



**PLANNING BOARD
REGULAR MEETING AGENDA
Tuesday, August 8, 2023 at 6:00pm
Town Boardroom – 125 West Fort Macon Road**

- 1. CALL TO ORDER**
- 2. EXCUSE ABSENT BOARDMEMBER(S) IF NECESSARY**
- 3. APPROVAL OF AGENDA**
- 4. NEW BUSINESS**
- 5. OLD BUSINESS**
 - a) ZTA-23-2 - Causeway Small Area Plan/Commercial Corridor (COR) Text Amendments: The Town engaged YARD & Company in June 2022 to develop a small area plan for the Causeway/Commercial Corridor (COR) zoning district. The plan has been finalized, and based on the public input received, several ordinance amendments are being presented for review and consideration. This matter was tabled at the July 11, 2023 regular meeting for further discussion.
 - 1) Staff Presentation
 - 2) Planning Board Discussion and Recommendation
- 6. PLANNING BOARD/STAFF COMMENTS**
- 7. ADJOURNMENT**



PLANNING & INSPECTIONS DEPARTMENT

Post Office Box 10, Atlantic Beach, NC 28512

(252) 726-4456

Fax (252) 726-7043

Jennifer H. Ansell

planner2@atlanticbeach-nc.com

Memorandum

To: Planning Board
From: Jennifer H. Ansell, Planning and Development Director
Date: August 8, 2023
Subject: ZTA-23-2: Causeway Small Area Plan/Commercial Corridor (COR)
Text and Map Amendments

Overview: The Town engaged YARD & Company in June 2022 to develop a small area plan for the Causeway/Commercial Corridor (COR) zoning district. Public input on the plan was solicited in August 2022 through conducting open “office hours” at Town Hall, mobile engagement through charrettes at various locations throughout town, and a presentation of their findings at Crystal Coast Brewing Company. An online survey was also conducted with comments collected through September 2022; 562 responses were received.

The plan has been finalized, and based on the public input received, several ordinance amendments related to the Commercial Corridor (COR) zoning district are being presented for review and consideration.

This item was tabled by the Board at the July 11, 2023 regular meeting to allow further discussion. Comments received at the June 6, 2023 joint meeting with Council have been incorporated for review, as well as comments received from Town Council at their regular workshop meeting on July 12, 2023.

Action Needed: During a public meeting, the Planning Board shall review the application and make a recommendation in accordance with Section 18.2.4., W. Text Amendment Review Standards, and Y., Zoning Map Amendment Review Standards. The Planning Board shall comment on whether or not the text amendment is consistent with the Town's adopted policy guidance, including any plan adopted according to G.S. 160D-501.

- 1) Discussion of the proposed ordinance and map amendments; and
- 2) Recommendation to include a Statement of Consistency.

Attachments

Proposed Text and Map Amendments
Planning Board Statement of Consistency
Existing Ordinance Sections for Reference

18.3.5. Commercial Districts

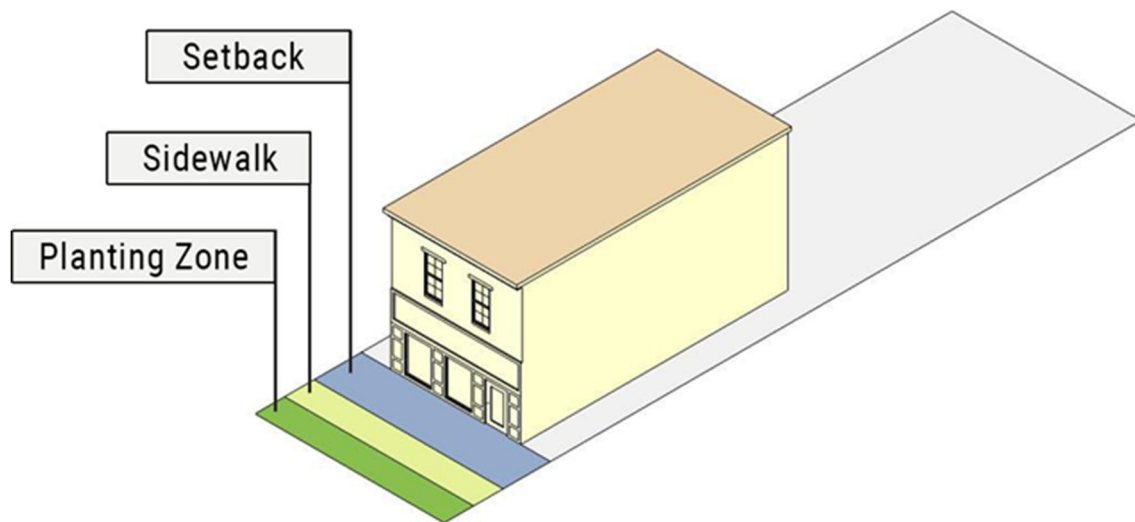
D. Commercial Corridor (COR).

Commercial Corridor (COR)		1. Purpose			
		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.			
2. Dimensional Standards					
Ref #	Standard	Requirement [1] COR-1	COR-2	COR-3	COR-4 Council rec. 7/12
A	Minimum Lot Area - Per Single-Family Unit (square feet)	6,000 None			
	Maximum Residential Density - Single-Family (units/acre)	7None			
B	Minimum Lot Area - Per Multi-Family Unit (in developments of four or less units) (square feet)	3,600 None			
	Maximum Residential Density - Multi-Family (in developments of four or less units) (units/acre)	12 [2] None			
C	Minimum Lot Area - Per Multi-Family Unit (in developments of five or more units) (square feet)	2,500			
	Maximum Residential Density - Multi-Family (in developments of five or more units)	17			
D	Minimum Lot Area - All Other Uses (square feet)	None			
E	Minimum Lot Width (feet)	60			
F	Minimum Street Frontage (linear feet)	25 [3] 16 [2]			
G	Minimum Lot Depth (feet)	100			
H	Minimum Street Setback (feet) [6]	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	None Minimum 15 ft sidewalk and 5 ft planting zone Minimum of 90% of building frontage (ie not lot frontage) must be at or within front setback unless

					otherwise established
I	Minimum Side Setback from Residential (feet)	10 [4] 0 or 5 feet when adjacent to a ground floor of a differing general use category within COR. 10 ft when adjacent to a different zone (outside of COR) [7].			
*Discussion of 5' or 10' minimum for all overlay zones or adopting range dependent on height or square footage (ex. <5,000 sq. ft. = 5'; >5,000 sq. ft. = 10')					
J	Minimum Side Setback from Nonresidential or Mixed-Use (feet)	0 [4]			
K	Minimum Rear Setback (feet) [1]	0 10 ft from adjoining property 3 ft from adjoining alley 20 ft from adjoining shared drive 0 ft from urban waterfront			
L	Minimum Spacing Between Buildings in the same Development (feet)	0 [53]			
M	Maximum Height (feet)	45 [46]			
*Discussion of utilizing current requirement, 45' and 55'; Council discussed 55' across all overlay zones.					
N	Maximum Impervious Surface Coverage (% of lot area) [57]	75			
*Discussion at 7/12 meeting was to keep 75% across all zones					
	Building Footprint	Maximum of 75% of the lot	Maximum of 80% of the lot	Maximum of 90% of the lot	Maximum of 100% of the lot
	Maximum Number of Stories	3 2 within 50 ft of adjacent zoning district (outside COR)	3 2 within 50 ft of adjacent zoning district (outside COR)	4 2 within 50 ft of adjacent zoning district (outside COR)	5 3 within 50 ft of adjacent zoning district (outside COR)
	Maximum 1st Occupiable Floor Height (feet)	12	16	16	16
	Building Entrances	Minimum 20% transparency for at-grade story and 30% for occupiable stories above Ground floor entry minimum 18 inches above sidewalk grade	50% ground-floor transparency	75% ground-floor transparency	50% ground-floor transparency

	Water Access {6}	Minimum of visual connection per zoning map	Minimum of visual connection per zoning map	Water access required per zoning map	Water access required per zoning map
*Discussion at 7/11 and 7/12 meetings was that setbacks would take care of visual component					
[1] Portions of lots within or abutting AEC or Ocean Hazard areas shall be subject to applicable CAMA setbacks.					
[2] Maximum density may be increased in accordance with the incentives in Section 18.3.5.D.f, Vertical Mixed-Use Development Incentives.					
[23] In cases where a multi-family development is on two or more separate lots, the frontage standard applies to the entire development.					
[34] Maximum spacing between principal buildings within the same development shall be ten (10) feet.					
[45] 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.					
[56] Developments subject to a State stormwater permit are exempted from these standards.					
[6] Visual connection is achieved when a person standing in the public right-of-way is able to see the water without obstruction. A minimum of 60% of the building front (i.e. not lot frontage) must be at or within front setback within the COR-1 and COR-2 overlay zones, and a minimum of 80% within the COR-3 zone unless otherwise established					
[7] Unless compatible scale, setback and use to adjacent property can be demonstrated.					

3. Typical Lotting Pattern ~~(remove current graphic)~~



4. Aerial Photo

5. Dimensional Illustration

6. Typical Forms of Development

47. District-Specific Standards.

- a. **Indoor Operation.** With the exception of marinas, or outdoor seating and outdoor activity areas associated with a restaurant ~~or bar, or sidewalk markets, produce stands, 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 and must meet the requirements of Section 18.4.8., Accessory Uses and Structures. Vehicles used in conjunction with businesses on site must be parked in the side or rear. 7/12

- 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~~ 7/11 of the building, to the maximum extent practicable.

c. **Entrances.**

- i. Buildings shall maintain a primary entrance door facing a sidewalk. ~~Secondary entrances shall be provided on facades facing the water.~~ Entrances at building corners may be used to satisfy this requirement.

