a front yard and shall be hidden from view of the public right-of-way. All locations shall be approved by the UDO Administrator.
 - (H) Beehives as accessory uses.
 - (1) Up to five hives shall be permitted on a single parcel.
- (2) Hives shall be placed at ground level or securely attached to an anchor or stand. If the hive is securely attached to an anchor or stand, the anchor or stand may be permanently attached to a roof surface.
 - (3) Hives must comply with all setback requirements for accessory structures.
- (4) Removal of hives may be required if the owner no longer maintains the hive or if removal is necessary to protect the health, safety, and welfare of the public. (Ord. eff. 9-6-2012, § 7.2; Am. Ord. 16-1, passed 4-7-2016)

以§ 91.82 PORTABLE STORAGE CONTAINER.

- (A) **PORTABLE STORAGE CONTAINERS** are defined as:
- (1) Containers no larger in dimension than eight feet by eight feet six inches by 16 feet and transported to a designated location for temporary storage purposes, including moving (typically known as PODS);
- (2) Containers designed or used on property zoned or used for residential property for the collection and hauling of waste or debris, including, but not limited to, roll-off containers or boxes and bin containers (construction dumpsters); and
- (3) Non self-propelled, fully enclosed trailers that are designed or used to transport goods, materials and equipment and are placed on property zoned or used for residential purposes (semi-trailers).

- (B) Portable storage containers may be allowed pursuant to the use table contained in § 91.73, upon compliance with all of the following.
- (1) No more than two temporary storage containers shall be located on a single lot or parcel of land.
- (2) No other type of container or shipping container is located on the same lot or parcel of land.
- (3) Portable storage containers shall not be used to store or transport hazardous materials and substances, including, but not limited to, the following: solid waste, hazardous materials, explosives and unlawful substances and materials.
- (4) Permits issued for portable storage containers will be issued incident to an active building permit. Subsequent to issuance of a certificate of occupancy all portable storage containers must be removed within 30 days. The owner(s) of a lot or parcel on which a dumpster will be placed shall be jointly responsible for providing notice to the UDO Administrator within 24 hours of the placement. The placement of the storage container will require the issuance of a permit through the town. The UDO Administrator may approve an extension by issuing an extension permit for up to 90 days if a building permit had been issued for the renovation, repair or reconstruction, if required, and remains valid beyond the initial 30 days approval, provided that the portable storage container will not be used to store nonresidential materials and equipment such as contractor's materials and equipment during the extension. Portable storage containers shall comply with the following setbacks.
- (a) If a portable storage container is placed in the required front yard, then the portable storage container shall be located only in the area primarily used for vehicular ingress and egress and must have five feet setback from the edge of the paved right-of-way, unless otherwise approved by the UDO Administrator.
- (b) If a portable storage container is placed in the required rear or side yard, no setback shall be required except that no portable storage container shall encroach upon adjacent property.
- (5) Portable storage containers (PODS) for the purposes of moving must be removed within 30 days.
- (6) Portable storage containers shall be constructed of noncombustible materials. (Ord. eff. 9-6-2012, § 7.3)

■§ 91.83 ADULT ENTERTAINMENT BUSINESS.

- (A) *Prohibition*. It shall be unlawful for any person or group of persons, partnership, limited partnership or corporation or any other entity to operate or cause to be operated an adult entertainment business except as permitted herein.
- (B) *Intent*. It is the intent of this section to regulate adult entertainment businesses, whether as a principal or as an accessory use, as a "conditional use." The conditions noted hereinafter are the minimum required.
 - (C) Location.
- (1) No more than one adult entertainment business shall be located on any one lot or parcel.
- (2) Measurements of distance separation shall be in a straight line from the closest points of the buildings at which the adult uses are located.
 - (3) Adult entertainment businesses shall not be located closer than:
 - (a) Fifteen hundred feet from any residence or residential zoning district;
- (b) Fifteen hundred feet from any church, child care center, public or private elementary or secondary educational school, college or institution of higher learning, public park, public library, cemetery or motion picture establishment which shows G- or PG-rated movies to the general public on a regular basis; and
 - (c) Fifteen hundred feet from any other adult entertainment business.

- (D) Ownership disclosure. If a person who wishes to operate an adult entertainment business is an individual, he or she must sign the application as applicant. If the owner of a proposed adult entertainment business is other than an individual, each individual who has a 10% or greater interest in the business must sign an application for a permit and/or license as applicant. If a corporation is listed as an owner of the adult business or is an entity which wishes to operate such a business, each individual having a 10% or greater interest in the corporation, must sign the application for a permit and/or license as applicant. All corporate officers shall also sign the application. The fact that a person possesses other types of state or county permits and/or licenses does not exempt him or her from the requirement of obtaining a sexually oriented business permit and/or license.
- (E) *Age requirements*. An adult entertainment business shall neither employ nor permit the admittance/patronage of any person who is under 21 years of age.
- (F) *Inspections*. The management of adult entertainment businesses shall permit representatives of the Police Department, Sheriff's Department, Health Department, Building Inspection Department, Zoning Code Enforcement Department, Fire Department, Planning and Zoning Department or other municipal, county or state departments to inspect the premises at any time it is open for business.
- (G) Revocation of zoning compliance. The UDO Administrator shall remove a certificate of zoning compliance thereby suspending the operation of any adult entertainment business for the following:
- (1) For giving false or misleading information by the permittee at any time in the application process;
 - (2) Illegal sale of any controlled substance on the premises;
- (3) Failure to permit inspection by authorized municipal, county and state agencies or its authorized personnel;
 - (4) Violation of age restrictions as specified in this section; and
- (5) For the arrest and conviction of any owner or employee for violation of any of the ABC laws or controlled substance laws of the state.
 - (H) Regulations for adult motels.
- (1) Evidence that a sleeping room in a hotel, motel or similar commercial enterprise has been rented and vacated two or more times in a period of time that is less than ten hours creates a rebuttal presumption that the enterprise is an adult motel as that term is defined in this Unified Development Ordinance.
- (2) It is unlawful if a person, as the person in control of a sleeping room in a hotel, motel or similar commercial enterprise that does not have a sexually oriented business license, rents or subrents a sleeping room to a person and, within ten hours from the time the room is rented, he or she rents or subrents the same sleeping room again.
- (3) For the purpose of this subchapter, the terms **RENT** and **SUBRENT** mean the act of permitting a room to be occupied for any form of consideration.
 - (I) Regulations for nude model studios.
 - (1) A nude model studio shall not employ any person under the age of 21 years.
- (2) A person under the age of 21 years is in violation of this section if the person appears semi-nude or in a state of nudity in or on the premises of a nude model studio. It is a defense to prosecution under this division (I)(2) if the person under 21 years was in a restroom not open to the public view or visible by any other person.
- (3) It is a violation of this section if the person appears in a state of nudity, or knowingly allows another to appear in a state of nudity in an area of a nude model studio premises which can be viewed from the public right-of-way.
- (4) A nude model studio shall not place or permit a bed, sofa or mattress in any room on the premises, except that a sofa may be placed in a reception room open to the public.

- (J) Regulations pertaining to exhibition of sexually explicit films, videos and live performances.
- (1) A person who operates or causes to be operated a sexually oriented business, other than an adult motel, which exhibits on the premises in a viewing room of less than 150 square feet of floor space, a film, video cassette, other video reproduction, or live performance that depicts specified sexual activities or specified anatomical areas, shall comply with the following requirements.
- (a) Upon application for a certificate of zoning compliance for a sexually oriented business license, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of one or more managers' stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted. A manager's station may not exceed 32 square feet of floor area. The diagram shall also designate the place at which the business license will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designed street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches. The UDO Administrator may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.
 - (b) The application shall be sworn to be true and correct by the applicant.
- (c) No alteration in the configuration or location of a manager's station may be made without the prior approval of the UDO Administrator.
- (d) It is the duty of the owner(s) and operator of the premises to ensure that at least one employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
- (e) The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of the entire area of the premises to which any patron is permitted access for any purpose excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two or more manager's stations designed, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of the entire area of the premises to which any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this division (J)(1)(e) must be by direct line of sight from the manager's station.
- (f) It shall be the duty of the owner(s) and operator, and it shall also be the duty of the agent(s) and employee(s) present in the premises, to ensure that the view area specified in division (J)(1)(e) above remains unobstructed by any doors, walls, merchandise, display racks or other materials at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the application filed pursuant to division (J)(1)(a) above.
 - (g) No viewing room may be occupied by more than one person at any time.
- (h) The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than five footcandles as measured at the floor level.
- (i) It shall be the duty of the owner(s) and operator, and it shall be the duty of any agent(s) and employee(s) present in the premises, to ensure that the illumination described above is maintained at all times that any patron is present in the premises.
- (j) No licensee shall allow an opening of any kind to exist between viewing rooms or booths.

- (k) No person shall make or attempt to make an opening of any kind between viewing booths or rooms.
- (l) The operator of the sexually oriented business shall, during each business day, inspect the walls between the viewing booths to determine if any openings or holes exist.
- (m) The operator of the sexually oriented business shall cause all floor coverings in viewing booths to be nonporous, easily cleanable surfaces, with no rugs or carpeting.
- (n) The operator of the sexually oriented business shall cause all wall surfaces and ceiling surfaces in viewing booths to be constructed of, or permanently covered by, nonporous, easily cleanable material. No wood, plywood, composition board or other porous material shall be used within 48 inches of the floor.
- (2) A person having a duty under divisions (J)(1)(a) through (J)(1)(n) of this section is in violation of this section if he or she knowingly fails to fulfill that duty.
 - (K) Exterior portions of regulated establishments.
- (1) It shall be unlawful for an owner or operator of a regulated establishment to allow the merchandise or activities of the regulated establishment to be visible from any point outside such regulated establishment.
- (2) It shall be unlawful for the owner or operator of a regulated establishment to allow the exterior portions of the regulated establishment to have flashing lights, or any words, lettering, photographs, drawings or pictorial representations of any manner except to the extent permitted by the provisions of this section.
- (3) It shall be unlawful for the owner or operator of a regulated establishment to allow exterior portions of the regulated establishment to be painted any color other than a single achromatic color (i.e., zero saturation and without hue). This provision shall not apply to any regulated establishment if the following conditions are met.
 - (a) The regulated establishment is a part of a commercial multi-unit center.
- (b) The exterior portions of each individual unit in the commercial multi-unit center, including the exterior portions of the regulated establishment are painted the same color as one another or are painted in such a way so as to be a component of the overall architectural style or pattern of the commercial multi-unit center.
- (4) Nothing in this section shall be construed to require the painting of an otherwise unpainted exterior portion of a regulated establishment.
- (5) Nothing in this section shall supersede or replace any sign regulation already in effect within the town, but shall be in addition thereto.
 - (L) Signage. Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (M) *Parking*. Off-street parking shall be provided, as required by §§ <u>91.120</u> through 91.129.
- (O) *Hours of operation*. No adult establishment shall operate before 4:00 p.m. or after 12:00 midnight, except that tattooing establishments, body piercing businesses and fortune tellers, as defined herein, shall only conduct business to the public between 8:00 a.m. and 9:00 p.m. daily.
- (P) Revocation of license. In addition to any other remedies, the town may apply to General Court of Justice for suitable equitable relief to abate or otherwise enjoin any violation of this section. Any violation would result in revocation of permit or license.
- (Q) *Business license*. Any person or other entity, prior to operating an adult entertainment business, shall apply for a business license for the appropriate category of business of the adult entertainment establishment. The applicant shall pay the fee therefor as set forth in G.S. Chapter 105.

(Ord. eff. 9-6-2012, § 7.4)

■§ 91.84 BATTERY CHARGING/EXCHANGE STATION.

Battery charging stations and battery exchange stations shall be permitted in accordance with § 91.73, subject to the following requirements:

- (A) Electric vehicle charging stations should be reserved for parking and charging of electric vehicles only.
- (B) Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.
- (C) Battery charging station: for land use compatibility purposes, the charging activity should be proportionate to the associated permitted use. Electric vehicle charging station(s) shall be permitted in a single-family garage designed to service the occupants of the home. Accessory single-family charging stations shall not exceed residential Building Code electrical limitations. Whereas, charging station(s) installed in a parking lot for non single-family residential use are expected to have intensive use and will be permitted to have multiple "rapid charging stations" to serve expected demand.
- (D) Battery exchange station: exchange stations are permitted in any commercial or industrial zoning district, provided, however, all other requirements for the building or space the use occupies can be satisfied, such as design review, Fire Code and Building Code requirements. This use is specifically prohibited in exclusively residential or conservation/recreation zoning districts.
- (E) Design criteria for commercial and multi-family development, the following criteria shall be applied to electric charging facilities.
- (1) *Number required*. This is an optional improvement. No minimum number of stalls applies. However, if electric vehicle stalls are reserved for electric vehicles, care should be taken to ensure enough spots are available for all of a site's parking needs.
- (2) Generally. Location and provision of electric vehicle parking will vary based on the design and use of the primary parking lot, keeping in mind flexibility will be needed in various parking lot layout options.
- (3) Signage to identify. Each charging station space should be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations should be included if time limits or tow away provisions are to be enforced by the owner.
- (4) *Maintenance*. Charging station equipment should be maintained in all respects, including the functioning of the charging equipment.
- (5) Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, charging equipment should be located so as to not interfere with accessibility.
- (6) *Lighting*. Where charging station equipment is installed, adequate site lighting should also be provided unless charging is for daytime purposes only.
- (7) *Notification of station specifics*. Information on the charging station identifying voltage and amperage levels and any time of use, fees or safety information.
- (8) Avoid the most convenient parking spaces. Stalls should not be located in the most convenient spots because this would encourage use by non electric vehicles.
- (9) Avoid conflict with handicap spots. Stalls should generally not be located adjacent to handicap spots unless designed for handicapped use.
- (10) Design for compatibility. Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric cars but blended into the surrounding landscape/ architecture for compatibility with the character and use of the site.

(Ord. eff. 9-6-2012, § 7.5)

■§ 91.86 KENNEL.

The standards in this section apply to facilities, such as animal kennels and animal shelters, where the primary purpose is the boarding of household pets. It shall not apply to boarding facilities incidental to the operation of an animal hospital or clinic or to pet stores.

- (A) No kennel shall be operated without all necessary licensure, certification or other form of permission from the state and any other governmental agency with jurisdiction over its operation. Loss of such permission shall be grounds for revocation of any conditional use permit authorizing a kennel.
- (B) No kennel shall be located within 500 feet of the nearest lot line of a residential use or a residential zoning district.
- (C) Kennels shall be adequately buffered to prevent sounds from constituting a nuisance to neighboring properties.
- (D) Housing facilities for animals shall be structurally sound and shall be maintained in good repair, shall be designed so as to protect the animals from injury, shall contain the animals, and shall restrict the entrance of other animals. (Ord. eff. 9-6-2012, § 7.7)

■§ 91.87 MIXED USE.

- (A) Mixed use defined. The MIXED USE OPTION is provided to allow flexibility in development requirements such as setbacks, density, permitted uses and the like, to accommodate the unique physical, economic, design or other characteristics of a development without compromising the essential standards needed for the protection of the public interest. Mixed use developments require a conditional use permit, as specified in § 91.54, in which the primary use of land is a mix of residential and small-scale commercial uses such as retail, office, service and entertainment establishments. A mix of permitted uses is allowed within the same building or on the same lot or as separate uses on individual parcels. This development pattern is characterized by overlapping patterns of use and activities, and clearly defined, human scale external spaces, where citizens can live, conduct business and meet freely with others. Development within the mixed use conditional use shall be in accordance with the standards set forth herein.
- (B) *Performance standards*. The UDO Administrator, Planning Board and Board of Commissioners will work cooperatively with the applicant in determining the appropriate performance standards for mixed use developments. The standards of the zoning district, or districts, in which the mixed use is located, provide general guidance in determining the standards, with consideration given to the specific characteristics and needs of the individual project. Ultimately, all performance standards such as density, permitted uses, parcel dimensional requirements, lighting, landscaping, parking, signage and the like, shall be established by the Board of Commissioners upon recommendation of the Planning Board through issuance of the conditional use permit. The conditions specified by the conditional use permit shall be compatible with the surrounding area and the objectives of this UDO. Creative design concepts are encouraged to minimize impacts on infrastructure and to support environmental protection. The mixed use shall comply with §§ 91.240 through 91.261, 91.270 and 91.280, Environmental Regulations and §§ 91.210 through 91.228, Subdivisions.
- (C) *Permitted uses*. The following uses may be established as permitted uses in a mixed use development. Any use that is not listed in this section is expressively prohibited from being located within a mixed use development.
 - (1) Accessory uses;
 - (2) Art gallery;
 - (3) Bank/financial services;
 - (4) Barber and beauty shops:

- (5) Bookstore, including the retail of stationery, books, magazines, newspapers;
- (6) Clothing store;
- (7) Computer sales and repair;
- (8) Cosmetics store;
- (9) Drug store;
- (10) Dwelling, duplex;
- (11) Dwelling, multi-family;
- (12) Dwelling, single-family;
- (13) Fabric store;
- (14) Flower shop;
- (15) Gift shop;
- (16) Government offices, including post offices;
- (17) Home occupation;
- (18) Ice cream stand or store;
- (19) Jewelry store;
- (20) Laundry and dry cleaning services;
- (21) Museum, library;
- (22) Music instrument and service;
- (23) Music studio;
- (24) Nail/tanning salon;
- (25) Office supplies;
- (26) Park;
- (27) Physical fitness/exercise center;
- (28) Picture framing;
- (29) Private postal shipping and receiving;
- (30) Professional services office;
- (31) Residential dwellings as part of a mixed use structure, including single-family, multi-family and accessory to a business;
 - (32) Restaurant, excluding drive-in or drive-through service;
 - (33) Retail apparel and accessories;
 - (34) Retail furniture, home furnishings;
 - (35) Sporting goods store;
 - (36) Tailor/dressmaking/seamstress;
 - (37) Toy store; and
 - (38) Travel agency.
- (D) *Mixed use conditional use design standards*. The mixed use conditional use shall be developed in a way that it is functionally and structurally compatible with the Carolina Shores community and is a pedestrian friendly area. All building design shall encourage that consideration be given to the following.
- (1) Special attention shall be given to entrances; they may be set back from the primary facade as long as they are clearly visible from the street. Building entrances and exits shall be well lit to provide visibility and promote safety. Buildings that occur at the intersection of roadways shall angle the entrance toward the corner of the street whenever possible.
- (2) All roof- and wall-mounted mechanical, electrical, communications and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, dense evergreen foliage or by other suitable means.
- (3) Architectural ornaments along the roof line, such as molding cornices, ornamental bands or sculptures, are required.
- (4) Street furniture, outdoor eating areas and sitting areas shall be incorporated at the ground floor.

(Ord. eff. 9-6-2012, § 7.8)

№ 91.88 SERVICE STATION.

Gasoline service stations shall be a permitted use in the NB District provided the following conditions are met.

- (A) The service station is limited in function to dispensing gasoline, oil, grease, antifreeze, tires, batteries and automobile accessories directly related to motor vehicles; to washing, polishing and servicing motor vehicles, only to the extent of installation of the above-mentioned items; and to selling at retail the items customarily sold by service stations.
- (B) The service station shall not overhaul motors, provide upholstery work, auto glass work, painting, welding, bodywork, tire recapping or auto dismantling.
- (C) The service station shall provide a screen planting and/or fence along the property lines that abut residential properties.
- (D) Service stations shall extinguish all floodlights at the close of daily operation or 11:00 p.m., whichever is earlier. (Ord. eff. 9-6-2012, § 7.9)

■§ 91.89 SHOPPING CENTER.

In the NB Zoning District, shopping centers shall be limited to those developments complying with the minor site plan requirements contained in §§ 91.60 through 91.66. (Ord. eff. 9-6-2012, § 7.10)

■§ 91.90 TATTOO AND BODY PIERCING PARLOR.

Tattoo and body piercing parlors shall be subject to the following requirements.

- (A) No person shall engage in tattooing or body piercing without first obtaining a tattooing or body piercing permit from the Department of Health and Human Services.
- (B) Licensed physicians, as well as physician assistants and nurse practitioners working under the supervision of a licensed physician, performing tattoo or body piercing within the normal course of their professional practice are exempt from this requirement. (Ord. eff. 9-6-2012, § 7.11)

■§ 91.91 TELECOMMUNICATION FACILITIES.

- (A) *Purpose*. The purpose of this section is to set forth the requirements for planning and construction of telecommunications facilities including cellular antennas, wireless communication towers and principal communication towers for other uses.
 - (B) *Compliance with federal law.*
- (1) The deployment of wireless infrastructure is critical to ensuring first responders can provide for the health and safety of all residents of North Carolina and that, consistent with § 6409 of the Federal Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. § 1455(a), which creates a national wireless emergency communications network for use by first responders that in large measure will be dependent on facilities placed on existing wireless communications support structures, it is the policy of the state and the town to facilitate the placement of wireless communications support structures in all areas of the town.
- (2) The placement, construction or modification of wireless communications facilities shall be in conformity with the Federal Communications Act, 47 U.S.C. § 332 as amended, § 6409 of the Federal Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. § 1455(a), and in accordance with the rules promulgated by the Federal Communications Commission.
- (C) Facilities permitted. Telecommunications facilities, including cellular antennas and wireless communications towers and facilities, are permitted subject to the following conditions.

- (1) *Location*. The proposed tower, antenna and accessory structure and equipment shall be placed in a location and in a manner that will minimize the visual impact on the surrounding area. Any tower, antenna or accessory structure shall be approved by the Board of Commissioners for compliance with these requirements.
- (2) Collocation. Approval for a proposed tower within a radius of 10,500 feet from an existing tower or other similar structure shall not be issued unless the applicant certifies that the existing tower or structure does not meet applicant's structural specifications or technical design requirements, or that a collocation agreement could not be obtained at a reasonable market rate and in a timely manner.
- (3) *Height*. The height of the tower shall not exceed 160 feet as measured from existing grade at its base to the highest point of the tower or antennas. An additional 120 feet of height may be approved if the tower is designed to accommodate twice the applicant's antennas requirements. Telecommunications antennas or equipment mounted on a building shall meet height requirements of §§ 91.70 through 91.74.
- (4) *Setback*. Unless otherwise stated herein, each wireless support structure shall be set back from all property lines a distance equal to its engineered fall zone.
 - (5) Design.
- (a) Towers shall be designed to accommodate additional antennas equal in number to the applicant's present and future requirements for the life of the tower. The color of the tower and its antennas shall be one that will blend to the greatest extent possible with the natural surroundings and shall be approved by the Board of Commissioners.
- (b) Concealed wireless facilities shall be designed to accommodate the collocation of other antennas whenever economically and technically feasible. Antennas must be enclosed, camouflaged, screened, obscured and otherwise not readily apparent to a casual observer.
- (c) A monopole or replacement pole shall be permitted within utility easements or rights-of- way, in accordance with the following requirements.
 - 1. The utility easement or right-of-way shall be a minimum of 100 feet in width.
- 2. The easement or right-of-way shall contain overhead utility transmission and/or distribution structures that are 80 feet or greater in height.
- 3. The height of the monopole or replacement pole may not exceed by more than 30 feet the height of existing utility support structures.
- 4. Monopoles and the accessory equipment shall be set back a minimum of 15 feet from all boundaries of the easement or right-of-way.
- 5. Single carrier monopoles may be used within utility easements and rights-of-way due to the height restriction imposed by division (C)(5)(c)3. above.
- 6. Poles that use the structure of a utility tower for support are permitted. Such poles may extend up to 20 feet above the height of the utility tower.
- (6) Lighting and marking. Wireless facilities or wireless support structures shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
- (7) Signage. Signs located at the wireless facility shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by government regulation. Commercial advertising is strictly prohibited. Notwithstanding the foregoing, nothing in this Unified Development Ordinance shall prohibit signage that is approved for other uses on property on which wireless facilities are located (i.e., approved signage at locations on which concealed facilities are located).
- (8) Accessory equipment. Accessory equipment, including any buildings, cabinets or shelters, shall be used only to house equipment and other supplies in support of the operation of the wireless facility or wireless support structure. Any equipment not used in direct support of such operation shall not be stored on the site.

- (9) Fencing. Ground-mounted accessory equipment and wireless support structures shall be secured and enclosed with a fence not less than six feet in height as deemed appropriate by the UDO Administrator. This requirement may be waived by the UDO Administrator if it is deemed that a fence is not appropriate or needed at the proposed location.
- (10) Maintenance or service structures. One unmanned maintenance or service structure of not more than 20 feet in height and 400 square feet of floor space may accompany each tower. The tower and maintenance or service structure shall not be required to comply with development standards relating to lot size, setbacks, street frontage and subdivision regulations, so long as the principal use complies with this subchapter.
- (11) Existing towers. Existing towers may be replaced or modified providing that the existing height is not exceeded by more than 20 feet and the new or modified tower meets all of the requirements of this section except setback provisions.
- (12) Replacement of towers. Those towers that are located prior to September 6, 2012, in the districts as defined by §§ 91.70 through 91.74 can be replaced to their current height if completely destroyed by natural causes and only if the applicant presents engineering data to the Board of Commissioners that the replacement poses no structural threat to the surrounding property owners.
- (13) *Nonconforming towers*. All nonconforming transmission towers existing as of the effective date of this Unified Development Ordinance may be replaced if damaged by no more than 50%. Those towers that are located prior to September 6, 2012, in the districts as defined by §§ 91.70 through 91.74 can be replaced to their current height if completely destroyed by natural causes and only if the applicant presents engineering data to the Board of Commissioners that the replacement poses no structural threat to the surrounding property owners.
 - (14) Miscellaneous provisions.
- (a) Abandonment and removal. If a wireless support structure is abandoned, and it remains abandoned for a period in excess of 12 consecutive months, the town may require that such wireless support structure be removed only after first providing written notice to the owner of the wireless support structure and giving the owner the opportunity to take such action(s) as may be necessary to reclaim the wireless support structure within 60 days of receipt of said written notice. In the event the owner of the wireless support structure fails to reclaim the wireless support structure within the 60-day period, the owner of the wireless support structure shall be required to remove the same within six months thereafter. The town shall ensure and enforce removal by means of its existing regulatory authority, with costs of removal charged to the owner.
- (b) *Multiple uses on a single parcel or lot.* Wireless facilities and wireless support structures may be located on a parcel containing another principal use on the same site or may be the principal use itself.
 - (15) Leases of property by the town for communication towers.
- (a) Any property owned by the town may be leased or rented for such terms and upon such conditions as the Board of Commissioners may determine, but not for longer than ten years (except as otherwise provided in division (15)(d) of this section) and only if the Board of Commissioners determines that the property will not be needed by the town for the term of the lease. In determining the term of a proposed lease, periods that may be added to the original term by options to renew or extend shall be included.
- (b) Property may be rented or leased only pursuant to a resolution of the Board of Commissioners authorizing the execution of the lease or rental agreement adopted at a regular Board of Commissioners meeting upon 30 days public notice. Notice shall be given by publication describing the property to be leased or rented, stating the annual

rental or lease payments, and announcing the Board's intent to authorize the lease or rental at its next regular meeting.

