



PLANNING & INSPECTIONS DEPARTMENT

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Memorandum

To: Mayor / Council / Town Manager
From: Michelle Shreve, Planner
Date: April 18, 2018
Re: CAMA Core Land Use Plan Amendments

Attached are twenty pages of the Town of Atlantic Beach CAMA Core Land Use Plan that are proposed to be amended. An amendment to the Land Use Plan has to be made in order to change the zoning district information in the CAMA Core Land Use Plan to match the recently updated Unified Development Ordinance. The nature of the changes (zoning district names, densities, and uses) allows us to review these changes as amendments, rather than an entire Land Use Plan update.

The Division of Coastal Management (DCM) (which includes the CAMA program) requires a certain procedure for Land Use Plan amendment that is different from our zoning text amendments. That procedure is outlined in the memo from DCM dated September 25, 2017. I have outlined the proposed amendment procedure timeline as follows:

- April 23 – Present proposed amendments to Council, request Council to schedule Public Hearing on June 25
- May 16 – Deadline to submit proposed amendments to DCM District Planner
- May 23 – Publish public hearing notice (32 days prior to public hearing)
- June 25 – Council holds public hearing and approves proposed amendments
- June 26 – Transmittal of locally adopted amendments to DCM District Planner for Coastal Resources Commission certification

Please feel free to contact me with questions:

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subdivision, and other regulations must be satisfied. Water access to dry stack storage facilities should not disturb active shellfishing areas or subaquatic vegetation.

Development of Sound and Estuarine Islands: The town's policy is that sound and estuarine islands should not be developed, and therefore are classified as Conservation by the Land Classification Map, except Money Island which is zoned ~~RA-1~~RSW.

Ocean Hazard Areas:

- Atlantic Beach will support only uses within the ocean hazard areas which are allowed by 15A NCAC 7H and are consistent with the town's zoning and land protection ordinances.
- Atlantic Beach supports the deposit of dredge spoil by the U.S. Army Corps of Engineers on the beach and relocation as the preferred erosion control measures for ocean hazard areas.
- The town finds that the frontal and secondary dunes are important to the town; they protect development from storm damage and wind erosion; they are aesthetically pleasing and are attractive to future development. It is town policy to protect the secondary dunes and other components of the dune system while allowing development of these areas. The town will encourage future developers to use planned unit development in these areas. This type development should be designed to shift the heaviest portion of development to areas that are less fragile or sensitive, hence conserving those areas that are more fragile. At the same time, site development can ultimately contain the same or sometimes more units than are allowed under conventional districts of the zoning ordinance. It is town policy to require large lot sizes in these areas and to limit the amount of cut and fill and the clearing of the vegetation.
- The town supports state requirements pertaining to shoreline stabilization in ocean hazard areas.
- Atlantic Beach will support the limited adjustment of the CAMA setback line in association with ongoing deposit of sand from dredge spoil projects and the establishment of new permanent dune and vegetation lines. However, it is understood that this policy will not impact permit decisions regarding CAMA setback line in ocean hazard areas unless the Coastal Resources Commission modifies the State use standards for this AEC.

Resource Production and Management Policies

Residential, Commercial, and Industrial Development Impacts on Resources:

- In addressing future rezoning applications for commercial housing, townhouse, or multi-family housing, the town will consider, among other factors, the following: (1) a preference to have commercial and other intense land uses that generate a substantial amount of traffic and other off-site impacts develop as self-contained areas having minimal ingress and egress to main traffic routes; (2) a preference to have the uses described above locate with entrances and exits along streets and roads that are perpendicular to the nearest main traffic route; and (3) a preference to redevelop areas in poor condition.

2. Beach and Shoreline Regulations

These regulations are included in Chapter 5 of the Municipal Code. Usage of beach and shoreline areas is regulated, including prohibition of glass containers and metal cans, surfing, vehicular traffic, and issuance of permits for beach traffic.

3. Buildings and Building Regulations

Chapter 6 of the Municipal Code includes these regulations. The town has adopted and enforces the North Carolina state building, plumbing, heating, electrical, and residential codes. The chapter also establishes requirements for a uniform numbering system for all buildings.

4. Planning and Development

Atlantic Beach's planning program is established by Chapter ~~43~~18 of the Municipal Code, with responsibility over enforcement of zoning and subdivision regulations administered through the Planning and Inspections Department. The chapter establishes both the Planning Board and Board of Adjustment. Responsibilities for both boards are defined. In addition, the chapter establishes the following:

- Implementation and enforcement program for minor (CAMA) development permits.
- Soil, erosion, and sedimentation control.
- Group housing regulations, including controls for condominiums, townhouses, and apartments.
- Construction permits.

5. Streets and Sidewalks

The use and maintenance of streets and sidewalks is regulated by Chapter 16 of the Municipal Code. Damage to streets, bridges, lights, and signs is regulated and prohibited. In addition, controls on the moving of buildings upon or across public streets or sidewalks are provided.