~~*Discussion on requiring entrances for double frontage lots on water.~~

- ii. Entrances may serve a single establishment or be shared among multiple establishments.

- iii. ~~Up to 25% of transparency requirements may be satisfied through the use of public art.~~ ~~*Discussion of further defining "public art" and approval process (through MSP?).~~

STANDARD	COR-1	COR-2	COR-3	COR-4
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.	50% ground-floor transparency required.

d. **Frontage Types**

- i. Sidewalk sales and markets are allowable but must be held in accordance with Section 18.4.8., Accessory Uses and Structures. ~~may require an additional permit to operate.~~

- ii. ~~No outdoor storage of inventory is permitted in the frontage zone.~~

STANDARD	COR-1	COR-2	COR-3	COR-4
Permitted frontage types	Gardens, patios, courtyards, porches, stoops, balconies	Storefronts, outdoor dining patios, outdoor sales/markets, lobbies, landscape/green infrastructure, plazas, pedestrian malls, boardwalks	Storefronts, walk-up windows, sidewalk dining (minimum 6 foot sidewalk clearance), patios, porticoes, balconies, lobbies, stoops	Storefronts, walk-up windows, sidewalk dining (minimum 6 foot sidewalk clearance), patios, porticoes, balconies, lobbies

d e. Fences and Walls.

- i. Chain link and vinyl fencing are not permitted.
- ii. ~~Low enclosures (fence and walls) shall not be higher than 4 feet.~~ Fence and wall height shall be in accordance with Table 18.5.7.D: Maximum Fence and Wall Height. 7/12
- iii. ~~Taller~~ Enclosures (fences and walls) over 6 feet in height must preserve at least the top 2 feet 50% open.
- iv. Yards and other public-facing outdoor space ~~to~~ must be delineated with a low fence or wall.

*Discussion of requiring parking lot screening along waterfront; Section 18.5.4. requires landscaping.

STANDARD	COR-1	COR-2	COR-3	COR-4
Fence and Wall Requirements	Screen-enclosed parking with walls, open lattice or slats and landscape, all other off-street parking with low walls, fence, or landscape. Yards and other public-facing outdoor space to be delineated with low fence or wall.	Screen-off-street, non-shared parking areas from public rights-of-way and abutting lots with low wall or fence.	Screen-enclosed parking with walls, open lattice or slats and landscape. Screen-off-street, non-shared parking areas from public rights-of-way and abutting lots with low wall or fence.	Screen-enclosed parking with walls, open lattice or slats and landscape. Screen-off-street, non-shared parking areas from public rights-of-way and abutting lots with low wall or fence.

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

- i. A minimum of six (6) feet in width 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 DOT;
- iii. Located between the building frontage and any required landscaping materials along the street; and
- iv. Supplemented with an improved pedestrian way from the sidewalk to the entry of all buildings.

~~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.~~

g. Exterior Materials

For non-residential and multi-family construction: 7/12

- i. Vinyl, prefabricated metal siding and EFIS shall not be used ~~on facades facing or viewable from the public rights-of-way~~. Preferred siding materials include Hardi/cement board, cedar (or other appropriate wood for coastal environments) and stucco.
- ii. Asphalt shingles are prohibited.
- iii. A variance from this section may be requested during the concept phase of Major Site Plan review.

h. Exterior Lighting

- i. Pedestrian scaled lighting is required except where otherwise stated.

i. 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.

j. 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. General Requirements **7/12 Default to current requirements**

- ~~a). Parking spaces shall be provided at a minimum ratio of four spaces per thousand square feet of gross floor area for retail, bar, or restaurant uses.~~
- ~~b). Parking spaces shall be provided at a minimum ratio of two spaces per thousand square feet of gross floor area for office or commercial uses.~~
- ~~c). A maximum of one parking space per bedroom shall be provided per residential dwelling unit or hotel room.~~
- ~~d). Square footage for outdoor, open air, or amusement facilities (miniature golf and other similar uses) shall be one space per each 300 square feet of land area amount being utilized by the individual uses.~~
- ~~e). Amphitheaters, playgrounds, tot lots or similar courtyard facilities designed as part of public open space shall be exempt from parking 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 15% 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 (NCDOT).
 - d) No parking credit will be provided for any spaces that encroach partially or wholly into setbacks, water access corridors, or into the sidewalks or planting zones located within the public rights-of-way.
- e) On-site Facilities
 - a. On-site facilities consist of parking spaces on the same parcel as the use (residence, business, or otherwise) for which the parking is required.
 - b. On-site facilities may be reserved for the private use of such residences, businesses or other establishments.
- f) 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 any one 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.

g) Parking Allocation

STANDARD	COR-1	COR-2	COR-3	COR-4
Parking Allocation Requirements	Up to 100% of non-residential parking must be located within 500 feet of the site.	Up to 100% of non-residential parking must be located within 500 feet of the site.	Up to 100% of non-residential parking must be located within 1,000 feet of the site.	Up to 100% of non-residential parking must be located within 1,500 feet of the site.
	A minimum of 80% of residential parking must be located on site, the rest within 300 feet of the site.	A minimum of 80% of residential parking must be located on site, the rest within 300 feet of the site.	A minimum of 50% of residential parking must be located on site, the rest within 300 feet of the site.	A minimum of 50% of residential parking must be located on site, the rest within 300 feet of the site.

h) 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.

i) 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 ***Discuss placement on waterfront lots**

STANDARD	COR-1	COR-2	COR-3	COR-4
Parking Lot Design Requirements	Off-street parking	Off-street parking	Off-street parking	Off-street parking
	must be located on to the side	must be designed to	must be located on to the side	must be to the rear
	or rear of buildings.	allow a clear and	or rear of buildings.	of, or fully enclosed
		navigable walking		within buildings.
		path (minimum 6		
		feet wide) between		
		the sidewalk and		
		front doors 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.
- 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.

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.

k. Use Requirements

Only mixed-use development is allowed in the COR-2 and COR-3 overlay zones.

*Discussion on limiting square footage of nonresidential uses in COR-1 or let setbacks dictate?

STANDARD	COR-1	COR-2	COR-3	COR-4
Use Categories Allowed	<p>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}</p>	<p>General retail/commercial/office/service/light manufacturing for minimum of 60% of all ground floor building area.</p> <p>The following uses are permitted on upper floors: » Lodging » Office » Residential » Professional Service</p>	<p>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</p> <p>The following uses are permitted on upper floors: » Lodging » Office » Residential » Professional Service</p> <p>The following uses are permitted on rooftops: » Restaurants » Bars » Outdoor Leisure Uses/Amenity Space</p> <p>The following uses are not permitted for more than 50% of ground floor area: » Office » Professional Services</p>	<p>The following uses are required at corners and for 90% of total ground floor area: » Ground Floor Restaurant » Café » Bar » Galleries » Entertainment Venue</p> <p>A mix of the following uses are permitted on upper floors: » Office » Professional Service » Gym » Parking (screened) » Residential » Lodging » Restaurants » Bars » Lounges » Conference/Meeting Spaces</p> <p>The following uses are permitted on rooftops: » Restaurants » Bars » Outdoor Leisure Uses/Amenity Space</p>

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

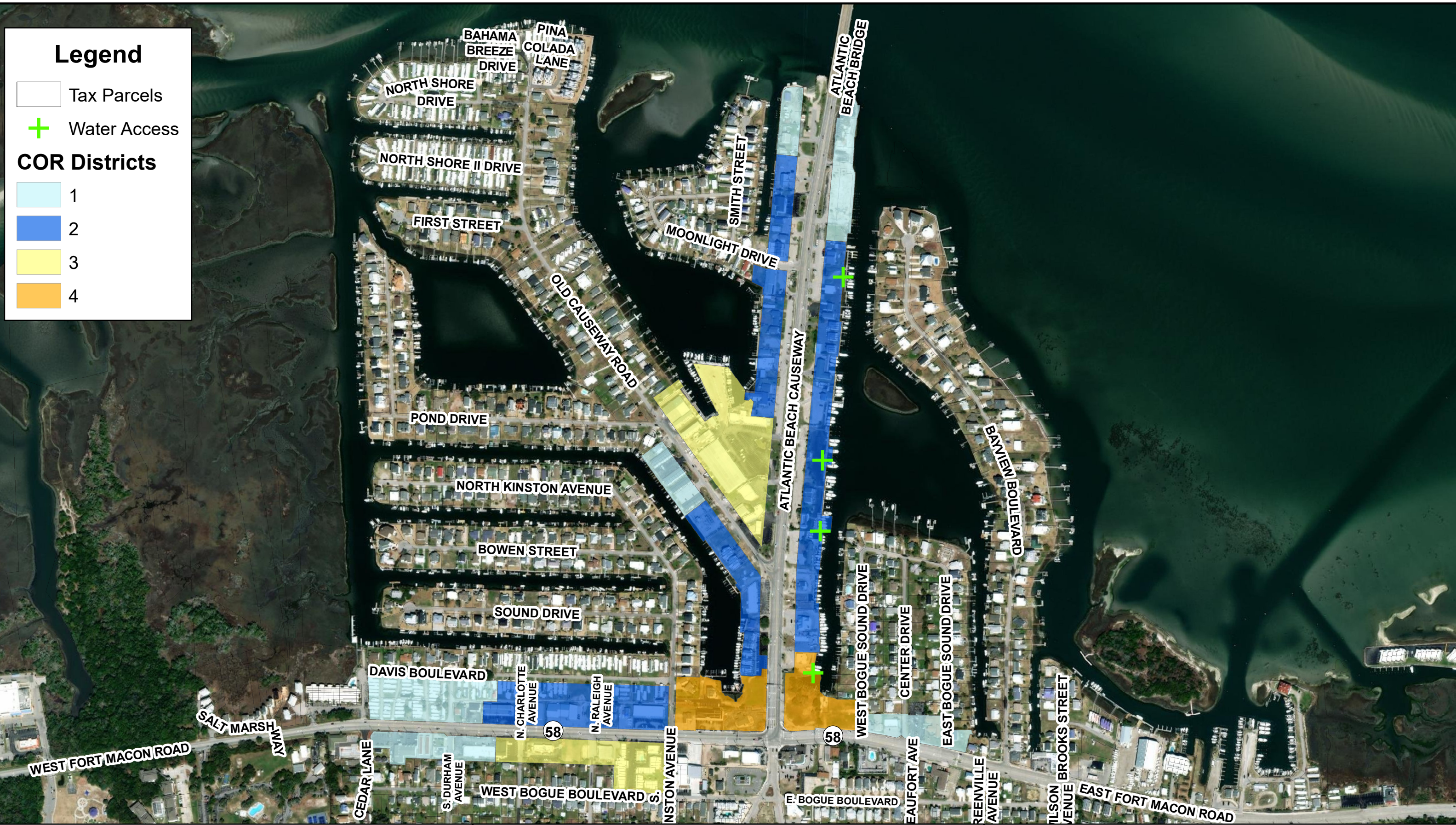
Details on use types in a major or minor use categories are in Section 18.4.2, Use Classifications, Categories, and Types