- (c) No public notice as required by division (15)(b) of this section need be given for resolutions authorizing leases or rentals for terms of one year or less, and the Board of Commissioners may delegate to the Town Administrator or some other town administrative officer authority to lease or rent town property for terms of one year or less.
- (d) Leases for terms of more than ten years shall be treated as a sale of property and may be executed by following any of the procedures authorized for sale of real property.
- (e) Notwithstanding division (15)(d) of this section, the Board of Commissioners may approve a lease without treating that lease as a sale of property for any of the following reasons:
- 1. For the siting and operation of a renewable energy facility, as that term is defined in G.S. § 62-133.8(a)(7), for a term up to 25 years.
- 2. For the siting and operation of a tower, as that term is defined in G.S. § 146-29.2(a)(7), for communication purposes for a term up to 25 years.
 - (D) Telecommunication facility plans.
 - (1) Approvals required for wireless facilities and wireless support structures.
- (a) Administrative review and approval. The following types of applications are subject to the review process as provided in §§ 91.60 through 91.66. No other type of zoning or site plan review is necessary:
- 1. Monopoles or replacement poles located on public property or within utility easements or rights-of-way, in any zoning district;
- 2. COWs, in any zoning district, if the use of the COW is either not in response to a declaration of an emergency or disaster by the Governor, or will last in excess of 120 days;
 - 3. Substantial modifications; and
 - 4. Collocations.
- (b) Conditional use permit. Any application for wireless facilities and/or wireless support structures not subject to administrative review and approval pursuant to this Unified Development Ordinance shall be permitted in any district upon the granting of a conditional use permit in accordance with the standards for granting conditional use permits set forth in § 91.54.
- (c) Exempt from all approval processes. The following are exempt from all town UDO approval processes and requirements:
- 1. Removal or replacement of transmission equipment on an existing wireless tower or base station that does not result in a substantial modification as defined in this Unified Development Ordinance;
- 2. Ordinary maintenance of existing wireless facilities and wireless support structures, as defined in this Unified Development Ordinance. Nothing in this section requires an application and approval for routine maintenance or limits the performance of routine maintenance on wireless support structures and facilities, including in-kind replacement of wireless facilities;
 - 3. Wireless facilities placed on utility poles;
- 4. COWs placed for a period of not more than 120 days at any location within the town or after a declaration of an emergency or a disaster by the Governor.
 - (2) Administrative review and approval process.
- (a) Content of application package. All administrative review application packages must contain the following in addition to those requirements outlined in §§ 91.60 through 91.66:
 - 1. A fee determined by the town's fee schedule;

- 2. A written narrative of the development plan.
- 3. Documentation that collocation on existing towers or structures within a radius of 10,500 feet was attempted by the applicant, but found unfeasible with reasons noted;
- 4. A notarized affidavit that states the applicant's willingness to allow location on the proposed tower, at a fair market price and in a timely manner, of any other service provided licensed by the Federal Communications Commission (FCC) for the Cape Fear market area;
- 5. For collocations and substantial modifications, written verification from a licensed professional engineer certifying that the host support structure is structurally and mechanically capable of supporting the proposed additional antenna or configuration of antennas; and
- 6. For substantial modifications, drawings depicting the improvements along with their dimensions.
- (b) *Approval schedule*. Within 45 days of the receipt of a complete application for a collocation, a monopole or replacement pole, a non-exempt COW, or a substantial modification, the UDO Administrator will:
- 1. Review the application for conformity with this Unified Development Ordinance (see division (C)(4) below). An application under this section is deemed to be complete unless the UDO Administrator provides notice that the application is incomplete in writing to the applicant within 45 days of submission or within some other mutually agreed upon timeframe. The notice shall identify the deficiencies in the application which, if cured, would make the application complete. The UDO Administrator may deem an application incomplete if there is insufficient evidence provided to show that the proposed collocation or eligible facilities request will comply with federal, state and local safety requirements. The UDO Administrator may not deem an application incomplete for any issue not directly related to the actual content of the application and subject matter of the collocation or eligible facilities request. An application is deemed complete on resubmission if the additional materials cure the deficiencies indicated; and
- 2. Issue a written decision approval on an eligible facilities request application within 45 days of such application being deemed complete. For a collocation application that is not an eligible facilities request, the UDO Administrator shall issue its written decision to approve or deny the application within 45 days of the application being deemed complete.
- (3) Conditional use permit process. Any wireless facility or wireless support structures not meeting the requirements of divisions (C)(1)(a) and (C)(1)(c) above, may be permitted in all zoning districts upon the granting of a conditional use permit, subject to the requirements of § 91.54.
- (a) Content of conditional use permit application package. All conditional use permit application packages must contain the following in addition to those requirements contained in § 91.54:
 - 1. A fee determined by the town's fee schedule:
 - 2. A written narrative of the development plan;
- 3. The impact on the environment (trees, run-off, waste disposal, emissions, historic property impact and impact on other properties);
- 4. Documentation that collocation on existing towers or structures within a radius of 10,500 feet was attempted by the applicant, but found unfeasible with reasons noted;
- 5. A site plan and landscaping plan at a scale of one inch equals 40 feet by a state registered surveyor, showing location of all existing property lines and improvements within a 500-foot radius and any proposed tower, antenna, accessory

structure or equipment, and how the applicant proposes to screen any service structure, accessory structure or equipment from view. Indigenous vegetation shall be used in all plantings. A permanent maintenance plan shall be provided for the plantings. In addition, the site plan must include a list of adjacent property owners and their addresses, zoning district and the names of developer(s) and owner(s);

- 6. Copies of all county, state and federal permits with the application building permit where prior local approval is not required;
- 7. Elevation drawings of all towers, antennas and accessory structures and equipment, indicating height, design and colors;
- 8. Certification that all antenna and equipment comply with FCC regulations for radio frequency radiation and all towers, antennas and equipment meet Federal Aviation Administration (FAA) aviation and navigation requirements;
- 9. A copy of approved National Environmental Policy Act of 1969 (NEPA) compliance report for all towers, antennas, accessory structures or equipment proposed for the proposed site;
- 10. Documentation signed and sealed by a North Carolina registered engineer that indicates any proposed tower meets the structural requirements of the Standard Building Code and the collocation requirements of this subchapter;
- 11. Proof of liability insurance or financial ability to respond to claims up to \$1,000,000 (escalated each year by the Consumer Price Index) in the aggregate which may arise from operation of the facility during its life, at no cost to the town, in a form approved by the Town Attorney; and
- 12. Appropriate approvals, certifications or recommendations required to allow review of approval criteria such as sight line analysis, aerial photographs or other such tests as determined by the Administrator.
- (b) *Approval schedule*. Within 150 calendar days of the receipt of an application under this section, the Town Board upon recommendation of the Planning Board will:
- 1. Complete the process for reviewing the application for conformity with this Unified Development Ordinance (see division (C)(4) below). An application under this section is deemed to be complete unless the UDO Administrator notifies the applicant in writing, within 30 calendar days of submission of the application of the specific deficiencies in the application which, if cured, would make the application complete. Upon receipt of a timely written notice that an application is deficient, an applicant may take 30 calendar days from receiving such notice to cure the specific deficiencies. If the applicant cures the deficiencies within 30 calendar days, the application shall be reviewed and processed within 150 calendar days from the initial date the application was received. If the applicant requires a period of time beyond 30 calendar days to cure the specific deficiencies, the 150 calendar days deadline for review shall be extended by the same period of time;
 - 2. Make a final decision to approve or disapprove the application;
- 3. Advise the applicant in writing of its final decision. If the Town Board denies an application, it must provide written justification of the denial; and
- 4. Failure to issue a written decision within 150 calendar days shall constitute an approval of the application.
 - (4) Application review.
- (a) The review of an application for the placement or construction of a new wireless support structure or substantial modification of a wireless support structure shall only address public safety, land development or zoning issues. In reviewing an application, the town may not require information on or evaluate an applicant's business decisions about its designed service, customer demand for its service, or quality of its service to or from a particular area or site. The town may not require information that concerns the specific need for the wireless support structure, including if the service to be

provided from the wireless support structure is to add additional wireless coverage or additional wireless capacity. The town may not require proprietary, confidential or other business information to justify the need for the new wireless support structure, including propagation maps and telecommunication traffic studies. In reviewing an application, the town may review the following:

- 1. Applicable public safety, land use or zoning issues addressed in its adopted regulations, including aesthetics, landscaping, land-use based location priorities, structural design, setbacks and fall zones;
- 2. Information or materials directly related to an identified public safety, land development or zoning issue including evidence that no existing or previously approved wireless support structure can reasonably be used for the wireless facility placement instead of the construction of a new wireless support structure, that residential, historic and designated scenic areas cannot be served from outside the area, or that the proposed height of a new wireless support structure or initial wireless facility placement or a proposed height increase of a substantially modified wireless support structure, or replacement wireless support structure is necessary to provide the applicant's designed service; and
- 3. The town may require applicants for new wireless facilities to evaluate the reasonable feasibility of collocating new antennas and equipment on an existing wireless support structure or structures within the applicant's search ring. Collocation on an existing wireless support structure is not reasonably feasible if collocation is technically or commercially impractical or the owner of the existing wireless support structure is unwilling to enter into a contract for such use at fair market value. The town may require information necessary to determine whether collocation on existing wireless support structures is reasonably feasible.
- (b) The town may engage a third-party consultant for technical consultation and review of applications. The fee imposed by the town for the review of an application may not be used for either of the following:
 - 1. Travel expenses incurred in a third-party's review of an application; and
- 2. Reimbursement for a consultant or other third party based on a contingent fee basis or results-based arrangement.

(Ord. eff. 9-6-2012, § 7.12; Am. Ord. 16-1, passed 4-7-2016)

■§ 91.92 CEMETERIES.

As a condition for the approval and continuance of a conditional use permit for a cemetery the following shall apply.

- (A) Public- or privately-owned perpetual care cemeteries which the Board of Commissioners finds in conformance with the following minimum requirements.
- (1) A cemetery shall contain not less than two acres of land in contiguous ownership.
- (2) There shall be only one entrance from the cemetery onto a public road. Such entrance shall be located at least 500 feet from the nearest intersection of another public road.
- (3) A perimeter buffer strip shall be maintained around the entire cemetery to a depth of 20 feet from the cemetery property line. There shall be no burial sites provided in this buffer strip. The required buffer strip shall be suitably planted so as to effectively screen such cemetery and burial activities therein from view from outside the cemetery so far as practicable.
- (4) A chapel, mortuary, undertaking establishment or crematorium may be developed within the cemetery as an accessory use to said cemetery provided that the land upon which it is built shall be and shall remain in the same ownership as the cemetery, although the establishment itself may be conducted by persons other than the

owners of the cemetery. Such establishments, if developed, may be within the required perimeter buffer strip of the cemetery, but shall be no closer than 150 feet to any residential dwelling on land adjoining the cemetery.

- (5) Access to such establishment shall be from within the cemetery, by means of the single entrance to the cemetery. Such an establishment shall be contained within a single building of not more than one story nor more than 20 feet in height. Only one such building shall be permitted in any cemetery. The design and plans for such building shall be subject to approval of the Board of Adjustment as a condition of the conditional use permit and shall be submitted as a part of the application.
- (6) The proposed cemetery shall not be in conflict with any element of the Comprehensive Plan or any other plan of the town as approved by the Town Board of Commissioners.
- (B) Application for approval of this conditional use shall include a plan of the proposed cemetery drawn at a scale of not less than one inch equal to 100 feet. Such plan shall show the boundaries of the cemetery, all roads within 500 feet of the cemetery boundaries, all structures within 100 feet of the cemetery boundaries, all property lines connecting to the cemetery boundary, the names of the owners of the proposed cemetery, the names of all property owners of land adjacent to the cemetery with identification as to their respective property location, a north arrow and the scale of the drawing. The plan shall also show within the cemetery boundaries the entrance, the required perimeter buffer strip, the number and location of all lots and burial sites, all proposed roads, parking areas, easements and drainage structures, and any other proposed roads, parking areas, easements and drainage structures, and any other proposed development which shall be a change from the original topography, including grading and landscaping. Refer to § 91.227 for cemetery subdivision lot size exemptions.
- (C) The granting of a conditional use permit for this purpose shall be conditional upon subsequent compliance by the cemetery owners with all state statutes governing the establishment and operation of a perpetual care cemetery.
- (D) Any cemeteries existing on September 6, 2012, may be continued without a permit.

(Ord. eff. 9-6-2012, § 7.13)

■§ 91.93 CHILD CARE CENTER.

The following specific provisions shall be met as minimum standards prior to the approval of any child care center as a conditional use in a residentially zoned area:

- (A) Minimum lot size: 20,000 square feet;
- (B) Rear yard setback minimum: 35 feet;
- (C) Side yard setback minimum: 20 feet;
- (D) Corner lot setback minimum from interior lot lines: 20 feet;
- (E) Minimum distance to another child care center as defined herein, whether conforming or nonconforming, shall be 2.500 feet:
 - (F) Minimum paved off-street parking spaces: two plus one for each employee;
- (G) Minimum paved off-street loading and unloading area: in addition to the off-street parking area, there shall be sufficient paved driveway to accommodate at least two autos at one time for the purpose of loading and unloading passengers;
- (H) Two hundred square feet of play area shall be provided for each child and said aggregate play space shall be enclosed with at least a four-foot high fence; and
- (I) Specified plan for ingress and egress. (Ord. eff. 9-6-2012, § 7.14)

■§ 91.94 CREMATORIUM.

Crematoriums are permitted subject to the following conditions.

- (A) All facilities must comply with state licensing requirements.
- (B) There shall be no emission of particulate matter or noticeable odors.
- (C) No new crematorium operation may be located within 1,500 feet from an existing crematory facility.
- (D) The loading/unloading zone for the facility must be enclosed or screened from view with fencing.
- (E) All windows with an open view of the crematory processing equipment must be screened from view.

(Ord. eff. 9-6-2012, § 7.15)

■§ 91.95 PLACE OF ASSEMBLY.

In the O/I Zoning District, places of assembly shall be allowed as a conditional use provided the aggregate enclosed building area and/or open assembly area has an occupancy of 500 people or less.

(Ord. eff. 9-6-2012, § 7.16)

■§ 91.96 BONA FIDE FARM.

Bona fide farms in the town extraterritorial jurisdiction are exempt from the provisions of this Unified Development Ordinance as directed by G.S. § 160A-360(K), as amended by S.L. 2011-363(H168).

(Ord. eff. 9-6-2012, § 7.17)

\$ 91.97 GOLF AND DRIVING RANGE, PAR 3.

- (A) Lighting, if any, shall be designed and installed so that it is directed away from the roadway and adjacent residentially-zoned or used properties and does not interfere with the safe use of public rights-of-way.
- (B) Adequate assurance shall be provided, by means of separation, fencing or other means, that the operation of such facility shall not constitute a danger to person or property.
 - (C) Signs shall be permitted as provided in §§ 91.190 through 91.201.
- (D) Hours of operation shall be specified by the conditional use permit. (Ord. eff. 9-6-2012, § 7.18)

■§ 91.98 GOLF COURSE.

Golf courses may include clubhouses, swimming pool(s) and tennis courts as accessory facilities. Clubhouses may not include a restaurant without a conditional use permit for the restaurant. The restaurant must be intended to primarily serve patrons of the golf course.

(Ord. eff. 9-6-2012, § 7.19)

■§ 91.99 AUCTION CONDUCTED ENTIRELY WITHIN A BUILDING.

Auctions conducted entirely within a building shall be permitted in accordance with § 91.73, subject to the following requirements.

- (A) Operating hours are 9:00 a.m. to 9:00 p.m. Monday through Saturday and 2:00 p.m. to 6:00 p.m. on Sunday.
- (B) All applicable requirements of §§ 91.120 through 91.129, 91.140 through 91.150, 91.160 through 91.164, 91.170 through 91.177, 91.180, 91.181, 91.190 through 91.201 and 91.210 through 91.228, Performance Standards must be complied with. (Ord. eff. 9-6-2012, § 7.20)

■§ 91.100 AUCTION, ESTATE.

Estate auctions shall be permitted in accordance with § 91.73, subject to the following requirements.

- (A) Estate sales must be conducted between 9:00 a.m. and 5:00 p.m., excluding Sundays and all town recognized holidays.
 - (B) Estate sales may not exceed two consecutive calendar days.
- (C) All sale items must have been located 30 calendar days prior to the auction on the property on which the auction is conducted. (Ord. eff. 9-6-2012, § 7.21)

■§ 91.101 GRANNY PODS.

Granny pods shall be permitted as an accessory use in accordance with the Table of Permitted Uses, subject to the following standards:

- (A) Structures must be transportable residential units assembled off-site and built to the standards of the State Building Code. It must be no more than 300 gross square feet and must not be placed on a permanent foundation.
- (B) The accessory structure must comply with all setbacks and any maximum floor area ratio limits that apply to the primary residential structure. The structure shall be connected to any public water, sewer, and electric utilities serving the property or water and/or sewer systems approved by Brunswick County. Only one accessory temporary family care structure is allowed per lot. No signage regarding the presence of the structure is allowed. The structure must be removed within 60 days after care-giving on the site ceases.
- (C) A zoning permit is required to be obtained prior to installation. Evidence of compliance may be required as part of the permitting and annual permit renewal, including an annual renewal of the doctor's certification of impairment. The town may make periodic inspections at times convenient to the caregiver to assure on-going compliance.
- (D) The caregiver must be at least 18 years old and must be a first or second degree relative of the impaired person (a spouse, parent, grandparent, child, grandchild, aunt, uncle, nephew, or niece). A legal guardian of the impaired person also qualifies.
- (E) In the O/I District, granny pods shall only be permitted for single-family residentially used property. (Ord. 16-1, passed 4-7-2016)

■ §§ 91.102—91.109 RESERVED.

NONCONFORMING SITUATIONS

■§ 91.110 INTENT.

Upon the effective date of this Unified Development Ordinance, and any amendment thereto, preexisting structures or lots of record and existing and lawful uses of any building or land which do not meet the minimum requirements of this Unified Development Ordinance for the district in which they are located or which would be prohibited as new development in the district in which they are located shall be considered as nonconforming. It is the intent of this subchapter to permit these nonconforming uses to continue until they are removed, discontinued or destroyed, but not to encourage such continued use, and to prohibit the expansion of any nonconformance.

(Ord. eff. 9-6-2012, § 8.1)

■§ 91.111 NONCONFORMING USES.

A nonconforming use is a use of land, buildings or structures that was lawfully established prior to the effective date of this Unified Development Ordinance, or any amendment thereto, but which does not conform to the regulations for the zoning classification in which it is located. Nonconforming uses may be continued subject to the limitations noted herein. For purposes of determining whether a right to continue a nonconforming situation is lost pursuant to this section, all buildings, activities and operations maintained on a lot are generally to be considered as a whole. For example, the failure to rent one apartment in a nonconforming apartment building or one space in a nonconforming manufactured home park for 90 days shall not result in a loss of the right to rent that apartment or space thereafter so long as the apartment building or manufactured home park as a whole is maintained in conjunction with a conforming use, discontinuance of a nonconforming use for the required period shall terminate the right to maintain it thereafter.

- (A) Expansions: no nonconforming use shall be extended, expanded, enlarged or moved to occupy a different or greater area of land, buildings or structures than was occupied by such use at the time it became nonconforming; provided, however, a nonconforming use may be extended throughout any parts of a building which were specifically designed and arranged for such use at the time it became nonconforming.
- (B) No building or structure devoted to a nonconforming use shall be enlarged, extended, reconstructed, moved or structurally altered unless such building or structure is thereafter devoted to a conforming use; provided, however, such building or structure may be enlarged or extended upon prior authorization from the Board of Adjustment, which authorization shall not be granted unless the Board of Adjustment makes each of the following findings of fact.
- (1) The proposed enlargement or extension shall be minor or insignificant in relation to the existing building or structure.
- (2) The proposed enlargement or extension shall not increase the intensity of the nonconforming use, which is to say, it will not result in an increase in dwelling units for a residential use nor in gross floor area for a nonresidential use.
- (3) The proposed enlargement or extension is designed so that it will not render the use of the property any less compatible than it is in its existing circumstances.
- (4) The authorization of such proposed enlargement or extension is not otherwise contrary to the public health, safety or welfare.
- (C) (1) A nonconforming use of a structure may not be changed to another nonconforming use unless such change is authorized by the Board of Adjustment. In order to authorize a change in nonconforming use, the Board of Adjustment shall consider the relative impacts of the existing nonconforming use and the proposed nonconforming use with regard to traffic, noise, pollution, visual appearance and compatibility with the neighborhood, and shall make each of the following findings.
- (a) The proposed use is expected to result in impacts which are less than those associated with the existing use.
- (b) The proposed use will be more compatible with the surrounding neighborhood than is the existing use.
- (c) Approval of the change in nonconforming use serves the public health, safety and general welfare.
- (d) Failure to approve the change in nonconforming use would result in a hardship to the owner of the property on which the nonconforming use is situated.
- (2) An existing nonconforming use shall be discontinued within 60 days of the date of approval of a change in nonconforming use. Subsequent to that time, such existing use shall become unlawful.

- (D) Where a nonconforming use ceases for 90 consecutive days, then the use shall not be re-established or resumed, and any subsequent use of the land or structure shall conform to the requirements of this Unified Development Ordinance. Vacancy and non-use of the building or structure, regardless of the intent of the owner, shall constitute discontinuance under this provision.
- (E) When a structure or operation made nonconforming by this Unified Development Ordinance is vacant or discontinued on September 6, 2012, the 90-day period for purposes of this section begins to run on September 6, 2012.
- (F) Where a building or structure devoted to a nonconforming use is damaged to the extent of 50% or more of its current value, such building or structure, if restored, shall thereafter be devoted to conforming uses.

 (Ord. eff. 9-6-2012, § 8.2)

■§ 91.112 NONCONFORMING STRUCTURES.

A nonconforming structure is a building or other structure which lawfully existed prior to the effective date of this Unified Development Ordinance, or an amendment thereto, and which no longer could be built under the terms of this Unified Development Ordinance, as amended, by reason of restrictions on area, footprint, open space, building height, setbacks, lot width or other requirements concerning the structure.

- (A) A nonconforming structure devoted to a use permitted in the zoning classification in which it is located may continue to be used only in accordance with the provisions of this section.
- (B) Normal repair and maintenance may be performed to allow the continuation of nonconforming structures.
- (C) Except as provided in divisions (D) and (E) below, a nonconforming structure shall not undergo a change of use, renovation or expansion.
- (D) A nonconforming structure may undergo a change or use or renovation without having to bring the structure into conformity with the requirements of these regulations, provided that:
 - (1) The change in use or renovation does not increase the floor area of the structure;
 - (2) The change in use is to a permitted use within the district; and
- (3) The number of parking spaces provided for the use is in conformity with the requirements of these regulations.
- (E) A nonconforming structure may be expanded, without bringing the nonconforming structure into conformity with these regulations, only if the part of the structure to be expanded and the area of the lot into which the expansion is taking place are both brought into conformity with the requirements of this Unified Development Ordinance.
- (F) A nonconforming structure shall not be moved unless it thereafter conforms to the standards of the zoning classification in which it is located.
- (G) Where a nonconforming structure is damaged by fire, flood, wind or other act of God, and such damage does not exceed 50% of the current assessed taxable value of the structure, it may be restored to its original dimensions and conditions as long as a building permit for the restoration is issued within 12 months of the date of the damage. (Ord. eff. 9-6-2012, § 8.3)

■§ 91.113 NONCONFORMING LOTS OF RECORD.

Any lot of record of structure existing at the time of the adoption of this Unified Development Ordinance, which has dimensions which do not meet the requirements of this Unified Development Ordinance, shall be subject to the following exceptions and modifications.

(A) Adjoining lots. When two or more adjoining lots with continuous frontage are in one ownership at any time after the adoption of this Unified Development Ordinance, and

such lots individually are less than the minimum square footage and/or have less than the minimum width required in the district in which they are located, such group of lots shall be considered as a single lot or several lots of minimum permitted area and width for the district in which they are located.

- (B) Lot not meeting minimum lot size requirements. Except as set forth in the above, in any district in which single-family dwellings are permitted, any lot of record existing at the time of the adoption of these regulations that has dimensions that are less than required by these regulations may be used as a building site for a single-family dwelling providing the lot area and width are not less than 80% of the requirements in the district. If the lot is smaller or narrower, a variance may be requested of the Board of Adjustment.
- (C) Yard requirements modified. Except as set forth in division (A) above, where a lot has width or depth less than that required in the district in which it is located, the UDO Administrator shall be authorized to reduce the yard requirements for such lot by not more than 20%. Additional or other forms of yard modification may be permitted with a variance granted by the Board of Adjustment.
- (D) *Enlargement of nonconforming structures*. Any building which is nonconforming solely because of its encroachment in a required yard area may be extended in any lawful manner that does not further encroach in that yard. (Ord. eff. 9-6-2012, § 8.4)

■ § 91.114 REPAIRS AND MAINTENANCE.

Minor repairs to and routine maintenance of land, buildings, structures or other development of land devoted to a nonconforming use or having nonconforming structures are permitted, provided the cost of such repairs and maintenance within any 12- month period does not exceed 10% of the current assessed taxable value of the land, buildings, structure or other development of land. Any structure or other development of land devoted to a nonconforming use that is declared unsafe by the UDO Administrator because of lack of repairs and maintenance shall not be restored, repaired, reconstructed or used except in conformity with the provisions of this subchapter. Any structure or other development of land devoted to a nonconforming use that is declared unsafe by the UDO Administrator, but not because of lack of repairs and maintenance, may be repaired and restored subject to the requirements of this subchapter. (Ord. eff. 9-6-2012, § 8.5)

§ 91.115 PLANNED RESIDENTIAL DEVELOPMENT AND PLANNED UNIT DEVELOPMENT.

Any PRDs and PUDs approved prior to the adoption of this Unified Development Ordinance will be considered conforming as long as they remain fully compliant with all terms and conditions under which they were approved. The Zoning Map includes the Planned Unit Development (PUD) Zoning District. This designation is limited to the PUD zoning approved under the Town Zoning Ordinance which existed prior to the adoption of this Unified Development Ordinance. No additional PUD zoning will be considered or approved.

(Ord. eff. 9-6-2012, § 8.6)

№ § 91.116 NONCONFORMING SIGNS.

Signs which are made nonconforming by this Unified Development Ordinance shall be removed within five years of the date of adoption of this Unified Development Ordinance.

(Ord. eff. 9-6-2012, § 8.7)

PERFORMANCE STANDARDS PART I: OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

■§ 91.120 OFF-STREET PARKING REQUIREMENTS.

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded open space that complies with the standards for parking established in this section.

- (A) Certification of minimum parking requirements. Each application for a certificate of zoning compliance submitted to the UDO Administrator as provided for in § 91.11 of this Unified Development Ordinance shall include information as to the location and dimensions of off-street parking and the means of entrance and exit to the space. This information shall be in sufficient detail to enable the UDO Administrator to determine whether or not the requirements of this section are met.
- (B) Combination of required parking space. The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use. However, one-half of the parking space required for houses of worship, theaters or recreational uses whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sunday mornings until 12:00 noon.

(Ord. eff. 9-6-2012, § 9.1)

■§ 91.121 GENERAL PROVISIONS.

- (A) *Mixed use*. In the case of mixed use developments, the total required off-street parking or loading space shall be the sum of the requirements for the various uses computed separately except for as provided below.
- (1) Up to one-half of the parking spaces required for one use in a mixed use development may be used to satisfy the parking requirements for a second use within the proposed development, subject to certification by the UDO Administrator that such joint usage parking complies with the following provisions:
- (a) The peak usage of the parking facility by one use will be at night or on Sundays and the peak usage of the parking facility by the second use will be at other times as provided in § 91.120(B); and
- (b) The other uses are ancillary to the primary use, such as restaurants and meeting rooms included in hotels and motels.
- (2) Minimum parking requirements for a mixed use development may be reduced by the UDO Administrator if a traffic/parking study is submitted to demonstrate and the UDO Administrator finds that:
- (a) Sidewalks, bicycle facilities, transit service and transit amenities are in place such that together with the number of parking spaces that are proposed, transportation is adequately served. Parking spaces required by this section may be placed within any public or private street right-of-way in accordance with the approved conditional use permit, if there is sufficient on-street public parking available within a 400-foot radius of the mixed-use development to meet the requirement for the mixed-use development.
- (b) Reduction of the minimum parking requirements will not be injurious to the general health, safety and welfare.

- (B) *Phased developments*. Each individual phase of a multi-phase development shall meet all applicable parking standards established in this section including shared parking facilities prior to initiation of the next phase.
 - (C) Spaces provided off-site.
- (1) For any residential use, a parking facility may be located within 400 feet of the structure for which the spaces are required. The title to the parking facility must run with and/or be appurtenant to title to the principal residential structure. Parking space arrangement shall ensure that there will be no encroachment upon or over rights-of-way, sidewalks or property lines. Public streets, alleys, walkways or public easements will not be used for or included in the requirements for parking, nor will they be obstructed or blocked or altered in any way from their normal use or intended use.
- (2) Property disposal which results in a reduction of parking spaces below those required in this section shall be a violation subject to the provisions of $\S 91.12$.
- (D) *Maneuvering room*. Maneuvering space for off-street parking shall be located on the lot upon which parking is provided and not on public right-of-way.
 - (E) Parking space requirements.
- (1) The parking surface on all on-site and off-site parking lot(s), with the exception of detached single-family or duplex housing units, shall be dust free, all weather material (i.e., concrete, asphalt, paving stones) or permeable all weather surfacing. The paving surface shall be marked with the necessary striping delineating the parking stalls and locations of handicapped parking spaces.
- (2) Residential parking areas or driveways shall be properly delineated and surfaced with concrete, asphalt, coquina or permeable material.
- (F) *Access*. Access to public thoroughfares shall be from a driveway and not directly from a parking space. Ingress and egress shall be by a forward motion of the vehicle. (Ord. eff. 9-6-2012, § 9.2)

■§ 91.122 REQUIREMENTS FOR PARKING LOTS.

Where parking lots for more than five cars are permitted or required or where any principal building enlargement is 20% or greater of its existing size as specified by § 91.60(B), the following provisions shall be complied with.

- (A) The parking spaces may be used only for parking, but shall not preclude occasional use as convention and festival exhibits or parking of rental vehicles. Parking spaces may not be used for loading, sales, dead storage, repair work, dismantling or servicing.
- (B) All entrances, exits, barricades at sidewalks and drainage plans shall be approved and constructed before occupancy.
- (C) Only one entrance and one exit sign no larger than two square feet prescribing parking regulations may be erected at each entrance or exit.
- (D) Required off-street parking areas including drives and accessways shall be surfaced with an all-weather surface material.
- (E) Where parking or loading areas are provided adjacent to a public street, ingress and egress thereto shall be made only through driveways not exceeding 25 feet in width at the curb line of said street, except where the UDO Administrator finds that a greater width is necessary to accommodate the vehicles customarily using the driveway.
- (F) Where two or more driveways are located on the same lot, the minimum distance between such drives shall be 30 feet or one-third of the lot frontage, whichever is greater.
 - (G) No driveway shall be located closer than 25 feet to any street intersection.
 - (H) Refer to §§ 91.140 through 91.150 for landscaping requirements.
- (I) Refer to $\S\S 91.170$ through 91.177 for lighting requirements. (Ord. eff. 9-6-2012, $\S 9.3$)

§ 91.123 MANUFACTURED HOME AND TRAILER PARKING AND STORING.

It shall be unlawful to park or otherwise store for any purpose whatsoever any manufactured home or trailer within any zoning district except as follows.

- (A) A storing permit for any manufactured home to be parked or stored for longer than seven days shall be obtained from the UDO Administrator.
- (B) A manufactured home shall not be parked and used other than in the MFH I or MFH II Districts, or unless obtaining a temporary certificate of zoning compliance. (Ord. eff. 9-6-2012, § 9.4)

■§ 91.124 VEHICLE STORAGE.

- (A) Residential districts. Vehicles intended for personal use may be parked or stored on property zoned for residential use. Commercial trucks, vans or trailers driven home must be parked in a garage or carport or in the driveway and never on the street. Inoperative vehicles, including trucks, vans or trailers, may not be stored in a residential district.
- (B) Business and industrial districts. Customer and employee parking is permitted along with the parking and storing of governmental or commercial vehicles, in any business or industrial district. Inoperative vehicles shall only be permitted to be parked or stored while undergoing repairs at a commercial garage or automobile service station or if stored in an approved junk or wrecking yard. Overnight parking or storage of tractor trailers in commercial districts is strictly limited to vehicles associated with the commercial establishment operating on the premises. (Ord. eff. 9-6-2012, § 9.5)

■§ 91.125 VEHICLE STACKING AREAS.

- (A) *Vehicle stacking areas*. The vehicle stacking standards of this section shall apply unless otherwise expressly approved by the UDO Administrator. Additional stacking spaces may be required by the UDO Administrator where trip generation rates suggest that additional spaces will be needed.
- (B) *Minimum number of spaces*. Off-street stacking spaces shall be provided as follows:

Activity Type		Minimum Stacking Spaces	Measured From
Automated teller machine (ATM)	3	Teller	
Bank teller lane	4	Teller or window	
Car wash bay, full- service	6	Bay	
Car wash bay, self- service	3	Bay	
Dry cleaning/ laundry drive through	3	Cleaner/laundry window	
Gasoline pump island	3	Pump island	
Gate, unstaffed	2	Gate	
Gatehouse, staffed	4	Gatehouse	
Pharmacy pickup	3	Pharmacy window	
Restaurant, drive-through	6	Order box	
Restaurant, drive-through	4	Between order box and pick-up window	

Valet parking	3	Valet stand
Other		ned by the UDO Administrator in consideration of an approved study prepared by a ed engineer with expertise in transportation engineering

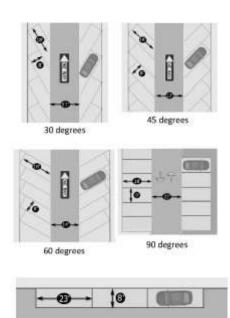
- (C) Design and layout of stacking spaces. Required stacking spaces shall be subject to the following design and layout standards:
- (1) Size. Stacking spaces shall be a minimum of eight feet in width by 25 feet in length.
- (2) *Location*. Stacking spaces shall not impede on- or off-site traffic movements or movements into or out of off-street parking spaces.
- (3) *Design*. Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the UDO Administrator for traffic movement and safety.

