



Nice Matters!

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DATE: October 16, 2017
TO: Planning Board Members
CC: Frank A. Rush, Jr., Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Proposed Amendments to Chapters 3, 4, 5 and 6 of the UDO pertaining to the Business District**

After the September meeting, staff tweaked the amendments proposed to the Business District based on recommendations from that meeting. The revisions are outlined below and highlighted in the appropriate section as found in the UDO. The big addition from last meeting is language concerning the direction the building should face. This addition can be seen in Chapter 5 Note 4.

The revisions are below for your review:

Chapter 3

Section 3.2.1 - Base Districts

Current Definition - Business (B)

Business district allowing a general and wide variety of retail trade.

Proposed Definition – Business (B)

Business district allowing a general and wide variety of retail & professional uses. **The district will also allow residential use that is supplemental to business uses, but is not intended solely for residential housing. Only business use is allowed on the ground level of a structure, while upper levels are allowed to have residential and/or business uses**

Chapter 4

Section 4.1.2 - Table of Permitted and Special Uses

Add a **(P)** for **permitted use** beside **mixed-use structures in the Business (B) Column** (located under Retail and Office Use Heading)

Section 4.1.2 - Table of Permitted and Special Uses

New Use

Add **new use Dwelling and Condominiums as (P) for permitted use in the Business (B) Column**

(located under residential and Related Uses)

Chapter 5

Section 5.1 - Density, Intensity, Dimensional Table

Front, Side and Through Street Setback

Current Setback - 10'

Note 4. In the B, G, C, VE, VW, VE-C, VW-C, MV and MV-C zoning districts, every building or property in these districts that has NC 58 (Emerald Drive) as an adjoining street shall also be set back an additional ten (10) feet from NC 58 (Emerald Drive) for each additional story over two (2) stories.

Proposed Setback - 0' in Business District

Note 4. In the G, C, VE, VW, VE-C, VW-C, MV and MV-C zoning districts, every building or property in these districts that has NC 58 (Emerald Drive) as an adjoining street shall also be set back an additional ten (10) feet from NC 58 (Emerald Drive) for each additional story over two (2) stories. **In the B zoning district, every building or property in these districts that has NC 58 (Emerald Drive) as an adjoining street shall have a zero (0) feet set back if parking is**

located on the side or rear of the building and has a primary entrance to the building located along NC 58 (Emerald Drive).

Section 5.1 - Density, Intensity, Dimensional Table
Side and Rear Setbacks

Current Setback - 0'

Note 5. In the Business and Government zoning districts, when a side or rear lot line abuts a residentially zoned lot, there shall be a minimum yard of fifteen (15) feet for the first and second story of commercial building and ten (10) feet yard width for each additional story.

Proposed Setback – 0' in Business district

Note 5. **In the Business zoning districts, when a side or rear lot line abuts residentially zoned lot, there shall be a minimum yard of ten (10) feet for the first and second story of commercial building and five (5) feet for each additional story.** In the Government zoning districts, when a side or rear lot line abuts a residentially zoned lot, there shall be a minimum yard of fifteen (15) feet for the first and second story of commercial building and ten (10) feet yard width for each additional story.

Section 5.1 Density, Intensity, Dimensional Table
Minimum Natural/Vegetated Area (% of site)

Current % - 15% Natural Area

Proposed % - 15% Vegetated Area

Chapter 6

Section 6.1.6 - Sidewalk Standard

Current Standard

(1) Sidewalk Standard

No sidewalk shall be without a written permit from the Town.

Proposed Standard

(1) **Sidewalk Standard**

No sidewalk shall be without a written permit from the Town.

(A) In the Business District all connections from the sidewalk to a business front shall be no less than four (4) feet in width and no greater than eight (8) feet in width.

I believe I have addressed all the revisions highlighted at our August and September meetings. I look forward to discussing this with you at your October 23, 2017 meeting.