Use Category	Use Type	Zoning District			Additional Standards
		Commercial			
		COR-1	COR-2	COR-3	
RESIDENTIAL USE CLASSIFICATION					
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	•	•	
INSTITUTIONAL USE CLASSIFICATION					
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	P	P	18.4.7.B.2
	Health care facility, minor	P	P	P	18.4.7.B.2
Institutions	Institutions, major	P	P	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	P	P	P	18.4.7.B.4
	Utilities, minor	P	P	P	18.4.7.B.4
	Wireless telecommunications facility, major	S	S	S	18.4.7.B.4.e
	Wireless telecommunications facility, minor	P	P	P	18.4.7.B.4.e
COMMERCIAL USE CLASSIFICATION					
Adult Entertainment	Adult entertainment	.	.	.	18.4.7.C.1
Animal Care	Animal care, major	P	P	P	
	Animal care, minor	P	P	P	

Use Category	Use Type	COR-1	COR-2	COR-3	Additional Standards
Automotive	Automotive, major	P	P	P	18.4.7.C.2
	Automotive, minor	P	P	P	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	P	P	P	
	Maritime, minor	P	P	P	
	Marina	P	P	P	18.4.7.C.5.a
Office	Office, major	P	P	P	18.4.7.C.6
	Office, moderate	P	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	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	P	18.4.7.C.8.a
	Commercial recreation, outdoor	P	P	P	18.4.7.C.8.a
	Event venue	P	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	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	P	18.4.7.C.10
	Visitor accommodations, minor	P	P	P	18.4.7.C.10
Industrial	Light industrial	P	P	P	18.4.7.D.1
	Heavy industrial	S	S	S	18.4.7.D.2



Legend

-  Tax Parcels
-  Water Access

COR Districts

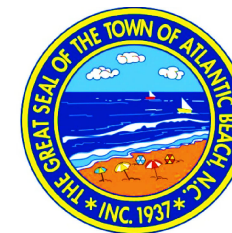
-  1
-  2
-  3
-  4

0 250 500 1,000
Feet

1 inch = 500 feet







Town of Atlantic Beach Proposed COR Districts

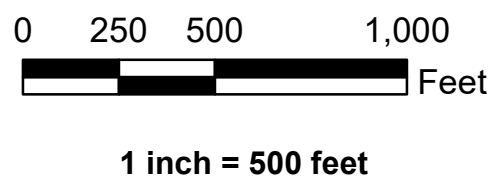
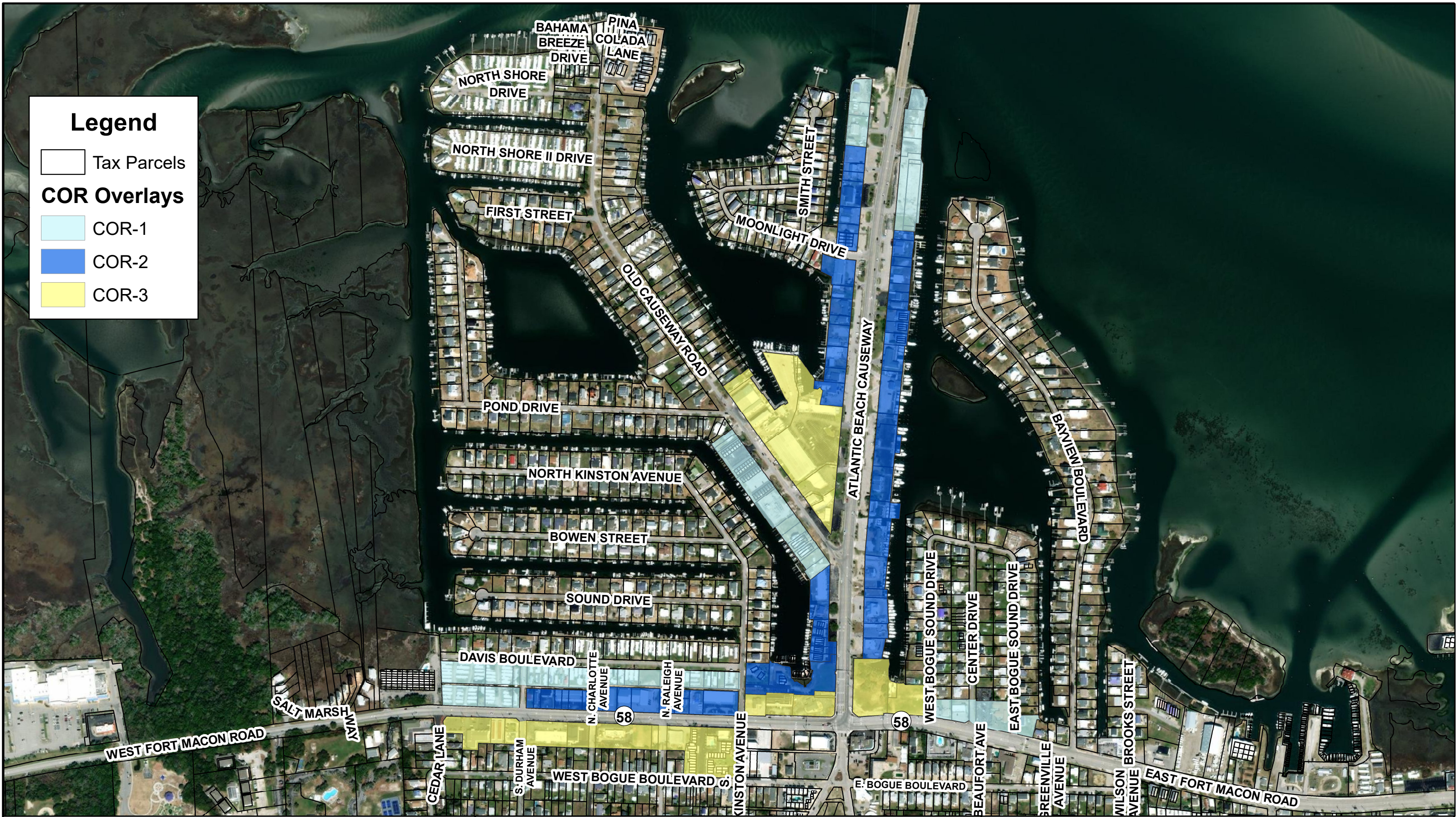


**Town of
Atlantic Beach**

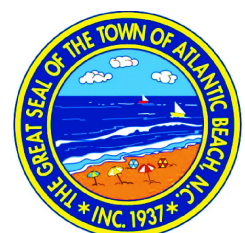
Page 18 of 46
July 2023

Legend

 Tax Parcels
COR Overlays
 COR-1
 COR-2
 COR-3



Town of Atlantic Beach Proposed COR District



PLANNING BOARD STATEMENT OF CONSISTENCY

ZTA-23-2: Causeway Small Area Plan/Commercial Corridor (COR) Text and Map Amendments

This Statement of Consistency is hereby adopted in accordance with NC G.S. 160D-604 for the proposed text amendments to Article 18 of the Unified Development Ordinance (UDO) and zoning map amendments to the official zoning map of the Town of Atlantic Beach.

WHEREAS, the Planning Board met on July 11, 2023 and August 8, 2023 to discuss the appropriateness of amending the ordinance at issue and made the following findings and conclusions: These amendments are consistent with the Town of Atlantic Beach CAMA Core Land Use Plan, hereinafter referred to as the Plan;

WHEREAS These amendments are consistent with the 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

On the basis of foregoing findings, conclusions, and reasoning the Town of Atlantic Beach Planning Board does hereby approve the proposed text and map amendments as proper, consistent with the most recently adopted CAMA Core Land Use Plan, and with the other plans of the Town; that the amendments are reasonable in scope and approach pursuant to such plans; and are in the public interest.

Approved this the 8th day of August 2023.

Neil Chamblee, Chairman

Katrina Tyer, Planning Board Secretary

18.4.3. Residential Use Classification.

Table 18.4.3, Residential Use Classification, sets out the use categories and use types included in the residential use classification in Table 18.4.1.G, Principal Use Table. Table 18.4.3 describes the characteristics of the household living and group living categories and defines the use types included within each use category.