(Ord. eff. 9-6-2012, § 9.6)

■§ 91.126 PARKING SPACE DIMENSIONS.

- (A) Angled parking. Parking stalls intended for the use of standard size automobiles shall have a minimum size of eight feet by 18 feet for angled parking. All angled parking stalls shall be provided with the minimum aisle width specified below depending on their angle of entry. This width is designed to accommodate traffic flow within the parking area and allow reasonable room for maneuvering in and out of parking stalls.
 - (1) One-way traffic.

Degree of Angle	Aisle Width
30 degrees	11 ft.
45 degrees	13 ft.
60 degrees	14 ft.
90 degrees	22 ft.



- (2) Two-way traffic. Aisle width: 22 feet.
- (B) *Parallel parking*. Parallel parking stalls for standard size automobiles shall have a minimum size of eight feet by 23 feet. All parallel parking stalls shall have a minimum of

ten feet for maneuvering space in one-way traffic and 20 feet maneuvering space in two-way traffic.

(Ord. eff. 9-6-2012, § 9.7)

■§ 91.127 HANDICAPPED REQUIREMENTS.

Handicapped parking spaces shall be in accordance with regulations set forth by the Americans with Disabilities Act (ADA), the State Department of Transportation, the State Division of Motor Vehicles ADA requirements, the State Building Code and I.C.C. A 117.1.

(Ord. eff. 9-6-2012, § 9.8)

■§ 91.128 LOADING AREAS.

(A) Location.

- (1) No loading spaces shall be located within 30 feet of street intersections or in any required front, side or rear yard.
- (2) A minimum setback of 50 feet shall be required where loading docks face a residential district or a structure with first-floor residential uses, unless the loading area is completely screened from view with an eight-foot high masonry wall in accordance with the requirements of § 91.81(F), Fences and Walls.
- (3) Loading areas shall be located to provide the most convenient access to the use being served. Generally, loading areas should be adjacent to the building.
- (B) *Surfacing*. Generally, all open off-street loading areas shall be paved with an all-weather material such as concrete or asphalt, designed to carry the heaviest vehicle loads that can commonly be expected. Consideration should be given to the weight of fire and sanitation equipment as well as delivery vehicles.
 - (C) Design.
- (1) Loading berths for office uses shall be a minimum of 12 feet wide by 35 feet long with a height clearance of 14 feet.
- (2) All other loading berths shall be a minimum of 12 feet wide and 55 feet long with a height clearance of 14 feet.
- (D) *Utilization*. Space allocated to any off-street loading space, accessory drives or aisles, shall not be used to satisfy the space requirements for any off-street parking or trash handling facilities.
- (E) *Ingress and egress*. Each required off-street loading space shall be provided with a means of unobstructed ingress and egress to an alley or onto a public street wide enough to accommodate expected vehicles. Where such ingress and egress is made into a public street, it shall be through driveways or openings which meet required standards. Permanent wheel stops or curbing shall be provided to prevent any vehicle using the loading area from encroachment on the required front yards, side yards or adjoining property.
 - (F) *Number of spaces required.*
- (1) Loading spaces shall be required for uses which normally handle large quantities of goods, including, but not limited to, industrial plants, wholesale establishments, warehouses, freight terminals, hospitals and retail establishments.
- (2) The numbers in the table below shall serve as a guideline for determining the number of loading spaces required.

Gross Floor Area of Building	Number of Spaces		
0—5,000	0		
5,001—39,999	1		

40,000—99,999	2
100,000—159,999	3
160,000—239,999	4
240,000 and over	5

(3) The UDO Administrator may require one or more additional loading areas if the magnitude of the use would anticipate the need for more loading or standing space. (Ord. eff. 9-6-2012, § 9.9)

■§ 91.129 PARKING RATIOS.

The following defines parking ratios for general use classifications as delineated in the Table of Permitted/Conditional Uses (§ 91.73). All uses are not defined; however, the broad categories listed should correlate with each use listed within the use table included in § 91.73. If there are questions regarding how a given project should be classified, the methodology for defining a required parking requirement shall be determined by the entity designated by this Unified Development Ordinance to approve a particular development. Parking requirements for all government sponsored/owned facilities, such as schools, shall be determined on a case-by-case basis through the development plan approval process.

Classification	Off-Street Parking Requirement	
Residential		
Dwelling, single-family	2 spaces	
Dwelling, manufactured home	2 spaces	
Dwelling, multi-family		
One bedroom	1.5 spaces per unit	
Two bedrooms	1.75 spaces per unit	
Three bedrooms or more	2 spaces per unit	
Accessory Uses/Buildings		
Accessory business or residential unit (including home occupations)	2 spaces per business or residence	
Accessory buildings	Same ratio as the principal use	
Commercial and Office/Institutional		
Retail	4 spaces per 1,000 square feet	
Restaurant	1 space per 150 square feet enclosed floor area	
Office	3 spaces per 1,000 square feet	
Lodging	1 space per room plus 1 space per employee	
Institutional/civic	1 space per 4 seats or 4 spaces per 1,000 square feet, whichever is greater	
Industrial Uses		
Adult entertainment establishments	1 space per 100 square feet of gross floor area or 1 space per every 3 persons of maximum seating capacity, whichever is greater; plus 1 space per employee	
All other industrial uses	1 space per employee	
Recreation/Conservation Uses		
The most applicable of the following standards	1 space per 4 fixed seats;	

shall apply for all recreational uses:	1 space for each 40 square feet of floor area available in establishment as a meeting room;				
	1 space for each 150 square feet of gross floor area				
Temporary Uses/Structures					
To be determined by the UDO Administrator based on the site specific conditions and principal use.					
Agricultural Uses					
To be determined by the UDO Administrator based on the site specific conditions.					

(Ord. eff. 9-6-2012, § 9.10)

■§§ 91.130—91.139 RESERVED.

The purpose of this subchapter is to establish minimum requirements to provide adequate visual buffering and screening of permitted uses, structures, parking areas and preservation of protected trees. The intention of these requirements is to satisfy the following objectives:

- (A) To provide attractive visual buffering between different land uses and enhance town beautification;
- (B) To safeguard and enhance property values and to protect public and private investment by providing standards for the protection of existing vegetation and root zones and the installation of new vegetation;
- (C) To mitigate stormwater runoff and erosion, enhance air quality, conserve energy and aid in abating noise, glare and heat;
- (D) To establish and maintain the maximum sustainable amount of tree cover on public and private lands;
- (E) To maintain trees in a healthy and non-hazardous condition through good arboricultural practices; and
- (F) To establish, maintain and protect appropriate diversity in tree species and age classes to provide a stable and sustainable urban forest. (Ord. eff. 9-6-2012, § 9.11)

■§ 91.141 APPLICABILITY.

- (A) Sections 91.140 through $\underline{91.150}$ shall be applicable when the following situations apply:
- (1) *Multi-family residential development*. When ten or more parking spaces are required for all phases of development excluding all residential developments which contain solely detached single-family dwelling units;
 - (2) Nonresidential development.
- (a) *New construction*. When a permitted use, a use or combination of uses contained within a conditional use permit require ten or more parking spaces;
- (b) Existing development. When there is a change from an existing use to a new use which requires additional parking and the new use requires ten or more parking spaces;
- (c) Expansion of structure. When there is an expansion of an existing structure by greater than 25% of the gross floor area and that use requires ten or more parking spaces;
- (d) *Reconstruction of structure*. When there is damage or destruction to an existing structure beyond 50% of its assessed value, the reconstruction must conform to the new construction standards of this section; and

- (e) Expansion of parking facility. When there is an expansion of the parking facility by a minimum of 10% of the parking with a minimum of ten total spaces.
- (3) *Tree resource management*. Tree resource management regulations shall apply to all protected trees for both new and existing development.
- (B) This section shall become effective on all applicable conditions that are met during a five-year cumulative period. (Ord. eff. 9-6-2012, § 9.12)

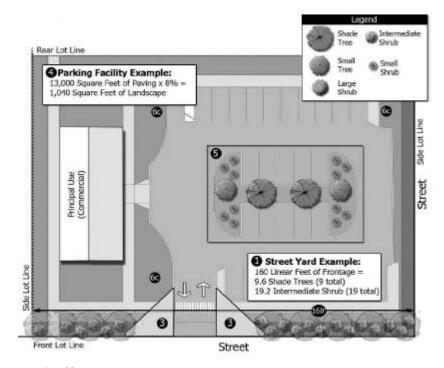
■§ 91.142 TREE RESOURCE MANAGEMENT.

Purpose. The town finds that the natural and beneficial functions of trees as natural and economic resources are important markers of ecological, environmental, and economic stability. Pursuant to these findings, the town has adopted certain regulations for the prudent and thoughtful management of trees as a resource and has adopted these regulations to promote the public welfare.

(Ord. eff. 9-6-2012, § 9.13; Am. Ord. 18-4, passed 9-14-2017)

■§ 91.143 LANDSCAPE REQUIREMENTS.

- (A) *Street yard requirements*. Street yards are required for all commercial, industrial and multi-family residential development with eight or more parking spaces.
- (1) Minimum standards: the minimum depth of all street yards shall be seven and one-half feet. For every 50 linear feet of frontage, or fraction thereof, the street yard shall contain a minimum of three shade trees and six intermediate shrubs. Newly installed plant material shall be evenly distributed, where possible. (See Figure 1 below.)
- (2) If there are existing trees in the proposed street yard area, the UDO Administrator may grant credit toward meeting the requirement for preservation of those trees as specified by the tree credits table.
- (3) No planting material will be allowed which, at planting or at maturity, will impede vision between a height of three feet and ten feet in the sight visibility triangle specified by § 91.26. (See Figure 3 below.)
 - (B) Parking facility requirements.
- (1) Minimum standards: for parking facilities having 15 or more parking spaces, at least 8% of the gross paved area of the parking facility shall be landscaped and located in the interior of the facility. (See Figure 4 below.)
- (2) Planting islands shall include at least one shade tree or one small tree and six small shrubs. At least 50% of the trees planted shall be shade trees. (See Figure 5 below.)
 - (3) In support of the above, the following standards shall apply to interior plantings.
 - (a) All plantings shall be evenly distributed throughout the parking facility.
 - (b) All interior plantings shall be curbed or otherwise physically protected.
- (c) Consecutive parking spaces shall incorporate landscaped islands no more than 15 spaces apart and at the ends of all parking rows. Landscaped islands shall contain at least 100 square feet in area and be at least eight feet in width, measured from back of curb to back or curb. (See Figure 6c below.)

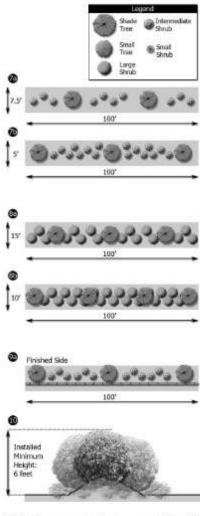


(Ord. eff. 9-6-2012, § 9.14)

■§ 91.144 BUFFERYARDS.

- (A) *Type A bufferyard screening*. This is a medium density screen intended to block visual contact between uses and to create special separation. Type A bufferyard screening shall be required between adjacent nonresidential properties and multi-family residential property containing ten or more parking spaces and between commercial and industrial zoning districts or uses.
- (1) Type A1: minimum of seven and one-half feet wide. For every linear 100 feet, or fraction thereof, the screen shall consist of a combination of a minimum of two shade trees planted evenly at 40 feet on center, and ten evergreen intermediate shrubs planted eight feet on center (see Figure 7a below); or
- (2) Type A2: minimum of five feet wide. For every 100 feet, or fraction thereof, the screen shall consist of a combination of at least three shade trees planted evenly at 40 feet on center, and 15 evergreen intermediate shrubs six feet on center (see Figure 7b below).
- (B) *Type B bufferyard screening*. This is a high density screen intended to exclude virtually all visual contact between uses and to create a special separation. Type B bufferyard screening shall be required when a nonresidential property is adjacent to a single-family residential zoning district or use, including PRD.
- (1) Type B1: minimum width of 15 feet, except for the C-2 and C-3 Districts which shall have a minimum of seven and one-half feet. For every linear 100 feet, or fraction thereof, the screen shall consist of a combination of a minimum of three shade trees planted evenly at 30 feet on center, and 15 evergreen large shrubs planted six feet on center (see Figure 8a below); or
- (2) Type B2: minimum width of ten feet, except for the C-2 and C-3 Districts which shall have a minimum of five feet. For every linear 100 feet, or fraction thereof, the screen shall consist of a minimum of four shade trees planted 30 feet on center, and 20 evergreen large shrubs planted five feet on center (see Figure 8b below).
 - (C) Type C bufferyard screening.
- (1) An opaque fence or opaque wall may be used in place of 50% of required bufferyard screening plants.

- (2) The design, color and materials of any fence or screen used to meet bufferyard requirements shall be approved by the UDO Administrator. The side of the fence facing the affected property owner shall be the finished side of the fence. All planted screening required to be used in conjunction with a fence shall be approved by the UDO Administrator and planted on the finished side of the fence facing the affected use, and the remaining plantings shall be equally distributed in the bufferyard (see Figure 9a below).
- (D) *Type D bufferyard screening*. A combination earthen berm with vegetation may be used as follows (see Figure 10 below):
- (1) An earthen berm may be used in conjunction with planted vegetation made up of small, intermediate and large shrubs, as approved by the UDO Administrator, provided that the combined height of the berm and planted vegetation shall be an installed minimum height of six feet.
- (2) The slope of the berm shall be stabilized with vegetation and no steeper than 3:1. The height of the berm shall be a maximum of six feet, with a level or rounded area on top of the berm. The berm shall be constructed of compacted earth.



NOTE: It is recommended and encouraged that native species and related cultivars be planted.

(E) Summary. The following provides a summary of the bufferyard requirements:

Zoning District and/or Use	Industrial	Commercial (Including O/I)	Single-Family Residential	Multi-Family Residential (8 or more parking)	
Industrial	N/A	Type A	Type B	Type A	

Commercial (including O/I)	Type A	N/A	Туре В	Type A
Single-family residential	Type B	Type B	N/A	Type A
Multi-family residential (8 or more parking)		Type A	Type A	N/A

(Ord. eff. 9-6-2012, § 9.15)

■§ 91.145 ADDITIONAL REQUIREMENTS FOR BUFFERS AND FOR YARDS IN WHICH BUFFERS ARE REQUIRED.

(A) Existing trees and shrubs. Any existing trees within required bufferyards shall be encouraged to be utilized and supplemented as necessary to meet bufferyard screening requirements. Existing trees intended to meet bufferyard screening requirements shall be protected from detrimental actions such as vehicle or equipment movement, excavating and grading, and installation of storage or structured elements. Credit for existing trees will be based on the following:

Existing Tree Caliper (inches)	Number of Tree Credits Given		
2—6	1		
7—12	2		
13—18	3		
19—24	4		
25 or greater	5		

- (B) *Uses in the bufferyard*. No activities shall occur in the bufferyard except for maintenance of the bufferyard, required ingress and egress and the installation and maintenance of water, sewer, electrical and other utility systems where the installation causes minimal disturbance of existing vegetation.
- (C) Uses in the rear yard and side yards abutting a residential use. The following uses shall be shielded from view from the property line of adjacent residentially used or zoned property by means of an opaque fence, opaque wall or solid vegetative buffer:
 - (1) Dumpsters or other trash holding areas;
 - (2) Outside storage areas; and
 - (3) Loading/unloading areas
 - (D) *Encroachment into setbacks*.
- (1) If an existing structure is located within a setback where the implementation of the streetyard and/or bufferyard requirements are physically impossible and the encroachment into the yard (streetyard or bufferyard) allows for a minimum of three feet of planting area, only the required shrubs shall be planted.
- (2) If the encroachment into the yard (streetyard or bufferyard) allows for less than three feet of planting area, no planting shall be required in that yard:
- (a) For every yard (streetyard or bufferyard) in which the situation exists, one additional small tree shall be planted in each streetyard or bufferyard not encroached upon;
- (b) For every yard (streetyard or bufferyard) in which the situation exists, five feet of additional yard width shall be added to a yard (streetyard or bufferyard); or
- (3) If all four yards (streetyard and three bufferyards) allow less than three feet of planting area, no planting shall be required. (Ord. eff. 9-6-2012, § 9.16)

§ 91.146 INSTALLATION.

- (A) Plants shall meet the standards for plant quality and size as defined in the most recent version of the American Standard of Nursery Stock manual.
- (B) Plants shall be installed per the installation details included in Appendix B of this Unified Development Ordinance.

(Ord. eff. 9-6-2012, § 9.17)

■§ 91.147 MAINTENANCE.

- (A) All existing vegetation that is used to meet landscaping requirements, all required plants and all required berms shall be maintained by the owner of the property on a continuing basis for the life of the development.
- (B) Opaque fences or opaque walls shall be maintained, cleaned and repaired by the owner of the property on a continuing basis for the life of the development. Such fencing shall be kept free of litter and advertising. Opaque fences or walls may be subject to periodic inspection by the UDO Administrator.
- (C) A new certificate of occupancy/building permit or a complaint will result in an inspection for compliance. (Ord. eff. 9-6-2012, § 9.18)

■§ 91.148 LANDSCAPE PLAN.

Landscape plans shall be submitted with minor or major site plans, conditional use permit application and/or request for a zoning certificate of compliance, if § 91.141 applies. These plans shall contain the following information:

- (A) Date of plan preparation;
- (B) Project name and description of land use;
- (C) Project owner and mailing address; and
- (D) A tree removal permit as specified in § 91.142(C). (Ord. eff. 9-6-2012, § 9.19)

■§ 91.149 TREE PROTECTION DURING CONSTRUCTION.

Tree preservation is a pre-planning activity and will be thoroughly considered prior to development of engineering and/or architectural plans and prior to initiation of construction projects. Protected trees shall be guarded during development against the following:

- (A) Unnecessary cutting, breaking or skinning of roots;
- (B) Skinning and bruising of bark;
- (C) Excessive vehicular and foot traffic within drip lines;
- (D) Parking vehicles within drip lines;
- (E) During the land clearing and construction stage of development, the developer shall erect and maintain protective barriers (to the Building Inspector's specifications consistent with good management practices) around all trees or groups of trees to be protected. The developer shall not allow the movement of equipment or the storage of equipment, materials, debris or fill to be placed within the protective barrier;
- (F) During the construction stage of development, the developer shall not allow the cleaning of equipment or material within the drip line of any tree or groups of trees to be protected. Neither shall the developer allow the disposal of waste materials such as paint, oil solvents, asphalt, concrete, mortar and so on within the drip line of any tree or groups of trees;
- (G) No attachments or wires other than those of a protective nature shall be attached to any tree;

- (H) Soil disturbances within the drip line of a protected tree shall be limited to two inches in depth removed or two inches in depth added. Any soil added under the drip line of the tree shall be a loamy soil mix to ensure minimal compaction;
- (I) During land clearing and construction stage of development, the UDO Administrator shall periodically inspect the site to ensure compliance with the provisions of this section; and
- (J) Tree location and replacement activity permitted or required under this section shall be done in accordance with standard forestry practices and procedures, and all such plantings shall be reasonably maintained and attended to promote successful establishment thereof.

(Ord. eff. 9-6-2012, § 9.20)

S 91.150 RECOMMENDED PLANT LIST.

The Building Inspector shall maintain a recommended plant list and shall make such list available for use in the preparation of landscape plans to meet vegetation requirements. Note: native vegetation is preferred. Plants not listed may be accepted by the UDO Administrator if they meet the standards defined by this section. It is highly recommended that landscape plans be prepared by or in consultation with a registered landscape architect or qualified landscape design professional. (Ord. eff. 9-6-2012, § 9.21)

■§§ 91.151—91.159 RESERVED.

PART III: BUILDING FACADE DESIGN

■§ 91.160 INTENT.

In order to present an attractive face for the town, buildings along roadways should enhance the image of the town. The emphasis should be on architectural detail and human-scale design.

(Ord. eff. 9-6-2012, § 9.22)

■§ 91.161 APPLICABILITY.

The requirements of this section shall apply in the following circumstances:

- (A) Construction of any new use classified as commercial, office/institutional or multi-family;
- (B) Construction of any new use classified as industrial when the building facade is located within 100 feet of a public roadway;
- (C) Expansion or modification of an existing commercial or office/institutional use that increase the total enclosed floor area by at least 50% or 5,000 square feet, whichever is greater; and
- (D) Where compliance with these standards is explicitly required in other portions of this Unified Development Ordinance. (Ord. eff. 9-6-2012, § 9.23)

■§ 91.162 EXEMPT.

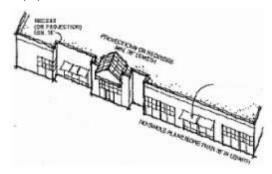
Communication towers shall be exempt from these requirements. (Ord. eff. 9-6-2012, § 9.24)

■§ 91.163 STANDARDS.

(A) All facades that are visible from a public roadway or an abutting a residential district or use shall be constructed of one or a combination of the following materials:

concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block. Artificial materials which closely resemble these materials shall also be allowed.

- (B) Long continuous building walls are discouraged and no single facade extending unbroken more than 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through one of the following:
- (1) The use of projections or recesses (articulation). When used, each projection or recess shall have a projection (or depth) dimension of no less than 18 inches and a width of no less than 36 inches; or
- (2) The use of columns or other architectural detail to provide visual interest. Where used, columns should be harmonious with the general design of the structure.
 - (C) At least 25% of the first floor of the street facade must be transparent.



(D) The use of pitched roofs and roof overhangs shall be required within 1,500 feet of a residentially zoned or used development (as measured from either side of the subject property). Recommended roofing materials include slate shingles, asphalt and fiberglass shingles, metal standing seam or tiles. Partial (occupying less than three sides) mansard roofs are discouraged.

(Ord. eff. 9-6-2012, § 9.25)

■§ 91.164 ALTERNATIVE COMPLIANCE.

Alternative compliance may be obtained provided the design satisfies the intent of this section. In such cases, the UDO Administrator shall have the authority to approve the following:

- (A) Reduced transparency requirements; or
- (B) Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area. (Ord. eff. 9-6-2012, § 9.26)

■§§ 91.165—91.169 RESERVED.

PART IV: OUTDOOR LIGHTING

■§ 91.170 PURPOSE AND INTENT.

Nonresidential and multi-family buildings and projects, including outparcels, shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or should be designed to blend into the surrounding landscape. Lighting design and installation shall ensure that lighting accomplishes on-site lighting needs without intrusion on adjoining properties or shining directly into the public right-of-way.

(Ord. eff. 9-6-2012, § 9.27)

■§ 91.171 APPLICABILITY.

The requirements of this subchapter shall apply to:

- (A) All nonresidential and multi-family development; and
- (B) All residential subdivision development approved following the date of adoption of this Unified Development Ordinance. (Ord. eff. 9-6-2012, § 9.28)

■§ 91.172 EXEMPT.

- (A) The following activities are exempt from the requirements of this section: temporary outdoor lights used exclusively for temporary events, recreational activities, concerts, plays or other outdoor events that are open to the public, provided that the event or function meets all other applicable Unified Development Ordinance requirements. Such lighting shall be located at least 50 feet from any adjoining residential district or use and designed to the maximum extent possible to avoid intrusion on adjoining property.
- (B) Outdoor lighting exempt from this section shall only be illuminated while the activity takes place and during high traffic periods immediately before and after the event

(Ord. eff. 9-6-2012, § 9.29)

■§ 91.173 LIGHTING PLAN.

A site lighting plan shall be submitted with all major site plans. Minor and major subdivisions require a lighting plan approved by the Brunswick Electric Membership Corporation (BEMC).

(Ord. eff. 9-6-2012, § 9.30)

■§ 91.174 SITE LIGHTING DESIGN REQUIREMENTS.

Lighting shall be used to provide safety while accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This can be accomplished through style, material or color. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements.

- (A) Fixture (luminaire).
- (1) The light source shall be completely concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from or shine at eye level into any street right-of-way or adjoining properties. Overhead lighting fixtures shall be designed to prevent light from emitting upwards towards the sky.
 - (2) Under canopy lighting fixtures should be completely recessed within the canopy.
- (B) *Fixture height*. Lighting fixtures shall be a maximum of 40 feet in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas. All light fixtures located within 50 feet of any residential use or residential property boundary shall not exceed 15 feet in height.
 - (C) Light source (lamp).
- (1) Incandescent, florescent, metal halide or color corrected high-pressure sodium are preferred. The UDO Administrator shall have the authority to approve other lamp types (including light emitting diodes (LEDs) and fiber optics) provided the color emitted is similar to the preferred types. Non-color corrected high pressure sodium lamps are prohibited.
- (2) The same light source type should be used for the same or similar types of lighting on any one site throughout any development.
- (D) *Mounting*. Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

(E) Limit lighting to periods of activity. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the UDO Administrator to conserve energy, provide safety and promote compatibility between different land uses.

(Ord. eff. 9-6-2012, § 9.31)

■§ 91.175 ILLUMINATION LEVELS.

(A) All site lighting shall be designed so that the level of illumination as measured in footcandles (fc) at any one point meets the standards in the table below with minimum and maximum levels measured on the pavement within the lighted area and average level (the overall generalized ambient light level), measured as a not-to-exceed value calculated using only the area of the site intended to receive illumination.

LIGHT LEVEL (footcandles)						
Type of Lighting	Minimum	Averag	ge	Maxii	num	
Architectural lighting			0.0	1.0	5.0	
Canopy area lighting			2.0	10.0	15.0	
Multi-family parking lot			0.2	1.0	8.0	
Nonresidential and multi-family entrances			1.0	5.0	15.0	
Nonresidential parking lot			0.2	1.5	10.0	
Storage area (security lighting)			0.2	1.0	10.0	
Vehicle sales and display			0.2	3.0	15.0	
Walkways, landscape or decorative lighting			0.2	0.8	5.0	

(B) The maximum level of illumination at the outer perimeter of the site or project is intended to be 0.2 footcandles or less, but in no instance greater than 0.5 footcandles, when abutting a residential zoning district; and, 0.5 footcandles or less, but in no instance greater than 1.0 footcandles, when abutting all other districts or streets. (Ord. eff. 9-6-2012, § 9.32)

■§ 91.176 EXCESSIVE ILLUMINATION.

- (A) Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property is prohibited. Lighting unnecessarily illuminates another lot if it exceeds the requirements of this section.
- (B) Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
- (C) Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky.
- (D) Blinking or flashing lights shall be prohibited unless the lights are required as a safety feature (i.e., beacons on towers) or shall be permitted as part of a sign in accordance with §§ 91.190 through 91.201, Signs. (Ord. eff. 9-6-2012, § 9.33)

■§ 91.177 NONCONFORMING LIGHTING.

Lighting fixtures existing as of September 6, 2012, may remain, and shall be considered nonconforming structures. Modifications, replacement or expansion shall conform to the standards of this Unified Development Ordinance.

■§ 91.178—91.179 RESERVED.

PART V: EMERGENCY MANAGEMENT STANDARDS \$ 91.180 GENERAL PROVISIONS.

The following provisions shall apply to all development where noted.

- (A) Structures exceeding 30 feet or three stories in height shall provide at least three means of fire apparatus access.
- (B) Structures or portions of structures exceeding 30 feet in height above the lowest level of Fire Department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating Fire Department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
- (C) Structures having a gross enclosed floor area of over 62,000 square feet shall be provided with two separate and approved fire apparatus access roads. However, when equipped throughout with an approved automatic sprinkler system, projects may be allowed to have a gross floor area of up to 124,000 square feet and provide access through one approved access road.
- (D) Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.
- (E) At least one of the required access routes shall be located at least 15 feet, but no more than 30 feet from the structure and shall be parallel to one entire side of the building.

(Ord. eff. 9-6-2012, § 9.35)

■§ 91.181 STATE CODES.

The following codes relating to emergency management services shall be adopted and made applicable to all development activities:

- (A) North Carolina State Fire Code (current edition), Table B105.1 Minimum Required Fire Flow and Flow Duration for Buildings, as amended;
- (B) North Carolina State Fire Code (current edition), Table C105.1 Number and Distribution of Fire Hydrants, as amended; and
- (C) North Carolina State Fire Code (current edition), Appendix D, Fire Apparatus Access Roads, as amended. (Ord. eff. 9-6-2012, § 9.36)

■ §§ 91.182—91.189 RESERVED.

PART VI: SIGN REGULATIONS

■§ 91.190 PURPOSE.

The purpose of this subchapter is to provide fair and comprehensive regulations that will:

- (A) Provide a pleasing overall environmental setting and good community appearance which is deemed vital to tourism and to the continued economic attractiveness of the town;
 - (B) Allow signs appropriate to the planned character of each zoning district;
- (C) Promote highway safety, the welfare and comfort of travelers, the convenience of the public and the enjoyment of public travel;
- (D) Restrict private signs which overload the public's capacity to receive information and increase the probability of accidents by distracting attention or obstructing vision;

- (E) Protect property values within the town and its extraterritorial area; and
- (F) Reduce conflict among private signs and between private and public information systems.

(Ord. eff. 9-6-2012, § 9.37)

■§ 91.191 ZONING CERTIFICATE PROCEDURES.

- (A) Zoning certificate required.
- (1) It shall be unlawful for any person to erect, construct, enlarge, move or replace any sign or cause the same to be done, without first obtaining a zoning certificate from the UDO Administrator as required herein unless the sign is temporary and exempt per the requirements of this Unified Development Ordinance.
- (2) Notwithstanding the above, changing or replacing the permanent copy on an existing lawful sign shall not require a zoning certificate, provided the copy change does not change the nature of the sign such as to render the sign in violation of this Unified Development Ordinance.
- (B) Application and issuance of zoning certificate. Applications for zoning certificates for all signs shall contain or have attached to it the following information which shall be submitted to the UDO Administrator, along with the payment of a fee as set forth in the town's budget or as established by resolution of the Board of Commissioners filed in the office of the Town Clerk (see § 91.34):
- (1) The street and number of the structure where the sign is to be erected, and the tax parcel number for the zoning lot on which the sign is to be located;
- (2) Names, addresses and telephone numbers of the applicant/owner of the property on which the sign is to be erected or affixed, the owner of the sign, and/or the licensed contractor erecting or affixing the sign;
- (3) Any other information as the UDO Administrator may reasonably require to determine full compliance with this and other applicable codes;
- (4) Two copies of scaled drawings of the plans and specifications of the sign to be erected or affixed. All plans and specifications must meet the State Building Code and any other applicable laws and regulations;
- (5) Each application for a zoning certificate to erect a sign must be accompanied by a drawing to scale showing:
- (a) A site plan of the property involved, showing accurate placement of the proposed sign including, but not limited to, setbacks and all structures including existing signs;
 - (b) The design of the sign, including dimensions;
 - (c) Method of attachment or support;
 - (d) Source of illumination;
- (e) The relationship to any building or structure to which it is or is proposed to be installed or affixed;
- (f) A plot plan to scale indicating the location of the sign relative to property lines, easements, streets, sidewalks and other signs;
- (g) For wall signs, dimensions of the building wall on which the sign is to be affixed and the location and the size of existing wall signs shall also be included on an elevation drawing; and
 - (6) All signs over six feet in height shall be designed by a state licensed engineer.
- (C) Issuance of zoning certificates. Upon the filing of an application for a zoning certificate, the UDO Administrator shall examine the plans and specifications if required, and as deemed necessary, may inspect the premises upon which the sign is proposed to be erected or affixed. If the proposed sign is in compliance with all the requirements of this Unified Development Ordinance and other applicable codes, a zoning certificate shall be issued. Any zoning certificate issued in accordance with this Unified Development

Ordinance shall automatically become void unless the work for which it was issued has visibly been started within six months of the date of issue or if the work authorized by it is suspended or abandoned for one year.

