



**AN ORDINANCE AMENDING CHAPTER 18  
OF THE UNIFIED DEVELOPMENT ORDINANCE  
TO REVISE THE REQUIREMENTS WITHIN THE  
COMMERCIAL CORRIDOR ZONING DISTRICT AND  
RELATED ZONING MAP AMENDMENTS**

**WHEREAS** North Carolina General Statute 160D-605 requires that zoning regulations shall be made in accordance with a Comprehensive Plan or Land Use Plan; and

**WHEREAS** NCGS 160D-605 also states that when adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land use plan; and

**WHEREAS**, the Atlantic Beach Town Council, during their regularly held October 11, 2023 work session meeting, called for a public hearing to be held at the November 27, 2023 regular meeting; and

**WHEREAS**, on November 15<sup>th</sup> and 22<sup>nd</sup>, the Town of Atlantic Beach published a notice of the public hearing in the Carteret County News Times, a newspaper having general circulation in Carteret County, that date being not less than 10 days before the date set for the hearing; and

**WHEREAS**, a public hearing was conducted on November 27, 2023 at 6:00 pm and closed; and

**WHEREAS** the Town Council finds that the proposed text and map amendments are consistent with the current CAMA Land Use Plan because they support Goal 1, to Protect Community Character and the Town's identity as a small, family-oriented beach community, and, Goal 2, Causeway Redevelopment, to prepare a Small Area Plan and create new land use categories; and

**WHEREAS** On the basis of foregoing findings, conclusions, and reasoning, the Town Council finds that the proposed amendments are reasonable in scope pursuant to such plans; and are reasonable and in the public interest.

**NOW THEREFORE, BE IT ORDAINED** Chapter 18 of the Unified Development Ordinance and the official Zoning Map of the Town of Atlantic Beach shall be amended as follows:

**Chapter 18 - UNIFIED DEVELOPMENT ORDINANCE**  
**ARTICLE 18-3. - ZONING DISTRICTS**

**18.3.5. Commercial Districts**

**D. Commercial Corridor (COR).**

<b>Commercial Corridor (COR)</b>		<b>1. Purpose</b>		
		The COR district is established to accommodate a diverse range of commercial uses serving both residents and tourists. Land zoned COR is generally located at street intersections and along major roadway corridors, including the causeway from the mainland. Development in the COR district shall take place only in accordance with the standards in this table and other relevant standards of this Ordinance.		
<b>2. Dimensional Standards</b>				
Ref #	Standard	Requirement [1]		
		COR-1	COR-2	COR-3
<b>A</b>	Minimum Lot Area - Per Single-Family Unit (square feet)	6,000 None		
	Maximum Residential Density - Single-Family (units/acre)	7 None		
<b>B</b>	Minimum Lot Area - Per Multi-Family Unit <del>(in developments of four or less units)</del> (square feet)	3,600 None		
	Maximum Residential Density - Multi-Family <del>(in developments of four or less units)</del> (units/acre)	12 [2] None		
<b>C</b>	<del>Minimum Lot Area - Per Multi-Family Unit (in developments of five or more units)</del> (square feet)	2,500		
	<del>Maximum Residential Density - Multi-Family (in developments of five or more units)</del>	17		
<b>D</b>	Minimum Lot Area - All Other Uses (square feet)	None		
<b>E</b>	<del>Minimum Lot Width (feet)</del>	60		
<b>F</b>	Minimum Street Frontage (linear feet)	25 [3] 16 [2]		
<b>G</b>	<del>Minimum Lot Depth (feet)</del>	100		
<b>H</b>	Minimum Street Setback (feet) [4]	10 16 Minimum 6 ft sidewalk and 6 ft planting zone	None Minimum 6 ft sidewalk and 6 ft planting zone	None Minimum 10 ft sidewalk and 5 ft Planting zone