6. Subdivision and Pre-Development Regulations

~~Chapter 17 of the Municipal Code provides the Town of Atlantic Beach subdivision regulations. The following excerpt from the subdivision ordinance provides the purpose of the subdivision regulations:~~

~~"The purpose of these regulations is to regulate and control the subdivision of land within the limits of the town in order to promote the public health, safety, and general welfare of the community. They are designed to lessen congestion in the streets and highways; to further the orderly layout and use of land; to insure proper legal description and proper monumenting of subdivided lands; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land and avoid undue concentration of population; to facilitate adequate provisions for transportation, water, sewerage, parks, schools, playgrounds and other public requirements; to facilitate the further resubdivision of larger tracts into small parcels of land."~~

Chapter 18 of the Municipal Code provides the Town of Atlantic Beach subdivision regulations. Specifically, the subdivision regulations require that:

- Town services shall not be provided until a final subdivision plat is approved;
- No streets or utilities shall be accepted until a final subdivision plat is approved;
- No construction permits shall be issued until a final subdivision plat is approved.

7. Zoning

~~The Atlantic Beach zoning ordinance is included in Chapter 18 of the Municipal Code. The purposes of the zoning ordinance, as stated in the Section 18-1 of the 2008/2009 revisions to the ordinance, are as follows:~~

~~"(1) Promoting the public health, safety, morals, and general welfare; (2) Promoting the orderly growth and development of the Town of Atlantic Beach and the surrounding area; (3) Lessening congestion in the street and roads; (4)~~

Providing adequate light and air; (5) Securing safety from fires, panic, and other dangers; (6) Preventing the overcrowding of land; (7) Avoiding undue congestion of population; (8) Facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.”

The zoning ordinance includes the following eleven land use districts. Each parcel of land in the Town is included in one of the following districts:

~~*R-1(C) Residential District.* The R-1(C) residential district is established as a district in which the only use of land is for single-family dwellings based on the issuance of a conditional use permit.~~

~~*R-1(5) Residential District.* The R-1(5) residential district is established as a district in which the only use of land is for single-family dwellings. The R-1(5) district has a required side yard setback of five feet.~~

~~*R-1(7) Residential District.* The R-1(7) residential district is established as a district in which the only use of land is for single-family dwellings. The R-1(7) district has a required side yard setback of seven feet.~~

~~*R-1M Residential District.* The R-1M residential district is established as a district in which the only use of land is for single-family dwellings and manufactured homes.~~

~~*R-2 Residential District.* The R-2 residential district is established as a district in which the principal use of land is for single-family and duplex dwellings.~~

~~*R-3 Residential District.* The R-3 residential district is established as a district in which the principal use of the land is for high density residential development including single-family, two-family (duplex), three-family (triplex), and four-family (quadraplex) dwelling units.~~

~~*RMU Resort Mixed Use.* The RMU resort mixed use district is established as a district to provide an area for varying residential building types to support both permanent and transient residences. Additionally, some non-residential uses are allowed either conditionally or by right in an effort to provide development options that will support the tourist industry.~~

~~*RS Resort Service District.* The RS resort service district is established as a district to provide areas, which, due to their location, natural features and access, have an extremely high potential for both permanent and tourist types of residential development. Additionally, commercial uses are permitted and shall be oriented to businesses and services associated with those tourist related activities which reflect a family atmosphere.~~

~~CDD Circle Development District. The CDD Circle Development District Overlay is designed to re-establish and preserve “The Circle” area as the primary civic, retail, office, institutional, cultural, and entertainment center for the community.~~

~~CB Community Business District. The purpose of this district is to provide broad-based commercial services to both year-round residents and tourists.~~

~~GB General Business District. The purpose of this district shall be to create and maintain general businesses and professional offices which are necessary to the residents of Atlantic Beach and also to the tourists who visit Atlantic Beach.~~

~~In addition to the eleven aforementioned standard zoning districts, the town has adopted one overlay district, the Causeway Overlay District (COD). The COD allows for the same permissible uses as the general business district, but provides some incentives for mixed-use development. The purpose of the Causeway Overlay District (COD) is to:~~

- ~~(1) Accommodate vertical mixed-use buildings with retail, service, office, institutional, and other uses on the ground floor and residential units above the nonresidential space.~~
- ~~(2) Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets.~~
- ~~(3) Promote the health and well-being of residents by encouraging physical activity, interconnectivity through pedestrian facilities, and greater social interaction.~~

The Atlantic Beach zoning ordinance is included in Chapter 18 of the Municipal Code. The purposes of the zoning ordinance, as stated in Section 18.1.4. of the Unified Development Ordinance (effective October 23, 2017), are as follows:

“The purpose of this Ordinance is to protect the public health, safety, morals, and general welfare of the citizens and landowners of the Town of Atlantic Beach, and to implement the policies and objectives of Town-adopted plans addressing the Town’s growth and development.”