- (D) Zoning certificate exemptions for temporary signs. A zoning certificate is not required in the following cases.
- (1) *Incidental informational signs*. A sign, generally informational, that has a purpose to the use of the subject property on which it is located, such as "no parking," "entrance," "loading only," and other similar directives.
- (2) Residential construction signs. All construction signs shall require issuance of a building permit for the primary structure prior to installation. One sign is allowed per residential premises and may not exceed ten square feet in sign area. The sign shall not be illuminated and may only appear at the construction site. Removal of the sign is required prior to issuance of a certificate of compliance or a certificate of occupancy.
- (3) Non-commercial temporary signs. Temporary signs not exceeding four square feet in area, and three feet in height if freestanding are allowed in all residential districts. The number of these signs is limited to one per 100 feet, or fraction thereof, of lot frontage of all immediately adjacent public streets. In no event shall there be more than three such signs allowed per lot. The temporary sign may be displayed up to 15 days prior to and/or following the specific event with which the sign is associated.
- (4) *Developer's construction signs*. A developer may have a 40 square foot sign per development entrance for a subdivision and/or approved site plan.
- (5) Commercial/industrial temporary signs. Temporary signs not exceeding eight square feet in area, and six feet in height if freestanding are allowed in all commercial/industrial districts. The number of these signs is limited to one per 100 feet, or fraction thereof, of lot frontage of all immediately adjacent public streets. In no event shall there be more than three such signs allowed per lot. The temporary sign may be displayed up to 15 days prior to and/or following the specific event with which the sign is associated.
- (6) Fence wraps. Fence wraps displaying signage when affixed to perimeter fencing at a construction site are exempt until the certificate of occupancy is issued for the final portion of any construction at that site or 24 months from the time the fence wrap was installed, whichever is shorter. If construction is not completed at the end of 24 months from the time the fence wrap was installed, the town may regulate the signage but shall continue to allow fence wrapping materials to be affixed to the perimeter fencing. No fence wrap affixed pursuant to this division may display any advertising other than advertising sponsored by a person directly involved in the construction project and/or which monetary compensation for the advertisement is not paid or required.
- (7) Flags or pennants. Flags or pennants that do not display a logo, symbol, statement or expression relating to a commercial message as defined herein.
 - (a) All flags shall be displayed on flagpoles.
- (b) In nonresidential zoning districts, flagpoles shall not exceed the maximum height allowed in the zoning district where the flagpole is located.
- (c) In residential districts, flagpoles shall not exceed the maximum height allowed in the zoning district where the flagpole is located or 25 feet in height, whichever is less.
 - (d) Non-vertical flag poles are prohibited in nonresidential zoning districts.
- (e) Each premises or multi-tenant development shall be allowed a maximum of two flagpoles and a maximum of three flags shall be allowed per flagpole.
- (f) All flags and flagpoles shall be maintained in good repair. A flagpole with broken halyards shall not be used and flags which are torn or frayed shall not be displayed.
- (g) Flags mounted directly on a building wall or roof in nonresidential zoning districts are prohibited. In a residential zoning district, flags on poles may be mounted on

a wall, roof, tree or lawn, provided they are located within the property boundaries of the premises. Such flags may include the name of the development and/or developer.

- (h) Flags or flagpoles shall not be placed in any public right-of-way or in any manner that obstructs the view of any roadway, thereby creating a safety hazard.
- (i) Governmental flags, as defined by G.S. Chapter 144, shall be displayed in a manner that is consistent with all applicable state and federal regulations including, but not limited to, the patriotic customs set forth in 4 U.S.C. §§ 5 through 10, as amended.
- (j) Pennants may be allowed in all commercial districts 30 days before and 30 days after the initial opening date of a business.
- (k) Pennants and other temporary signage are allowed for up to 30 consecutive days per calendar year (January through December) for each nonresidential establishment or premises with multiple nonresidential establishments in all nonresidential districts. All such temporary signage must be located within the property boundaries of the subject premises. Prior to installation, a permit from the town must be obtained for such temporary signage.
- (l) Pennants and other temporary signage are allowed for up to 30 consecutive days per calendar year (January through December) in all residential districts in conjunction with sales or promotional events associated with the subject property. All such temporary signage must be located within the property boundaries of the subject premises. Prior to installation, a permit from the town must be obtained for such temporary signage. This section is not applicable to real estate signs pertaining to the sale of individual residential property as outlined in division (D)(3) above.

(Ord. eff. 9-6-2012, § 9.38; Am. Ord. 16-1, passed 4-7-2016)

■§ 91.192 GENERAL REQUIREMENTS.

- (A) If any application for a zoning certificate is not approved, the UDO Administrator shall state in writing on the application the cause for such disapproval, and the owner of record or the owner's agent or representative shall be notified of the same within 30 days of the decision, by certified mail, return receipt requested.
- (B) The UDO Administrator shall have the authority to order the removal or modification of any sign which does not meet the requirements of this Unified Development Ordinance. However, such removal or modification is not required to abate a hazardous or unsafe condition that poses eminent peril. In such an instance, the UDO Administrator shall be authorized to act expeditiously to cause the removal of such a hazard prior to the notification of the owner of record.
- (C) No sign shall be erected, placed or maintained in such a manner that any portion of its surface or its supports will interfere in any way with the free use of or access to any sidewalk, fire escape, entrance, exit or standpipe, or so as to obstruct any window so that light or ventilation is reduced below minimum standards required by any applicable law or building code.
- (D) Except where specifically exempted by this Unified Development Ordinance, all signs, including the supports, frames and embellishments thereto, shall not be located within any public right-of-way, nor shall any sign be attached, affixed or painted on any utility pole, light standard, telephone pole, any tree, rock or other natural object. Any sign that is in violation of this Unified Development Ordinance is subject to being confiscated by the UDO Administrator.
- (E) Refer to $\S\S$ 91.110 through 91.116 for nonconforming sign requirements. (Ord. eff. 9-6-2012, \S 9.39)

■§ 91.193 PROHIBITED SIGNS.

(A) Any sign that revolves, changes copy or is otherwise animated, or that utilizes movement or apparent movement to attract the attention of the public is prohibited. This

prohibition shall include, but not be limited to, propellers, discs, banners, pennants, streamers and animated display boards and flags.

- (B) All portable signs are prohibited. This prohibition shall not apply to signs erected by or pursuant to the authorization of the town for events of a community nature including, but not limited to, emergencies or for other governmental purposes. This prohibition shall not apply to signs placed upon vehicles that are operational and which are not parked at one location for over 24 hours.
- (C) Vehicle sign: any sign that is attached to, painted on or pulled by any vehicle that is parked on any street or in any parking space for the primary purpose of advertising.
- (D) No signs shall overhang or be erected in any public right-of-way. Traffic regulation, information or warning signs erected by the State Department of Transportation or signs erected by the town are exempt.
- (E) Signs which obstruct the view of motor vehicle operators entering a public roadway from a driveway, street or alley are prohibited.
- (F) Signs which may be confused with an official traffic sign, signal or other device or any other official sign or which uses the words "Stop," "Warning," "Danger," "Caution" or similar words implying the existence of danger or need for stopping or maneuvering are prohibited.
- (G) All message board signs are prohibited. This prohibition does not include menu and sandwich board signs.
 - (H) All off-premises signs are prohibited.
 - (I) All inflatable signs, balloons and similar decorations are prohibited.
 - (J) All roof signs are prohibited.
- (K) Any illuminated tubing or strings of lights outlining property lines, festoon lighting, open sales areas, rooflines, doors, windows, edges of walls, trees or other landscaping are prohibited. This prohibition shall not apply to temporary holiday lighting; such temporary lighting shall be removed by the owner or tenant within a reasonable time following the end of the holiday.
- (L) Any sign that exhibits statements, words or pictures of an indecent, obscene or pornographic nature is prohibited.
- (M) Any sign that obstructs or interferes with any window, door, sidewalk or fire escape is prohibited.
 - (N) All projecting signs are prohibited.
- (O) All beacons and spotlights are prohibited. Illumination system(s) shall not contain or utilize any beacon, spot, search or stroboscopic light or reflector which is visible from any public right-of-way or adjacent property, nor shall such lights be operated outside, under any circumstances, except by authorized agencies for emergency services purposes.
- (P) Flood lights shall not be utilized as a part of a sign illumination system which are not hooded or shielded so that the light source is not visible from any public right-of-way or adjacent property nor shall any sign otherwise reflect or emit a glaring light so as to impair driver vision.
- (Q) Any sign or sign structure that is structurally unsafe as determined by the UDO Administrator or Building Inspector is prohibited.
- (R) Any sign that incorporates a computer screen, electronic images or electronic characters or flashing lights is prohibited. This prohibition shall not apply to digital menu receipt boards and signage used to indicate time, temperature or fuel prices.
- (S) Stacking signs on top of one another is prohibited. This prohibition against double decking shall not apply to multi-tenant developments as allowed by § 91.198(E).
- (T) All snipe signs are prohibited. Snipe signs are off-premises signs that are tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or to other objects.

- (U) Signs painted on or attached to trees, fences or fence posts and telephone or utility poles or signs on or attached to rocks or other natural features are prohibited. Any commercial identification or advertising signs on benches or refuse containers are also prohibited.
- (V) Pavement markings are prohibited except those of a customary traffic-control nature.
- (W) Any sign located or designated so as to intentionally or effectively deny an adjoining property owner reasonable visual access to an existing sign is prohibited. (Ord. eff. 9-6-2012, § 9.40)

■§ 91.194 SIGN AREA AND LOCATION.

The following standards shall apply to all signs:

- (A) Location, height and area.
- (1) On-premises column signs and ground mounted signs shall be located at least four feet behind any right-of-way.
- (2) Computation of height shall be determined by the vertical distance measured from the highest point of the sign, including any molding, trim, border or frame above the roadway surface from which the sign is to be viewed. Signs shall not be placed upon a swale or mound built for the purpose of altering the height of the sign in a manner inconsistent with the provisions of this Unified Development Ordinance.
- (3) Computation of area shall be determined by the area within a single, continuous perimeter enclosing the extreme limits of characters, lettering, logos, illustrations or ornamentations, together with any material or color forming an integral part of the display or to differentiate the sign from the background to which it is placed. Structural supports bearing no sign copy are not included in the sign area.
- (B) *V-type signs*. V-type signs shall be considered two signs when the angle between the two surfaces is greater than 30 degrees. (Ord. eff. 9-6-2012, § 9.41)

■§ 91.195 ILLUMINATION.

- (A) All signs authorized by this Unified Development Ordinance may be illuminated internally or externally.
- (1) The intensity of external lighting shall not exceed 20 footcandles. External lighting directed toward a sign shall be designed and shielded so that it illuminates only the face of the sign and does not shine into any alley, road right-of-way or adjacent properties. The sign base and landscaping shall be designed to shield the light source so that it is not visible from any right-of-way or adjacent properties.
- (2) The intensity of the internal lighting of any sign shall not exceed 500 watts per side.
 - (B) All illumination shall provide a continuous, steady white light source.
 - (C) Colored lighting is prohibited.
- (D) No illumination shall involve movement or cause the illusion of movement. (Ord. eff. 9-6-2012, § 9.42)

■§ 91.196 GENERAL MAINTENANCE REQUIREMENTS.

To ensure that signs are erected and maintained in a safe and attractive condition, the following maintenance requirements shall apply to all signs.

(A) Every sign and its supports, braces, guys, anchors and electrical equipment shall be maintained in safe condition at all times. All signs shall be kept free from defective or missing parts or peeling paint and shall be sufficiently stabilized to withstand wind damage.

- (B) A sign shall have no more than 10% of its surface area covered with disfigured, cracked, ripped or peeling paint, poster paper or other material for a period more than 14 successive days.
- (C) A sign shall not have weeds, vines or other vegetation growing upon it, or obscuring the view of the sign from the street or right-of-way from which it is to be viewed, for a period of more than 15 successive days.
- (D) An illuminated sign shall not have only partial illumination for a period of more than 15 successive days.
- (E) Should any sign become insecure or in danger of falling or otherwise unsafe in the opinion of the UDO Administrator, the owner thereof, or the person or firm maintaining the sign, shall, upon written notice from the UDO Administrator, forthwith in the case of immediate danger and in any case within ten days, secure the sign in a manner to be approved by the UDO Administrator, in conformity with the provisions of this section or remove the sign. If the order is not complied with within ten days, the UDO Administrator shall remove the sign at the expense of the owner or lessee thereof. (Ord. eff. 9-6-2012, § 9.43)

■§ 91.197 RECONSTRUCTION OF DAMAGED SIGNS OR SIGN STRUCTURES.

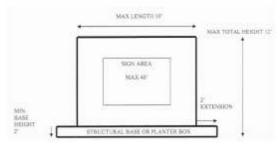
- (A) Any conforming or permitted nonconforming sign or sign structure which has been damaged may be repaired and used as before, provided all repairs are initiated within 30 days and completed within 60 days of such damage. However, if the sign should be declared unsafe by the UDO Administrator, the owner of the sign or the owner of record of the real property whereon the sign is located, shall immediately correct all unsafe conditions in a manner satisfactory to the UDO Administrator.
- (B) For the purposes of this section, a nonconforming sign or its structure shall be considered destroyed, and therefore not repairable, if it receives damage to the extent of more than 50% of its value as listed for tax purposes by the Brunswick County Tax Office.

(Ord. eff. 9-6-2012, § 9.44)

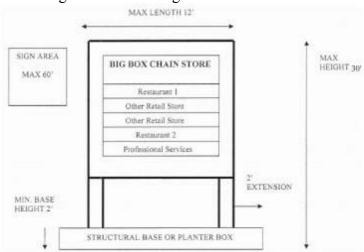
■§ 91.198 COMMERCIAL, BUSINESS AND INDUSTRIAL DISTRICTS: ADDITIONAL REQUIREMENTS.

- (A) Generally. No merchandise sold at a business may be used as off-site signage.
- (B) *Materials and design*. Materials, colors and shapes of proposed signs and sign structures shall be compatible with the related buildings. All signs shall be of sandblasted, routed or carved wood, individual wood letters or of high-density sign foam that have the appearance of sandblasted or carved wood and individual letters; stained or colored glass; gold leaf; bronze; or masonry; unless otherwise provided by this UDO. Sign structures and supports may be made of stucco, natural and painted wood, brick, stone or other materials with similar texture and appearance that are considered appropriate to the town's appearance. Colors of paints, stains and other finishes or materials shall be nature-blending, with no more than four colors, excluding black and white, used on any sign. Fluorescent colors are prohibited. Signs shall respect the overall town architectural composition of its buildings and its scale, and not overwhelm the facade. Signs shall not cover up or interrupt major features of a building. The UDO Administrator shall approve all sign materials, colors and shapes for compliance with this Unified Development Ordinance.
 - (C) Ground-mounted sign.
- (1) Limited to one sign per parcel, multi-tenant development or site plan. However, where the lot, multi-tenant development or site plan has frontage on more than one street, with building entrances on each street, one such sign will be allowed per street frontage.

- (2) The height of the ground-mounted sign shall not exceed 12 feet, including its structure or support. The length of the sign shall not exceed ten feet exclusive of the structural base or planter box. Refer to the figure below.
- (3) The sign area shall not exceed 40 square feet. The sign shall be attached to a structural base or planter box that is at least two feet high. A structural base shall be at least two feet longer than the dimensions of the sign; and a plant box shall be at least two feet wider and two feet longer than the dimensions of the sign. There shall be a maximum of two sides per sign. At least 30 square feet of landscaped area shall be located at the base of each ground-mounted sign.



- (D) Column/pole sign.
- (1) Limited to one sign per premises; except in the case of multi-tenant development, then limited to one sign per development; except where the lot or multi-tenant development has frontage on more than one street, with building entrances on each street, one such sign will be allowed per street frontage meeting those requirements.
- (2) No portion of the sign shall exceed 30 feet in height including its structure or support. The total length of the sign shall not exceed 12 feet exclusive of the structural base or planter box.
- (3) The sign area of the column/pole sign shall not exceed 60 square feet. Kiosk signs shall not exceed 90 square feet of sign area, including all sides. The sign shall be attached to a structural base or planter box that is at least two feet high. The base or planter box shall be at least two feet wider and two feet longer than the dimensions of the sign. At least 30 square feet of landscaped area shall be located at the base of each column sign. Refer to the figure below.



(E) Multiple tenant buildings. Where a premises or unified development contains a building with multiple tenants or a shopping center, a maximum of one ground sign or column/pole sign may be permitted at each principal point of access to the development from a collector street. This provision is intended to be limited to one such sign per street frontage. The sign may identify the building, shopping center or project name; the names of the tenants; or a combination thereof. All multi-tenant signs must be designed to allow

for changes in tenant occupancy. Unused tenant identification areas shall be filled with matching decorative panels.

- (F) Wall and awning signs.
- (1) Limited to one sign per business. However, where the business has frontage on more than one street, with building entrances on each street, one such sign will be allowed per street frontage meeting those requirements.
- (2) The sign area shall be limited to one square foot of sign area per linear foot of the owner or tenant's contiguous exterior wall that is oriented toward a specific street. If a building does not front on a street, or have a public entrance, the sign area for the building shall be determined by the UDO Administrator as if the building had street frontage.
- (3) The sign shall not extend outward more than six inches from the building; except hanging signs attached to an awning.
- (4) No wall sign may extend above the lower eave line of a building with a pitched roof, except if the roof is a mansard-type roof, in which case the sign may be attached flat against, but not extend above, the roof.
 - (5) A wall sign may be attached to an overhanging awning.
 - (6) A wall sign may be internally or externally illuminated.
 - (7) No wall sign may extend above parapet walls.
- (G) Window sign. A window sign, consisting of individual letters applied directly to the inside surface of the window glass, shall be allowed. The sign must be in proportion to window size. Window signs shall not exceed 12 square feet nor fill up more than 20% of the window area, whichever is less. Lettering, logo, trademark or service mark of the business or establishment shall not exceed 12 inches in height.
- (H) *Menu and sandwich board signs (non-drive through establishments)*. Limited to one sign per business. Signs shall be limited to a maximum height of four feet and a maximum length of three feet. Folding and double-faced signs shall be considered one sign. Menu and sandwich board signs shall not be located on any public right-of-way.
- (I) Signage standards for specific business operations. Signage standards for specific business operations are in addition to the general standards outlined in this section and recognize the different types of traffic, use and need of signs for the assistance of the traveling public and the prosperity of business owners and employees through the attraction, retention and furtherance of commerce throughout the town.
- (1) Signage for retail and restaurant establishments. Retail establishments may avail themselves of the maximum signage allowable under this section and additionally may supplement such maximum via the standards of this section.
- (a) *Window sign*. A window sign, consisting of individual letters or panels applied directly to the inside surface of the window glass, shall be allowed. The sign must be in proportion to window size. Window signs shall not exceed 20 square feet nor fill up more than 50% of the window area, whichever is less.
- (b) Sandwich board sign. Limited to one sign per business. Signs shall be limited to a maximum height of four feet and a maximum length of three feet. Folding and double-faced signs shall be considered one sign. Sandwich board signs shall not be located on any public right-of-way, except that where the edge of the right-of-way is the face of the building and where such building abuts a public sidewalk, such signage may be allowed as a right-of-way encroachment.
- (c) *Banners*. Limited to one banner per business. Banners shall be limited to a maximum height of six feet and a maximum length of ten feet. Banners shall contain the imprint or logo of the business in which the banner is intended. No additional logos, joint advertising or insignia shall be permitted.
- (d) Temporary advertisement flags. Limited to two flags per business, but no more than six flags at one time per approved major or minor site plan. Temporary

advertisement flags no greater than ten feet in height and no greater than four feet in width and on a temporary basis shall be permitted and shall contain the imprint or logo of the business in which the flag is intended. No additional logos, joint advertising, or insignia shall be permitted. In a Planned Unit Development, the location of temporary advertisement flags shall be on the premises of the business or in a common pedestrian ingress area immediately in-front or adjacent to the primary pedestrian entrance of the business. In no case shall the temporary advertisement flag be placed further than ten feet from said primary pedestrian entrance. No temporary advertisement flag shall be placed in the vehicular zone including parking areas, driveways, or vehicular ways. Placement of flags shall not impede ingress/egress to the building.

- (e) Sale/event/holiday signs. For no more than 30 days annually, special signage for sales/events/holidays may be placed by a business on premises with the issuance of a permit. Such signs shall be of one of the categories above with the following supplemental standard: for each item in this division (I)(1), the quantity of signs shall double.
- (f) *Daily specials*. Daily, restaurants and food service establishments may be permitted one additional sandwich sign subject to the standards of division (I)(1)(b). The heading of such sign shall read in addition to any such text as deemed prudent by the business: "Open for Business," "Daily Specials."
- (2) Adult entertainment business signs. Adult entertainment business signage shall be approved through the issuance of the conditional use permit as specified in § 91.54.
- (a) It shall be unlawful for the owner or operator of any regulated establishment or any other person to erect, construct or maintain any sign for the regulated establishment other than one primary sign and one secondary sign, as provided herein.
- (b) Primary signs shall have no more than two display surfaces. Each such display surface shall:
 - 1. Be a flat plane, rectangular in shape;
 - 2. Not exceed 60 square feet in area; and
 - 3. Not exceed ten feet in height or ten feet in length.
- (c) Primary signs shall contain no photographs, silhouettes, drawings or pictorial representations of any manner, and may contain only:
 - 1. The name of the regulated establishment;
- 2. One or more of the following phrases: adult bookstore, adult movie theater, adult cabaret, adult entertainment or adult model studio; and
- 3. Primary signs for adult movie theaters may contain the additional phrase, Movie Titles Posted on Premises.
- (J) *Home occupation signs*. Home occupation signs shall not exceed two square feet in area. They shall be either unlighted flush mounted wall signs or unlighted freestanding signs not exceeding three feet in height.

(Ord. eff. 9-6-2012, § 9.45; Am. Ord. 16-1, passed 4-7-2016)

■§ 91.199 SUBDIVISION IDENTIFICATION SIGNS.

- (A) A ground sign with the name of the subdivision may be located on one or both sides of each major entrance into the development. Any such sign shall not be located in any street right-of-way.
- (B) The height of the ground sign shall not exceed 12 feet, including its structure or support. The length of the sign shall not exceed ten feet exclusive of the structural base or planter box. The sign area shall not exceed 60 square feet. The sign shall be attached to a structural base or planter box that is at least two feet high. A structural base shall be at least two feet longer than the dimensions of the sign; and a planter box shall be at least two feet wider and two feet longer than the dimensions of the sign.

- (C) The sign(s) shall be part of a decorative brick, stone or masonry wall of similar design compatible with the character of the subdivision or development.
- (D) Each sign shall have a minimum of 50 square feet of landscaped area at the base of the sign including vegetative species planted/maintained as specified in §§ 91.140 through 91.150.
- (E) The subdivision covenants shall provide that any subdivision sign and landscaping shall be perpetually maintained by the property owners within the subdivision. (Ord. eff. 9-6-2012, § 9.46)

■§ 91.200 UNLAWFUL CUTTING OF TREES.

All tree removal shall require a permit as specified in § 91.142(C). The issuance of a permit shall not prohibit tree removal along a federal highway as permitted by North Carolina Senate Bill 183.

(Ord. eff. 9-6-2012, § 9.47)

■§ 91.201 EXCLUDED SIGNS.

- (A) Official signs of a noncommercial nature erected by public utilities to identify a line or facility location or to advise or warn the public;
- (B) Signs that are posted upon property to guide or direct traffic, to identify restricted or public parking areas, or to warn the public against trespassing or danger from animals and do not contain any commercial advertising;
- (C) Integral decorative or architectural features of buildings or works of art, so long as such features or works do not contain letters, trademarks, moving parts or lights;
 - (D) Building markers, historical markers or memorial tablets;
- (E) Signs associated with the operation of equipment or other functional elements such as menu boards, automatic teller machines, gas pumps, vending machines, scoreboards, license plats and similar incidental signs;
- (F) Address and name signs. Signs or plates on residential structures giving the name and/or address of the occupant;
- (G) Displays, including lighting, erected in connection with the observance of holidays. Such displays shall not be considered as illuminated signs and they shall be removed within ten days following the holiday;
- (H) On-premises directional and instructional signs not exceeding four square feet in area apiece. These signs shall not contain advertising matter; and
- (I) Identification signs not exceeding three square feet in area (only one per premises). (Ord. eff. 9-6-2012, § 9.48; Am. Ord. 16-1, passed 4-7-2016)

■ §§ 91.202—91.209 RESERVED.

PART VII: SUBDIVISIONS

■§ 91.210 STANDARDS FOR REVIEW.

Refer to § 91.66 for the subdivision review process. Decision on approval or denial of preliminary or final plats may be made only on the basis of standards explicitly set forth in this subchapter. Whenever the Unified Development Ordinance criteria for decisions requires application of judgment, those criteria must provide adequate guiding standards for the entity charged with plat approval. (Ord. eff. 9-6-2012, § 9.49)

■§ 91.211 SKETCH PLANS.

A sketch plan is required and shall include the information specified in § 91.61(C). (Ord. eff. 9-6-2012, § 9.50)

S 91.212 PRELIMINARY PLATS FOR MINOR AND MAJOR SUBDIVISIONS.

The preliminary plat shall depict or contain the information provided in § 91.214. Preliminary plats shall be clearly and legibly drawn at a scale of not less than 200 feet to one inch.

(Ord. eff. 9-6-2012, § 9.51)

SPECIAL PLATS FOR ALL SUBDIVISIONS.

- (A) Final plat contents. The final plats shall depict or contain the information provided in § 91.214. Final plats shall be clearly and legibly drawn by a registered land surveyor currently licensed in the state by the State Board of Registration for Professional Engineers and Land Surveyors. The plat shall also be drawn at a scale of not less than 200 feet to one inch and shall be drawn on a sheet size of mylar acceptable to the Register of Deeds of Brunswick County.
- (B) *Certifications*. The final plat shall contain the certifications outlined in § 91.228. (Ord. eff. 9-6-2012, § 9.52)

■§ 91.214 INFORMATION TO BE PROVIDED ON PRELIMINARY AND FINAL PLATS.

The preliminary and final plats shall depict or contain the information indicated in the following table. An "X" indicates that the information is required.