TABLE 18.4.3: RESIDENTIAL USE CLASSIFICATION		
A. HOUSEHOLD LIVING	1. Characteristics:	
	Household Living includes use types that provide for the residential occupancy of a dwelling unit by a household. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles.	
	2. Use Types:	
	a. Single-family detached dwelling	A dwelling containing one (1) dwelling unit that is occupied by one (1) family and that is not physically attached to any other principal structure on an individual lot. This term includes modular homes. For regulatory purposes, this term does not include manufactured dwellings, recreational vehicles, or other forms of temporary or portable housing.
	b. Duplex	i. Two dwelling units on a single lot that are attached and separated by wall and floor assemblies as prescribed in the North Carolina Residential Code for One- and Two-Family Dwellings.
		ii. Two attached single-family dwelling units on individual lots constructed in a group of two attached units separated by property lines and a fire wall as defined in the North Carolina Building Code.
	c. Townhouse	Single-family dwelling units constructed in groups of three (3) or more attached units located on their own lots as defined by the North Carolina Residential Code and subsequent revisions.
	d. Multi-family	A dwelling comprised of three (3) or more dwelling units that share common vertical walls or horizontal floors/ceilings (or both) that are not on individual lots. Examples include apartments and condominiums.
	e. Upper-story residential	A dwelling unit located on a floor above a nonresidential use.
	f. Manufactured home	A dwelling constructed after June 15, 1976 that is composed of one (1) or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported on its own chassis. It bears a valid seal indicating conformance with the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of its construction. Also as defined in G.S. 143-145(7). Homes

		similar to a manufactured home but constructed prior to June 15, 1976 are referred to as "mobile homes."
	g. Manufactured home park	A use comprised of two (2) or more manufactured homes where one (1) or more homes are located on leaseholds, not individual lots. Manufactured home parks may include shared laundry, recreation, and solid waste collection facilities.
B. GROUP LIVING	1. Characteristics:	
	Group Living includes use types that provide for the residential occupancy of a building by a group. The occupancy of the building may be larger than found in Household Living. Tenancy is arranged on a monthly or longer basis. Generally, group living development has a common eating area for residents. The residents may receive care, training, or treatment. Accessory uses may include recreational facilities, dining facilities, and parking of vehicles for occupants and staff.	
	2. Use Types:	
	a. Group home	A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for residents with disabilities. The definition does not include hospitals, rest homes, nursing homes, boarding homes, homes for orphans or aged, sub-acute-care detoxification centers, or halfway house/mainstreaming facilities.
	3. Exceptions:	
	a. Nursing facilities are considered as Health Care uses.	

(Ord. No. 21-06-02, 6-28-21; Ord. No. 22-11-01 , 11-21-22; Ord. No. 23-02-01 , 2-27-23)

18.4.4. Institutional Use Classification.

Table 18.4.4, Institutional Use Classification, sets out the use categories and use types included in the institutional use classification in Table 18.4.1.G, Principal Use Table. Table 18.4.4 describes the characteristics of the day care, education, government, health care, institutions, parks and open space, and utilities categories and defines the use types included within each use category.

TABLE 18.4.4: INSTITUTIONAL USE CLASSIFICATION	
A. DAY CARE	1. Characteristics:
	The Day Care Use Category includes use types that provide care, protection, and supervision for children or adults on a regular basis away from their primary residence, and for less than 24 hours a day. Care can include education and development activities. Care can be provided during daytime or nighttime hours. Accessory uses include offices, food preparation, recreation areas, and parking.
	2. Use Types:

	a. Day care	A facility, other than an occupied dwelling, that provides for the care of more than five (5) preschool age, or a combination of preschool and school age children under thirteen (13) years of age totaling nine (9) or more, or nine (9) or more adults, who do not reside in the facility, at least once per week for at least four (4) hours, but less than twenty-four (24) hours per day.
	3. Exceptions:	
	Home day care is considered an accessory use. Drop-in or short-term day care provided in connection with employment or at a shopping center, recreational facility, religious institution, hotel, or other principal uses are not considered in the Day Care Use Category.	
B. EDUCATION	1. Characteristics:	
	The Education Use Category includes use types that provide for all levels of public and private education. Examples include elementary, secondary, post-secondary, technical, and specialized instructional schools. Accessory uses to educational facilities may include offices, play areas, cafeterias or other food service, sports facilities, auditoriums, parking, and before- or after-school care.	
	2. Use Types:	
	a. Educational facility	An elementary, middle, or high school, post-secondary educational facility, or vocational school.
	3. Exceptions:	
	a. An establishment which provides instruction in music or the arts, or which provide private tutoring services, is considered as Personal Services.	
	b. An establishment which provides instruction or training in sports is considered as Recreation/Entertainment.	
C. GOVERNMENT	1. Characteristics:	
	The Government Use Category includes types that provide for the general operations and functions of local, state, or federal governments as well as use types that provide public safety services to the general public. Example use types include government operations or maintenance facilities, government offices, civil defense facilities, fire and EMS facilities, police stations, substations for fire and police, fire training facilities, police firing ranges, and correctional facilities. Accessory uses include offices, teaching facilities, meeting areas, lunch rooms and cafeterias, sleeping quarters, storage, parking, maintenance facilities, fueling facilities, and communications equipment.	
	2. Use Types:	
	a. Government facility, major	Any government facility which includes outdoor storage or the storage and operation of emergency vehicles.

	b. Government facility, minor	A government facility that does not include outdoor storage or the storage and operation of emergency vehicles.
	3. Exceptions:	
	a. Parking lots and structures owned and operated by the government are considered Commercial Parking.	
	b. Wastewater treatment plants, potable water treatment plants, utility substations, water towers and other similar facilities are considered Utilities.	
D. HEALTH CARE	1. Characteristics:	
	The Health Care Use Category includes use types that provide medical or surgical care and treatment to patients as well as laboratory services and housing and care for the elderly or disabled. Accessory uses may include offices, laboratories, laundry facilities, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, housing for staff or trainees, and limited accommodations for family members.	
	2. Use Types:	
	a. Health care facility, major	A health care facility with more than five thousand (5,000) square feet of gross floor area.
	b. Health care facility, minor	A health care facility with five thousand (5,000) square feet of gross floor area or less.
	3. Exceptions:	
	a. A use type that involves provision of residential care for the elderly is classified as an Institution.	
	b. A use type that provides exclusive care and planned treatment or training for psychiatric, alcohol, or drug issues, where patients are residents and participants in a program are classified as a Group Home.	
E. INSTITUTIONS	1. Characteristics:	
	The Institutions Use Category includes use types that provide a variety of facilities, including buildings that provide meeting areas for religious activities, display of art or artifacts, the offering of books or other reading materials for on-site use or loan, and civic or fraternal club activities. Accessory uses include school facilities, limited medical treatment facilities, kitchens/cafeterias, recreation areas, offices, meeting rooms, parking, and staff residences.	
	2. Use Types:	
	a. Institution, major	An institution with more than three thousand (3,000) square feet of gross floor area, or seating for more than one hundred (100) persons.
	b. Institution, minor	An institution with three thousand (3,000) square feet of gross floor area or less.
F. PARKS & OPEN SPACE	1. Characteristics:	

	The Parks and Open Space Use Category includes use types that focus on open space areas largely devoted to natural areas or outdoor recreation and that tend to have few structures. Example use types include botanical gardens, parks, community gardens, public recreational facilities, and beach access areas. Accessory uses may include club houses, recreational structures, statuary, fountains, maintenance facilities, concessions, parking, and boardwalks.	
	2. Use Types:	
	a. Parks & open spaces	A facility used for recreation or exercise, or a land area intended to enhance enjoyment of natural features, specifically excluding commercially operated amusement parks.
	3. Exceptions:	
	a. Private golf courses are classified as Recreation/Entertainment.	
G. UTILITIES	1. Characteristics:	
	The Utilities Use Category includes both major and minor utilities as well as wireless telecommunications facilities. Major utilities are infrastructure services that provide regional or community-wide service. Minor utilities are neighborhood or subdivision infrastructure services that need to be located in or near the neighborhood or subdivision where the service is provided. Communication or broadcasting facilities and wireless telecommunication facilities are also types of utilities. Services may be publicly or privately provided. Accessory uses may include offices, parking, monitoring, storage areas, or data transmission equipment.	
	2. Use Types:	
	a. Utilities, major	A utility providing regional or community-wide service that normally entails the construction of new buildings or structures. Examples include potable water treatment plants, electrical generation plants, utility equipment and storage yards, and wind and energy facilities.
	b. Utilities, minor	A utility providing a localized service or network function that is small in scale and impact. Examples include natural gas border stations, utility substations, water towers, pump stations, stormwater management facilities, and telephone exchanges.
	c. Wireless telecommunications facility, major	A facility engaged in the transmission or reception of wireless communication signals, including but not limited to free-standing towers, antennas, and associated equipment. Accessory uses may include parking areas, outdoor storage, and fencing.

	d. Wireless telecommunications facility, minor	The location or collocation of wireless telecommunications equipment (such as antennas, transmission cabling, and equipment) on an existing telecommunications tower, building, or other vertical projection. Minor facilities also include stealth installations designed to appear as something other than a free-standing tower (e.g., a palm tree, clock tower, flag pole, etc.) as well as the equipment associated with a distributed antenna system.
	3. Exceptions:	
	a. Distribution poles, transmission poles, ground-based electrical/telephone/cable vaults, and transmission lines are exempt from this Ordinance.	