The zoning ordinance includes the following eleven zoning districts. Each parcel of land in the Town is included in one of the following districts:

RSC - Residential Single-family Conservation - The RSC district is established to accommodate one single-family detached dwelling per lot in a manner that protects sensitive environmental features like existing trees, coastal habitat, and wetlands.

RSN - Residential Single-family Narrow yard - The RSN district is established to accommodate single-family detached dwellings at densities of eight units an acre, along with parks, open space, and customary accessory uses.

RSW - Residential Single-family Wide yard - The RSW district is established to

accommodate single-family detached dwellings at densities around seven units an acre, along with parks, open space, and customary accessory uses.

RSM - Residential Single-family Manufactured - The RSM district is established to accommodate single-family detached dwellings (including individual manufactured homes on their own lots) at densities of eight units an acre, along with parks, open space, minor utilities, and customary accessory uses.

RSD - Residential Single-family & Duplex - The RSD district is established to accommodate a mix of single-family detached and duplex dwellings, along with parks, open space, minor utilities, and customary accessory uses.

RMF - Residential Multi-Family - The RMF district is established to accommodate a wide range of residential uses, including single-family detached, duplex, triplex, and quadplex dwellings, along with parks, open space, institutions, minor utilities, and minor visitor accommodations uses.

MUN - Mixed Use Neighborhood - The MUN district is established to accommodate a blend of mixed uses at a neighborhood scale. The district accommodates most forms of residential development, numerous institutional uses, and a wide range of commercial uses.

MHI - Mixed use High Intensity - The MHI district is established to provide areas, which, due to their location, natural features and access, have an extremely high potential for both permanent and tourist types of residential development. Commercial uses are permitted and shall be oriented to tourist related activities which reflect a family atmosphere.

CIR - Commercial Circle - The CIR district is established to preserve and protect the traditional core of the Town as the primary civic, business, and cultural destination for visitors and residents. Vertically integrated mixed uses with retail and other street-activating uses on the ground floor of buildings with residential and office uses on the upper floors are appropriate in the CIR district.

CPY - Commercial Periphery - The CPY district is established to accommodate a diverse range of high and medium intensity retail, service, and office uses in a coordinated fashion that provides goods and services to both year-round residents and tourists. Upper story residential is permitted but other forms of single-family or multi-family development are prohibited.

COR - Commercial Corridor - The COR district is established to accommodate a diverse range of commercial uses serving both residents and tourists.

8. NCDOT Transportation Improvement Program (TIP), Division 2, 2004-2010

The TIP is developed on a yearly basis by the North Carolina Department of Transportation (NCDOT) and contains funding information and six year schedules for various transportation divisions including: highways, aviation, enhancements, public transportation, rail, bicycle and pedestrians, and the Governor's Highway Safety Program.

- A significant and persistent increase in property values and an increased number of real estate speculators in the market makes the development of one-and-two-family units increasingly less cost-effective, and thus less likely, except for luxury/waterfront units. Demand for both higher density and luxury residential units will increase significantly during the planning period (5 to 7 years).

Current zoning regulations and generally small lot sizes in the Town favor the development of three-and-four unit residential developments, with the potential to disrupt the primarily single-family nature of many neighborhoods in Town and to strain the capacity to serve this development with current infrastructure (e.g., roads, septic tanks, etc.). Under current regulations, only ~~6,000~~7,200 square feet (~~.138~~.165 of an acre) are needed for duplex development and only ~~10,000~~14,400 square feet are needed for the development of a quadplex (i.e., 4 units) in most zoning districts.

- # The decreasing availability of large (i.e., minimum of 2 acres under current requirements) parcels with proper environmental/site conditions, the above-referenced high land values, the high costs of redeveloping existing sites, the potential impact of the Fred Bunn/Circle Redevelopment project, and the uncertainty over the potential for sewer system development may temporarily stall the development of high density residential units, despite the clear demand for such units.

Over the medium term (3 to 5 years), demand for such units is likely to overcome the aforementioned impediments, as costs of development in comparable beachfront communities such as Carolina Beach or Kure Beach becomes prohibitively expensive. This means that demand for redevelopment of existing developed areas will increase significantly through the planning period (i.e., through 2013).

- An increasing percentage of residents will be year-round or nearly year round, as opposed to seasonal, with the impending retirement or semi-retirement of the large “baby boom” generation. This suggests the need for larger residential units and residential units closely accessible to amenities associated with permanent residency in an area (e.g., health care facilities, pharmacies, financial services offices, etc.).