Information Preliminary Plat Final Plat				
Vicinity map (6 in. wide by 4 in. high) sho and waterways (to include streets and lo town boundaries, county lines if on or ne	owing location of subdivision in relation to neighboring ts of adjacent developed or platted properties). Also in ar subdivision tract.	tracts, subdivision, roads clude corporate limits,	x	х
Boundaries of tract and portion to be subdivided, including total acreage to be subdivided, distinctly and accurately represented with all bearings and distances shown.		х	Х	
Zoning classification of tract and of adjace	cent properties within 100 feet.		Х	Х
Proposed street layout and right-of-way width, lot layout and size of each lot. Number lots consecutively throughout the subdivision.		Х	х	
Name of proposed subdivision.	Name of proposed subdivision.			Х
Statement from the County Health Department that a copy of the sketch plan has been submitted to them, if septic tanks or other on-site water or wastewater systems are to be used in the subdivision, and/or statement from the County Public Utilities that application has been made for public water and/or sewer permits.		x	Х	
Graphic scale.		Х	Х	
North arrow and orientation.		Х	Х	
Concurrent with submission of the preliminary plat to the town, the subdivider shall submit copies of the preliminary plat and any accompanying material to any other applicable agencies concerned with new development, including, but not limited to: District Highway Engineer, County Board of Education, U.S. Army Corps of Engineers, State Department of Natural Resources and Community Development, for review and recommendation.		х	x	
List the proposed construction sequence.		Х	Х	
Stormwater plan - see § <u>91.270</u> (approval by Town Engineer required before preliminary plat approval).		Х	Х	
Proposed and existing topographic contours with intervals no greater than 2-ft. intervals.		Х	Х	
Survey plat, date(s) survey was conducted and plat prepared, the name, address, phone number, registration number and seal of the registered land surveyor.		Х	х	
Names, addresses and telephone numbers of all owners, mortgagees, land planners, architects, landscape architects and professional engineers responsible for the subdivision (include registration numbers and seals, where applicable).		Х	х	
Date of the drawing(s) and latest revision	Date of the drawing(s) and latest revision date(s).			Х
The owner's name(s) of adjoining properties and zoning district of each parcel within 100 ft. of the proposed site.		Х	Х	

Tabulate bulk requirements and compare to the proposed lot layout, such as building setbacks, lot area, width and the like for the applicable zoning district (see §§ 91.70 through 91.74).	Х	Х
State on plans any variance request(s).	Χ	Х
Show existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining. Show wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site. A survey is required of all trees with a diameter of 8 in. and greater. See § 91.142 (Tree Resource Management).	X	x
The exact location of the flood hazard, floodway and floodway fringe areas from the community's FHBM or FIRM maps (FEMA). State the base flood elevation data for subdivision.	X	х
Show the minimum building setback lines for each lot.	Χ	Х
Show square footage of each proposed building.	Χ	Х
Proposed building height of each structure.	Χ	Х
Finished floor elevation of each structure.	Χ	Х
Provide grading and landscape plans.	Χ	Х
Show dimensions and details of all proposed entrance or subdivision signage.	Χ	Х
Show pump station detail including any tower, if applicable.	Χ	Х
Show area which will not be disturbed of natural vegetation (percentage of total site).	Χ	Х
Label all buffer areas (percentage of total site).	Х	Х
Provide details for all structures and appurtenances.	Χ	Х
Soil erosion plan.	Х	Х
Show temporary construction access pad.	Х	
The following data concerning proposed streets:		
xisting and proposed streets on adjoining properties and in the new subdivision.	Χ	Х
ghts-of-way, locations and dimensions.	Χ	Х
existing and proposed grades.	Χ	Х
urbing pavement widths.	Χ	Х
pical street cross-sections.	Χ	Х
reet names.	Χ	Х
affic signage location and detail.	Χ	Х
Design engineering data for all corners and curves.	Χ	Х
For office review; a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout; the District Engineer may require the plotting of the ground profile and grade line for roads where special conditions or problems exist; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage areas.	X	х
Street maintenance agreement in accordance with § 91.223.	Χ	Х
Type of street dedication; all streets must be designated either public or private. (Where public streets are involved which will be dedicated to the town, the subdivider must submit all street plans to the Building Inspector for approval prior to preliminary plat approval.) Where public streets are involved which will not be dedicated to a municipality, the subdivider shall submit the following documents to the State Department of Transportation District Highway Engineer.	Х	x
Where streets are dedicated to the public, but not accepted into a municipal or the state system before lots are sold, a statement explaining the status of the street in accordance with § 91.223.	Х	Х
If any street is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the State Department of Transportation, <i>Division of Highways' Manual on Driveway Regulations</i> .	Х	х
Evidence that the subdivider has applied for such approval.	Χ	Х
Evidence that the subdivider has obtained such approval.	Х	Х

The location and dimensions of all:		
Utility and other easements.	Х	Χ
Pedestrian and bicycle paths.	Х	Χ
Areas to be dedicated to or reserved for public use.	Х	Х
Areas to be used for purposes other than residential with the purpose of each stated.	Х	Χ
The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association or for tenants remaining in subdivider ownership) of recreation and open space lands.	Х	Х
The site/civil plans for utility layouts including:		
Sanitary sewers, invert elevations at manhole (include profiles).	Х	Х
Storm sewers, invert elevations at manhole (include profiles).	Х	Χ
Other drainage facilities, if any.	Х	Х
Water distribution lines.	Х	Х
Gas lines.	Х	Х
Telephone lines.	Х	Х
Electric lines.	Х	Х
These plans must illustrate connections from the proposed houses to the existing systems, showing line sizes, the location of fire hydrants, blow offs, manholes, force mains and gate valves.	Х	Х
Plans for individual water supply and sewage disposal systems, if any.	Х	Х
Provide site calculations including:		
reage in buffering/recreation/open space requirements.	Х	Х
near feet in streets calculated to acreage.	Х	Х
et buildable area calculated in acreage.	Х	Х
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interior's National Register of Historic Places.	Х	Х
Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the centerline of curved property lines that is not the boundary line of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.	х	х
The accurate locations and descriptions of all monuments, markers and control points.	Х	Χ
A copy of any proposed deed restrictions or similar covenants. Such restrictions are mandatory when private recreation areas are established. Must include statement of compliance with state, local and federal regulations.	Х	Х
A copy of the erosion control plan submitted to the Wilmington Regional Office of NC-DNRCD, when land disturbing activity amounts to one acre or more.	Х	Х
Boundaries of applicable areas of environmental concern in accordance with the State Guidelines for AECs (15 NCAC 7H) pursuant to the Coastal Area Management Act of 1974.	Х	Х
All certifications required in § 91.228.	Х	Χ
Any other information considered by either the subdivider, Planning Board or Board of Commissioners to be pertinent to the review of the plat.	Х	Х
Improvements guarantees (see § 91.66(D)(7)).		Χ
Quality assurances signature below.	Χ	Χ
Quality assurance signature, signifying that all checklist items are enclosed with the		

submittal package. Return signed checklist with submittal.		
Owner or Owner's Authorized Agent (Ord. eff. 9-6-2012, § 9.53)	Date	

■§ 91.215 RECOMBINATION OF LAND.

- (A) Any plat or any part of any plat may be vacated by the owner or developer at any time before the sale of any lot in the subdivision by a written instrument to which a copy of such plat shall be attached, declaring the same to be vacated.
- (B) Such an instrument shall be approved by the same agencies as approved the final plat. The Board of Commissioners may reject any such instrument which abridges or destroys any public rights in any of its public uses, improvements, streets or alleys.
- (C) Such an instrument shall be executed, acknowledged or approved and recorded and filed in the same manner as a final plat; and being duly recorded or filed shall operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public rights in the streets, alleys and public grounds, and all dedications laid out or described in such plat.
- (D) When lots have been sold, the plat may be vacated in the manner provided in divisions (A) through (C) above, by all owners of the lots in such plat joining in the execution of such writing.

(Ord. eff. 9-6-2012, § 9.54)

■§ 91.216 RESUBDIVISION PROCEDURES.

For any replatting or resubdivision of land, the same procedures, rules and regulations shall apply as prescribed herein for an original subdivision. (Ord. eff. 9-6-2012, § 9.55)

■§ 91.217 COMPLIANCE WITH PROVISIONS REQUIRED.

Each subdivision shall contain the improvements specified in this section, which shall be installed in accordance with the requirements of this Unified Development Ordinance and paid for by the subdivider, unless other means of financing is specifically stated in this Unified Development Ordinance. Land shall be dedicated and reserved in each subdivision as specified in this section. Each subdivision shall adhere to the minimum standards of design established by this section. (Ord. eff. 9-6-2012, § 9.56)

■§ 91.218 SUITABILITY OF LAND.

- (A) Land which has been determined by the Building Inspector on the basis of engineering or other expert surveys to post an ascertainable danger to life or property by reason of its unsuitability for the use proposed shall not be platted for that purpose, unless and until the subdivider has taken the necessary measures to correct the conditions and to eliminate the dangers.
- (B) Areas that have been used for disposal of solid waste shall not be subdivided unless tests by the County Health Department, a structural engineer and a soils expert determine that the land is suitable for the purpose proposed.
- (C) All subdivision proposals shall be consistent with §§ 91.240 through 91.261, Flood Damage Prevention. In areas of flood hazard, identified on the Flood Insurance Rate Map of Brunswick County, North Carolina, as Zones A and AE, all subdivisions shall be designed to minimize flood damage in accordance with the provisions of §§ 91.240 through 91.261.

(Ord. eff. 9-6-2012, § 9.57)

■§ 91.219 NAME DUPLICATION.

The name of the subdivision shall not duplicate nor closely approximate the name of an existing subdivision within Brunswick County. (Ord. eff. 9-6-2012, § 9.58)

■§ 91.220 SUBDIVISION DESIGN.

- (A) Blocks.
- (1) The lengths, widths and shapes of blocks shall be determined with due regard to: provision of adequate building sites suitable to the special needs of the type of use contemplated; zoning requirements; needs for vehicular and pedestrian circulation; control and safety of street traffic; limitations and opportunities of topography; and convenient access to water areas.
 - (2) Blocks shall not be less than 400 feet or more than 1,320 feet.
- (3) Blocks shall have sufficient width to allow two tiers of lots of minimum depth except where single tier lots are required to separate residential development from through vehicular traffic or another type of use, in nonresidential subdivisions, or where abutting a water area.
- (4) Where deemed necessary by the Planning Board or UDO Administrator, a pedestrian crosswalk at least 15 feet in width may be required to provide convenient public access to a public area such as a park or school, to a water area, or to areas such as shopping centers, religious or transportation facilities.
- (5) Block numbers shall conform to the Brunswick County 911 number system, if applicable.
 - (B) Lots.
- (1) All lots in new subdivisions shall conform to the zoning requirements of the district in which the subdivision is located. Conformance to zoning requirements means, among other things, that the smallest lot in the subdivision must meet all dimensional requirements of this Unified Development Ordinance. It is not sufficient for the average lot to meet zoning requirements.
- (2) If not provided central water and/or sewer service, lots shall meet applicable County Health Department requirements.
 - (3) Double frontage lots shall be avoided wherever possible.
 - (4) Flag lots shall be avoided wherever possible.
 - (5) Side lot lines shall be substantially at right angles to or radial to street lines.
 - (C) Easements. Easements shall be provided as follows.
 - (1) *Utility easements.*
- (a) Easements for underground or above ground utilities shall be provided, where necessary, across lots or centered on rear or side lot lines and shall be at least ten feet wide for water and sanitary sewer lines as required by the companies involved, for telephone, gas and power lines.
- (b) The Planning Board will determine whether one easement is sufficient or whether several easements are necessary to accommodate the various facilities and the subdivider shall provide the required easements.
- (2) *Drainage easements*. Where a subdivision is traversed by a stream or drainage way, an easement shall be provided conforming with the lines of such stream and of sufficient width as will be adequate for the purpose. (Ord. eff. 9-6-2012, § 9.59)

■§ 91.221 STORMWATER DRAINAGE FACILITIES.

The preliminary plat shall be accompanied by evidence satisfactory to the Planning Board as to the proposed method of providing for stormwater drainage in accordance with § 91.270.

(Ord. eff. 9-6-2012, § 9.60)

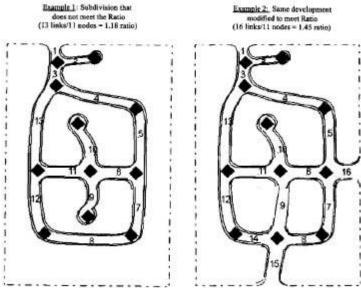
■§ 91.222 EROSION AND SEDIMENTATION CONTROL.

The preliminary plat shall be accompanied by a written statement from NCDENR, or the UDO Administrator, as the case may be, that any required soil erosion and sedimentation control plan has been approved in accordance with § 91.280. (Ord. eff. 9-6-2012, § 9.61)

■§ 91.223 STREETS.

- (A) *Type of street required.* All subdivision lots shall abut on a public or private street. All public streets shall be dedicated to the town, the state or the public as determined appropriate by the Board of Commissioners. Streets not dedicated to the town which are not eligible to be put on the State Highway System because there are too few lots or residences shall only be approved as private streets.
- (B) *Half-streets*. The dedication of half-streets of less than 60 feet at the perimeter of a new subdivision shall be prohibited. If circumstances render this impracticable, adequate provision for the concurrent dedication of the remaining half of the street shall be furnished by the subdivider. Where there exists a half-street in an adjoining subdivision, the remaining half shall be provided by the proposed subdivision. However, in circumstances where more than 60 feet of right-of-way is required, a partial width right-of-way, not less than 60 feet in width, may be dedicated when adjoining undeveloped property is owned or controlled by the subdivider; provided that the width of the partial dedication is such as to permit the installation of such facilities as may be necessary to serve abutting lots. When the adjoining property is subdivided, the remainder of the full required right-of- way shall be dedicated.
- (C) Marginal access streets. Where a tract of land to be subdivided adjoins a principal arterial street, the subdivider may be required to provide a marginal access street parallel to the arterial street or reverse frontage on a minor street for the lots to be developed adjacent to the arterial. Where reverse frontage is established, private driveways shall be prevented from having direct access to the principal arterial.
 - (D) *Street connectivity requirements.*
- (1) An interconnected street system is necessary in order to protect the public health, safety and welfare in order to ensure that streets will function in an interdependent manner, to provide adequate access for emergency and service vehicles, to enhance nonvehicular travel such as pedestrians and bicycles, and to provide continuous and comprehensible traffic routes. All proposed new streets shall be platted according to the current Town Thoroughfare Plan. In areas where such plans have not been completed, the streets shall be designated and located in relation to existing and proposed streets, the topography, to natural features such as streams and tree cover, to public safety and convenience, and to the proposed use of land to be served by such streets.
- (2) All proposed streets shall be continuous and connect to existing or platted streets without offset with the exception of cul-de-sacs as permitted and except as provided below. Whenever practicable, provisions shall be made for the continuation of planned streets into adjoining areas.
- (3) (a) The street network for any subdivision shall achieve a connectivity ratio of not less than 1.45 (see example below). The phrase connectivity ratio means the number of streets links divided by the number of nodes or link ends, including cul-de-sac heads. A *LINK* means and refers to that portion of a street defined by a node at each end or at one end. Approved stubs to adjacent property shall be considered links. However, alleys shall not be considered links. A *NODE* refers to the terminus of a street or the intersection of two or more streets, except that intersections that use a roundabout shall not be counted as a node.
 - (b) For the purposes of this section, an *INTERSECTION* shall be defined as:

- 1. Any curve or bend of a street that fails to meet the minimum curve radius as established by the North Carolina Department of Transportation, Division of Highways design and minimum construction standards; or
- 2. Any location where street names change (as reviewed and approved by the UDO Administrator).
- (4) For the purposes of this section, the street links and nodes within the collector or thoroughfare streets providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.
- (5) Residential streets shall be designed so as to minimize the length of local streets, to provide safe access to residences, and to maintain connectivity between and through residential neighborhoods for autos and pedestrians.
- (6) Where necessary to provide access or to permit the reasonable future subdivision of adjacent land, rights-of-way and improvements shall be extended to the boundary of the development. A temporary turnaround may be required where the dead end exceeds 500 feet in length. The platting of partial width rights-of-way shall be prohibited except where the remainder of the necessary right-of-way has already been platted, dedicated or established by other means.



- (7) Exemptions: new subdivisions that intend to provide one new cul-de-sac street shall be exempt from the connectivity requirement when the UDO Administrator determines that the subdivision will provide for connectivity with adjacent future development and there is:
- (a) No options for providing stub streets due to topographic conditions, adjacent developed sites or other limiting factors; and
- (b) Interconnectivity (use of a looped road) within the development cannot be achieved or is unreasonable based on the constraints of the property to be developed.
- (E) *Design standards*. The design of all streets and roads within the jurisdiction of this Unified Development Ordinance shall be in accordance with the North Carolina Department of Transportation, Division of Highways design and minimum construction standards.
 - (F) *Other requirements.*
- (1) Through traffic discouraged on residential collector and local streets. Residential collector and local streets shall be laid out in such a way that their use by through traffic will be discouraged. Streets shall be designed or walkways dedicated to assure convenient access to parks, playgrounds, schools or other places of public assembly.

- (2) Sidewalks. Sidewalks may be required by the Planning Board on one or both sides of the street in areas likely to be subject to heavy pedestrian traffic such as near schools and shopping areas. Such sidewalks shall be constructed to a minimum width of four feet, and shall consist of a minimum thickness of four inches of concrete. All sidewalks shall be placed in the right-of-way, unless the development is platted as a planned unit or group development. Sidewalks shall consist of a minimum of six inches of concrete at driveway crossings.
- (3) Street names. Proposed streets which are obviously in alignment with existing streets shall be given the same name. In assigning new names, duplication of existing names shall be avoided and in no case shall the proposed name be phonetically similar to existing names in Brunswick County irrespective of the use of a suffix such as street, road, drive, place or court. Street names shall be subject to the approval of the Planning Board and the Brunswick County Emergency Management Director.
- (4) *Street signs*. The subdivider shall be required to provide and erect all street signs, including street name signs, to State Department of Transportation standards within the subdivision.
- (5) Permits for connection to state roads. An approved permit is required for connection to any existing state system road. This permit is required prior to any construction on the street or road. The application is available at the office of district engineer of the State Division of Highways (Wilmington Division, Burgaw District).
- (6) Offsets to utility poles. Poles for overhead utilities should be located clear of roadway shoulders, preferably at edge of rights-of-way on major thoroughfares. On streets with curb and gutter, utility should be set back a minimum distance of six feet from the face of the curb.
- (7) Wheelchair ramps. In accordance with G.S. Chapter 136, Article 2A, § 136-44.14, all street curbs in this state being constructed or reconstructed for maintenance procedures, traffic operations, repairs, correction of utilities or altered for any reason after September 1, 1973, shall provide wheelchair ramps for the physically handicapped at all intersections where both curb and gutter and sidewalks are provided and at other major points of pedestrian flow.
 - (8) Private streets.
- (a) Streets designated as private may be allowed in subdivisions when, in the opinion of the Planning Board, they provide adequate ingress and egress onto collector streets, and they provide sufficient assurance through legally established homeowners' or similar owners' associations, deed restrictions and/or covenants, or other maintenance agreements, that said street shall be properly maintained and said agreements perpetually carried with the land. The Planning Board shall reserve the authority, when the public welfare and safety warrant, requiring the public dedication of street rights-of-way within developments. All private streets shall be designed and constructed to meet or exceed the public street standards as specified in this section.
- (b) The UDO Administrator shall be assured, prior to preliminary approval, that adequate provisions have been made through legal covenants and restrictions which shall govern a homeowners' association, or through other legal agreements, that the responsibility as to the maintenance of the streets, utilities or other areas designated as private areas or as a common area will be accomplished by a source other than by public maintenance.
- (9) Curb and gutter. Curb and gutter improvements are not required due to the adverse impact urban stormwater could have on the valuable estuarine waters in and around the town. However, this does not relieve the subdivision developer from providing adequate grassed swales, culverts and retention ponds for managing stormwater and runoff.

(Ord. eff. 9-6-2012, § 9.62)

№ 91.224 UTILITIES.

- (A) Water supply system and sewage disposal system required. Every lot within a subdivision shall be served by a water supply system and sewage disposal system that is adequate to accommodate the reasonable needs of the proposed use and comply with all applicable health regulations. The applicant must provide evidence that water supply system and sewage disposal system plans have received final approvals by the appropriate agency prior to final plat approval. For subdivisions in which the water supply system and/or sewage disposal system to be installed is an individual system for each lot, the installation of said systems will not be required prior to final plat approval.
- (B) *Stormwater drainage system*. The subdivider shall provide a surface water drainage system constructed to the standards of the State Department of Transportation, as reflected in *Handbook for the Design of Highway Surface Drainage Structures*, subject to review by the town's consulting engineer.
 - (1) No surface water shall be channeled or directed into a sanitary sewer.
- (2) Where feasible, the subdivider shall connect to an existing storm drainage system.
- (3) Where an existing storm drainage system cannot feasibly be extended to the subdivision, a surface drainage system shall be designed to protect the proposed development from water damage.
- (4) Anyone constructing a dam or impoundment within the subdivision must comply with the State Dam Safety Law of 1967 and the North Carolina Administrative Code Title 15, Subchapter 2K.
- (5) In all areas of special flood hazards, all subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (C) Street lights. All subdivisions in which the size of the smallest lot is less than 20,000 square feet shall have street lights installed throughout the subdivision in accordance with the standards of the town and Brunswick Electric Membership Corporation. If underground wiring of street lighting is requested by the developer or the town, the developer may be required to install all fixed items such as conduit, pads, handholes and pole foundations; the Brunswick Electric Membership Corporation will own and maintain the fixed items.
- (D) *Underground wiring*. All subdivisions in which the smallest lot is less than 20,000 square feet shall have underground wiring (includes telephone/communication). Such underground wiring shall be installed in accordance with the standards of the electrical utility provider. The subdivider shall be required to pay the charges for installation of the underground service.

(Ord. eff. 9-6-2012, § 9.63)

■§ 91.225 EFFECT OF PLAT APPROVAL ON DEDICATIONS.

Pursuant to G.S. § 160A-374, the approval of a plat shall not be deemed to constitute or effect the acceptance by the municipality or public of the dedication of any street or other ground, public utility line or other public facility shown on the plat. However, the Board of Commissioners may by resolution accept any dedication made to the public of lands for streets, parks or other public purposes, when the lands are located within its subdivision regulation jurisdiction. Acceptance of dedication of lands located within the subdivision regulation jurisdiction but outside the corporate limits of the municipality shall not place on the town any duty to open, operate, repair or maintain any street, utility line or other land, and the municipality shall in no event be held to answer in any civil action or proceeding for failure to open, repair or maintain any street located outside its corporate limits. Such acceptance shall be in accordance with the town acceptance procedures as specified in § 91.66(H).

(Ord. eff. 9-6-2012, § 9.64)

§ 91.226 VARIANCES.

The Planning Board may authorize a variance from these regulations when, in its opinion, undue hardship may result from strict compliance. In granting any variance, the Planning Board shall make the findings required below, taking into account the nature of the proposed subdivision, the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Board finds:

- (A) There are special circumstances or conditions affecting that property such that the strict application of the provisions of this Unified Development Ordinance would deprive the applicant of the reasonable use of this land;
- (B) The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- (C) The circumstances giving rise to the need for the variance are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this Unified Development Ordinance; and
- (D) The granting of the variance will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which the property is situated. (Ord. eff. 9-6-2012, § 9.65)

■§ 91.227 CEMETERY SUBDIVISION LOT SIZE EXEMPTION.

Cemeteries and individual cemetery plot(s) may be platted and approved as minor subdivisions and recorded that do not meet the minimum lot size of the zoning district; however, the cemetery shall comply with all other zoning district restrictions. Where there is not reasonable access to individual lots, an 18-foot easement for ingress and egress may be established.

(Ord. eff. 9-6-2012, § 9.66)

■§ 91.228 FINAL PLAT CERTIFICATIONS AND OTHER DOCUMENTATION.

- (A) Certificates for all plats. The following certificates shall appear on all final subdivision plats, if applicable. Refer to divisions (B) and (C) below for additional certificates required depending upon subdivision type.
 - (1) Certificate of survey and accuracy.

Certificate of Survey and Accuracy
I,, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book, pageetc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book, page, that the ratio of precision as calculated is 1:, that this plat was prepared in accordance with G.S. § 47-30 as amended. Witness my original signature, registration number and seal this day ofA.D., 20
Official Seal
Registered Land Surveyor
Registration Number

(2) Certificate of ownership and dedication.

Certificate of Ownership and Dedication
I hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all roads and other sites and easements to public use as noted in the Disclosure of Private Roadways, where applicable.
Owner(s) Date
(3) Certification of private water/septic systems (if applicable). If the Brunswick County Health Department has not approved private water or septic systems, then the following written statement shall be included on the plat: "The Brunswick County Health Department has expressed no opinion as to the suitability of private septic or water systems on this property. Each lot is subject to individual inspection and approval of septic systems." (B) Certificates for minor subdivision final plats; certificate of approval for recording final plat.
Certificate of Approval for Recording Final Plat
I,, UDO Administrator, certify that the Town of Carolina Shores fully approved the final plat of the Subdivision entitled
Administrator Date
 (C) Certificates for major subdivision final plats. (1) Certificate of approval of design and installation of streets, utilities and other required improvements (if applicable).
Certificate of Approval of Design and Installation of Streets, Utilities, and Other Required Improvements
I hereby certify that all streets, public utilities and other required improvements have been installed in an acceptable manner and according to NC Department of Transportation and/or town specifications and standards or as otherwise provided for in this Unified Development Ordinance, and adopted by the Town of Carolina Shores Board of Commissioners, or that guarantees for the installation of the required improvements in an amount and manner satisfactory to Carolina Shores have been submitted.
Professional Engineer Date Official Seal
Registration Number
(2) Deignet a north maintenance at at any ant (if month on his) A maintenance at at a month of month on his at a month of month of month on his at a month of month o

- (2) Private road maintenance statement (if applicable). A maintenance statement for private roads shall be submitted to the Planning Board with the final plat and recorded at the Register of Deeds at the time the plat is recorded.
 - (3) Flood damage prevention certificate of approval for recording.

Flood Damage Prevention

Certificate of Approval for Recording

I certify that the plat shown hereon complies with the Town of Carolina Shores Flood Damage Prevention requirements and is approved by Carolina Shores for recording in the Register of Deeds office.

|--|--|--|

(4) Certificate of Approval for Recording Final Plat.

Certificate of Approval for Recording	Final Plat
I,, UDO Administrat	or, certify that the Town of Carolina Shores fully approved the final plat of the
Administrator Date	

(Ord. eff. 9-6-2012, § 9.67)

■ §§ 91.229—91.239 RESERVED.

ENVIRONMENTAL REGULATIONSPART I: FLOOD DAMAGE PREVENTION

§ 91.240 STATUTORY AUTHORIZATION.

The Legislature of the State of North Carolina has in G.S. Ch. 143, Art. 21, Part 6; G.S. Ch. 160A, Art. 19, Parts 3, 5 and 8; and G.S. Ch. 160A, Art. 8, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety and general welfare. (Ord. eff. 9-6-2012, § 10.1)

■§ 91.241 FINDINGS OF FACT.

- (A) The flood prone areas within the jurisdiction of the town are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (B) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities and by the occupancy in flood prone areas of uses vulnerable to floods or other hazards. (Ord. eff. 9-6-2012, § 10.2)

■§ 91.242 STATEMENT OF PURPOSE.

It is the purpose of this subchapter to promote public health, safety and general welfare and to minimize public and private losses due to flood conditions within flood prone areas by provisions designed to:

- (A) Restrict or prohibit uses that are dangerous to health, safety and property due to water or erosion hazards or that result in damaging increases in erosion, flood heights or velocities;
- (B) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
- (C) Control the alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of floodwaters;
- (D) Control filling, grading, dredging and all other development that may increase erosion or flood damage; and
- (E) Prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards to other lands.

■§ 91.243 OBJECTIVES.

The objectives of this section are to:

- (A) Protect human life and health;
- (B) Minimize expenditure of public money for costly flood control projects;
- (C) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - (D) Minimize prolonged business losses and interruptions;
- (E) Minimize damage to public facilities and utilities (i.e., water and gas mains, electric, telephone, cable and sewer lines, streets and bridges) that are located in flood prone areas;
- (F) Help maintain a stable tax base by providing for the sound use and development of flood prone areas; and
- (G) Ensure that potential buyers are aware that property is in a Special Flood Hazard Area.

(Ord. eff. 9-6-2012, § 10.4)

■§ 91.244 LANDS TO WHICH THIS SECTION APPLIES.

This section shall apply to all Special Flood Hazard Areas within the jurisdiction, including extraterritorial jurisdictions (ETJs) if applicable, of the Town of Carolina Shores.

(Ord. eff. 9-6-2012, § 10.5)

§ 91.245 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS.

- (A) The Special Flood Hazard Areas are those identified under the cooperating technical state (CTS) agreement between the State of North Carolina and FEMA in its Flood Insurance Study (FIS) and its accompanying Flood Insurance Rate Maps (FIRM), for Brunswick County dated June 2, 2006, which are adopted by reference and declared to be a part of this section.
- (B) The initial Flood Insurance Rate Maps are as follows for the jurisdictional areas at the initial date: Brunswick County, dated August 18, 1992, and the Town of Calabash, dated February 4, 1988.

(Ord. eff. 9-6-2012, § 10.6)

■§ 91.246 ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT.

A floodplain development permit shall be required in conformance with the provisions of §§ 91.240 through 91.261 prior to the commencement of any development activities within Special Flood Hazard Areas determined in accordance with § 91.245. (Ord. eff. 9-6-2012, § 10.7)

■§ 91.247 COMPLIANCE.

No structure or land shall hereafter be located, extended, converted, altered or developed in any way without full compliance with the terms of $\S\S$ 91.240 through 91.261 and other applicable regulations.

(Ord. eff. 9-6-2012, § 10.8)

■§ 91.248 ABROGATION AND GREATER RESTRICTIONS.

Sections 91.240 through 91.261 are not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where these sections and

another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Ord. eff. 9-6-2012, § 10.9)

■§ 91.249 INTERPRETATION.

In the interpretation and application of §§ 91.240 through 91.261, all provisions shall be:

- (A) Considered as minimum requirements;
- (B) Liberally construed in favor of the governing body; and
- (C) Deemed neither to limit nor repeal any other powers granted under state statutes. (Ord. eff. 9-6-2012, § 10.10)

■§ 91.250 WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by §§ 91.240 through 91.261 is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur. Actual flood heights may be increased by human-made or natural causes. Sections 91.240 through 91.261 does not imply that land outside the Special Flood Hazard Areas or uses permitted within such areas will be free from flooding or flood damages. Sections 91.240 through 91.261 shall not create liability on the part of the town or by any officer or employee thereof for any flood damages that result from reliance on this Unified Development Ordinance or any administrative decision lawfully made hereunder. (Ord. eff. 9-6-2012, § 10.11)

■§ 91.251 DESIGNATION OF FLOODPLAIN ADMINISTRATOR.

The UDO Administrator, hereinafter referred to as the Floodplain Administrator, is hereby appointed to administer and implement the provisions of §§ 91.240 through 91.261.

(Ord. eff. 9-6-2012, § 10.12)

§ 91.252 FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT AND CERTIFICATION REQUIREMENTS.

- (A) *Application requirements*. Application for a floodplain development permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit:
- (1) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
- (a) The nature, location, dimensions and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities and other development;
- (b) The boundary of the Special Flood Hazard Area as delineated on the FIRM or other flood map as determined in § 91.245, or a statement that the entire lot is within the Special Flood Hazard Area;
- (c) Flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in § 91.245;
- (d) The boundary of the floodway(s) or non-encroachment area(s) as determined in § 91.245;
- (e) The base flood elevation (BFE) where provided as set forth in §§ 91.245, 91.253 or 91.258;

- (f) The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
- (g) The certification of the plot plan by a registered land surveyor or professional engineer.
- (2) Proposed elevation and method thereof, of all development within a Special Flood Hazard Area including but not limited to:
- (a) Elevation in relation to mean sea level of the proposed reference level (including basement) of all structures;
- (b) Elevation in relation to mean sea level to which any nonresidential structure in Zone AE, A or AO will be floodproofed; and
- (c) Elevation in relation to mean sea level to which any proposed utility systems will be elevated or floodproofed.
- (3) If floodproofing, a floodproofing certificate (FEMA Form 81-65) with supporting data and an operational plan that includes, but is not limited to, installation, exercise and maintenance of floodproofing measures;
- (4) A foundation plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of §§ <u>91.240</u> through <u>91.261</u> are met. These details include but are not limited to:
- (a) The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls); and
- (b) Openings to facilitate equalization of hydrostatic flood forces on walls in accordance with § 91.257(D)(3), when solid foundation perimeter walls are used in Zones A, AO, AE and A1-30.
 - (5) Usage details of any enclosed areas below the lowest floor;
- (6) Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical and water systems to be located and constructed to minimize flood damage;
- (7) Certification that all other local, state and federal permits required prior to floodplain development permit issuance have been received;
- (8) Documentation for placement of recreational vehicles and/or temporary structures, when applicable, to ensure that the provisions of § 91.257(F) and (G) of this Unified Development Ordinance are met; and
- (9) A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.
- (B) *Permit requirements*. The floodplain development permit shall include, but not be limited to:
- (1) A description of the development to be permitted under the floodplain development permit;
- (2) The Special Flood Hazard Area determination for the proposed development in accordance with the available data specified in § 91.245;
- (3) The regulatory flood protection elevation required for the reference level and all attendant utilities;
- (4) The regulatory flood protection elevation required for the protection of all public utilities:
 - (5) All certification submittal requirements with timelines;
- (6) A statement that no fill material or other development shall encroach into the floodway or non-encroachment area of any watercourse, as applicable;
 - (7) The flood openings requirements, if in Zones A, AO, AE or A1-30; and

- (8) Limitations of use of the enclosures below the lowest floor (if applicable). (i.e., parking, building access and limited storage only).
 - (C) Certification requirements.
 - (1) Elevation certificates.
- (a) An elevation certificate (FEMA Form 81-31) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to mean sea level. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.
- (b) An elevation certificate (FEMA Form 81-31) is required after the reference level is established. Within seven calendar days of establishment of the reference level elevation, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to mean sea level. Any work done within the seven-day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project.
- (c) A final as-built elevation certificate (FEMA Form 81-31) is required after construction is completed and prior to certificate of compliance/occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to certificate of compliance/occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a certificate of compliance/occupancy.
- (2) Floodproofing certificate. If nonresidential floodproofing is used to meet the regulatory flood protection elevation requirements, a floodproofing certificate (FEMA Form 81-65), with supporting data, an operational plan and an inspection and maintenance plan are required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to mean sea level. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The Floodplain Administrator shall review the certificate data, the operational plan and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a certificate of compliance/occupancy.
- (3) *Manufactured homes*. If a manufactured home is placed within Zone A, AO, AE or A1-30 and the elevation of the chassis is more than 36 inches in height above grade, an engineered foundation certification is required in accordance with the provisions of § 91.257(C).
- (4) *Watercourse*. If a watercourse is to be altered or relocated, a description of the extent of watercourse alteration or relocation; a professional engineer's certified report on the effects of the proposed project on the flood-carrying capacity of the watercourse and

the effects to properties located both upstream and downstream; and a map showing the location of the proposed watercourse alteration or relocation shall all be submitted by the permit applicant prior to issuance of a floodplain development permit.