**ORDINANCE 23-12-01**

<b>I</b>	Minimum Side Setback <del>from Residential</del> (feet)	10 [4]		
<b>J</b>	<del>Minimum Side Setback from Nonresidential or Mixed-Use</del> (feet) Minimum Side Setback, 50' wide Lot	0 [4] 5		
<b>K</b>	Minimum Rear Setback (feet) [1]	0 10 from adjoining property 10 from adjoining alley 20 from adjoining shared drive		
<b>L</b>	Minimum Spacing Between Buildings in the same Development (feet)	10 [5]		
<b>M</b>	Maximum Height (feet)	45 [6]	60	60
<b>N</b>	Maximum Impervious Surface Coverage (% of lot area) [3 7]	75		
	Maximum Number of Stories	4		
	Maximum 1st Occupiable Floor Height (feet)	12	16	16
	Building Entrances	Minimum 20% transparency for at-grade story and 30% for occupiable stories above	50% ground-floor transparency	75% ground-floor transparency
[1] Portions of lots within or abutting AEC <del>or Ocean Hazard</del> areas shall be subject to applicable CAMA setbacks.				
<del>[2] Maximum density may be increased in accordance with the incentives in Section 18.3.5.D.f, Vertical Mixed-Use Development Incentives.</del>				
[23] In cases where a multi-family development is on two (2) or more separate lots, the frontage standard applies to the entire development.				
<del>[4] Maximum spacing between principal buildings within the same development shall be ten (10) feet.</del>				
<del>[5] Multi-family and nonresidential development shall not exceed fifty-five (55) feet in height, except in accordance with the vertical mixed use incentives in Section 18.3.5.D.f, Vertical Mixed-Use Development Incentives.</del>				
[36] Developments subject to a State stormwater permit are exempted from these standards.				

- 3. Typical Lotting Pattern**
- 4. Aerial Photo**
- 5. Dimensional Illustration**

**6. Typical Forms of Development**

**7. District-Specific Standards.**

- a. **Indoor Operation.** With the exception of marinas, or outdoor seating and outdoor activity areas associated with a restaurant or bar, sidewalk markets, sales and equipment rentals, all activities taking place within the COR district shall be conducted completely within an enclosed building. Outdoor display of products shall meet the requirements of Section 18.4.8., Accessory Uses and Structures.

Outdoor storage of inventory is permitted on the side and rear of the principal building. Vehicles used in conjunction with businesses on site must be parked in the side or rear.

- ~~b. **Built to the Sidewalk.** Development in the COR shall be located at the edge of the sidewalk or the street, with off street parking to the side or rear of the building, to the maximum extent practicable.~~

- be. **Entrances.**

- i. Buildings shall maintain a primary entrance door facing a sidewalk. Entrances at building corners may be used to satisfy this requirement.
- ii. Entrances may serve a single establishment or be shared among multiple establishments.

STANDARD	COR-1	COR-2	COR-3
Entrance Requirements	Ground-floor entry minimum 18 inches above sidewalk grade or flood elevation requirement, whichever is greater.  Minimum 20% transparency for ground-floor story and 30% for occupiable stories above.	50% ground-floor transparency required.	75% ground-floor transparency required.

- c. **Frontage Types**

- i. Sidewalk sales and markets are allowable but must be held in accordance with-Section 18.4.8., Accessory Uses and Structures.

STANDARD	COR-1	COR-2	COR-3
Permitted frontage types	Gardens, patios,	Storefronts, outdoor	Storefronts, walk-up

	courtyards, porches, stoops, balconies	dining patios, outdoor sales/markets, lobbies, landscape/green infrastructure, plazas, pedestrian malls, boardwalks	windows, sidewalk dining (minimum 6 foot sidewalk clearance), patios, porticoes, balconies, lobbies, stoops
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d. **Fences and Walls.**

- iii. Chain link fencing is not permitted.
- iv. Fence and wall height shall be in accordance with Table 18.5.7.D: Maximum Fence and Wall Height.
- v. Enclosures (fences and walls) over 6 feet in height must preserve at least the top 2 feet 50% open.

STANDARD	COR-1	COR-2	COR-3
Fence and Wall Requirements	Screen enclosed parking for nonresidential uses with walls, open lattice or slats and landscaping	Screen enclosed parking with walls, open lattice or slats and landscaping.	

e. **Sidewalks.** Sidewalks ~~are~~ **be** required for all new construction and redevelopment projects, and shall be:

- i. A minimum of six (6) feet in width ~~unless otherwise specified or matching existing sidewalk widths on adjacent lots (if existing sidewalk is present and wider than six (6) feet);~~
- ii. Constructed of concrete or pavers, ~~or a different material or configuration, if required by NC DOT;~~ or other approved materials and built to the specifications of the Town.
- iii. Located between the building frontage and ~~any~~ required landscaping ~~materials~~ along the street, interior to the property line; ~~and~~
- iv. Supplemented with an improved pedestrian way from the sidewalk to the entry of all buildings; ~~and~~
- v. Provide an uninterrupted connection to adjoining sidewalks.