These factors suggest the following action items that should be taken by the Town of Atlantic Beach in order to help guide residential development to the most appropriate areas in Town and to help establish the density and intensity of residential development:

- The Town should enact fair and consistent standards for the development of multi-family units. Under current zoning regulations, the Town allows a 4-unit development to be developed on as little as ~~10,000~~14,400 square feet, while a 5-unit development requires at least ~~2-18,000~~acrossquare feet (approximately 85,000 square feet). Such a revision may result in a development pattern that allows for residential densities more commensurate with land values and prevents encroachment of 3 and 4 unit developments into primarily single- family neighborhoods.
- The Town should consider designating additional appropriate areas with zoning classifications similar to the Circle Development District and consider revising development regulations to encourage dense, mixed-use development in these areas. The Town should also simultaneously consider restricting dense/intense development in districts where the Town wishes to encourage and/or preserve lower density development.

Additional study is recommended in order to identify the most suitable areas for these proposed changes. The most suitable areas for mixed-use zoning designation are those where this type of development is compatible with existing adjacent development, is accessible to necessary infrastructure, and is in areas most likely to experience economic pressure to redevelop in a more dense and intense fashion. Analysis associated with this plan suggests that a total of approximately 5,715 residential units are the maximum number of residential units sustainable based on current infrastructure and Federal/State/local development regulations. Any rezonings should consider this an approximate guideline when considering necessary future densities and intensities of development.

- The Town should work, through the Planning and Public Works Departments, to carefully consider zoning and development regulation modifications prior to the final design and planning stage of any public sewerage system.

Although we do not believe that public sewerage will significantly increase the *overall* residential density of the Town, the significant land valuation increases brought on by sewer installation and the significantly increased density that can be developed on a land site will affect the *distribution* of the Town's overall residential density. In other words, the installation of public sewerage in the Town will likely make high density residential development and higher value low/medium density development considerably more attractive (i.e., than they are currently without public sewerage).

- Allows and encourages the redevelopment of existing commercial development to its highest and best use

The Town should also consider investigating the need for a new zoning district for intense entertainment and other tourism-related uses, such as water parks, miniature golf and large restaurants, in order to avoid conflicts with both existing residential areas and the emerging mixed use developments aforementioned. In general, these types of uses are currently allowed by Special Use Permit in the Resort Commercial (RC) zone.

The area in and near the Coral Bay/Atlantic Station Shopping Centers are and should remain the primary, regional (i.e., eastern Bogue Banks) commercial hub for commercial services oriented towards permanent residents (e.g., supermarket, pharmacy, etc.) during the planning period.

4. Industrial Land Use

~~The Town does not have any uses classified as industrial, does not have a zoning designation for such uses, has not experienced demand for such uses, and does not have any vacant or readily redevelopable land for such uses.~~

The Town has two uses classified as industrial: Light Industrial (including uses such as self-storage facilities and boat/vehicle storage) and Heavy Industrial (including uses such as seafood packing and processing). Light industrial uses are permitted in the COR district and permitted as a special use in the CPY district. Heavy industrial uses are permitted as a special use in the COR district.

Intense land uses that could generate noise or odors incompatible with residential uses - such as marinas/boat docks and gas stations - do exist in the Town, but are limited to the ~~General Business, Resort Commercial and/or Resort Sound Districts~~ COR, CPY, and MHI districts and subject to site design requirements that minimize the potential for negative impacts to adjacent or nearby residential development.

5. Transportation

As noted in Section 5(D) of this Plan, the NC Department of Transportation (NCDOT) does not anticipate any significant roadway improvements for the Town through at least 2010, despite severe traffic congestion on Fort Macon Boulevard (NC Highway 58) and the Atlantic Beach Causeway during the peak of the tourist season (e.g., weekends from Memorial Day to Labor Day).

Relief of these congested roadway conditions through roadway improvements, however, is unlikely during the planning period (through 2012), for the following reasons:

A planned third bridge from the mainland to Bogue Banks, initially called for to connect the Salter Path/Indian Beach area to the mainland and included in the 1993-1999 NCDOT

P.10 - Atlantic Beach supports revisions to the North Carolina state statutes which would allow the local imposition of impact fees or special legislation to allow them within the town's planning jurisdiction. Note: Impact fees would be levied against land developers to establish a revenue source to support the additional demand for services generated by the people occupying the proposed developments such as roads, water and sewer infrastructure, and recreational facilities.

P.11 - Atlantic Beach will continuously monitor the impact which the construction of a central sewer system will have on the town.

P.12 - Atlantic Beach will restrict dense/intense development in areas where the town wishes to encourage/preserve lower density development.