- (5) Certification exemptions. The following structures, if located within Zone A, AO, AE or A1-30, are exempt from the elevation/floodproofing certification requirements specified in divisions (C)(1) and (C)(2) above:
 - (a) Recreational vehicles meeting requirements of § 91.257(F);
 - (b) Temporary structures meeting requirements of § 91.257(G); and
- (c) Accessory structures less than 150 square feet meeting requirements of § 91.257(H).

(Ord. eff. 9-6-2012, § 10.13)

■§ 91.253 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.

The Floodplain Administrator shall perform, but not be limited to, the following duties:

- (A) Review all floodplain development applications and issue permits for all proposed development within Special Flood Hazard Areas to assure that the requirements of §§ 91.240 through 91.261 have been satisfied;
- (B) Review all proposed development within Special Flood Hazard Areas to assure that all necessary local, state and federal permits have been received;
- (C) Notify adjacent communities and the North Carolina Department of Crime Control and Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
- (D) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained;
- (E) Prevent encroachments into floodways and non-encroachment areas unless the certification and flood hazard reduction provisions of § 91.260 are met;
- (F) Obtain actual elevation (in relation to mean sea level) of the reference level (including basement) and all attendant utilities of all new and substantially improved structures, in accordance with § 91.252(C);
- (G) Obtain actual elevation (in relation to mean sea level) to which all new and substantially improved structures and utilities have been floodproofed, in accordance with the provisions of § 91.252(C):
- (H) Obtain actual elevation (in relation to mean sea level) of all public utilities in accordance with the provisions of § 91.252(C);
- (I) When floodproofing is utilized for a particular structure, obtain certifications from a registered professional engineer or architect in accordance with the provisions of §§ 91.252(C) and 91.257(B);
- (J) Where interpretation is needed as to the exact location of boundaries of the Special Flood Hazard Areas, floodways or non-encroachment areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Unified Development Ordinance;
- (K) When base flood elevation (BFE) data has not been provided in accordance with § 91.245, obtain, review and reasonably utilize any base flood elevation (BFE) data, along with floodway data or non-encroachment area data available from a federal, state or other source, including data developed pursuant to § 91.258(B)(2), in order to administer the provisions of this Unified Development Ordinance;

- (L) When base flood elevation (BFE) data is provided but no floodway or non-encroachment area data has been provided in accordance with § 91.245, obtain, review and reasonably utilize any floodway data or non-encroachment area data available from a federal, state or other source in order to administer the provisions of this Unified Development Ordinance;
- (M) When the lowest floor and the lowest adjacent grade of a structure or the lowest ground elevation of a parcel in a Special Flood Hazard Area is above the base flood elevation, advise the property owner of the option to apply for a letter of map amendment (LOMA) from FEMA. Maintain a copy of the letter of map amendment (LOMA) issued by FEMA in the floodplain development permit file;
- (N) Permanently maintain all records that pertain to the administration of this Unified Development Ordinance and make these records available for public inspection, recognizing that such information may be subject to the Privacy Act of 1974, as amended;
- (O) Make on-site inspections of work in progress. As the work pursuant to a floodplain development permit progresses, the Floodplain Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the Unified Development Ordinance and the terms of the permit. In exercising this power, the Floodplain Administrator has a right, upon presentation of proper credentials, to enter on any premises within the jurisdiction of the community at any reasonable hour for the purposes of inspection or other enforcement action;
- (P) Issue stop-work orders as required. Whenever a building or part thereof is being constructed, reconstructed, altered or repaired in violation of this Unified Development Ordinance, the Floodplain Administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing or in charge of the work. The stop-work order shall state the specific work to be stopped, the specific reason(s) for the stoppage, and the condition(s) under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor;
- (Q) Revoke floodplain development permits as required. The Floodplain Administrator may revoke and require the return of the floodplain development permit by notifying the permit holder in writing stating the reason(s) for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans or specifications; for refusal or failure to comply with the requirements of state or local laws; or for false statements or misrepresentations made in securing the permit. Any floodplain development permit mistakenly issued in violation of an applicable state or local law may also be revoked;
- (R) Make periodic inspections throughout the special flood hazard areas within the jurisdiction of the community. The Floodplain Administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action;
 - (S) Follow through with corrective procedures of § 91.254;
 - (T) Review, provide input and make recommendations for variance requests;
- (U) Maintain a current map repository to include, but not limited to, the FIS Report, FIRM and other official flood maps and studies adopted in accordance with § 91.245, including any revisions thereto including letters of map change, issued by FEMA. Notify state and FEMA of mapping needs; and
- (V) Coordinate revisions to FIS reports and FIRMS, including letters of map revision based on fill (LOMR-F) and letters of map revision (LOMR). (Ord. eff. 9-6-2012, § 10.14)

■§ 91.254 CORRECTIVE PROCEDURE.

- (A) *Violations to be corrected.* When the Floodplain Administrator finds violations of applicable state and local laws, it shall be his or her duty to notify the owner or occupant of the building of the violation. The owner or occupant shall immediately remedy each of the violations of law cited in such notification.
- (B) Actions in event of failure to take corrective action. If the owner of a building or property shall fail to take prompt corrective action, the Floodplain Administrator shall give the owner written notice, by certified or registered mail to the owner's last known address or by personal service, stating:
- (1) That the building or property is in violation of §§ <u>91.240</u> through <u>91.261</u>, Flood Damage Prevention;
- (2) That a hearing will be held before the Floodplain Administrator at a designated place and time, not later than ten days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter; and
- (3) That following the hearing, the Floodplain Administrator may issue an order to alter, vacate or demolish the building, or to remove fill as applicable.
- (C) Order to take corrective action. If, upon a hearing held pursuant to the notice prescribed above, the Floodplain Administrator shall find that the building or development is in violation of §§ 91.240 through 91.261, Flood Damage Prevention, he or she shall issue an order in writing to the owner, requiring the owner to remedy the violation within a specified time period, not less than 60 calendar days, nor more than 180 calendar days. Where the Floodplain Administrator finds that there is imminent danger to life or other property, he or she may order that corrective action be taken in such lesser period as may be feasible.
- (D) *Appeal*. Any owner who has received an order to take corrective action may appeal the order to the local elected governing body by giving notice of appeal in writing to the Floodplain Administrator and the Clerk within ten days following issuance of the final order. In the absence of an appeal, the order of the Floodplain Administrator shall be final. The local governing body shall hear an appeal within a reasonable time and may affirm, modify and affirm, or revoke the order.
- (E) Failure to comply with order. If the owner of a building or property fails to comply with an order to take corrective action for which no appeal has been made or fails to comply with an order of the governing body following an appeal, the owner shall be guilty of a misdemeanor and shall be punished at the discretion of the court (refer to § 91.12(D)).

(Ord. eff. 9-6-2012, § 10.15)

■§ 91.255 VARIANCE PROCEDURES.

- (A) The Board of Adjustment as established by the town, hereinafter referred to as the Appeal Board, shall hear and decide requests for variances from the requirements of §§ 91.240 through 91.261, Flood Damage Prevention.
- (B) Any person aggrieved by the decision of the appeal board may appeal such decision to the court, as provided in G.S. Chapter 7A.
 - (C) Variances may be issued for:
- (1) The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;
- (2) Functionally dependent facilities if determined to meet the definition as stated in Appendix A, provided provisions of divisions (I)(2), (I)(3) and (I)(5) below have been

satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; and

- (3) Any other type of development, provided it meets the requirements of this section.
- (D) In passing upon variances, the Appeal Board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of §§ 91.240 through 91.261, and:
 - (1) The danger that materials may be swept onto other lands to the injury of others;
 - (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (4) The importance of the services provided by the proposed facility to the community;
- (5) The necessity to the facility of a waterfront location as defined under Appendix A of this Unified Development Ordinance as a functionally dependent facility, where applicable;
- (6) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- (7) The compatibility of the proposed use with existing and anticipated development;
- (8) The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
- (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (10) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (11) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
- (E) A written report addressing each of the above factors shall be submitted with the application for a variance.
- (F) Upon consideration of the factors listed above and the purposes of §§ 91.240 through 91.261, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purposes and objectives of this Unified Development Ordinance.
- (G) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation (BFE) and the elevation to which the structure is to be built and that such construction below the base flood elevation increases risks to life and property, and that the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to \$25 per \$100 of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.
- (H) The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency and the State of North Carolina upon request.
 - (I) Conditions for variances.
- (1) Variances shall not be issued when the variance will make the structure in violation of other federal, state or local laws, regulations or ordinances.
- (2) Variances shall not be issued within any designated floodway or nonencroachment area if the variance would result in any increase in flood levels during the base flood discharge.

- (3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (4) Variances shall only be issued prior to development permit approval.
 - (5) Variances shall only be issued upon:
 - (a) A showing of good and sufficient cause;
- (b) A determination that failure to grant the variance would result in exceptional hardship; and
- (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (6) A variance may be issued for solid waste disposal facilities, hazardous waste management facilities, salvage yards and chemical storage facilities that are located in Special Flood Hazard Areas provided that all of the following conditions are met:
 - (a) The use serves a critical need in the community;
 - (b) No feasible location exists for the use outside the Special Flood Hazard Area;
- (c) The reference level of any structure is elevated or floodproofed to at least the regulatory flood protection elevation;
 - (d) The use complies with all other applicable federal, state and local laws; and
- (e) The town notified the Secretary of the North Carolina Department of Crime Control and Public Safety of its intention to grant a variance at least 30-calendar days prior to granting the variance.

 (Ord. eff. 9-6-2012, § 10.16)

■ § 91.256 GENERAL STANDARDS FOR FLOOD HAZARD REDUCTION.

In all Special Flood Hazard Areas the following provisions are required.

- (A) All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse and lateral movement of the structure.
- (B) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (C) All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.
- (D) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding to the regulatory flood protection elevation. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters and electric outlets/switches.
- (E) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- (F) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.
- (G) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- (H) Any alteration, repair, reconstruction or improvements to a structure, which is in compliance with the provisions of this Unified Development Ordinance, shall meet the requirements of "new construction" as contained in this Unified Development Ordinance.
- (I) Nothing in this Unified Development Ordinance shall prevent the repair, reconstruction or replacement of a building or structure existing on the effective date of this Unified Development Ordinance and located totally or partially within the floodway,

non-encroachment area or stream setback, provided there is no additional encroachment below the regulatory flood protection elevation in the floodway, non-encroachment area or stream setback, and provided that such repair, reconstruction or replacement meets all of the other requirements of this Unified Development Ordinance.

- (J) New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards and chemical storage facilities shall not be permitted, except by variance as specified in § 91.255(I)(6). A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area only if the structure or tank is either elevated or floodproofed to at least the regulatory flood protection elevation and certified in accordance with the provisions of § 91.252(C).
- (K) All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage.
- (L) All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (M) All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (N) All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by federal or state law, including § 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. § 1334.
- (O) When a structure is located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.
- (P) When a structure is located in multiple flood hazard zones or in a flood hazard risk zone with multiple base flood elevations, the provisions for the more restrictive flood hazard risk zone and the highest base flood elevation shall apply. (Ord. eff. 9-6-2012, § 10.17)

■§ 91.257 SPECIFIC STANDARDS FOR FLOOD HAZARD REDUCTION.

In all Special Flood Hazard Areas where base flood elevation (BFE) data has been provided, as set forth in $\S\S$ 91.245 or 91.258, the following provisions, in addition to \S 91.256 are required.

- (A) Residential construction. New construction and substantial improvement of any residential structure (including manufactured homes) shall have the reference level, including basement, elevated no lower than the regulatory flood protection elevation, as defined in Appendix A.
- (B) *Nonresidential construction*. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall have the reference level, including basement, elevated no lower than the regulatory flood protection elevation, as defined in Appendix A. Structures located in A, AE, AO and A1-30 Zones may be floodproofed to the regulatory flood protection elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the regulatory flood protection elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in § 91.252(C), along with the operational and maintenance plans.
 - (C) Manufactured homes.

- (1) New and replacement manufactured homes shall be elevated so that the reference level of the manufactured home is no lower than the regulatory flood protection elevation, as defined in Appendix A.
- (2) Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse and lateral movement, either by certified engineered foundation system, or in accordance with the most current edition of the State of North Carolina Regulations for Manufactured Homes, adopted by the Commissioner of Insurance pursuant to G.S. § 143-143.15. Additionally, when the elevation would be met by an elevation of the chassis 36 inches or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above 36 inches in height, an engineering certification is required.
- (3) All enclosures or skirting below the lowest floor shall meet the requirements of division (D) below.
- (4) An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within flood prone areas. This plan shall be filed with and approved by the Floodplain Administrator and the local Emergency Management coordinator.
- (D) *Elevated buildings*. Fully enclosed areas of new construction and substantially improved structures, which are below the lowest floor:
- (1) Shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclose storage areas;
- (2) Shall be constructed entirely of flood resistant materials, at least to the regulatory flood protection elevation; and
- (3) Shall include, in Zones A, AO, AE and A1-30, flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:
- (a) A minimum of two flood openings on different sides of each enclosed area subject to flooding;
- (b) The total net area of all flood openings must be at least one square inch for each square foot of enclosed area subject to flooding;
- (c) If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;
- (d) The bottom of all required flood openings shall be no higher than one foot above the adjacent grade;
- (e) Flood openings may be equipped with screens, louvers or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
- (f) Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.
 - (E) Additions/improvements.
- (1) Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:

- (a) Not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more nonconforming than the existing structure; and
- (b) A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
- (2) Additions to post-FIRM structures with no modifications to the existing structure other than a standard door in the common wall shall require only the addition to comply with the standards for new construction.
- (3) Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
- (a) Not a substantial improvement, the addition and/or improvements only must comply with the standards for new construction;
- (b) A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
 - (F) Recreational vehicles. Recreational vehicles shall either:
- (1) Be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or
 - (2) Meet all the requirements for new construction.
- (G) Temporary nonresidential structures. Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the Floodplain Administrator a plan for the removal of such structure(s) in the event of a hurricane, flash flood or other type of flood warning notification. The following information shall be submitted in writing to the Floodplain Administrator for review and written approval:
- (1) A specified time period for which the temporary use will be permitted. Time specified should not exceed three months, renewable up to one year;
- (2) The name, address and phone number of the individual responsible for the removal of the temporary structure;
- (3) The timeframe prior to the event at which a structure will be removed (i.e., minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
- (4) A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
- (5) Designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure will be moved.
 - (H) Accessory structures.
- (1) When accessory structures (sheds, detached garages and the like) are to be placed within a Special Flood Hazard Area, the following criteria shall be met:
- (a) Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking or restroom areas);
 - (b) Accessory structures shall not be temperature-controlled;
 - (c) Accessory structures shall be designed to have low flood damage potential;
- (d) Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
- (e) Accessory structures shall be firmly anchored in accordance with the provisions of § 91.256(A);
- (f) All service facilities such as electrical shall be installed in accordance with the provisions of § 91.256(D); and

- (g) Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below regulatory flood protection elevation in conformance with the provisions of division (D)(3) above.
- (2) An accessory structure with a footprint less than 150 square feet that satisfies the criteria outlined above does not require an elevation or floodproofing certificate. Elevation or floodproofing certifications are required for all other accessory structures in accordance with division (C) above. (Ord. eff. 9-6-2012, § 10.18)

■§ 91.258 STANDARDS FOR FLOODPLAINS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS.

Within the Special Flood Hazard Areas designated as Approximate Zone A and established in § 91.245, where no base flood elevation (BFE) data is available, the following provisions, in addition to the provisions of § 91.256, shall apply.

- (A) No encroachments, including fill, new construction, substantial improvements or new development shall be permitted within a distance of 20 feet each side from top of bank or five times the width of the stream, whichever is greater, unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (B) The BFE used in determining the regulatory flood protection elevation shall be determined based on one of the following criteria:
- (1) When base flood elevation (BFE) data is available from other sources, all new construction and substantial improvements within such areas shall also comply with all applicable provisions of this Unified Development Ordinance and shall be elevated or floodproofed in accordance with standards in §§ 91.256 and 91.257;
- (2) When floodway data is available from federal, state or other source, all new construction and substantial improvements within floodway areas shall also comply with the requirements of §§ 91.257 and 91.260;
- (3) All subdivision, manufactured home park and other development proposals shall provide base flood elevation (BFE) data if development is greater than five acres or has more than 50 lots/manufactured home sites. Such base flood elevation (BFE) data shall be adopted by reference in accordance with § 91.245 and utilized in implementing this Unified Development Ordinance; and
- (4) When base flood elevation (BFE) data is not available from a federal, state or other source as outlined above, the reference level shall be elevated or floodproofed (nonresidential) to or above the regulatory flood protection elevation, as defined in Appendix A. All other applicable provisions of § 91.257 shall also apply. (Ord. eff. 9-6-2012, § 10.19)

§ 91.259 STANDARDS OF RIVERINE FLOODPLAINS WITH BFE DATA, BUT WITHOUT ESTABLISHED FLOODWAYS OR NON-ENCROACHMENT AREAS.

Along rivers and streams where BFE data is provided by FEMA or is available from another source but neither floodway nor non-encroachment areas are identified for a Special Flood Hazard Area on the FIRM or in the FIS report, the following requirements shall apply to all development within such areas:

- (A) Standards of §§ 91.256 and 91.257; and
- (B) Until a regulatory floodway or non- encroachment area is designated, no encroachments, including fill, new construction, substantial improvements or other development, shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of

the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. (Ord. eff. 9-6-2012, § 10.20)

■§ 91.260 FLOODWAYS AND NON-ENCROACHMENT AREAS.

Areas designated as floodways or non- encroachment areas are located within the Special Flood Hazard Areas established in § 91.245. The floodways and non-encroachment areas are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. The following provisions, in addition to standards outlined in §§ 91.256 and 91.257, shall apply to all development within such areas:

- (A) No encroachments, including fill, new construction, substantial improvements and other developments shall be permitted unless:
- (1) It is demonstrated that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood, based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice and presented to the Floodplain Administrator prior to issuance of floodplain development permit; or
- (2) A conditional letter of map revision (CLOMR) has been approved by FEMA. A letter of map revision (LOMR) must also be obtained upon completion of the proposed encroachment.
- (B) If division (A) above is satisfied, all development shall comply with all applicable flood hazard reduction provisions of this Unified Development Ordinance.
- (C) No manufactured homes shall be permitted, except replacement manufactured homes in an existing manufactured home park or subdivision, provided the following provisions are met:
 - (1) The anchoring and the elevation standards of § 91.257(C); and
- (2) The no encroachment standard of division (A) above. (Ord. eff. 9-6-2012, § 10.21)

■§ 91.261 LEGAL STATUS PROVISIONS.

- (A) Effect on rights and liabilities under the existing flood damage prevention ordinance. Sections 91.240 through 91.261, in part comes forward by re-enactment of some of the provisions of the flood damage prevention ordinance enacted September 17, 1998, as amended, and it is not the intention to repeal but rather to re-enact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of this Unified Development Ordinance shall not affect any action, suit or proceeding instituted or pending. All provisions of the flood damage prevention chapter of the town enacted on September 17, 1998, as amended, which are not reenacted herein are repealed.
- (B) Effect upon outstanding floodplain development permits. Nothing herein contained shall require any change in the plans, construction, size or designated use of any development or any part thereof for which a floodplain development permit has been granted by the Floodplain Administrator or his or her authorized agents before the time of passage of this Unified Development Ordinance; provided, however, that when construction is not begun under such outstanding permit within a period of six months subsequent to the date of issuance of the outstanding permit, construction or use shall be in conformity with the provisions of this Unified Development Ordinance. (Ord. eff. 9-6-2012, § 10.22)

PART II: STORMWATER CONTROL

■§ 91.270 GENERAL PROVISIONS.

- (A) If a new development has a disturbance of one acre or more, or, proposes to construct more than 10,000 square feet of built-upon area, all stormwater control designs shall limit the post-development runoff discharge rate to no more than the predevelopment 25-year, 24-hour storm runoff discharge rate. The developer shall comply with all applicable requirements and thresholds established by the State Department of Environmental and Natural Resources (Division of Water Quality, Division of Coastal Management (CAMA), and Division of Land Quality), and the U.S. Army Corps of Engineers and the following.
- (1) *Driveways*. Stormwater runoff from driveways, residential or commercial, shall not discharge directly onto public or private thoroughfares. Runoff shall be diverted to stormwater drainage facilities such as drainage ditches, stormwater systems or on-site intrusion systems. On streets with a curb and gutter section, runoff from a driveway directly to the curb and gutter is anticipated and allowable; provided however, the driveway shall not be steeper than a 3% to 4% grade. For streets with swale drainage, the driveways shall be cross-sloped or crowned to direct the runoff to the swale system before the driveway connection to the street. A trench drain may also be used to intercept the runoff before it enters the street.
- (2) *Driveway access*. Residential driveway access shall be a maximum of 36 feet wide. Note: this may be split up to allow for two 18-foot driveway access points where the lot size will permit. In any case, the driveways or culvert piping shall not be located any closer than five feet from the side property line.
- (3) *Lots*. Lots should be graded so that runoff does not cross any adjoining lot before it is collected in a system of open channels, closed conduits, or a combination of both, as certified by the Town Engineer.
- (4) *Elevation*. The first floor elevation of any structure, including the garage, must be a minimum of 12 inches above the surrounding finished grade or the crown of the roadway, whichever is greater.
- (5) *Easements*. Easements shall be restricted to prohibit all fences and structures which would prevent access to the easement areas and/or prevent the maintenance of the drainage system.
- (6) *Downspouts*. No downspouts from roof gutters shall be discharged into town ditches, or onto public or private driveways, parking areas and other impervious surfaces that drain directly to storm sewers or streams. All such downspouts from roof gutters shall be discharged into stabilized vegetated areas where the runoff can infiltrate or by other means that allows the runoff to infiltrate the ground as may be approved by the UDO Administrator.
- (B) All required permits must be provided to the town prior to project approval. (Ord. eff. 9-6-2012, § 10.23)

■§§ 91.271—91.279 RESERVED.

PART III: SEDIMENTATION AND EROSION CONTROL \$ 91.280 GENERAL PROVISIONS.

All projects greater than one acre are required to comply with the North Carolina Sedimentation and Erosion Control regulations. All required permits must be provided to the town prior to project approval.

(Ord. eff. 9-6-2012, § 10.24)

■§§ 91.281—91.289 RESERVED.

PART IV: RIPARIAN BUFFERS

■§ 91.290 GENERAL PROVISIONS.

Riparian buffers within a lot are to be shown on the recorded plat, and the area of a lot within the riparian buffer must still count toward any dimensional requirements for lot size. If a riparian buffer is designated as a privately-owned common area (e.g., owned by a property owners association), the town shall attribute to each lot abutting the riparian buffer area a proportionate share based on the area of all lots abutting the riparian buffer area for purposes of development-regulated regulatory requirements based on property size. Dimensional lot requirements include calculations for, among other things, residential density standards, tree conservation area, open space or conservation area, setbacks, perimeter buffers, and lot area.

(Ord. 16-1, passed 4-7-2016)

APPENDIX A: DEFINITIONS

Section

A.1 Purpose

A.2 Interpretation

A.3 Definitions

■§ A.1 PURPOSE.

For the purposes of this Unified Development Ordinance, certain words, concepts and ideas are defined herein. Except as defined herein, all other words used in this Unified Development Ordinance shall have their customary dictionary definition. (Ord. eff. 9-6-2012, App. A)

■§ A.2 INTERPRETATION.

- (A) As used in this Unified Development Ordinance, words importing the masculine gender include the feminine and neuter.
- (B) Words used in the singular in this Unified Development Ordinance include the plural and words used in the plural include the singular.
 - (C) Words used in the present tense include future tense.
- (D) The word "person" includes a firm, association, organization, corporation, company, trust and partnership as well as an individual.
 - (E) The words "may" and "should" are permissive.
 - (F) The words "shall" and "will" are always mandatory and not merely directive.
 - (G) The words "used for" shall include the meaning designed for.
- (H) The words "used" or "occupied" shall mean intended, designed and arranged to be used or occupied.
 - (I) The word "lot" shall include the words plot, parcel, site and premises.
 - (J) The word "structure" shall include the word building.
- (K) The word "street" includes the word alley, road, cul-de-sac, highway or thoroughfare, whether designated as public or private.
- (L) The word "includes" shall not limit the term to specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- (M) The word "administrator" shall mean the UDO Administrator or his or her designee.
 - (N) The words "Planning Board" shall mean the Carolina Shores Planning Board.
- (O) The word "town" shall mean the Town of Carolina Shores, a municipality of the State of North Carolina.
- (P) The words "map," "zoning map" and "Carolina Shores Zoning Map" shall mean the Official Zoning Map for the Town of Carolina Shores, North Carolina.
- (Q) The words Board of Adjustment shall mean the Carolina Shores Board of Adjustment.

(Ord. eff. 9-6-2012, App. A)

§ A.3 DEFINITIONS.

For the purpose of this Unified Development Ordinance, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ABUTTING. Having property or district lines in common. Lots are also considered to be **ABUTTING** if they are directly opposite each other and separated by a street or alley.

ACCESS. A way of approaching or entering a property. **ACCESS** also includes ingress, the right to enter, and egress, the right to leave.

ACCESSORY BUILDING OR USE. A building or use not including signs, which is:

- (1) Conducted or located on the same zoning lot as the principal building or use served, except as may be specifically provided elsewhere in this Unified Development Ordinance;
- (2) Clearly incidental to, subordinate in area and purpose to, and serves the principal use; and
- (3) Either in the same ownership as the principal use or is clearly operated and maintained solely for the comfort, convenience, necessity or benefit of the occupants, employees, customers or visitors of or to the principal use.

ACCESSORY STRUCTURE (APPURTENANT STRUCTURE). A structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports and storage sheds are common urban ACCESSORY STRUCTURES. Pole barns, hay sheds and the like qualify as ACCESSORY STRUCTURES on farms, and may or may not be located on the same parcel as the farm dwelling or shop building.

ADDITION (**TO AN EXISTING BUILDING**). An extension or increase in the floor area or height of a building or structure.

ADULT CARE HOME. An assisted living residence in which the housing management provides 24-hour scheduled and unscheduled personal care services to two or more residents, either directly or for scheduled needs, through formal written agreement with licensed home care or hospice agencies. Some licensed adult care homes provide supervision to persons with cognitive impairments whose decisions, if made independently, may jeopardize the safety or well-being of themselves or others and therefore require supervision. Medication in an **ADULT CARE HOME** may be administered by designated trained staff. **ADULT CARE HOMES** that provide care to two to six unrelated residents are commonly called family care homes.

ADULT DAY CARE PROGRAM. The provision of group care and supervision in a place other than their usual place of abode on a less than 24-hour basis to adults who may be physically or mentally disabled.

ADULT ENTERTAINMENT BUSINESS DEF-INITIONS.

- (1) **ADULT BOOKSTORE.** An establishment which derives more than 50% of its revenues from the offering to customers of books, magazines, sexual paraphernalia, films or videotapes (whether for viewing off-premises or on-premises by use of motion picture machines or other image producing devices), periodicals or other printed or pictorial materials which are intended to provide sexual stimulation or sexual gratification to such customers, and which are distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- (2) **ADULT CABARET.** An establishment whose principal business purpose is the offering to customers of live entertainment which is intended to provide sexual stimulation or sexual gratification to such customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- (3) **ADULT ENTERTAINMENT ESTABLISHMENT.** Includes, but is not necessarily limited to, an adult club or cabaret used for any type presentation depicting,

exhibiting or describing specified sexual activities or specified anatomical areas for observation by patrons therein and also includes bookstores, theaters, video stores, peep shows, model studios, sexual encounter centers, massage parlors, escort services and motels as the same are further defined herein and any other establishment which contains activities characterized by the performance, depiction or description of specified sexual activities or specified anatomical areas.

- (4) **ADULT MODEL STUDIO.** Any place where a person who appears in a state of nudity or displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by other persons who pay money or any form of consideration. Modeling studios will not be considered adult entertainment establishments if the person appearing in a state of nudity did so in a modeling class operated:
- (a) By a proprietary school, licensed by the state; a college, junior college or university supported entirely or partly by taxation; or
- (b) By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation.
 - (5) **ADULT MOTEL.** A hotel, motel or similar commercial establishment which:
- (a) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions;
- (b) Offers a sleeping room for rent for a period of time that is less than ten hours; or
- (c) Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than ten hours.
- (6) **ADULT THEATER.** An establishment, containing a room with tiers or rows of seats facing a screen, or projection area, whose principal business purpose is the exhibition to customers of motion pictures which are intended to provide sexual stimulation or sexual gratification to such customers and which are distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- (7) **ADULT VIDEO STORE.** A commercial enterprise selling or renting any of the following as more than 50% of its gross revenues:
- (a) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe specified sexual activities or specified anatomical areas; or
- (b) Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.
- (8) **BODY PIERCING BUSINESS.** A legitimate and legally licensed operation offering body piercing services, other than ears, to the general public.
- (9) **ESCORT SERVICE.** A person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.
- (10) **EXTERIOR PORTION.** Any part of the physical structure of a regulated establishment, including a wall, veneer, door, fence, roof, roof covering or window, which is visible from any public way or public property.