18.4.5. Commercial Use Classification.

Table 18.4.5, Commercial Use Classification, sets out the use categories and use types included in the commercial use classification in Table 18.4.1.G, Principal Use Table. Table 18.4.5 describes the characteristics of the adult entertainment, animal care, automotive, eating establishment, maritime, office, parking, personal services, recreation/entertainment, retail sales, and accommodations and defines the use types included within each use category.

TABLE 18.4.5: COMMERCIAL USE CLASSIFICATION		
A. ADULT ENTERTAINMENT	1. Characteristics:	
	The Adult Entertainment Use Category includes use types that sell, distribute, or present material or feature performances or other activities that emphasize the depiction or display of specified sexual activities or specified anatomical areas as defined by the North Carolina General Statutes.	
	2. Use Types:	
	a. Adult entertainment	An adult entertainment use is a commercial establishment involved in the provision of services, entertainment, or sales of goods at retail intended solely for consumption by persons over the age of 18. Adult entertainment means adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or any combination of the foregoing.
B. ANIMAL CARE	1. Characteristics:	
	The Animal Care Use Category is characterized by uses related to the provision of medical services and treatment to animals, including veterinary services, animal hospitals and the boarding of	

	animals related to the provision of these services. Examples of Animal Care use types include animal shelters, animal grooming, kennels (outdoor and indoor), animal hospitals, and veterinary clinics.	
	2. Use Types:	
	a. Animal care, major	Animal care uses that include overnight medical care, have outdoor kennels, runs, or exercise areas, or include three thousand (3,000) or more square feet of floor area.
	b. Animal care, minor	Animal care uses that do not include outdoor kennels, runs, or exercise areas, overnight medical facilities, or are less than three thousand (3,000) square feet in floor area.
C. AUTOMOTIVE	1. Characteristics:	
	The Automotive Use Category includes use types involving the direct sale; rental; storage; and servicing of automobiles, trucks, motorcycles, recreational vehicles, and other consumer motor vehicles intended to transport persons or goods over land, whether for recreation, commerce, or personal transport. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.	
	2. Use Types:	
	a. Automotive, major	Establishments engaged in vehicle sales, rental, storage, towing, and major repair such as transmission, engine repair, bodywork, and repainting.
	b. Automotive, minor	Establishments that are primarily engaged in washing cars, tire sales, minor repair such as diagnostic work, lubricating, wheel alignment and inspections, but no vehicle sales or rental.
	3. Exceptions:	
	a. Auto parts and supply sales are considered Retail Sales.	
	b. Sales of fuel are considered Retail Sales.	
D. BAR	1. Characteristics:	
	The Bar Use Category includes use types primarily devoted to the sale of alcoholic beverages for on-site consumption, where the sale of food is incidental or does not take place. Activities may include dancing or other forms of entertainment such as billiard tables, darts, or karaoke as well as live performances.	
	2. Exceptions:	
	a. Live performances of an adult nature are considered adult entertainment.	

	b. Establishments where food prepared for on-site consumption is the primary product offered for sale are considered eating establishments.	
E. EATING ESTABLISHMENT	1. Characteristics:	
	The Eating Establishment Use Category includes use types that prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Examples include restaurants with indoor and outdoor seating, bars or nightclubs, restaurants with drive-through service, and specialty eating establishments (ice cream parlors, bakery shops, dessert shops, juice or coffee houses). Accessory uses may include a bar or cocktail lounge associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.	
	2. Use Types:	
	a. Eating establishment, major	An eating establishment with a drive-through, a bar, or with more than one hundred fifty (150) seats (including outdoor seating), or with four thousand (4,000) feet of floor area, or more.
	b. Eating establishment, moderate	An eating establishment with no drive through, carry-out service, with more than fifty (50) but less than one hundred fifty (150) seats, or with three thousand (3,000) of floor area or more.
	c. Eating establishment, minor	An eating establishment with no drive-through, walk-up only service, fifty (50) or fewer seats (including outdoor seating), or two thousand (2,000) feet of floor area or less.
	3. Exceptions:	
	a. Sales of food solely for off-site consumption are considered Retail Sales.	
F. MARITIME	1. Characteristics:	
	The Maritime Use Category includes use types devoted to the sales, rental, repair, storage, or outfitting of boats, jet skis, or other motorized water craft as well as the trailers used in their transport. Accessory uses may include fuel sales, temporary storage facilities (within or out of the water), areas for testing, lessons or training in the use of watercraft, office facilities, and customer and employee parking.	
	2. Use Types:	
	a. Maritime, major	Uses involved in the construction and repair of boats, water craft, engines, and trailering devices.

	b. Maritime, minor	Uses involved in the sales, rental, maintenance, cleaning, and temporary storage of boats, watercraft (including non-motorized watercraft), and trailering devices (but not the servicing of engines).
	c. Marina	
	Class A	A marina which exists as an accessory to or in conjunction with a commercial use. Hotels, motels, condominiums, condotels, inns, and dwellings containing three (3) or more units with boat slips that are not associated with a unit by declaration are considered to be a commercial use.
	Class B	A marina which exists as an accessory to a mobile home park or a condominium complex or a dwelling containing three (3) or more units in which boat slips are associated with a dwelling by declaration and may not be rented, leased or sold separately.
	Class C	A marina which exists as the only use of the parcel. A Class C marina is a "stand alone" marina which may include accessories to a marina including the following: Convenience stores, fuel sales, oil sales, the sale of convenience items, maintenance areas and repair shops, boat painting areas, mechanic areas, motor vehicle and/or watercraft sales, storage buildings, storage units, trailer parking, fish cleaning stations, trash receptacles/dumpsters, offices, limited residential areas, dry stacks, accessories to dry stacks, and boat launching stations. A Class C Marina is capable of storing more than three (3) boats that are not associated with a dwelling by declaration and are not an accessory to another commercial use.
	3. Exceptions:	
	a. Long term storage of boats is considered Light Industrial.	
G. OFFICE	1. Characteristics:	
	The Office Use Category includes use types that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Examples include offices for conducting the affairs of a general business establishment, financial services or sales of real estate or other personal property, investment banking, stock brokerage,	

	investment services, real estate sales, offices for lawyers, accountants, engineers, and similar professions. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, or other amenities primarily for the use of employees in the office.	
	2. Use Types:	
	a. Office, major	An office with more than five thousand (5,000) square feet of gross floor area, or one that is devoted to the provision of on-site services to visitors or patrons. Examples include doctor's offices, dentist's offices, chiropractors, and other establishments that are open to and frequented by members of the general public.
	b. Office, moderate	An office with between three thousand (3,000) and five thousand (5,000) square feet of floor area.
	c. Office, minor	An office with less than three thousand (3,000) square feet of gross floor area.
	3. Exceptions:	
	a. An office that is part of and located with a principal use in another use category is considered accessory to the establishment's primary activity. A headquarter office that is located in conjunction with or adjacent and related to a principal use in another use category and on the same site is considered part of the other use category.	
	b. Contractors and others who perform services off-site are included in the Offices use category if equipment and materials are not stored outside and no fabrication, service, or similar work is carried on at the site; otherwise they are considered as Light Industrial.	
	c. Government offices are considered as Government Facilities.	
	d. Banks, saving and loans, or credit unions are considered as Personal Services.	
	e. Medical care facilities, including doctor and dental offices, are considered Health Care.	
H. PARKING	1. Characteristics:	
	The Parking Use Category includes use types that provide parking lots and parking structures that are not accessory to a specific principal use. A fee may or may not be charged for the right to park at the facility. A parking facility that provides both accessory parking for a specific principal use and regular fee parking for persons not connected to the principal use is also classified as Parking. Accessory uses may include small shelters for parking attendants.	

	2. Use Types:	
	a. Parking, commercial	A parking lot or structure on a site or portion of a site dedicated to vehicular ingress and egress, off-street parking, parking aisles, internal travel ways, fire lanes, and other areas dedicated to vehicular use, but not necessarily including vehicular storage areas. This definition includes parking garages and deck parking.
	3. Exceptions:	
	a. Parking facilities that are accessory to a principal use, even if the principal use leases the parking lot, are considered as an accessory use.	
	b. Parking structures located on a lot with nonresidential, residential, or mixed use development are considered as an accessory use.	
I. PERSONAL SERVICES	1. Characteristics:	
	The Personal Service Use Category is characterized by use types related to the provision of services or product repair for consumers. Personal services use types meet frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing. Examples include laundromats, massage therapy and day spas, gymnasiums, fitness centers, banks, savings and loans, credit unions, photography studios, funeral homes and crematoriums, mailing or packaging services, photocopy services, print shops, barber/beauty shops, and tanning and nail salons.	
	2. Use Types:	
	a. Personal services, major	A personal services establishment with more than three thousand (3,000) square feet of gross floor area.
	b. Personal services, minor	A personal services establishment with three thousand (3,000) square feet of gross floor area or less.
	c. Tattoo/body piercing establishment	An establishment whose principal business activity is the inserting of permanent markings or coloration, or the producing of scars, upon or under human skin or the creation of an opening in the body of a person so as to create a permanent hole for the purpose of inserting jewelry or other decoration.
	3. Exceptions:	
	a. Travel agencies are considered Offices.	