~~f. Vertical Mixed-Use Development Incentives.~~

- ~~i. Minimum Requirements. Development seeking to take advantage of the vertical mixed-use development incentives shall comply with the following requirements:~~

~~a) The lot shall be at least twenty thousand (20,000) square feet and have a lot frontage of at least forty (40) linear feet; and~~

~~b) All upper story residential units shall be at least six hundred (600) square feet in area.~~

~~ii. Incentives.~~

~~a) Qualifying development may exceed the maximum height by two (2) feet and the maximum density by one (1) unit per acre for each two hundred (200) square feet of park, open space, or public plaza provided.~~

~~b) Qualifying development may exceed the maximum height by two (2) feet and the maximum residential density by 0.5 units per acre for each one hundred (100) square feet of public art gallery, public art, or performing arts space provided.~~

~~c) Qualifying development may exceed the maximum height by two (2) feet and the maximum residential density by 0.5 units per acre for each four hundred (400) square feet of ground floor retail provided.~~

f. Exterior Materials.

For non-residential and multi-family construction:

i. Vinyl, prefabricated metal siding and EFIS (synthetic stucco) shall not be used.

ii. Preferred siding materials include Hardi/cement board, cedar (or other appropriate wood for coastal environments) and traditional stucco.

iii. Asphalt shingles are prohibited. Standing seam metal roofing (white or silver), cedar shake or commercial flat roofing materials are appropriate.

g. Exterior Lighting. Pedestrian scaled lighting is required except where otherwise stated.

h. Signage.

i. Pedestrian scaled signage is required except where otherwise stated.

ii. One monument or multi-tenant sign is permitted per site within COR-2 districts.

iii. No temporary signage is allowed unless otherwise exempted (political signs). Examples of temporary signs include flags, banners, sandwich board or stick-in-the-ground signs.

iv. All signage within the COR district shall comply with the standards in Section 18.5.10, Signage.

i. Off-Street Parking Standards in the COR District. The purpose of this section is to ensure that adequate and well-designed parking is provided for development in the COR district. Unless specifically referenced, all parking within the COR shall follow the standards in this section.

- i. An applicant may, through the Major Site Plan review process, submit an engineered parking study including trip generation data to support a reduced number of on-site parking spaces for consideration.
- ii. General Requirements
  - a) Compact car and golf cart parking may account for up to 15 percent of the off-street parking requirement.
  - b) Bicycle and scooter parking may account for up to 15 percent of the off-street parking requirement.
  - c) Parking requirements within the COR district may be furnished by on-site facilities, off-site facilities, or a combination of both. Public parking facilities serving multiple tenants or uses are recommended and encouraged in addition to the creation of single-use, private parking lots.
    - a. On-street parking may account for up to 25% of parking requirement.
    - b. Parking located within the State of North Carolina right-of-way may require an encroachment agreement with the North Carolina Department of Transportation (NC DOT).
  - d) On-site Facilities
    - a. On-site facilities consist of parking spaces on the same parcel as the use (residence, business, or otherwise) for which parking is required.
    - b. On-site facilities may be reserved for the private use of such residences, businesses or other establishments.
  - e) Off-site Facilities
    - a. If the parking space requirements of this section cannot be provided on-site, or are desired to be located elsewhere, such spaces may be provided in an off-site facility anywhere within the COR district.
    - b. The off-site facilities described in this section may also be located anywhere in the COR district. However, no off-site facilities may be reserved for private use by anyone or a combination of the residences, businesses, or other establishments for which the parking is required.
    - c. All off-site facilities shall be held open as public, general-use facilities.
    - d. All off-site facilities will be available to all visitors of the area in addition to serving the specific use in the COR district for which the spaces were installed.
    - e. Spaces within a pre-existing general use facility shall not be used to meet the parking requirements for new construction unless it can be shown that the number of spaces within the facility exceeds the total number of spaces required for the structures and uses it was originally designed for.

**f) Parking Allocation**

- a. Residential parking must be located on site.
- b. Non-residential parking must be located within at least 500 feet of the site.

**g) Paid Parking**

The provisions of this section shall not preclude the use or establishment of pay facilities or valet parking as long as the intent of open, general parking is maintained.