Implementing Actions - Residential

I.10 - Atlantic Beach will review its zoning and subdivision ordinances to ensure consistency with the recommendations included in this plan (see pages 152, 153, and 154). The town's zoning ordinance must be revised to attain the densities which are delineated on the Future Land Use Map, page 197. *Schedule: Fiscal Year 2007-2008.*

I.11 - Atlantic Beach will support residential development at the following residential densities which are reflected on the future land use map, ~~page 197 (see page 139 for descriptions of zoning districts and the land use categories discussion on page 198 for descriptions of desired uses and allowable building heights):~~

- (1) Low-density residential/~~4-6~~7-8 units per acre.
- (2) Medium-density residential/~~7-10~~8-12 units per acre.
- (3) High-density residential/~~over 10~~8-12 units per acre.
- (4) Mixed use residential/~~over 10~~8-12 units per acre.
- (5) Mixed use commercial/~~7-10~~8-12 units per acre.
- (6) Conservation/~~green~~ open space - ~~No development except buildings accessory to recreational use in the RS district.~~ 1 unit per acre
Schedule: Continuing Activity.

I.12 - In the "cottage" districts, the Town of Atlantic Beach will maintain buildings at the existing size, height, and density through enforcement of its zoning ordinance (see Cottage District discussion on page 203). *Schedule: Continuing Activity.*

I.16 - It is town policy to promote, foster, and encourage the redevelopment of old, poorly designed and underutilized areas. Redevelopment is preferred and deemed more important than development of currently undeveloped areas. Many developed areas are in poor condition with poor road design, lack of vegetation, dilapidated housing, mixed uses, etc. The town will continue a program of strict enforcement of the minimum code as a means to improve the quality of existing development. *Schedule: Continuing Activity.*

I.17 - Atlantic Beach will take an active supervisory role in all future redevelopment projects. All projects are required to consider the town's environmental policies and to address the town's other public needs, especially its needs for a sound street system. *Schedule: Continuing Activity.*

I.18 - Atlantic Beach will allow the reconstruction of any structures demolished by natural disaster or by other causes in accordance with all applicable federal, state and local regulations. *Schedule: Continuing Activity.*

I.19 - Atlantic Beach supports adoption by the U. S. Department of Housing and Urban Development of stricter standards for the construction of mobile homes which are to be located in the coastal zone. Such standards should increase wind resistant capabilities to a level consistent with that which is required for conventional site built housing. *Schedule: Continuing Activity.*

I.20 - The Town supports rezonings that are appropriate for the area. Requests for zoning changes will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning whose sole purpose is to serve the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. Spot zoning is based on the arbitrary and inappropriate nature of a re-zoning change rather than, as is commonly believed, on the size of the area being re-zoned. *Schedule: Continuing Activity.*

Policies - Commercial/Industrial

P.13 - ~~The Town of Atlantic Beach opposes any industrial development/land use within its planning jurisdiction.~~

P.14 - The Town of Atlantic Beach supports commercial/mixed-use redevelopment of "The Circle" area.

P.15 - The Town of Atlantic Beach supports the concept of commercial/residential mixed use in all mixed use commercial areas as shown on the future land use map, see page 197.



03020106030082

ATLANTIC OCEAN



1 inch = 1,550 feet

Future Land Use Categories	Residential Density	Acres
Conservation/Open Space	1 unit per acre	296.57
Mixed-Use Commercial	7 - 8 units per acre	101.99
Mixed-Use Residential	8 - 12 units per acre	450.13
Residential - Low Density	7 - 8 units per acre	404.03
Residential - Medium Density	8 units per acre	43.90
Residential - High Density	8 - 12 units per acre	29.41
Right-of-way	-	175.70
Water	-	181.57
TOTAL		1893.30

Town of Atlantic Beach Land Use Plan Future Land Use



Legend

- ★ 8A. Regional Shoreline Access Site
- ★ 8B. Regional Shoreline Access Site
- ★ 8C. Regional Shoreline Access Site
- Corporate Limits
- 14 Digit Hydrologic Unit
- ▬ Piers
- ▬ Least Suitable Land Overlay
- ▬ Tax Parcels
- ▬ Cottage Overlay Districts
- ▬ Club Colony District
- ▬ Money Island District
- ▬ Old Atlantic Beach East
- ▬ Old Atlantic Beach West

Future Land Use

- Conservation/Open Space
- Mixed-Use Commercial
- Mixed-Use Residential
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Urban Waterfront Overlay Zone

Created 2/14/2018 by the Carteret
County Information Technology Department-
GIS Division

Cottage Overlay Districts	Acres
Club Colony District	21.64
Money Island District	19.77
Old Atlantic Beach East	23.80
Old Atlantic Beach West	31.09
TOTAL	96.30

These are overlay districts; the acreages have already been calculated in the Future Land Use Categories Acreage

2. Land Use Categories and Acreage

The future land use categories and acreages are provided in Table 40. The future land use map depicts a desired pattern of land uses, which are generally consistent with the Land Suitability Analysis. The land use categories have been coordinated with Atlantic Beach's zoning districts. The zoning districts specify allowable uses for each land use category. Refer to the Town's zoning ordinance for specific uses allowed in each district. The land use categories are intrinsically tied to the policy section of this plan.

