



Nice Matters!

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**DATE:** March 19, 2018  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr., Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Review of Chapter 10 Definitions for simplification of the Unified Development Ordinance**

We have discussed the desire of staff to simplify and restructure the Unified Development Ordinance. I would like to take advantage of the months that the Board does not have agenda items to review a Chapter of the UDO to assist staff in this process. Please remember that the goal of this process is to simply the UDO. If you as a Board member have a regulation or item, you feel needs to be amended or addressed, now would be an excellent time to do so.

Keeping this in mind, the first chapter we will be reviewing is Chapter 10 Definitions. Board Chairman Kenny Sullivan and I believe this is the best starting point. When reviewing Chapter 10 Definitions, look for definitions that are redundant or may no longer be relevant to the UDO. Also, many of the definitions are more policy statements which should be located in another Chapter of the UDO. To help clarify the type of items I have discussed above, I have provided the below as just one example:

Definition

#### **REGULATORY FLOOD PROTECTION ELEVATION**

The elevation to which all structures and other development located within the special flood hazard areas must be elevated or flood proofed, if non-residential. Within areas where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus two (2) feet of freeboard. In areas where no BFE has been established, all structures and other development must be elevated or flood proofed, if non-residential, to two (2) feet above the highest adjacent grade.

This definition clearly states the Town's regulatory flood protection elevation is the base flood elevation plus 2 feet of freeboard. The Town's flood damage prevention ordinance is found in Section 6.2 and there is no mention of the freeboard requirement. It just references the base flood elevation. This was very confusing to me when I first saw this. Normally policy statements such as this are found in the appropriate ordinance section and not in the definitions. Therefore, this definition would be one we could move to the appropriate Ordinance section which would shorten the wording no longer needing the definition. This is just one example of the types of corrections and deletions we are looking for.

Attached to this ordinance is Chapter 10 Definitions for your review. Feel free to mark this up however you would like. If you have any questions before the meeting please feel free to contact me. I look forward to discussing this with you at your March 26, 2018 meeting and please remember the goal of this entire process is to simplify the UDO.