- (11) **FORTUNE TELLERS.** A business that offers for sale the service of predicting the future or spiritual guidance through palm reading, tarot cards, crystal balls or other recognized means of fortune telling.
- (12) **MASSAGE PARLOR.** Any business or establishment where massage is practiced, excluding health clubs which derive more than 90% of revenue from sport activities or sale of memberships to engage in sport activities.
- (13) **NUDITY.** The appearance of a bare human buttocks, male genitals, female genitals or female breast(s).
- (14) **PEEK SHOWS.** A theater which presents material in the form of live shows, films or videotapes, viewed from an individual enclosure, for which a fee is charged and which is not open to the public generally but excludes any minor by reason of age.
- (15) **SEMI-NUDE.** A state of dress in which clothing covers no more than the genitals, pubic region, areolae of the female breast and those portions of the body covered by supporting straps and devices.
- (16) **SEXUAL ENCOUNTER CENTER.** A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:
- (a) Physical contact in the form of wrestling or tumbling between persons of the opposite sex;
- (b) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude; or
- (c) Sadistic/masochistic flagellation or torture (real or simulated) of one person by another and/or the fettering, binding or physically restraining one person by another.
- (17) **SIGN.** Any display, design, pictorial or other representation, which shall be constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever so that the same is visible from the outside of a regulated establishment and that is used to seek the attraction of the public to any goods, services or merchandise available at such regulated establishment. The term **SIGN** shall also include such representations painted on or otherwise affixed to any exterior portion of a regulated establishment as well as such representations painted on or otherwise affixed to any part of the tract upon which such a regulated establishment is situated.

(18) SPECIFIED ANATOMICAL AREAS.

- (a) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolae; or
- (b) Human male genitals in a discernibly turgid state even if completely and opaquely covered.

(19) SPECIFIED SEXUAL ACTIVITY.

- (a) Human genitals in a state of sexual stimulation or arousal;
- (b) Acts of human masturbation, sexual intercourse or sodomy;
- (c) Fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts;
 - (d) Flagellation or torture in the context of a sexual relationship;
- (e) Masochism, erotic or sexually oriented torture, beating or the infliction of pain; or
- (f) Erotic touching, fondling or other such contact with an animal by a human being.
- (20) **TATTOOING.** The inserting of permanent markings or coloration, or the producing of scars, upon or under human skin through puncturing by use of a needle or any other method.
- (21) *TATTOOING ESTABLISHMENTS.* A legal business consisting of marking and coloring the skin with tattoos, and all furnishings, equipment, instruments, dyes and

inks, and other facilities maintained herein incidental to such use. *TATTOOING ESTABLISHMENTS* shall not include temporary tattooing.

ALLEY. A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on a street and is not intended for general traffic.

ANTENNA. Communications equipment that transmits, receives or transmits and receives electromagnetic signals used in the provision of all types of wireless communications service.

APARTMENT (DWELLING UNIT). A room or suite of rooms intended for use as a residence by a single household or family (i.e., dwelling unit). Such **DWELLING UNIT** may be located in an apartment house, duplex or as an accessory use in a single-family home or a commercial building.

APARTMENT HOUSE. See MULTI-FAMILY DWELLING.

APPEAL. A request for a review of the Floodplain Administrator's interpretation of any provision of this Unified Development Ordinance.

ASSISTED LIVING RESIDENCE. Any group housing and services program for two or more unrelated adults, by whatever name it is called, that makes available, at a minimum, one meal a day and housekeeping services and provides personal care services directly or through a formal written agreement with one or more licensed home care or hospice agencies. Settings in which services are delivered may include self-contained apartment units or single or shared room units with private or area baths. There are three types of **ASSISTED LIVING RESIDENCES**: adult care homes, adult care homes that serve only elderly persons, and multi-unit assisted housing with services.

AUCTION. A building, area or areas within a building used for the public sale of goods, ware, merchandise or equipment to the highest bidder. Said sale must be conducted by an auctioneer licensed in accordance with G.S. § 85B-4. This definition excludes **AUCTIONS** for which the principal purpose is for the sale of livestock or motor vehicles.

AUCTION, ESTATE. Any sale where tangible personal property is sold by an auctioneer licensed in accordance with G.S. § 85B-4 who is the agent for the executor of the estate controlling the property being sold.

AUTOMOBILE SERVICE STATION (GAS STATION). Any building or land used for the dispensing, sale or offering for sale at retail any automobile fuels along with accessories such as lubricants or tires, except that car washing, mechanical and electrical repairs, and tire repairs shall only be performed incidental to the conduct of the service station and are performed indoors and has no fuel pumps within 15 feet of any property line or street right-of-way. Incidental activities shall not include tire retreading, body work, major mechanical work or upholstery work.

AUTOMOBILES/USED CAR LOTS. Every vehicle which is self propelled and designed to run upon the highways and every vehicle which is pulled by such a self propelled vehicle to the exclusion of buses, semi trucks, semi truck trailers and any vehicles defined as commercial motor vehicles in G.S. § 20-4.01 (3rd).

BANNER. A sign or outside advertising display having the letters, illustrations or visual representation applied to cloth, paper, vinyl, fabric or similar material. The term shall include pennants, rafts, T-shirts, floats, balloons, spinners, streamers and kites.

BASE STATION. A station at a specific site authorized to communicate with mobile stations, generally consisting of radio receivers, antennas, coaxial cables, power supplies and other associated electronics.

BATTERY CHARGING STATION. An electrical component assembly or cluster or component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed federal, state and/or local requirements.

BATTERY EXCHANGE STATION. A fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds federal, state and/or local requirements.

BEDROOMS. As defined by the NC State Building Code.

BLOCK. A piece of land bounded on one or more sides by streets or roads.

BLOCK FRONTAGE. The portion of a block which abuts a single street.

BOARD OF ADJUSTMENT. A local body, created by ordinance, whose responsibility is to hear appeals from decisions of the UDO Administrator and to consider requests for variances from the terms of the Unified Development Ordinance.

BOARD OF COMMISSIONERS. The governing body of the town.

BOARDING HOUSE. A building other than a hotel or motel where, for compensation, meals are served and lodging is provided.

BONA FIDE FARM. Land being used for farm purposes as defined by G.S. § 160A-360(k).

BUFFER. A fence, wall, hedge or other planted area or device used to enclose, screen or separate one use or lot from another.

BUFFER STRIP. Shall consist of plant material of such growth characteristics as will provide an obscuring screen of not less than seven feet in height. **BUFFER STRIP** would reasonably be expected within three years of planting. A planted, growing barrier affording visual privacy and sight relief between properties of dissimilar uses or character of buildings.

BUILDING. Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry or other public or private purposes, or accessory thereto, and including tents, lunch wagons, dining cars, trailers, manufactured homes and attached or unattached carports consisting of a roof and supporting members and similar structures whether stationary or movable. Includes all structures regardless of similarity to buildings.

BUILDING FRONTAGE. The linear length of a building facing the principal street right-of-way.

BUILDING, HEIGHT OF. The vertical distance from the average sidewalk grade or street grade or finished grade and the building line, whichever is the highest, to the highest point of the building.

BUILDING INSPECTOR. The person designated by the Board of Commissioners to enforce the provisions of the Standard Building Code and the North Carolina State Building Code.

BUILDING, PRINCIPAL (MAIN). A building in which is conducted the principal use of the plot on which it is situated.

BUILDING SETBACK LINE. A line measured parallel to the front property line in front of which no structure shall be erected.

CANOPY, MARQUEE or *AWNING*. Any roof-like structure extended over a sidewalk or walkway.

CERTIFICATE OF OCCUPANCY. Official certification that a premises conforms to provisions of the Zoning Code and Building Code and may be used or occupied. Such a certificate is granted for new construction or for alterations or additions to existing structures or a change in use. Unless such a certificate is issued, a structure cannot be occupied.

CHEMICAL STORAGE FACILITY. A building, portion of a building or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

CHILD CARE. A program or arrangement where three or more children less than 13 years old, who do not reside where the care is provided, receive care on a regular basis of

at least once per week for more than four hours but less than 24 hours per day from persons other than their guardians or full-time custodians, or from persons not related to them by birth, marriage or adoption.

CHILD CARE CENTER. An arrangement where, at any one time, there are three or more preschool-age children or nine or more school-age children receiving child care.

CLEARING, FILL AND GRADE PERMIT. Required permit issued by Building Inspection Department prior to any land disturbing activity.

CLUB OR LODGE (PRIVATE NONPROFIT, CIVIC OR FRATERNAL). A nonprofit association of persons, who are bona fide members paying dues, which owns, hires or leases a building, or portion thereof; the use of such premises being restricted to members and their guests.

COLLOCATION. The placement or installation of wireless facilities on existing structures, including electrical transmission towers, water towers, buildings and other structures capable of structurally supporting the attachment of wireless facilities in compliance with applicable codes.

COMMERCIAL CENTER. Two or more retail stores, or service establishments, professional offices or any other businesses serving a community or neighborhood, not necessarily owned by one party nor by a single land ownership, which occupy a common and/or adjacent building(s) on premises and utilize common parking area(s).

CONDOMINIUM, COMMERCIAL. A single unit in a multi-unit mixed use or nonresidential development, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the development.

CONDOMINIUM, RESIDENTIAL. A single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

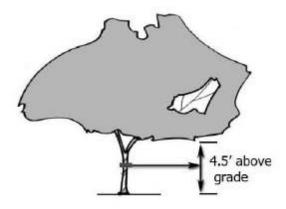
CONSTRUCTION ACCESS PAD. A gravel or stone pad designed to minimize the transfer of soil from the construction site onto the roadway. A CONSTRUCTION ACCESS PAD is required for industrial and commercial development and is to be a minimum of 50 feet long, composed of a gravel bed to be a minimum of four inches deep. A CONSTRUCTION ACCESS PAD is required for new construction in residential development for single-family, multi-family and subdivisions and is required to be a minimum of 20 feet long, composed of coquina to be a minimum of 12 feet wide.

DECORATIVE LIGHTING. A string of outdoor lights suspended between two points. **DEDICATION.** A gift, by the owner, or a right to use of land for a specified purpose or purposes. Because a transfer of property rights is entailed, **DEDICATION** must be made by written instrument, and is completed with an acceptance.

DENSITY. The number of dwelling units per acre calculated based upon net buildable area as defined herein. Density requirements shall be as follows in the applicable residential districts, except, however, 40% of the total number of dwelling units must be single-family detached units and not more than 75% of the established buildable area may be made impervious.

DEVELOPMENT. Any human-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

DIAMETER BREAST HEIGHT (DBH). A measure of the size of a tree. Diameter is measured by finding the circumference of the tree trunk with a tape measure and dividing the result by pi (3.14159). The circumference measure shall be taken at breast height four and one-half feet above existing grade (the base of the tree). In the event of a multitrunk tree, the DBH of each trunk shall be summed to determine a total DBH for that tree.



DISH ANTENNA OR EARTH STATION. A dish antenna, or earth station, is any accessory structure capable of receiving, for the sole benefit of the principal use, radio or television signals from a transmitter or a transmitter relay located in planetary orbit.

DISH ANTENNA OR EARTH STATION HEIGHT. The height of the antenna or dish shall be that distance as measured vertically from the highest point of the antenna or dish, when positioned at its lowest angle for operation, to ground level at the bottom of the base which supports the antenna.

DISH ANTENNA OR EARTH STATION SETBACK. The setback of a dish antenna shall be measured from the center mounting post supporting the antenna.

DISPOSAL. As defined in G.S. § 130A-290(a)(6), the discharge, deposit, injection, dumping, spilling, leaking or placing of any solid waste into or on any land or water so that the solid waste or any constituent part of the solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

DUPLEX. A building containing two dwelling units, other than where a second dwelling unit is permitted as an accessory use.

DWELLING. A building or portion thereof designed, arranged or used for permanent living quarters. The term dwelling shall not be deemed to include a manufactured home or house trailer, motel, hotel, tourist home or other structures designed for transient residence.

EASEMENT. A grant by the property owner of a strip of land for a specified purpose and use by the public, a corporation or persons.

ELECTRIC VEHICLE.

- (1) Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for energy purpose.
 - (2) **ELECTRIC VEHICLE** includes:
 - (a) A battery powered electric vehicle; and
 - (b) A plug-in hybrid electric vehicle.

ELECTRIC VEHICLE CHARGING STATION. A public or private parking space located together with a battery charging station which permits the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. An **ELECTRIC VEHICLE CHARGING STATION** is permitted as an accessory use to any principal use.

ELECTRIC VEHICLE PARKING SPACE. Any marked parking space that identifies the use to be exclusively for an electric vehicle.

ELIGIBLE FACILITIES REQUEST. A request for modification of an existing wireless tower or base station that involves collocation of new transmission equipment or replacement of transmission equipment but does not include a substantial modification.

EQUIPMENT COMPOUND. An area surrounding or near the base of a wireless support structure within which a wireless facility is located.

EVENT. Any organized activity, celebration, etc., for members of the general public or a particular group or social/commercial event.

EXISTING MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before the original effective date of the floodplain management regulations adopted by the community.

FALL ZONE. The area in which a wireless support structure may be expected to fall in the event of a structural failure, as measured by engineering standards.

FAMILY. One or more persons related by blood, marriage or adoption living together as a single housekeeping unit and having a recognized head of household. For the purposes of this Unified Development Ordinance, such persons may include gratuitous guests, contributing roommates and domestic servants employed on the same premises.

FAMILY CARE HOME. An adult care home having two to six residents. The structure of a **FAMILY CARE HOME** may be no more than two stories high, and none of the aged or physically disabled persons being served there may be housed in the upper story without provision for two direct exterior ground-level accesses to the upper story.

FAMILY CHILD CARE HOME. A child care arrangement located in a residence where, at any one time, more than two children, but less than nine children, receive child care.

FAMILY FOSTER HOME. The private residence of one or more individuals who permanently reside as members of the household and who provide continuing full-time foster care for a child or children who are placed there by a child placing agency or who provide continuing full-time foster care for two or more children who are unrelated to the adult members of the household by blood, marriage, guardianship or adoption.

FLOOD DAMAGE PREVENTION DEFINI-TIONS.

- (1) AREA OF SHALLOW FLOODING. A designated Zone AO on a community's Flood Insurance Rate Map (FIRM) with base flood depths determined to be from one to three feet. These areas are located where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.
- (2) AREA OF SPECIAL FLOOD HAZARD. See SPECIAL FLOOD HAZARD AREA (SFHA).
- (3) **BASE FLOOD.** The flood having a 1% chance of being equaled or exceeded in any given year.
- (4) **BASE FLOOD ELEVATION (BFE).** A determination of the water surface elevations of the base flood as published in the Flood Insurance Study. When the **BFE** has not been provided in a Special Flood Hazard Area, it may be obtained from engineering studies available from a federal or state or other source using FEMA approved engineering methodologies. This elevation, when combined with the freeboard, establishes the regulatory flood protection elevation.
- (5) **BASEMENT.** Any area of the building having its floor subgrade (below ground level) on all sides.
- (6) **ELEVATED BUILDING.** A non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.
- (7) **ENCROACHMENT.** The advance or infringement of uses, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

- (8) **FLOOD** or **FLOODING.** A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (a) The overflow of inland or tidal waters; and/or
- (b) The unusual and rapid accumulation of runoff of surface waters from any source.
- (9) **FLOOD BOUNDARY AND FLOODWAY MAP (FBFM).** An official map of a community, issued by the Federal Emergency Management Agency, on which the Special Flood Hazard Areas and the floodways are delineated. This official map is a supplement to and shall be used in conjunction with the Flood Insurance Rate Map (FIRM).
- (10) **FLOOD HAZARD BOUNDARY MAP (FHBM).** An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the Special Flood Hazard Areas have been defined as Zone A.
- (11) *FLOOD INSURANCE*. The insurance coverage provided under the National Flood Insurance Program.
- (12) *FLOOD INSURANCE RATE MAP (FIRM)*. An official map of a community, issued by the Federal Emergency Management Agency, on which both the Special Flood Hazard Areas and the risk premium zones applicable to the community are delineated.
- (13) **FLOOD INSURANCE STUDY (FIS).** An examination, evaluation and determination of flood hazards, corresponding water surface elevations (if appropriate), flood hazard risk zones and other flood data in a community issued by the Federal Emergency Management Agency. The **FLOOD INSURANCE STUDY** report includes Flood Insurance Rate Maps (FIRMS) and Flood Boundary and Floodway Maps (FBFMs), if published.
 - (14) FLOOD PRONE AREA. See FLOODPLAIN.
- (15) *FLOODPLAIN*. Any land area susceptible to being inundated by water from any source.
- (16) *FLOODPLAIN ADMINISTRATOR*. The individual appointed to administer and enforce the floodplain management regulations.
- (17) **FLOODPLAIN DEVELOPMENT PERMIT.** Any type of permit that is required in conformance with the provisions of this Unified Development Ordinance, prior to the commencement of any development activity.
- (18) **FLOODPLAIN MANAGEMENT.** The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations and open space plans.
- (19) *FLOODPLAIN MANAGEMENT REGULATIONS*. Sections 91.240 through 91.261 of this Unified Development Ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations, in any combination thereof, which provide standards for preventing and reducing flood loss and damage.
- (20) **FLOODPROOFING.** Any combination of structural and nonstructural additions, changes or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.
- (21) **FLOODWAY.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- (22) *FLOOD ZONE.* A geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

- (23) **FREEBOARD.** The height added to the base flood elevation (BFE) to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings and the hydrological effect of urbanization on the watershed. The base flood elevation plus the **FREEBOARD** establishes the regulatory flood protection elevation.
- (24) **MEAN SEA LEVEL.** For purposes of this Unified Development Ordinance, the National Geodetic Vertical Datum (NGVD) as corrected in 1929, the North American Vertical Datum (NAVD) as corrected in 1988, or other vertical control datum used as a reference for establishing varying elevations within the floodplain, to which base flood elevations (BFEs) shown on a FIRM are referenced. Refer to each FIRM panel to determine datum used.
- (25) **NON-ENCROACHMENT AREA.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot as designated in the Flood Insurance Study report.
- (26) **POST-FIRM.** Construction or other development for which the start of construction occurred on or after the effective date of the initial Flood Insurance Rate Map for the area.
- (27) **PRE-FIRM.** Construction or other development for which the start of construction occurred before the effective date of the initial Flood Insurance Rate Map for the area.
- (28) **REFERENCE LEVEL.** The top of the lowest floor for structures within Special Flood Hazard Areas designated as Zone A1-A30, AE, A, A99 or AO.
- (29) **REGULATORY FLOOD PROTECTION ELEVATION.** The base flood elevation plus the freeboard. In Special Flood Hazard Areas where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus two feet of freeboard. In Special Flood Hazard Areas where no BFE has been established, this elevation shall be at least two feet above the highest adjacent grade.
- (30) **REMEDY A VIOLATION.** To bring the structure or other development into compliance with state and community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the Unified Development Ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.
- (31) **RIVERINE.** Relating to, formed by or resembling a river (including tributaries), stream, brook and the like.
- (32) **SPECIAL FLOOD HAZARD AREA (SFHA).** The land in the floodplain subject to a 1% or greater chance of being flooded in any given year, as determined in §§ 91.240 through 91.261.
- (33) **VIOLATION.** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required in §§ 91.240 through 91.261 is presumed to be in violation until such time as that documentation is provided.
- (34) **WATER SURFACE ELEVATION (WSE).** The height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
- (35) **WATERCOURSE.** A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. **WATERCOURSE** includes specifically designated areas in which substantial flood damage may occur.

FLOOR AREA. For determining off-street parking and loading requirements:

- (1) The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, including accessory storage areas located within selling or working space as counters, racks or closets, and any basement floor area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.
- (2) However, *FLOOR AREA* for the purposes of measurement for off-street parking spaces shall not include:
- (a) Floor area devoted to primarily storage purposes (except as otherwise noted herein):
- (b) Floor area devoted to off-street parking or loading facilities, including aisles, ramps and maneuvering space; or
- (c) Basement floor other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

FLOOR AREA, GROSS. The total floor area enclosed within a building.

FRONTAGE. The length of the property line of any one premises serving as a public street right-of-way line. For lots with multiple FRONTAGES, the PRINCIPAL STREET FRONTAGE shall be the same as that to which the building is oriented. Should the owner wish to direct the sign solely to a FRONTAGE other than the PRINCIPAL FRONTAGE, the linear length of this FRONTAGE will be used to calculate the allowable area of the sign. Should the owner wish to direct the sign to both FRONTAGES, the FRONTAGE having the highest vehicular traffic volume shall be used to calculate the allowable area.

FUNCTIONALLY DEPENDENT FACILITY. A facility which cannot be used for its intended purpose unless it is located in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding or ship repair. The term does not include long-term storage, manufacture, sales or service facilities.

GARAGE, *PRIVATE*. A building used as an accessory to or a part of the main building permitted in any residential district, and providing for the storage of motor vehicles and in which no business, occupation or service for profit is in any way conducted.

GRANNY PODS. A temporary structure that will house a single mentally or physically impaired person in accordance with G.S. § 160A-383.5. The statute defines these to be North Carolina residents who require assistance with two or more activities of daily living (bathing, dressing, personal hygiene, ambulation, transferring, toileting, and eating). The impairment must be certified in writing by a physician licensed in North Carolina.

GROUP DEVELOPMENT. Multi-family development having multi-family units grouped within more than one structure. This does not include townhouse development.

HALF STREET. A street whose centerline coincides with a subdivision plat boundary with one-half the street right-of-way width being contained within the subdivision plat. Also, any existing street to which the parcel of land to be subdivided abuts on only one side

HAZARDOUS WASTE FACILITY. As defined in G.S. Ch. 130A, Art. 9, a facility for the collection, storage, processing, treatment, recycling, recovery or disposal of hazardous waste.

HELIPORT. An area providing for the takeoff and landing of helicopter and fuel facilities (whether fixed or mobile) or appurtenant areas for parking, maintenance and repair of helicopters.

HIGHEST ADJACENT GRADE (HAG). The highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure. HISTORIC STRUCTURE. Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a local inventory of historic landmarks in communities with a certified local government (CLG) program; or
- (4) Certified as contributing to the historical significance of a historic district designated by a community with a certified local government (CLG) program. Certified local government (CLG) programs are approved by the U.S. Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the State Historic Preservation Officer as having met the requirements of the National Historic Preservation Act of 1966 as amended in 1980.

HOME OCCUPATION. A business, profession, occupation or trade conducted for gain or support and located entirely within a residential building or a structural accessory thereto, which use is accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building. Further, provided that no more than 25% of the total floor area is used for such purposes; that there is no outside or window display; and no more than one person not residing on the premises is employed in connection with the home occupation.

HOTEL or **MOTEL**. A building or other structure kept, used, maintained, advertised as or held out to the public to be a place where:

- (1) Sleeping accommodations are supplied for pay to transient or permanent guests or tenants;
 - (2) Rooms are furnished for the accommodation of such guests; and
- (3) May have one or more dining rooms, restaurants or cafes where meals are served.

INCOMPATIBLE USE. A use or service which is unsuitable for direct association and/or contiguity with certain other uses because it is contradictory, incongruous or discordant.

INOPERATIVE VEHICLE. Any vehicle, designed to be self-propelled, which by virtue of broken or missing component parts, is no longer capable of self-propulsion. For the purpose of this Unified Development Ordinance, any vehicle which is registered with the North Carolina Department of Motor Vehicles and has a current North Carolina motor vehicle registration license affixed to it shall not be considered **INOPERATIVE**.

JUNK YARD. Any area, in whole or in part, where waste or scrap materials are bought, sold, exchanged, stored, baled, packaged, disassembled or handled including but not limited to, scrap iron and other metals, paper, rags, vehicles, rubber tires and bottles. A **JUNK YARD** includes an auto wrecking yard, but does not include uses established entirely within enclosed buildings.

LOADING SPACE, OFF-STREET. Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles except to be used, and accessible to such vehicles. Required **OFF-STREET LOADING SPACE** is not to be included as off-street parking space in computation of required off-street parking space.

LOT. A parcel of land occupied or intended for occupancy by a main building or group of main buildings and accessory buildings, together with such yards, open spaces, lot width and lot area as required by this Unified Development Ordinance, and having not less than the minimum required frontage upon a street, either shown on a plat of record, or considered as a unit of property and described by metes and bounds. Includes the words parcel, plat, plot and tract.

LOT, DEPTH. The **DEPTH OF A LOT** is the average distance between the front and back lot lines measured at right angles to its frontage and from corner to corner.

LOT LINE. The line bounding a lot.

LOT LINE, FRONT. The boundary of a lot which abuts an existing or dedicated public street, and in the case of a corner lot, it shall be the shortest dimension on a public street. If the dimensions of a corner lot are equal, the **FRONT LOT LINE** shall be designated by the owner and filed with the town.

LOT LINE, **REAR**. That boundary of a lot which is opposite the front lot line. If the **REAR LOT LINE** is less than ten feet in length, or if the lot forms a point at the rear, the **REAR LOT LINE** shall be a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE. Any boundary of a lot that is not a front lot line nor a rear lot line. LOT OF RECORD. A lot which is part of a subdivision, a plat of which has been recorded in the office of the County Register of Deeds, or a lot described by metes and bounds, the description of which has been recorded in the office of the County Register of Deeds by the owner or predecessor in title thereto.

LOT TYPES.

- (1) **CORNER LOT.** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a **CORNER LOT** if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.
- (2) **DOUBLE FRONTAGE LOT.** A continuous (through) lot which is accessible from both streets upon which it fronts.
- (3) **FLAG LOT.** A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip connecting the main building site with the frontage street.
 - (4) INTERIOR LOT. A lot other than a corner lot with only one frontage on a street.
- (5) **REVERSED FRONTAGE LOT.** A lot on which the frontage is at right angles or approximately right angles (interior angles less than 135 degrees) to the general pattern in the area. A **REVERSED FRONTAGE LOT** may also be a corner lot, an interior lot or a through lot.
- (6) **SINGLE-TIER LOT.** A lot which backs upon a limited access highway, a railroad, a physical barrier, or another type of land use and to which access from the rear is usually prohibited.
- (7) **THROUGH LOT** or **DOUBLE FRONTAGE LOT**. A lot other than a corner lot with

frontage on more than one street. *THROUGH LOTS* abutting two streets may be referred to as *DOUBLE FRONTAGE LOTS* .

LOT WIDTH. The straight line distance between the points where the building setback line intersects the two side lot lines.

LOWEST ADJACENT GRADE (LAG). The elevation of the ground, sidewalk or patio slab immediately next to the building, or deck support, after completion of the building.

LOWEST FLOOR. Lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or limited storage in an area other than a basement area is not considered a building's **LOWEST FLOOR**, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Unified Development Ordinance.

MANUFACTURED HOME, CLASS A. A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria:

- (1) The manufactured home has a length not exceeding four times its width;
- (2) The manufactured home has a minimum of 700 square feet of enclosed living area:
- (3) The pitch of the roof of the manufactured home has a minimum vertical rise of two and two-tenths feet for each 12 feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction;
- (4) The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (that does not exceed the reflectivity of gloss white paint), wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;
- (5) The home is set up in accordance with the standards set by the North Carolina Department of Insurance and a continuous, permanent masonry foundation or curtain wall, unpierced except for required ventilation and access, is installed under the manufactured home;
 - (6) The moving hitch, wheels and axles, transporting lights have been removed;
 - (7) Manufactured home to meet the requirements for Wind Zone 2; and
 - (8) All roof structures shall provide an eaves projection of six inch minimum.

MANUFACTURED HOME, CLASS B. A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following criteria:

- (1) The manufactured home has a length not exceeding four times its width;
- (2) The manufactured home has a minimum of 576 square feet of enclosed living area;
- (3) The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;
- (4) The manufactured home is set up in accordance with the standards set by the North Carolina Department of Insurance and a continuous masonry, vinyl, aluminum or wood curtain wall, unpierced except for required ventilation and access is installed under the perimeter of the manufactured home;
- (5) The moving hitch, wheels and axles, transportation lights have been removed; and
 - (6) Manufactured home to meet the requirements for Wind Zone 2.

MANUFACTURED HOME PARK. Any site or tract of land, of contiguous ownership upon which manufactured home spaces are provided for manufactured home occupancy whether or not a charge is made for such service. This does not include manufactured home sales lots on which unoccupied manufactured homes are parked for the purpose of inspection and sales.

MANUFACTURED HOME SPACE. A plot of land within a manufactured home park designed for the accommodation of one mobile home.

MANUFACTURED HOME SUBDIVISION. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MARKET VALUE. The building value, not including the land value and that of any accessory structures or other improvements on the lot. **MARKET VALUE** may be established by independent certified appraisal; replacement cost depreciated for age of building and quality of construction (actual cash value); or adjusted tax assessed values.

MOBILE OFFICE. A structure identical to a manufactured home except that it has been converted, or originally designed and constructed, for commercial or office use.

MODULAR STRUCTURE. A structure that is constructed in accordance with the construction standards of the North Carolina Uniform Residential Building Code for

One- and Two-Family Dwellings and composed of components substantially assembled in a manufacturing plant and transplanted to the building site for final assembly and placement of a permanent foundation.

MULTI-FAMILY DWELLING. A building containing two or more dwelling units within a structure or multiple single-family structures in a subdivision.

MULTIPLEX. Either a single family attached unit with individual access or a multifamily unit with shared outside access. Small patios or balconies provide outdoor living space.

MULTI-UNIT ASSISTED HOUSING WITH SERVICES. An assisted living residence in which hands-on personal care services and nursing services which are arranged by housing management are provided by a licensed home care or hospice agency through an individualized written care plan. The housing management has a financial interest or financial affiliation or formal written agreement which makes personal care services accessible and available through at least one licensed home care or hospice agency. The resident has a choice of any provider, and the housing management may not combine charges for housing and personal care services. All residents, or other compensatory agents, must be capable, through informed consent, of entering into a contract and must not be in need of 24-hour supervision. Assistance with self-administration of medications may be provided by appropriately trained staff when delegated by a licensed nurse according to the home care agency's established plan of care.

NET BUILDABLE AREA. That area of the total subdivision less that area designated as permanent recreation/common open space and less those areas comprising the following categories:

- (1) Easements for storm drainage or utilities;
- (2) Highway/streets/associated rights-of-way;
- (3) Sediment basins/water retention ponds;
- (4) Wetlands defined by the North Carolina Coastal Management Act or U.S. Corps of Engineers;
 - (5) Water and waste water treatment facilities;
 - (6) Local or state designated state historical sites; and
- (7) Water area including seasonal ponds or lakes may be included in net buildable area and counted towards open space if conveyed to a homeowners' or property organization with appropriate restrictions recorded in deed and restrictive covenants to the property which restrict in perpetuity the use of such land and facilities to open space and recreational uses as shown on the master plan and is practicable to all property owners.