Table 40. Town of Atlantic Beach
Future Land Use Acreages

Future Land Use Categories	Residential Density	Corresponding Existing Zoning Districts	Acres
Conservation/Open Space	No units <u>1 unit per acre</u>	R-1(C) <u>RSC</u>	314.3 <u>296.57</u>
Mixed-Use Commercial	7-10 <u>8 units per acre</u>	CDD*, GB, CB <u>CIR, COR, CPY</u>	82.4 <u>101.99</u>
Mixed-Use Residential	Over 10 <u>8-12 units per acre</u>	RS, RMUMHI, MUN	416.3 <u>450.13</u>
Residential - Low Density	1-6 <u>7-8 units per acre</u>	R-1(5), R-1(7), R-1M <u>RSN, RSW, RSM</u>	319.9 <u>404.03</u>
Residential - Medium Density	7-10 <u>8-12 units per acre</u>	R-2 <u>RSD</u>	182.8 <u>43.9</u>
Residential - High Density	Over 10 <u>8-12 units per acre</u>	R-3 <u>RMF</u>	9.2 <u>29.41</u>
Right-of-way			178.3 <u>175.7</u>
Water/Marsh/Dunes			191.57 <u>147.3</u>
Total			1693.3 <u>1,650.5</u>

~~*The CDD zoning district is limited in area, but can allow up to 50 residential units per acre.
NOTE: Mixed-use commercial objective - 50% Commercial/50% Residential; Mixed-use residential objective - 25% non-residential/75% residential.
Source: Holland Consulting Planners, Inc.~~

~~*The CIR district is limited in area, but can allow up to 50 residential units per acre.~~

The descriptions of each zoning district specified for each land use category are provided on pages 139 and 140. The following summarizes land use categories by type and the corresponding zoning district(s). ~~NOTE: The existing zoning ordinance must be revised to support the densities which are depicted on the Future Land Use Map, Map 20.~~

a. Conservation

The Conservation designation is located on the north side of the island in areas of environmental concern. The designation is intended to be used for the protection and preservation of these environmentally sensitive lands through minimizing development potential.

Corresponding zoning districts: ~~R-1(C) - Residential District~~ RSC

~~Permitted uses: Piers, floating docks, boat lifts, marinas, public accesses, pier houses, open space, and maximum 2,500 SF educational facilities (single structure). Note: Not all uses listed above are permissible in both zoning districts.~~Single-family detached dwellings and group homes.

Not permitted uses: All uses not listed above

Allowable density: ~~N/A~~One unit per acre

Maximum height: ~~15 feet~~45 feet

Minimum lot size: ~~N/A~~1 acre

Maximum lot coverage: ~~None~~10%

b. Mixed Use - Commercial

Commercial land uses in Atlantic Beach are primarily located along the Atlantic Beach Causeway and Fort Macon Drive. The majority of future commercial development will be part of a mixed use initiative and be located along Atlantic Beach Causeway and on West Fort Macon Road for approximately five blocks west of the Causeway and on East Fort Macon Road for approximately two blocks east of the Causeway.

Corresponding zoning districts: ~~CDD - Circle Development District
GB - General Business District
CB - Community Business District~~
CIR, COR, CPY

Permitted uses: ~~Mixed commercial/residential developments, restaurants, retail establishments, office spaces, and service establishments. Residential uses are not permitted within the CB zoning district.~~Nearly all types of residential, institutional, commercial, and industrial uses. Note: Not all uses listed above are permissible in all three zoning districts.

Not permitted uses: ~~Industrial uses.~~Manufactured homes or manufactured home parks, townhouses, and recreational vehicle parks.

Allowable densities: ~~GB - Single family - 8.7 units/acre
Multi-family - 12.1 units/acre~~
CDD - 50 units/acre
COR - Single family - 8 units per acre
Multi-family - 12 units per acre
CIR - 50 units per acre
CPY - 8 units per acre

Maximum height: ~~CB and GB - 55 feet~~
~~CDD - 55-185 feet~~

COR and CPY - 55 feet
CIR - 45 feet to 185 feet

Minimum lot size: ~~GB - Single family - 5,000 s.f.~~
~~Multi-family - 5,000 s.f.~~
~~CDD - None CB - None~~

COR - Single family - 6,000 s.f. per unit

Multi-family - 3,600 s.f. per unit

All other uses - None

CIR and CPY - None

Maximum lot coverage: ~~Residential - May not exceed 40%~~
~~Commercial - May not exceed 85%~~

CPY and COR - 75%

CIR - 40% without stormwater management system, no maximum lot coverage when stormwater management system meeting current standards is present

c. *Mixed Use - Residential*

~~Mixed Use - Residential is located predominantly along the frontage of Fort Macon Road; one on West Fort Macon Road and one on East Fort Macon Road.~~
Residential is located predominantly along the frontage of Fort Macon Road.