	b. Repair of automobiles, jet skis, or other motorized vehicles is considered Automotive, Major.	
J. RECREATION/ENTERTAINMENT	1. Characteristics:	
	The Recreation/Entertainment Use Category is characterized by use types that provide recreational, amusement, and entertainment opportunities that are commercial in nature.	
	2. Use Types:	
	a. Commercial recreation, indoor	A commercial use that is typically indoors and that provides recreational, amusement, and entertainment opportunities. Examples include billiards, bowling, dance clubs, dinner theaters, fortune tellers, skating rinks, movie theaters, coin-operated games.
	b. Commercial recreation, outdoor	A commercial facility that is typically outdoors and that provides entertainment, recreational, and amusement opportunities. Examples include water parks, mazes, and miniature golf.
	c. Event venue	A commercial establishment and associated grounds engaged in the hosting and production of pre-planned events like weddings, corporate parties, or reunions. Typical accessory uses include kitchens or meal preparation space, limited overnight accommodations, photography studios, facilities to accommodate live or recorded music, on- and off-site parking, and outdoor recreation facilities.
	3. Exceptions:	
	a. Athletic facilities that are owned and maintained by a governmental department or agency, including public golf courses, are considered Open Space.	
K. RETAIL SALES	1. Characteristics:	
	The Retail Sales Use Category includes use types involved in the sale, lease, or rent of new or used products to the general public. Accessory uses may include offices, storage of goods, limited assembly, processing, or repackaging of goods for on-site sale, concessions, ATM machines, and parking.	
	2. Use Types:	
	a. Retail sales, major	A retail sales establishment that includes a drive-through, or more than five thousand (5,000) square feet of floor area.
	b. Retail sales, moderate	A retail sales establishment that does not include a drive-through and is between three

		thousand (3,000) and five thousand (5,000) square feet in floor area.
	c. Retail services, minor	A retail sales establishment that does not include a drive-through and is less than three thousand (3,000) square feet in floor area.
	3. Exceptions:	
	a. Repair and service of automobiles, motorcycles, and light and medium trucks are considered as Automotive.	
	b. Bars, nightclubs, and similar establishments, as well as bakeries are considered Eating Establishments.	
	c. An establishment that provides financial, professional or business services in an office setting is considered Office.	
	d. An establishment that involves the sale, distribution, or presentation of materials or activities emphasizing sexually explicit content is considered Adult Entertainment.	
L. VISITOR ACCOMMODATIONS	1. Characteristics:	
	The Visitor Accommodations Use Category includes use types that provide lodging units or space for short-term stays for rent, lease, or interval occupancy, such as hotels. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.	
	2. Use Types:	
	a. RV park	An establishment which provides space for the accommodation of recreational vehicles (RVs) or campers.
	b. Visitor accommodations, major	A visitor accommodations establishment with greater than seven (7) rooms.
	c. Visitor accommodations, minor	A visitor accommodations establishment with at least two (2) and no more than seven (7) rooms offered for rent on a short-term basis (maximum fourteen (14) days). This includes bed and breakfast homes, in which visitor accommodations are offered in structures originally built to serve as private residences.

18.4.6. Industrial Use Classification.

Table 18.4.6, Industrial Use Classification, sets out the use categories and use types included in the industrial use classification in Table 18.4.1.G, Principal Use Table. Table 18.4.6 describes the characteristics of industrial use category and defines the light industrial and heavy industrial use types.

TABLE 18.4.6: INDUSTRIAL USE CLASSIFICATION		
A. INDUSTRIAL	1. Characteristics:	
	The Industrial Use Category involves the production, processing, or assembly of finished or partially finished goods, seafood, as well as the production of motion pictures and sound recordings. Such uses also include the long term storage of vehicles, including boats.	
	2. Use Types:	
	a. Light industrial	Uses that include short-term and long-term storage of boats (including dry storage), and vehicles. Also includes uses involved in the production of motion pictures and sound recordings.
	b. Heavy industrial	Uses engaged in the packing and processing of seafood and sea-related products. Accessory uses include cold storage, packing, and shipping facilities.

(Ord. No. 22-11-02 , 11-21-22)

18.4.8. Accessory Uses and Structures.

C. General Standards.

1. *Permitted Accessory Uses and Structures.* Permitted accessory uses and structures include those listed in this section and those that the UDO Administrator determines meet the following:
 - a. Are clearly incidental to an allowed principal use or structure;
 - b. Are subordinate to and serve an allowed principal use or structure;
 - c. Are subordinate in area, extent, and purpose to the principal use or structure;
 - d. Contribute to the comfort, convenience, or needs of occupants or business associated with the principal use or structure.
2. *Located on Same Lot as a Principal Use.* All accessory uses and structures shall be located on the same lot as the principal use or structure and not located within any street right-of-way, except as allowed by this Ordinance.
3. *Compliance with Ordinance Requirements.* Accessory uses and structures shall conform to the applicable requirements of this Ordinance, including this section, the district standards in Article 18-3: Zoning Districts, and the development standards in Article 18-5: Development Standards.
4. *Dimensional Standards.* Accessory structures, which include accessory buildings, shall meet the applicable zoning district dimensional standards and district standards, except as provided in Section 18.10.2.E, Setback Encroachments.
5. *Easements.* Accessory structures may not be located in an easement unless the easement or easement holder expressly states the allowance in writing.
6. *Conflict with District or Use-Specific Standards.* In the event the standards in this section conflict with district-specific standards in Article 18.3, Zoning Districts, or use-specific standards for a

principal use in Section 18.4.7, Use-Specific Standards, the zoning district or use-specific standards shall control.

D. *Standards for Specific Accessory Uses.*

1. *Accessory Dwelling Unit.* Accessory dwelling units shall comply with the following requirements:

a. *Where Permitted.*

- i. Accessory dwelling units are permitted, subject to a zoning permit, in the RMF, MUN, MHI, and CIR zoning districts.
- ii. Accessory dwelling units are permitted as a special use in the RMX and COR districts.
- iii. Accessory dwelling units may be located within a principal structure or within an accessory structure.
- iv. Use of a travel trailer, recreational vehicle, camper, or cargo container as an accessory dwelling unit is prohibited.

b. *Additional Standards.*

- i. Not more than one (1) accessory dwelling unit per lot is permitted.
- ii. An accessory dwelling unit shall have a floor area of at least three hundred (300) square feet, but not more than one thousand (1,000) square feet.
- iii. Accessory dwelling units shall not be sold apart from the principal structure.

2. *Boat Lifts.* Boat lifts shall be subject to an approved CAMA minor permit (see Section 18.2.4.F, CAMA Minor Permit).

3. *Boat Ramps.* Boat ramps shall comply with the following standards:

- a. All boat ramps shall be confined to shoreline of manmade canals, channels, and basins with little or no native vegetation and shall be located in the least vegetated area of the shoreline.
- b. The width of boat ramps, including side slopes, shall be limited to thirty-five (35) feet.
- c. Up to two (2) accessory docks meeting all docking facility requirements may be allowed.
- d. Boat ramps without accessory docks must meet the water depth and access criteria for a dock within ten (10) feet of the waterward end of the ramp to allow for a bottom slope.
- e. Dredging and filling shall be limited to the minimum amount necessary to construct the boat ramp surface, side slopes, walls, and moorings or dock pilings.
- f. All such projects shall require prior approval by the NC Division of Coastal Management.

4. *Drive-Up and Drive-Through Facilities.* Drive-up and drive-through accessory structures, such as automated teller machines, ice vending, coffee stands, and similar accessory structures that provide drive-up or walk-up service shall meet the following standards:

- a. The accessory structure shall not be placed in any required parking spaces.
- b. Outdoor speakers associated with a drive through use shall be at least fifty (50) feet from any lot line shared with a residential use.
- c. The location shall be designed so that any access or stacking lanes do not extend into a vehicle drive aisle.

-
- d. The surface parking area shall be configured and restriped to maintain access and circulation to the principal use(s).
 - e. Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks or methods of ingress and egress.
 - f. In cases where a drive-through window is attached to a principal building, the drive-through shall be designed and configured as part of the principal structure.
 - g. Any roof-top mechanical equipment shall be screened from the adjacent streets.
5. *Docks and Piers.* Docks and piers shall be allowed in accordance with state and federal regulatory and permitting requirements. Docks and piers shall be treated as an accessory use to the property to which they are connected and may be approved, established, or constructed prior to the establishment of the principal use. In no instance shall a roof be permitted on any dock or pier structure.
6. *Home Day Care.* A home day care is permitted as accessory to a residential dwelling unit if it complies with the following standards:
- a. Care is provided within a dwelling unit, for between three (3) and eight (8) children less than thirteen (13) years of age, not more than five (5) of which are preschool age, or up to eight (8) adults, who do not reside in the dwelling, for at least once per week for at least four (4) hours, but less than twenty-four (24) hours per day.
 - b. It complies with all applicable home occupation requirements, except the gross floor area requirement.
 - c. It is licensed by the State of North Carolina and complies with all applicable State requirements.
 - d. The home day care use provides one (1) additional off-street parking space for every one hundred (100) square feet of floor area devoted to the home day care portion of the principal structure or lot.
7. *Home Occupations.* A home occupation shall comply with the following standards:
- a. *Participation in Business.* Only the owner, tenant, lessee, of a dwelling unit, or an immediate family member, and one (1) employee shall be engaged or employed on-site.
 - b. *General Standards.*
 - i. *Nature of Use.*
 - a) The use of the dwelling unit for the home-based business shall be clearly incidental and subordinate to its use for residential purposes.
 - b) There shall be no exterior structural or architectural modification to the dwelling related to the home occupation.
 - c) A home occupation shall not occupy more than twenty (20) percent of the gross floor area of the dwelling, exclusive of the area of any open porch, attached garage, or similar space not suited for occupancy as living quarters of a dwelling.
 - ii. *Parking.* A maximum of two (2) additional off-street parking spaces may be required to accommodate a home occupation, and each additional space shall utilize the driveway serving the residence in which the activity is located.