**h) Provisions for Shared Parking**

- a. Certain developments and businesses may be permitted to make joint use of a maximum of 50 percent of the required parking spaces provided the peak hours of attendance of one use are different from the peak hours of attendance of the second use. If uses that are utilizing shared parking change to where the hours of peak operation are the same, the total number of parking spaces for each use shall be installed to meet the standards set forth in this section.
- b. Up to 30 percent of required, unreserved spaces shall be shared in projects with more than one use category on-site or for projects utilizing off-site parking where the off-site parking is shared with a use category that does not have a conflicting peak utilization period.
- c. The Town may review and grant requests for special approval for parking in situations where a principal use has an accessory use on the same site and where it is logical that many of the patrons of the secondary use will simultaneously be patrons of the principal use. Examples of such uses may include, but are not limited to, a hotel with a restaurant, a hotel with a spa, a health club with a salon or other such compatible uses.
- d. Requests for shared parking under this section shall be submitted in connection with an applicant's site plan and is subject to Town approval.

**j. Parking Lot Design**

STANDARD	COR-1	COR-2	COR-3
Parking Lot Design Requirements	Off-street parking must be located on to the side or rear of buildings except on waterfront lots.	Off-street parking must be designed to allow a clear and navigable walking path (minimum 6 feet wide) between the sidewalk and primary entrance of all buildings.	

- a. The location and dimensions of all parking facilities shall be provided as part of the major site plan required for development in the COR district.



**ORDINANCE 23-12-01**

- b. All off-street parking lots including exits, entrances, drives, and parking areas shall be separated from walkways, sidewalks, and streets by curbing or other suitable protective device to prevent vehicles from encroaching into these areas.
- c. Parking lots shall provide vehicular connections to adjacent parking lots except in cases of substantial topographic differences between sites. Parking lots providing vehicular connections to adjacent parking lots may reduce the minimum number of required parking spaces by 10 percent.
- d. Parking lots shall comply with the standards in Section 18.5.3.D, Parking Lot Design.
- e. Each parking space shall comply with the minimum dimensions in Section 18.5.3.D.5, Dimensional Standards for Parking Spaces.
- f. Handicap parking spaces are required for all uses, except single-family detached dwellings, and shall meet the criteria in Section 18.5.3.D.7, Handicapped Accessibility.

**k. Use Requirements**

In the COR-2 and COR-3 districts, residential uses are allowed on upper floors only. The following table specifies the type and placement of uses within the Commercial Corridor zone.

STANDARD	COR-1	COR-2	COR-3
Use Categories Allowed	Residential, Lodging, Retail. {Nonresidential uses shall be limited to a maximum 2,000 square feet or no more than 20% of ground floor area uses, whichever is greater}.	General retail/commercial/office/service/light manufacturing for minimum of 60% of all ground floor building area.  The following uses are permitted on upper floors: » Lodging » Office » Residential » Professional Service	The following uses are required within 60 feet of street intersections and for 70% of total ground floor area: » Ground Floor Retail » Restaurant/Café » Gym » Galleries » Artisan Shops  The following uses are permitted on upper floors: » Lodging » Office » Residential » Professional Service  The following uses are permitted on rooftops: » Restaurants » Bars » Outdoor Leisure Uses/Amenity Space  The following uses are not permitted for more than 50% of ground floor area: » Office » Professional Services

**18.4.1. – Principal Use Table.**

G. Principal Use Table. The principal use table sets out the range of principal uses in Atlantic Beach, the procedures where they are allowed, and the type of review approval necessary to establish the use.

**Table 18.4.1.G, Principal Use Table**  
**P = Permitted S = Special Use · = Not Permitted**  
**Details on use types in a major or minor use categories are in Section 18.4.2, Use Classifications, Categories, and Types**

Use Category	Use Type	Zoning District			Additional Standards
		Commercial			
		COR-1	COR-2	COR-3	
<b>RESIDENTIAL USE CLASSIFICATION</b>					
Household Living	Single-family detached dwelling	P	·	·	
	Duplex	P	·	·	18.4.7.A.1.a
	Townhouse	·	·	·	
	Multi-family	P	P	P	18.4.7.A.1.c, 18.3.5.D., 4., k.
	Upper-story residential	P	P	P	18.3.5.D., 4., k.
	Manufactured home	·	·	·	
	Manufactured home park	·	·	·	18.4.7.A.1.b
Group Living	Group Home	P	·	·	
<b>INSTITUTIONAL USE CLASSIFICATION</b>					
Day Care	Day Care	P	P	P	18.4.7.B.1
Education	Educational facility	P	P	P	
Government	Government facility, major	P	P	P	
	Government facility, minor	P	P	P	