Corresponding zoning districts: ~~RMU - Resort Mixed Use~~
~~RS - Resort Service District~~
~~CDD - Circle Development District~~
MUN, MHI

~~Permitted uses: Single and multi-family residences; low impact commercial development such as hotels and motels with restaurants, lounges, gift shops, etc., located within the building; day cares; churches; and recreational uses such as tennis courts, swimming pools, and golf courses. Note: Not all uses listed above are permissible in both zoning districts.~~
All types of residential uses, some institutional uses like day cares and parks, and some commercial uses like marinas and hotels. Note: Not all uses listed above are permissible in both zoning districts.

Not permitted uses: Industrial uses and high impact commercial establishments such as strip retail development.

Allowable densities: ~~RS and RMU - 6.2 units/acre~~
~~CDD - 50 units/acre~~
Single family - 8 units per acre
Multi-family - 12 units per acre

Maximum height: ~~RS and RMU - 45 feet~~
~~Projects with more than 4 units in a single building - 55 ft.~~
~~CDD - 55-185 feet~~
MUN - 45 feet
MHI - 55 feet

Minimum lot size: ~~RS and RMU - 5,000 s.f.~~
~~CDD - None~~
Single family - 5,000 s.f. per unit
Multi-family - 3,600 s.f. per unit
All other uses - 10,000 s.f.

Maximum lot coverage: May not exceed 40%

d. Residential

Residential land uses have been divided into three separate land use categories based on associated variable residential densities. These categories include high, medium, and low density residential. The location of residential land uses by density was based on existing residential development patterns and constraints to development (i.e., floodplains and wetlands).

i. High Density Residential

Corresponding zoning districts: ~~R-3 - Residential District~~ RMF

Permitted uses: ~~Single and multi-family residences, recreational vehicles, neighborhood commercial uses, hotels and motels, schools, greenhouses, and hospitals. Note: Not all uses listed above are permissible in all zoning districts.~~ Single and multi-family residences, utilities, and parks/open spaces.

Not permitted uses: Industrial uses

Allowable densities: Single-family - ~~8.7~~ units/acre
Multi-family - ~~12.4~~ units/acre

Maximum height: 45 feet

Minimum lot size: ~~5,000 s.f.~~
Single family - 5,000 s.f. per unit
Multi-family - 3,600 s.f. per unit

Maximum lot coverage: May not exceed 40%.

ii. **Medium Density Residential**

Corresponding zoning districts: ~~R-2--Residential District~~ RSD

Permitted uses: ~~Single--and multi-family development~~ Single family and duplex residential uses

Not permitted uses: All non-residential development and residential development with more than two units

Allowable densities: Single family - ~~8-7~~ units/acre
Multi-family - ~~12-4~~ units/acre

Maximum height: 45 feet

Minimum lot size: ~~5,000 s.f.~~
Single family - 5,000 s.f.
Duplex - 7,200 s.f.

Maximum lot coverage: May not exceed 40%

iii. **Low Density Residential**

Corresponding zoning districts: ~~R-1(5)--Residential District~~
~~R-1(7)--Residential District~~
~~R-1M--Residential District~~
RSN, RSW, RSM

Permitted uses: Single-family detached residences and ~~duplex residences--and~~ manufactured homes. Note: Not all uses listed above are permissible in all zoning districts.

Not permitted uses: All non-residential uses and residential uses

with more than one unit

Allowable densities: ~~Single-family - 7.3 units/acre~~
~~Multi-family - 12.1 units/acre~~
RSW - 7 units per acre
RSN and RSM - 8 units per acre

Maximum height: 45 feet

Minimum lot size: ~~R-1(5) and R-1M - 5,000 s.f.~~
~~R-1(7) - 6,000 s.f.~~
RSW Single family - 6,000 s.f.
All other uses - 12,000 s.f.
RSN Single family - 5,000 s.f.
& RSM All other uses - 10,000 s.f.

Maximum lot coverage: May not exceed 40%

Notes related to zoning district requirements listed above:

- (1) Maximum lot coverage as noted above assumes that a given property owner will develop an on-site stormwater management system which will manage the first ~~inch and a half~~ two inches of precipitation for a given rain event. ~~Without the installation of a stormwater management system, maximum lot coverage will be 25% for residential properties and 30% for commercial structures.~~
- (2) Developments that will incorporate greater than ~~four~~ five units in a single structure and/or two or more buildings on a single lot will ~~fall under the Town's group housing zoning requirements and must be approved by the Town's Planning Board~~ require Major Site Plan approval.
- (3) The minimum lot size requirements listed above are based on an Ordinance ~~amended adopted February 2, 2006. These requirements became effective February 2, 2007~~ adopted October 23, 2017.
- (4) Maximum building height listed above is for usable heated square footage only. Proposed developments may incorporate an additional five feet to a respective structure's maximum building height for the addition of ornamental elements. This additional five feet may not be usable square footage.

