



Nice Matters!

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DATE: March 20, 2017
TO: Planning Board Members
CC: Frank A. Rush, Jr., Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: Amendment TO CHAPTER 5 – DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS – UNIFIED DEVELOPMENT ORDINANCE - IN ORDER TO AMEND THE TABLE OF DIMENSIONAL STANDARDS REGARDING UNITS PER ACRE IN THE VILLAGE EAST, VILLAGE EAST- CONDITIONAL, VILLAGE WEST, VILLAGE WEST-CONDITIONAL, MARINA VILLAGE AND MARINA VILLAGE-CONDITIONAL ZONING DISTRICTS & NOTES 2 & 3

At the Board's February meeting, staff was directed to develop an amendment to the requirement of the number of units per acre in the VE, VE-C, VW, VW-C, MV and MV-C zoning districts. The proposed amendment would eliminate the current unit per acre requirement. There would no longer be a set number defined in the UDO. This number would be established by compliance with the current development controls outlined in the UDO. We discussed some of these controls at the February meeting which included but are not limited to:

- Current 40' building height
• Waste water system requirements
• Setbacks
• Stormwater requirements
• Vegetative requirements
• Parking standards

Another item discussed was the concern about public access. The current unit per acre in the VE, VW and MV zoning districts is 6 & 4. There is the opportunity to increase that number to 10 units per acre through the conditional zoning process in the VE-C, VW-C and MV-C if areas for public access are proposed. The Board directed staff to incorporate this into the proposed amendment. This was included by amending note 2 & 3 of the Table of Dimensional Standards.

The following are the current regulations concerning density requirements in the above mentioned districts:

Table with 3 columns: Regulation, VE, VW and MV, VE-C, VW-C and MV-C. Row 1: Maximum allowable Density (dwelling units per acre) - 6 in VE and VW, 4 in MV, Up to 10 in VE-C, VW-C and MV-C. Row 2: (Note 2), (Note 3), (Note 2), (Note 3).

Notes:
2. Residential density in VE, VE-C, VW and VW-C districts shall not exceed six (6) dwelling units per acre, unless specifically otherwise authorized by a condition of approval of a Conditional Zoning Overlay District. Residential density shall be calculated on the basis of the entire development site subject to an application, without removal of acreage dedicated to non-residential

uses, including public uses and areas designated for public use. In no case shall the allowable density exceed ten (10) dwelling units per acre.

3. Residential density in the MV and MV-C districts shall not exceed four (4) dwelling units per acre, unless specifically authorized by a condition of approval of a Conditional Zoning Overlay District. Residential density shall be calculated on the basis of the entire development site subject to an application, without removal of acreage dedicated to non-residential uses, including public uses and areas designated for public use. In no case shall allowable density exceed ten (10) dwelling units per acre.

The amendment proposed to the Table of Dimensional Standards is as follows:

| | VE, VW and MV | VE-C, VW-C and MV-C |
|---|--------------------------------------|--|
| Maximum allowable Density (dwelling units per acre) | 6 in VE and VW 4 in MV | Up to 10 in VE-C, VW-C and MV-C |
| | (Note 2) (Note 3) | (Note 2) (Note 3) |

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Notes:

2. There shall be no residential density requirement in VE, VE-C, VW and VW-C districts provided all applicable regulations in Chapters 2, 3, 4, 5, 6 and 7 of the Unified Development Ordinance are met. At the discretion of the Town, areas designated for public uses and access shall be required dependent upon each proposed development plan and location.

3. There shall be no residential density requirement in the MV and MV-C districts provided all applicable regulations in Chapters 2, 3, 4, 5, 6 and 7 of the Unified Development Ordinance are met. At the discretion of the Town, areas designated for public uses and access shall be required dependent upon each proposed development plan and location.

Attached to this memo is a copy of the February meeting memo concerning this topic as well as the proposed amendment in ordinance form. I look forward to discussing this issue with you at your March meeting. If you have any questions or concerns please contact me.