Use Category	Use Type	COR-1	COR-2	COR-3	Additional Standards
Health Care	Health care facility, major	.	.	P	18.4.7.B.2
	Health care facility, minor	P	P	P	18.4.7.B.2
Institutions	Institutions, major	.	.	P	18.4.7.B.3
	Institutions, minor	P	P	P	18.4.7.B.3
Parks & Open Space	Parks & open spaces	P	P	P	
Utilities	Utilities, major	.	.	.	18.4.7.B.4
	Utilities, minor	P	P	P	18.4.7.B.4
	Wireless telecommunications facility, major	.	.	S	18.4.7.B.4.e
	Wireless telecommunications facility, minor	P	P	P	18.4.7.B.4.e
<b>COMMERCIAL USE CLASSIFICATION</b>					
Adult Entertainment	Adult entertainment	.	.	.	18.4.7.C.1
Animal Care	Animal care, major	.	P	P	
	Animal care, minor	P	P	P	

Use Category	Use Type	COR-1	COR-2	COR-3	Additional Standards
Automotive	Automotive, major	.	.	.	18.4.7.C.2
	Automotive, minor	.	.	.	18.4.7.C.2
Bar	Bar, Nightclub, or Tavern	P	P	P	18.4.7.C.4
Eating Establishment	Eating establishment, major	P	P	P	18.4.7.C.3
	Eating establishment, moderate	P	P	P	18.4.7.C.3
	Eating establishment, minor	P	P	P	18.4.7.C.3
Maritime	Maritime, major	.	.	.	
	Maritime, minor	P	P	P	
	Marina	P	P	P	18.4.7.C.5.a
Office	Office, major	.	P	P	18.4.7.C.6
	Office, moderate	.	P	P	18.4.7.C.6
	Office, minor	P	P	P	18.4.7.C.6
Parking	Parking, commercial	S	S	S	
Personal Services	Personal services, major	.	P	P	18.4.7.C.7
	Personal services, minor	P	P	P	18.4.7.C.7
	Tattoo/body piercing establishment	.	.	.	
Recreation/ Entertainment	Commercial recreation, indoor	.	P	P	18.4.7.C.8.a
	Commercial recreation, outdoor	.	P	P	18.4.7.C.8.a
	Event venue	.	P	P	18.4.7.C.8.b

Use Category	Use Type	COR-1	COR-2	COR-3	Additional Standards
Retail Sales	Retail sales, major	•	P	P	18.4.7.C.9
	Retail sales, moderate	P	P	P	18.4.7.C.9
	Retail sales, minor	P	P	P	18.4.7.C.9
Visitor Accommodations	RV park	•	•	•	18.4.7.C.11
	Visitor accommodations, major	•	P	P	18.4.7.C.10
	Visitor accommodations, minor	P	P	P	18.4.7.C.10
Industrial	Light industrial	•	P	P	18.4.7.D.1
	Heavy industrial	•	S	S	18.4.7.D.2

**18.5.3. - Off-Street Parking and Loading.**

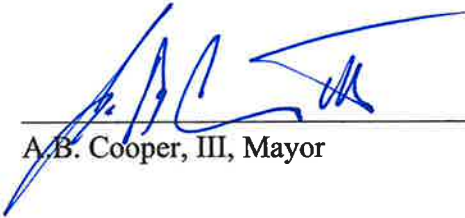
**B. Applicability.**

**5. COR District**


Development located in the COR district shall comply with the applicable parking standards in Section 18.3.5.D, District-Specific Standards, in addition to these standards. In cases where the standards conflict, the COR district standards shall control.

These amendments shall become effective on July 1, 2024.

Adopted this the 18<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
A.B. Cooper, III, Mayor


ATTEST:

  
\_\_\_\_\_  
Katrina Tyer, Town Clerk








**Legend**

-  Tax Parcels

**COR Districts**

-  1
-  2
-  3



1 inch = 500 feet



# Town of Atlantic Beach Proposed COR Districts



**Town of Atlantic Beach**  
July 2023