-
- iii. *Visitation Hours and Trip Limits.* A home occupation shall limit hours of operation for the activities specified below:
 - a) Customer or client trips and all deliveries shall be limited to the hours from 8:00 a.m. to 8:00 p.m.
 - b) The business shall not generate more than six (6) customer or client and delivery trips combined in any one (1) day and no more than two (2) clients may be present at any one (1) time.
 - iv. *Vehicle Storage.*
 - a) No person shall park or place construction or maintenance equipment, machinery, or materials, or allow same to be parked or placed upon public property, streets, or right-of-way.
 - b) If located within a residential district, all maintenance/construction equipment and machinery shall be located within the property's side or rear yard. Home occupation uses shall be limited to the parking and storage of one (1) commercial vehicle on the premises, not to exceed a one-ton capacity. Such vehicles shall not be parked or stored in front of the home.
 - c) If permanently located in a residential district, all equipment shall be screened with either landscaping or fencing.
 - d) No junked/inoperative motor vehicle or nuisance vehicle shall be permitted to be parked or stored out of doors longer than twenty-four (24) hours.
 - v. *Limitations on Use of Equipment and Materials.* A home occupation shall conform to the following limitations on the use and storage of material and equipment:
 - a) The business shall not utilize equipment or processes that create vibration, glare, fumes, odors, or dust that are discernable at the property lines.
 - b) The business shall not utilize any combustible materials in violation of all applicable fire prevention regulations.
 - c) The business shall not utilize or maintain on site any hazardous materials.
 - d) The business shall not utilize equipment or processes which create electrical, visual, or audible interference in any radio or television receivers off-premises, or otherwise interfere with the off-premises use of electric or electronic devices of any kind.
 - vi. *Sales.* All sales shall be incidental to the principal residential use and shall involve only the sale of goods or merchandise produced or processed by the home occupation. Retail sales of goods not produced or processed on the premises are prohibited.
8. *Outdoor Display.* Temporary outdoor display of merchandise, inventory, equipment, or similar material shall comply with the following standards:
- a. Merchandise must be mobile and stored indoors overnight.
 - b. Merchandise display must be accessory to a principal use located on the same property.

-
- c. All sales transactions shall take place inside the principal structure.
 - d. Merchandise shall not be located in or obstruct any required setback, loading space, loading area, vehicular use area, fire lane, required landscaping area, sidewalk, ADA accessibility route, or drainage easement.
9. *Outdoor Storage.* Outdoor storage of inventory, equipment, or similar material in a non-residential district shall comply with the following standards:
- a. Except as otherwise provided, any outdoor storage shall be incidental and subordinate to the primary use located on the property.
 - b. Outdoor storage areas shall not be located in any required setbacks, fire lanes, or sidewalks as provided on an approved site plan.
 - c. Except for the following, outdoor storage areas shall be located to the side or rear of the principal building and completely screened from view by landscaping, fences, walls, buildings, or a combination.
 - i. Storage of landscape plant material; and
 - ii. Storage of material used for road construction on a lot directly adjacent to the roadway under construction.
10. *Outdoor/Sidewalk Sales.*
- a. Sidewalk sales are only permitted on sidewalks fronting or within lots in the MHI, CIR, CND, and COR districts.
 - b. Outdoor/sidewalk sales of general merchandise must be in conjunction with an existing business selling similar product and shall be located within the parameters of the existing store front.
 - c. In no instance shall pedestrian walkways be obstructed by outdoor or sidewalk sales.
11. *Residential Accessory Structures.*
- a. *Generally.* Except for below-ground swimming pools and decks, all residential accessory structures traditionally associated with a single-family or duplex dwelling (e.g., gazebo, pergola, prefabricated storage shed, well house, outdoor kitchen, hot tub, above ground pool, etc.) shall comply with the following standards:
 - i. *Setbacks.*
 - a) *Rear and Side.* Accessory structures must setback five (5) feet from side and ten (10) feet from rear lots lines.
 - b) *Corner Side.* For corner lots, accessory structures must meet the street setback of the dimensional standards for the applicable zoning district.
 - c) *Through or Double Frontage Lots.* For through or double frontage lots, all accessory structures shall be set back ten (10) feet from the rear lot line abutting the street.
 - d) *Alleys.* For accessory structures that are located along an alley, the structure must setback a minimum of ten (10) feet from the rear lot line abutting the alley.

- e) *Utilities.* Utility service, such as water, sewer and electricity, to the accessory structure shall be provided by branching service from the principal structure.
- f) *Encroachments.* See Section 18.10.2.E, Setback Encroachments, for allowable encroachments into setbacks for specific accessory structures.
- ii. *Accessory Buildings.*
 - a) *Location.* In addition to the setback requirements, accessory buildings shall be located behind the front building line of the principal structure, except on lots that are greater than two (2) acres in area, for which one (1) accessory building may be located in front of the principal structure, provided it meets the front setback.
 - b) *Size.* The maximum total area of all accessory buildings on the lot shall not exceed fifty (50) percent of the gross floor area of the principal structure or six hundred (600) square feet, whichever is greater.
- b. *Below-Ground Swimming Pool.* Below-ground swimming pools, spas, and hot tubs are not required to be set back from a lot line, but shall comply with all applicable standards in the NC State Building Code and comply with standards for accessory structures in this section.
- c. *Decks.* Decks shall comply with all applicable setback standards for the district in which the use is located.

(Ord. No. 19-02-03, 2-25-2019)

18.5.3. Off-Street Parking and Loading.

C. *Off-Street Parking Requirements for Vehicles.*

1. *Parking Plan Required.* Every application for a site plan, building permit, or zoning permit, shall ensure that adequate off-street parking is provided for the uses or buildings contained in the application. Off-street parking must be provided to meet the parking demand without use of public streets, except as specifically allowed by this section.
2. *Minimum Off-Street Parking Spaces Required.* The minimum number of off-street parking spaces required for development shall be in accordance with Table 18.5.3.C.2, Minimum Off-Street Parking Spaces Required. Nothing shall prohibit the provision of off-street parking spaces in amounts exceeding the minimum requirements.

Table 18.5.3.C.2: Minimum Off-Street Parking Spaces Required			
Use Class	Use Category	Principal Use Type	Required Number of Off-Street Parking Spaces [1]
RESIDENTIAL	Household Living [2]	Single-family detached dwelling under 2,000 heated square feet [3]	2 per dwelling
		Single-family detached dwelling that is 2,000—2,999 heated square feet [3]	3 per dwelling

		Single-family detached dwelling that is 3,000—3,999 heated square feet [3]	4 per dwelling
		Single-family detached dwelling that is 4,000—4,999 heated square feet [3]	5 per dwelling
		Single-family detached dwelling that is 5,000 heated square feet or more [3]	6 per dwelling
		Duplex	2 per dwelling
		Townhouse	2 per dwelling + 1 guest space for every 4 units
		Multi-family	1.5 per dwelling
		Upper-story residential	1 per dwelling
		Manufactured home	2 per dwelling
		Manufactured home park	2 per dwelling + 1 guest space for every 4 units
	Group Living	Group Home	1 space per bedroom + 1 guest space
INSTITUTIONAL	Day Care	Day Care	1 per employee + 2
	Education	Educational facility	1 per employee + 1 per classroom
	Government	Government facility, major	1 space per vehicle + 1 per employee
		Government facility, minor	1 per employee + 1 per every 250 square feet
	Health Care	Health care facility, major	1 per bed + 1 per employee
		Health care facility, minor	1 per every 200 square feet; minimum of 5
	Institutions	Institutions, major	Greater of: 1 per every 6 seats, or 1 per every 50 square feet of seating area in main assembly room
		Institutions, minor	
	Parks and Open Space	Parks and open spaces	1 per employee + 1 per every 1,000 sf of public parkland
	Utilities	Utilities, major	1 per every 2 employees
		Utilities, minor	None required
		Wireless telecommunications facility, major	0.5 per wireless service provider up to 3

		Wireless telecommunications facility, minor	None required
COMMERCIAL	Adult Entertainment	Adult entertainment	1 per every 200 square feet
	Animal Care	Animal care, major	1 per every 400 square feet
		Animal care, minor	
	Automotive	Automotive, major	1 per every 400 square feet of sales and office area; minimum of 5
		Automotive, minor	
	Bar	Bar, Nightclub, or Tavern	1 per every 150 square feet
	Eating Establishment	Eating establishment, major	1 per every 100 square feet
		Eating establishment, moderate	1 per every 150 square feet
		Eating establishment, minor	1 per every 200 square feet
	Maritime	Maritime, major	1 per employee
		Maritime, minor	1 per every 200 square feet
		Marina	1 per every 2 berths + 1 per employee + spaces for any associated use (e.g., eating establishment, retail sales, etc.)
	Office	Office, major	1 per every 100 square feet
		Office, moderate	1 per every 200 square feet
		Office, minor	1 per every 300 square feet
	Parking	Parking, commercial	1 per employee; Otherwise, none required
	Personal Services	Personal services, major	1 per every 200 square feet
		Personal services, minor	1 per every 300 square feet
		Tattoo/body piercing establishment	1 per every 200 square feet
	Recreation/Entertainment	Commercial recreation, indoor	1 per every 200 square feet + 1 per employee
		Commercial recreation, outdoor	1 per every 400 square feet of recreation-related area + 1 per employee
		Event venue	1 per every 100 square feet
	Retail Sales	Retail sales, major	1 per every 400 square feet
		Retail sales, moderate	1 per every 300 square feet
		Retail sales, minor	1 per every 200 square feet
	Accommodations	RV park	1 per every RV space + 1 per employee + 5

INDUSTRIAL		Visitor accommodations, major	1 per room + 1 per employee + spaces for any associated use (e.g., eating establishment)
		Visitor accommodations, minor	1 space per room + 1 per employee
	Industrial	Light industrial	1 per employee
		Heavy industrial	1 per every 2 employees
NOTES:			
[1] "Square feet" refers to the gross floor area of a building and also includes any outdoor use areas.			
[2] Home occupation uses shall provide off-street parking spaces in accordance with Section 18.4.8.D.7, Home Occupation. Home day care accessory uses shall provide off-street parking spaces in accordance with Section 18.4.8.D.6, Home Day Care.			
[3] "Heated square feet" refers to the total square footage of heated or air-conditioned living space.			