Table 41. Future Land Use Plan Compatibility Matrix
Consistency Review of Future Land Use Map Designations and Existing Zoning Districts

Zoning Districts	R-1(G)RSC	GDPCIR	CBCPY	GBCOR	MHI	RAMUMJUN	R-3RMF	R-2RSD	R-1(S)RSN	R-1(F)RSW	R-4M/RSM
Min. Lot Size (SF)	N/A 1 acre	None	None	5,000 Note 1	Note 3	5,000 Note 3	5,000 Note 2	5,000 Note 2	5,000	6,000	5,000
Max. Bldg. Height (ft.)	15-45	45-185	55	55	55	Note 1-45	45	45	45	45	45
Max. Lot Coverage (%)	None 10%	85% Note 4	85% 75%	Note 2 75%	40%	40%	40%	40%	40%	40%	40%
Designations/Average Density (du per acre)											
Mixed Use-Commercial/8-7-50	x	g	g	g	x	x	x	x	x	x	x
Mixed Use-Residential/8-7-50 12	x	c	x	g	g	g/e	x	x	x	x	x
High Density Residential/8-7-12-4	x	g	x	g	g	g	c	c	x	x	x
Med. Density Residential/8-7-12-4	x	c	x	g	x	x	c	g	x	x	x
Low Density Residential/7-3-12-18	x	x	x	g	x	x	x	x	g	g	g
Conservation/N/A 1	g	x	x	xg	x	x	x	x	x	x	x

g = generally consistent; c = conditionally consistent; x = inconsistent

Note 1: 45-foot for projects with 4 or fewer units in a single building; 55 feet for projects with more than 4 units in a single building. Single family = 6000sf/unit, Multi-family = 3,600sf. All other uses = no minimum lot size

Note 2: Single family = 5000sf/unit, Multi-family = 3,600sf

Note 3: Single family = 5000sf/unit, Multi-family = 3,600sf, All other uses = 10,000sf

Note 4: Residential - may not exceed 40%; commercial - may not exceed 85%; 40% without stormwater management system, no maximum lot coverage when stormwater management system meeting current standards is present

3. Land Demand Forecast and Infrastructure Carrying Capacity

The Town of Atlantic Beach faces many obstacles with respect to future growth and development throughout its jurisdiction. The town does not currently have much buildable vacant land remaining; however, large scale redevelopment projects are either in the planning stage, or being discussed. The most substantial redevelopment effort will take place within the “Circle District” (see Map 15), and has been established as a special district within the town’s existing zoning ordinance. Redevelopment of this area is still in the planning stages, and it is still unclear as to how this area will be developed with respect to land use. On the Future Land Use Map, this area has been shown as Mixed Use Commercial. The “Circle” at Atlantic Beach has traditionally served as the civic and cultural center for the Town. For this purpose, the Circle Development District is designed to re-establish and preserve the area as the primary civic, retail, office, institutional, cultural and entertainment center for the community.

One of the primary concerns of Atlantic Beach citizens with respect to land use is to either maintain existing densities or reduce density where possible. Establishing a solution to this concern is difficult due to the fact that the town is nearly built out. Based on data established through the Existing Land Use Map (Map 14, page 96), there are currently 466 vacant acres of land within the town’s corporate limits, comprising approximately 35% of its total jurisdiction. Based on the districts outlined on the Future Land Use Map (Map 20, page 197), approximately 314 (67.4%) of these acres are designated as Conservation/Open Space. This leaves only 152 acres of vacant buildable land within the town for future development.

The vacant land that does remain within Atlantic Beach falls entirely within two distinct future land use districts: Low Density Residential (~~4-6~~7-8 units per acre) and Medium Density Residential (~~6-10~~8-12 units per acre). The densities outlined for these districts are to be interpreted as minimum and maximum allowable densities. For the purposes of this plan, the town would like to maintain an average single-family residential density of approximately five units per acre. The town is fully aware of the problems that existing residential density have generated with respect to water quality. These concerns have been documented within the existing community facilities (sewer system) and water quality sections of the plan. Although it is nearly impossible to rectify densities with respect to existing properties, the town can aim to reduce density on the development of new properties, as well within substantial redevelopment projects.

At this time, the town is issuing an average of approximately 20 single-family residential building permits annually dating back to fiscal year 2000. At this rate, the town can expect to see an increase of 100 housing units every five years throughout the infrastructure planning period horizon of 2025. Through 2025 that would result in 400 additional housing units. In an effort to maintain a reasonable density, if you assume an average single-family housing density of five units per acre, as noted above, there is enough vacant land remaining within town to support the construction of approximately