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the original version of the community's flood damage prevention requirements and includes any subsequent improvements to such structures.

NEW OR USED CAR LOT. Any building or land used commercially for the sale of or offering for sale of any motor vehicle or vehicles. **MOTOR VEHICLE** or **VEHICLES** is defined as any machine designed or intended to travel over land by self-propulsion or while attached to any self-propelled vehicle.

NONCONFORMING LOT. A lot existing at the effective date of this Unified Development Ordinance or any amendment to it (and not created for the purpose of evading the restrictions of this Unified Development Ordinance) that cannot meet the minimum area or lot width or depth requirements of the district in which the lot is located.

NONCONFORMING USE. The use of a building, mobile home or land which does not conform to the use regulations of this Unified Development Ordinance for the district in which it is located, either at the effective date of this Unified Development Ordinance

or as a result of subsequent amendments which may be incorporated into this Unified Development Ordinance.

NUISANCE. Anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

NURSING HOME. A facility, however named, which is advertised, announced or maintained for the express or implied purpose of providing nursing or convalescent care for three or more persons unrelated to the licensee. A **NURSING HOME** is a home for chronic or convalescent patients, who, on admission, are not as a rule, acutely ill and who do not usually require special facilities such as an operating room, X-ray facilities, laboratory facilities and obstetrical facilities. A **NURSING HOME** provides care for persons who have remedial ailments or other ailments, for which medical and nursing care are indicated; who, however, are not sick enough to require general hospital care. Nursing care is their primary need, but they will require continuing medical supervision.

OFFICIAL MAPS OR PLANS. Any maps or plans officially adopted by the Board of Commissioners.

OPEN SPACE. An area (land and/or water) generally lacking in human-made structures and reserved for enjoyment in its unaltered state.

OUT BUILDING. An attached or detached building on a single family lot, can be used as a workshop or office as a home occupation.

PARKING LOT. An area or plot of land used for the parking of vehicles.

PARKING SPACE. A storage space of not less than 200 square feet in area and ten feet by 20 feet in size for one automobile, plus the necessary access space.

PATIO HOME. A single-family detached or semi-detached unit built on a small lot which may be enclosed by walls which provide privacy.

PERMANENT COMMON OPEN SPACE. Any land held and developed as permanent open space or any land dedicated to the public as parks, playgrounds, parkway medians, landscaped green space, schools, community centers or other similar areas held in public ownership or covered by an open space easement. Golf courses may be included in open space designation with appropriate restrictions recorded which restrict in perpetuity the use of such land and facilities for golf course use and are available for all property owners; however, golf courses shall not count towards more than 25% of the required **PERMANENT COMMON OPEN SPACE**. No plan for a PRD shall be approved unless such plan provides for **PERMANENT COMMON OPEN SPACE** equivalent to 25% of the total of the PRD site under consideration for development.

PERSON. A firm, association, corporation, trust and company as well as an individual. **PLACE OF ASSEMBLY.** A structure or open area for groups of people to gather for an event or regularly scheduled program. **PLACES OF PUBLIC ASSEMBLY** include, but are not limited to, arenas, lecture halls, banquet facilities and similar facilities.

PLANNED UNIT DEVELOPMENT or **PLANNED RESIDENTIAL DEVELOPMENT.** Land under unified control to be planned and developed as a whole; in a single development operation or a definitely programmed series of development operations, including lands and buildings; developed according to detailed plans that include, but are not limited to, streets, utilities, lots or building sites, and designed with a program for provision, operation and maintenance of such areas, facilities and improvements as will be for common use by some or all of the occupants of or visitors to the district, but such program will not be provided, operated or maintained at general public expense.

PLANNING BOARD. The public agency in a community usually empowered to prepare a Comprehensive Plan and to evaluate proposed changes in land use, either by public or private developers, for conformance with the plan.

PREMISES. A single piece of property as conveyed in a deed or a lot or a number of adjacent lots on which is situated a land use, a building, or group of buildings designed as a unit or on which a building or group of buildings are to be constructed.

PRINCIPALLY ABOVE GROUND. That at least 51% of the actual cash value of the structure is above ground.

PRIVATE DRIVEWAY. A roadway serving two or fewer lots, building sites or other division of land and not intended to be public ingress or egress.

PRIVATE STREET. An undedicated private right-of-way which affords access to abutting properties and requires a subdivision streets disclosure statement in accordance with G.S. § 136-102.6.

PROFESSIONAL SERVICES OFFICE. A business that offers any type of personal service to the public which requires as a condition precedent to the rendering of such service the obtaining of a license or other legal authorization. By way of example, and without limiting the generality of this definition, professional services include services rendered by certified public accountants, public accountants, engineers, chiropractors, dentists, osteopaths, physicians and surgeons, podiatrists, chiropodists, architects, veterinarians, attorneys at law, physical therapists, life/property insurance agents, real estate agents.

PUBLIC AGENCY. An agency of the local, state or federal government.

PUBLIC SAFETY AND/OR NUISANCE. Anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal or basin.

PUBLIC SEWAGE DISPOSAL SYSTEM. A system serving two or more dwelling units and approved by the County Health Department or the State Department of Natural Resources and Community Development.

RECREATION AREA OR PARK. An area of land or combination of land and water resources that is developed for active and/or passive recreation pursuits with various human-made features that accommodate such activities.

RECREATIONAL VEHICLE (RV). A vehicle, which is:

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
 - (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use.

RESERVATION. A reservation of land does not involve any transfer of property rights. It simply constitutes an obligation to keep property free from development for a stated period of time.

RESIDENTIAL CHILD-CARE FACILITY. A staffed premises with paid or volunteer staff where children receive continuing full-time foster care.

ROW HOUSE. An attached residential dwelling unit.

RURAL ROADS.

- (1) **LOCAL ROAD.** A **LOCAL ROAD** serves primarily to provide access to adjacent land and for travel over relatively short distances.
- (2) *MAJOR COLLECTOR*. A road which serves major intracounty travel corridors and traffic generators and provides access to the arterial system.
- (3) **MINOR ARTERIAL.** A rural link in a network joining cities and larger towns and providing intrastate and intercounty service at relatively high overall travel speeds with minimum interference to through movement. This network would primarily serve traffic.

- (4) *MINOR COLLECTOR*. A road which provides service to small local communities and links locally important traffic generators with their rural hinterland.
- (5) **PRINCIPAL ARTERIAL.** A rural link in a network of continuous routes serving corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel and existing solely to serve traffic. This network would consist of interstate routes and other routes designed as principal arterials.
- **SALVAGE YARD.** Any nonresidential property used for the storage, collection and/or recycling of any type of equipment, and including, but not limited to, vehicles, appliances and related machinery.
- **SEARCH RING.** The area within which a wireless support facility or wireless facility must be located in order to meet service objectives of the wireless service provider using the wireless facility or wireless support structure.
- **SETBACK.** The required distance between every structure and the lot lines of the lot on which it is located.

SIGN DEFINITIONS.

- (1) **ADVERTISING DEVICE OR SIGN.** Any advertising sign, billboard, statuary or poster which directs attention to a business, commodity, service or entertainment not exclusively related to the premises where such sign is located or to which it is affixed; but does not include those advertising signs, billboards or poster panels which direct attention to the business on the premises or to a brand name of a product or commodity with which the business is specifically identified and which is sold on the premises.
- (2) **ANIMATION.** The movement, or optical illusion of movement of any part of the sign. Also included in this definition are signs having chasing action which is the action of a row of lights commonly used to create the appearance of motion. Automatic changeable copy boards are permitted provided that there is no running action to copy and provided that the copy does not change more than once every one minute. No flashing, revolving or intermittent illuminating shall be employed.
- (3) **BEACON.** Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same property as the light source. Also, any light with one or more beams that rotate or move.
- (4) **DRIVE-THROUGH RESTAURANT MENU BOARD.** A freestanding sign listing the menu items for a drive-through eating establishment.
- (5) **FLAG.** Any fabric, banner or bunting containing distinctive colors, patterns or symbols.
- (6) **MAINTENANCE.** For the purposes of this Unified Development Ordinance, the cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.
- (7) **MULTI-TENANT DEVELOPMENT.** A grouping of lots, parcels or buildings under unified ownership of land or tenancy designed with a common purpose and used primarily for the retail sale of goods and services to the public.
 - (8) **PARAPET.** The extension of a false front or a false wall above the roofline.
- (9) **PENNANT.** Any lightweight plastic, fabric or other material, whether containing a message of any kind, suspended from a rope, wire, string or similar material, usually in series, and designed to move in the wind.
- (10) **PREMISES.** A parcel or lot of real property with a separate and distinct number or designation shown on a recorded plat, record of survey, parcel map, subdivision map or a parcel legally created or established pursuant to applicable land use regulations. Out parcels of shopping centers shall be considered on the premises of the shopping center. Multi-unit buildings shall be considered on the premises of a subdivision.
- (11) **ROOF LINE.** The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys or minor projections.

- (12) **SHOPPING CENTER.** A building, group of buildings or strip mall either connected or freestanding, under unified ownership of land that is designed with common parking, pedestrian movement, ingress and egress, and is used or is intended to be used primarily for the retail sale of goods and services to the public.
- (13) **SIGN.** Includes but is not limited to any flag, streamer, pole or architectural device when it is intended to draw attention to or announce or identify an enterprise.
- (14) **SIGN, ABANDONED.** A sign, other than a billboard or off-premises sign, that advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is in disrepair, and the activity it is promoting is no longer operating, being offered or conducted.
- (15) **SIGN, ANIMATED.** Any sign that utilizes movement, the illusion of movement, change of lighting, change of copy or other means to depict action or create a special effect.
- (16) **SIGN, AWNING OR CANOPY.** Any sign that is a part of or attached to an awning, canopy or other structural protective covering above a door, entrance, window or walkway.
- (17) **SIGN, BACKLIGHTING OR BACKLIT.** Illumination of a sign in which lights are placed within or behind raised opaque letters, thereby casting light upon the background of the letters rather than through the letters.
- (18) **SIGN, BILLBOARD.** One advertising device used to disseminate information concerning a person, place or thing not pertaining to the use of the land upon which it is located.



- (19) **SIGN, COLUMN/POLE.** A sign supported by one or more columns or poles or other similar support.
- (20) **SIGN, DOUBLE-FACED.** A sign with two faces which are usually parallel, but may be V-shaped.
- (21) **SIGN, FREESTANDING.** A sign supported by a sign structure placed in the ground and which is wholly independent of any building, fence, vehicle or object (other than the sign structure) for support. A **FREESTANDING SIGN** may contain a sign or signs on one side only or it may be a V-shaped structure or one containing signs back-to-back. A **FREESTANDING SIGN STRUCTURE** is one sign.
- (22) **SIGN, GROUND-MOUNTED.** A freestanding sign, supported by a contiguous structural base or planter box that is permanently affixed to the ground.
- (23) **SIGN, HEIGHT OF.** The vertical distance measured from the ground to the top of the sign face or sign structure, whichever is greater.
- (24) **SIGN, IDENTIFICATION.** A sign used to display only the name, address, crest or trademark of the business, individual, family, organization or enterprise occupying the premises, the profession of the occupant or the name of the building on which the sign is displayed; or a permanent sign announcing the name of a subdivision,

shopping center, tourist home, group housing project, church, school, park or public or quasi-public structure, facility or development and the name of the owners or developers.

- (25) **SIGN, ILLEGAL.** A sign that did not meet the applicable sign regulations and regulations at the time that it was erected, does not meet the current sign restrictions and regulations, or does not qualify as a nonconforming sign.
- (26) **SIGN, INFORMATIONAL.** Any sign that serves solely to provide direction or information to persons using the property, such as entrance, exit, parking or telephone, and that does not include business names, brand names or information regarding product lines.
- (27) **SIGN, INTERNALLY ILLUMINATED.** A sign where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Without limiting the generality of the foregoing, the following signs are also categorized as being internally illuminated:
- (a) Consist of or contain tubes that are filled with neon or some other gas that glows when an electric current passes through it; and
- (b) Are intended to form or constitute all or part of the message of the sign, rather than merely providing illumination to other parts of the sign that contain the message.



- (28) **SIGN, KIOSK.** A sign consisting of three to five sides that lists names of businesses located on a property or in a building.
- (29) **SIGN, MENU BOARD.** A permanently mounted structure displaying the bill of fare of a restaurant.
- (30) **SIGN, MESSAGE BOARD.** A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. This definition does not include menu and sandwich board signs.
- (31) **SIGN, NONCONFORMING.** Any sign that was legal when established but that does not conform to the requirements set forth herein as of the effective date of this Unified Development Ordinance.
- (32) **SIGN, OFF-PREMISES.** A sign or billboard that identifies or communicates a message related to an activity conducted, a service rendered or a commodity sold, which is not the primary activity, service or commodity provided on the premises where the sign is located.
- (33) **SIGN, ON-PREMISES.** A sign that directs attention to a business commodity, service or establishment conducted, sold or offered on the premises on which the sign is erected.
- (34) **SIGN, PORTABLE.** Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported. Includes, but is not limited to, signs designed to be transported by means of wheels, runners, casters, trailers or other mobile devices; signs converted to A-frames or T-frames; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is regularly and customarily used in the normal day-to-day operations of the business.

- (35) **SIGN, PROJECTING.** A sign attached to a wall and projecting away from that wall more than 12 inches, but not more than five feet.
- (36) **SIGN, PUBLIC INFORMATION.** A sign, erected and maintained by a public agency, which provides the public with information including, but not limited to, speed limit signs, stop signs, city limit signs, street name signs and directional signs. These signs are in no way regulated by this Unified Development Ordinance.
- (37) **SIGN, ROOF.** Any sign erected, constructed or maintained upon or over the roof of a building or extending above the highest wall of the building, and having its principal support on the roof or walls of the building.
- (38) **SIGN, SANDWICH BOARD.** A temporary A-frame or easel sign listing specials of the establishment.
- (39) **SIGN, SNIPE.** An off-premises sign that is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or to other objects



- (40) **SIGN, STRUCTURE.** Any structure that is built to support, supports or has supported a sign.
- (41) **SIGN, SUBDIVISION.** A sign identifying a recognized residential subdivision, condominium complex or residential development.
- (42) **SIGN, TEMPORARY.** A sign that is used in connection with a circumstance, situation, or event that is designed, intended, or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or is intended to remain on the location where it is erected or placed for a period of not more than 15 days prior to and/or following the associated circumstances, situation, or event.
- (43) **SIGN, WALL.** Any sign attached to, or erected against or within the wall of a building or structure, having the exposed face of the sign in a plane parallel to the plane of such wall.
- (44) **SIGN, WINDOW.** Any sign, picture, symbol or combination thereof, designed to communicate information about an activity, business, commodity, sale or service that is placed inside a window, or upon the window panes or glass, and is visible from the exterior of the window. For thepurposes of this Unified Development Ordinance, a sign that rests against a window, a sign that is separated from the window by a bumper pad, or a sign that is placed within two inches of the window through the use of a hanging device, shall also be considered a **WINDOW SIGN**.

- (45) **STREAMER.** A long, narrow, ribbon-shaped flag or pennant.
- **SINGLE-FAMILY.** A building containing one dwelling unit only, but may include one separate unit as an accessory use to be occupied only by employees, guests or relatives of the household.
- **SITE PLAN.** A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations involved. It includes lot lines, streets, building sites, reserved open space, buildings, major landscape features both natural and human-made and, depending on requirements, the location of proposed utility lines.
- **SITE PLAN, MAJOR.** All site plans not meeting the requirements for a minor site plan.

SITE PLAN, MINOR. Includes the following:

- (1) Buildings or additions with an aggregate enclosed square footage of less than 20,000 square feet;
 - (2) Buildings or additions involving land disturbance of less than one acre;
 - (3) Multi-family development involving less than ten dwelling units;
- (4) Parking lot expansions which comply with this Unified Development Ordinance with no increase in enclosed floor area;
- (5) Revisions to landscaping, signage or lighting which comply with the requirements of this Unified Development Ordinance;
- (6) Accessory uses which comply with the requirements of this Unified Development Ordinance; and
- (7) Site plans which do not require a variance or modification of the requirements of this Unified Development Ordinance, and otherwise comply with this UDO.
- **SOLID WASTE DISPOSAL FACILITY.** As defined in G.S. § 130A-290(a)(35), any facility involved in the disposal of solid waste.
- **SOLID WASTE DISPOSAL SITE.** As defined in G.S. § 130A-290(a)(36), any place at which solid wastes are disposed of by incineration, sanitary landfill or any other method. **SPECIFIC TYPE RURAL OR URBAN STREETS.**
- (1) **ALLEY.** A strip of land, owned publicly or privately, set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street.
- (2) **CUL-DE-SAC.** A short street having but one end open to traffic and other end being permanently terminated and a vehicular turnaround provided.
- (3) FREEWAY, EXPRESSWAY or PARKWAY. Divided multi-lane roadway designed to carry large volumes of traffic at relatively high speeds. A FREEWAY is a divided highway providing for continuous flow of vehicles with no direct access to abutting property or streets and with access to selected crossroads provided via connecting ramps. An EXPRESSWAY is a divided highway with full or partial control of access and generally with grade separations at major intersections. A PARKWAY is a highway for noncommercial traffic, with full or partial control of access, and usually located within a park or a ribbon of parklike development.
- (4) **FRONTAGE ROAD.** A local street or road that is parallel to a full or partial access controlled facility and functions to provide access to adjacent land.
- (5) **LOCAL RESIDENTIAL STREET.** Cul-de-sacs, loop streets less than 2,500 feet in length, or streets less than one mile in length that do not connect thoroughfares or serve major traffic generators, and do not collect traffic from more than 100 dwelling units.
- (6) **RESIDENTIAL COLLECTOR STREET.** A local access street which serves as a connector street between local residential streets and the thoroughfare system. **RESIDENTIAL COLLECTOR STREETS** typically collect traffic from 100 to 400 dwelling units.
- **SPOT ZONING.** The zoning of a relatively small area of land differently from the way the majority of the surrounding land is zoned. Spot zoning is legal only if the government

establishes that it is reasonable. Reasonableness is determined by considering the size of the area; any special conditions or factors regarding the area; the consistency of the zoning with the land use plan; the degree of change in the zoning; the degree it allows uses different from the surrounding area; and the relative benefits and detriments for the owner, the neighbors, and the surrounding community. The town should consider the following factors in deliberating any potential spot zoning:

- (1) The size and nature of the tract. The larger the area of spot zoning the more likely it is to be reasonable. Singling out an individual lot for special zoning treatment is more suspect than creating a zoning district that involves multiple parcels and owners. Special site characteristics, such as topography, availability of utilities, or access to rail or highways, can be important in this analysis.
- (2) Compatibility with existing plans. If a clear public policy rationale for the different zoning treatment is set out in the local government's adopted plans, that evidences a public purpose for the zoning. By contrast, a zoning action that is inconsistent with a plan may indicate special treatment that is contrary to the public interest and thus be unreasonable.
- (3) The impact of the zoning decision on the landowner, the immediate neighbors, and the surrounding community. An action that is of great benefit to the owner and only a mild inconvenience for the neighbors may be reasonable, while a zoning decision that significantly harms the neighbors while only modestly benefitting the owner would be unreasonable.
- (4) The relationship between the newly allowed uses in a spot rezoning and the previously allowed uses. The degree of difference in the existing surrounding land uses and the proposed new use is also important. The greater the difference in allowed uses, the more likely the rezoning will be found unreasonable. For example, in an area previously zoned for residential uses, allowing slightly higher residential density may be reasonable while allowing industrial uses would be unreasonable.
- (5) *Ownership*. In order to constitute spot zoning, the area to be rezoned must be owned by a single owner.

START OF CONSTRUCTION. Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvement was within 180 days of the permit date. The ACTUAL START means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the ACTUAL START OF CONSTRUCTION means the first alteration of any wall, ceiling, floor or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

STREET. A dedicated and accepted public right-of-way for vehicular traffic (or a private road only if permitted by this Unified Development Ordinance).

STREET LINE. The line between the street right-of-way and abutting property. *STREET*, *PRIVATE*. Any road or street which is not publicly owned and maintained and is used for access by the occupants of the development, their guests and the general public.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders except for repair or replacement.

STRUCTURE. Anything constructed or erected, the use of which requires location in or on the land or attachment to something having a permanent location in or on the land.

SUBDIVIDER. Any person, firm or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.

SUBDIVISION. All divisions of a tract or parcel of land into two or more lots, building sites or other divisions when any one or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations authorized by this part.

- (1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the municipality as shown in this Unified Development Ordinance;
- (2) The division of land into parcels greater than ten acres where no street right-of-way dedication is involved;
- (3) The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors; and
- (4) The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the municipality as shown in this Unified Development Ordinance.

SUBDIVISION, MAJOR. All subdivisions not meeting the requirements for a minor subdivision.

SUBDIVISION, MINOR. Includes all subdivisions that do not involve a public street dedication, public easement dedication, dedication of floodplain and open space, or other property dedication; or a subdivision containing ten lots or less.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one-year period for which the cost equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any correction of existing violations of state or community health, sanitary or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

SUBSTANTIAL MODIFICATION. The mounting of a proposed wireless facility on a wireless support structure that substantially changes the physical dimensions of the support structure. A mounting is presumed to be a **SUBSTANTIAL MODIFICATION** if it meets any one or more of the criteria listed below. The burden is on the local government to demonstrate that a mounting that does not meet the listed criteria

constitutes a substantial change to the physical dimensions of the wireless support structure.

- (1) Increasing the existing vertical height of the structure by the greater of:
 - (a) More than 10%; or
- (b) The height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet.
- (2) Except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable, adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure the greater of:
 - (a) More than 20 feet; or
- (b) More than the width of the wireless support structure at the level of the appurtenance.
- (3) Increasing the square footage of the existing equipment compound by more than 25,000 square feet.

TEMPORARY STRUCTURE. A structure intended to serve a specific event and to be removed upon the completion of that event. This term includes, but is not limited to, bleachers, perimeter fencing, vendor tents/canopies, judging stands, trailers, portable toilets, sound/video equipment, stages, platforms and other impermanent devices, which do not involve grading or land form alteration for installation, and which are not permanently affixed to the ground.

TEMPORARY USE. An activity or use of land which, having met certain requirements and conditions, may be permitted for a period of limited duration, and which may utilize temporary structures for the duration of the event.

THERAPEUTIC FOSTER HOME. A family foster home where, in addition to the provision of foster care, foster parents who receive appropriate training provide a child with behavioral health treatment services under the supervision of a county department of social services, an area mental health program ora licensed private agency.

TOURIST HOME/BED AND BREAKFAST. Any dwelling occupied by the owner or operator in which rooms are rented to guests, for lodging of transients and travelers for compensation, and where food may be served.

TOWN HOUSE. A single-family attached dwelling in which units share common side walls and are often designed in rows. Yard areas are small and privacy requires careful protection.

TRAILER. Any vehicle or structure originally designed to transport something or intended for human occupancy for short periods of time. **TRAILERS** shall include the following.

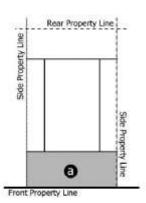
- (1) **CAMPING TRAILER.** A folding structure manufactured of metal, wood, canvas, plastic or other materials, or any combination thereof, mounted on wheels and designed for travel, recreation or vacation use.
- (2) **RECREATIONAL VEHICLE.** A self-propelled vehicle or portable structure mounted on such a vehicle designed as a temporary dwelling for travel, recreation and vacation.
- (3) **TOW TRAILER.** A structure designed to be hauled by another vehicle and to transport vehicles, boats or freight.
- (4) **TRAVEL TRAILER.** A vehicular, portable structure built on a wheeled chassis, designed to be towed by a self-propelled vehicle for use for travel, recreation or vacation purposes, having a body width ten feet or less or body length 32 feet or less when equipped for road travel.

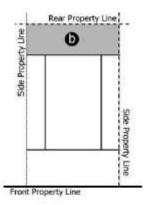
TWIN HOUSE. A semi-detached, single family house, which is connected along a common breeze-way to a similar unit. Each structure has only two dwellings.

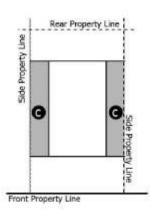
UDO ADMINISTRATOR. The person designated by the Board of Commissioners to administer and enforce the provisions of this Unified Development Ordinance.

URBAN STREETS.

- (1) **LOCAL STREET.** Any link not part of a higher-order urban system which serves primarily to provide direct access to abutting land and access to higher systems.
- (2) *MAJOR THOROUGHFARES*. Major thoroughfares consist of interstate, other freeway and expressway links, and major streets that provide for the expeditious movement of volumes of traffic within and through urban areas.
- (3) **MINOR THOROUGHFARES.** Minor thoroughfares are important streets in the urban system and perform the function of collecting traffic from local access streets and carrying it to the major thoroughfare system by facilitating a minor through traffic movement and may also serve abutting property.
- *USE.* Any continuing or repetitive occupation or activity taking place upon a parcel of land or within a building including, but not limited to, residential, manufacturing, retailing, offices, public services, recreation and educational.
- **USED FOR.** Includes the phrases arranged for, designed for, intended for and occupied for.
- **UTILITY POLE.** A structure that is designed for and used to carry lines, cables or wires for telephone, cable television or electricity, or to provide lighting.
- **VARIANCE.** Grant of relief from the requirements of this Unified Development Ordinance in accordance with $\S 91.53$.
- **WAREHOUSE.** A building where goods are stored before distribution to retailers or kept in reserve.
- **WATER TOWER.** A water storage tank, a standpipe, or an elevated tank situated on a support structure originally constructed for use as a reservoir or facility to store or deliver water.
- **WIRELESS FACILITY.** The set of equipment and network components, exclusive of the underlying wireless support structure or tower, including antennas, transmitters, receivers, base stations, power supplies, cabling and associated equipment necessary to provide wireless data and wireless telecommunication services to a discrete geographic area.
- **WIRELESS SUPPORT STRUCTURE.** A new or existing structure, such as a monopole, lattice tower or guyed tower that is designed to support or capable of supporting wireless facilities. A utility pole is not a **WIRELESS SUPPORT STRUCTURE**.
- **YARD.** An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except by trees or shrubbery or as otherwise provided herein.
- *YARD, FRONT.* A yard across the full width of the lot, extending from the front line of the building to the front line of the lot, including the area of steps, eaves and uncovered porches, but not including the areas of covered porches. See Figure a below.
- *YARD*, *REAR*. A yard extending across the full width of the lot and measured between the rear line of the lot and the rear line of the main building. See Figure b below.
- **YARD, SIDE.** An open unoccupied space on the same lot with a building between the building and the side line of the lot extending through from the front building line to the rear yard or, where no rear yard is required, to the rear line of the lot. See Figure c below.







ZERO LOT LINE. A concept commonly used in planned developments where individual commercial buildings or dwellings, are to be sold along with the ground underneath and, perhaps, a small yard or patio area. With **ZERO LOT LINE** the minimum requirements for lot area and yards are not met and construction takes place right up to the lot line.

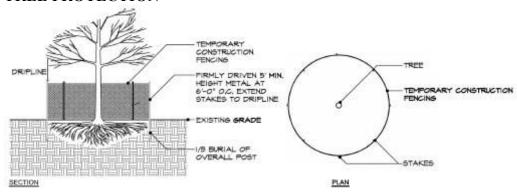
ZERO LOT LINE HOUSE. A single family detached unit which, instead of being centered on the lot, is placed against one of the side lot lines.

ZONING. A police power measure, enacted primarily by general purpose units of local government, in which the community is divided into districts or zones within which permitted and conditional uses are established as are regulations governing lot size, building bulk, placement and other development standards. Requirements vary from district to district. but they must be uniform within districts. The Zoning Code consists of two parts: a text and a map.

(Ord. eff. 9-6-2012, App. A; Am. Ord. 16-1, passed 4-7-2016)

APPENDIX B: INSTALLATION DETAIL

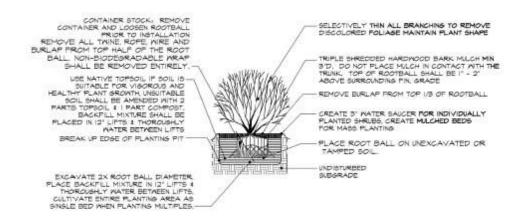
TREE PROTECTION



SHRUB PLANTING

NOTES:

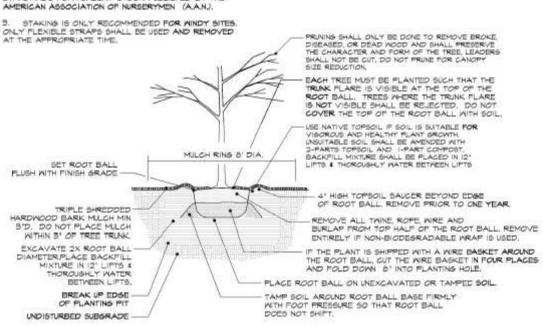
- I. VERIFY THAT ADEQUATE DRAINASE AND SOIL EXISTS PRIOR TO PLANTING, SOIL ANALYSIS SHALL BE OBTAINED FRIOR TO PLANTING, SOIL SHALL BE AMENDED AS RECOMMENDED.
- ALL PLANTS SHALL CONFORM TO AMERICAN STANDARDS FOR NIRSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NIRSERYMEN (A.A.N.).
- TO ADEQUATELY PROVIDE WATER, NUTRIENTS, AND AIR CIRCULATION TO THE PLANT'S ROOTS TO SUPPORT HEALTHY AND VISOROUS PLANT GROWTH, THE USE OF LANDSCAFE FABRIC IS HIGHLY DISCOURAGED.



SHADE AND SMALL TREE PLANTING

NOTES

- I. VERIFY THAT ADEQUATE DRAINAGE AND SOIL EXISTS FRIOR TO PLANTINS, SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTINS, SOIL SHALL BE AMENDED AS RECOMMENDED.
- 2. ALL PLANTS SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE
- 4. DO NOT WRAP TRUNK OF TREE.
- 5. TO ADEQUATELY PROVIDE WATER, NUTRIENTS, AND AIR CIRCULATION TO THE PLANT'S ROOTS TO SUPPORT HEALTHY AND VISCROUS PLANT SROWTH, THE USE OF LANDSCAPE FABRIC IS HIGHLY DISCORRAGED.



(Ord. eff. 9-6-2012, App. B)