3. *Uses Not Listed.* For uses that do not correspond to the use types listed in Table 18.5.3.C.2, Minimum Off-Street Parking Spaces Required, the UDO Administrator shall determine the minimum parking space requirement. In such instances, the application shall provide adequate information for review, which includes, but is not limited to the type of use(s), number of employees, the occupancy of the building, square feet of sales, service and office area, parking spaces proposed, and hours of operation.

18.5.4. Landscaping.

- I. *Perimeter Buffers.*
 1. *Purpose and Intent.* These standards are proposed to eliminate or minimize potential nuisances, such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas through physical and visual separation between incompatible land uses, or between land uses and adjacent roadways.
 2. *Applicability.* Development shall provide perimeter buffers in accordance with Table 18.5.4.I.5, Buffer Application.
 3. *Buffers Distinguished.* Table 18.5.4.I.4, Buffer Configuration, establishes the standards for the following perimeter buffers:
 - a. Type A Opaque Buffer;
 - b. Type B Semi-Opaque Buffer; and
 - c. Type C Intermittent Buffer.
 4. *Buffer Configuration.* Table 18.5.4.I.4, Buffer Configuration, sets out the minimum requirements for each type of perimeter buffer.
 5. *Buffer Application.* Table 18.5.4.I.5, Buffer Application, specifies the type of perimeter buffer that new development shall provide between it and adjacent land, based on the zoning district of the development site and that of the adjacent land. The buffer type is indicated by a letter corresponding to one of the three (3) buffer types described in Table 18.5.4.I.4, Buffer Configuration.

TABLE 18.5.4.I.5: BUFFER APPLICATION			
Zoning District of Developing Land	Zoning District of Adjacent Land [1]		
	CIR, CPY, COR	MUN, MHI	RSC, RSW, RSN, RSM, RSD, RMF
CIR, CPY, COR	N/A	B [2]	A [2]
MUN, MHI	C	N/A	A
RSC, RSW, RSN, RSM, RSD, RMF	B	C	N/A
NOTES:			
[1] "N/A" = Not applicable; no perimeter buffer required.			
[2] No perimeter buffer shall be required in cases where a single-family detached or duplex dwelling in the CIR abuts a single-family detached or duplex dwelling in an adjacent zoning district.			

6. *Buffer Responsibility.*

- a. *Adjacent to Vacant Parcel.* Where a developing parcel is adjacent to a vacant parcel and a perimeter buffer is required in accordance with this section, the developing parcel shall provide a minimum of one-half (½) of the perimeter buffer required adjacent to the vacant land.
- b. *Adjacent to Existing Land Use(s).*
 - i. Where a developing parcel is adjacent to an existing use and a perimeter buffer is required in accordance with this section, the developing parcel shall provide the full perimeter buffer required adjacent to the existing use in accordance with Table 18.5.4.I.4, Buffer Configuration, and Table 18.5.4.I.5, Buffer Application, unless a portion or all of a perimeter buffer that complies with the standards of this section already exists between the lots.
 - ii. Where part of a perimeter buffer exists, but the buffer does not fully comply with the standards of this section, the developing parcel shall be responsible for providing only the additional planting material on-site necessary to meet the standards of this section.
 - iii. The landscape plan shall include photographs and a description of existing vegetation on adjacent lands that are to be counted towards meeting the perimeter buffer requirements in this section.

7. *Buffer Location.*

- a. Perimeter buffers required by this section shall be located along the outer perimeter of the lot and shall extend to the connecting lot lines (see Figure 18.5.4.J. 7: Buffer Location).
- b. In cases where the lot line is within a drainage swale, the perimeter buffer shall extend to the edge of the swale instead of the lot line.
- c. A perimeter buffer may be located along shared access easements between parcels in nonresidential developments.

18.5.7. Fences and Walls.

D. Height.

1. Maximum fence and wall height shall be in accordance with Table 18.5.7.D, Maximum Fence and Wall Height:

TABLE 18.5.7.D: MAXIMUM FENCE AND WALL HEIGHT	
Yard Type	Maximum Height (feet) [1]
Front	4
Side and Rear	8 [2]
NOTES:	
[1] Fence height limits shall not apply to chain link fences surrounding tennis courts or ball field backstops.	
[2] Retaining walls shall not exceed a maximum height of four (4) feet, regardless of location.	

2. Fence and wall height shall be measured in accordance with the standards in Section 18.10.2.O, Fence and Wall Height.

E. Materials.

1. *Permitted Materials.* The following fencing materials are permitted for fences:
 - a. Masonry or stone;
 - b. Ornamental iron, steel, or aluminum;
 - c. Wood;
 - d. Vinyl, plastic, or composite; or
 - e. Chain-link, except where prohibited by this Ordinance.
2. *Restricted Materials.*
 - a. Barbed wire, razor wire, concertina wire, and similar materials may only be used in the following instances:
 - i. Fences for public safety facilities, including potable water storage or treatment; or
 - ii. Fences enclosing livestock.
 - b. Fences that carry an electrical current are allowed solely for the purposes of enclosing livestock (nothing shall prohibit below-ground electrical fences intended for the keeping of pets).
3. *Prohibited Materials.*
 - a. Fences made of debris, junk, rolled plastic, sheet metal, untreated or unpainted plywood, readily flammable material, or waste materials, unless the materials have been recycled and reprocessed, for marketing to the general public, as building materials designed to resemble new building materials (e.g., picket fencing made from recycled plastic and fiber).
 - b. In no instance shall tarps or silt fencing remain on a lot or site after completion of construction.

18.10.2. Rules of Measurement.

H. *Height.*

1. *Measurement.*

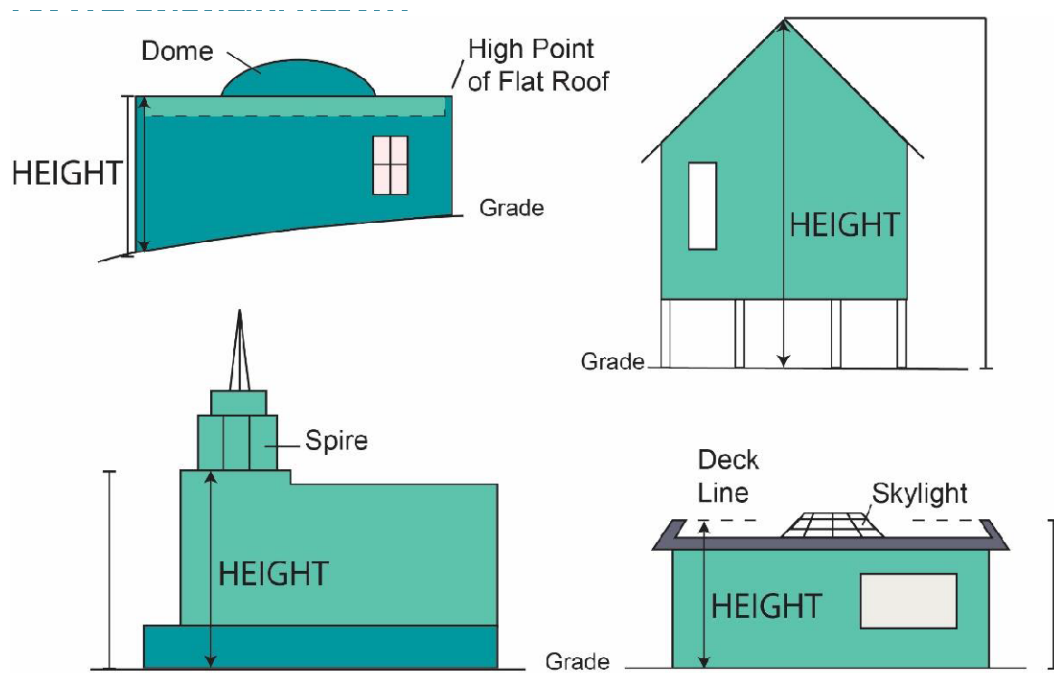
- a. Building height shall be measured from the existing grade elevation prior to any land-disturbing activities.
- b. Within the CIR District, height shall be measured from the adjacent street level of the fronting street. In cases where the BFE is established at a height above street level, height may be measured from the BFE.

2. *Maximum Height.* Building height is calculated from the existing grade elevation to the highest point of the roof.

3. *Exceptions.*

- a. *Residential Construction.* Spires, belfries, cupolas, domes, and chimneys, and similar features located above the roof level for decorative purposes and not intended for human occupancy or general storage may exceed maximum height requirements by no more than five (5) feet (see Figure 18.10.2.H: Height).
 - b. *Non-residential Construction.* Water tanks, ventilators, elevator housing, mechanical equipment or other structures placed above the roof level and not intended for human occupancy or general storage may exceed maximum height requirements by no more than ten (10) feet.
 - c. *CIR District.* Spires, belfries, cupolas, chimneys, water tanks, ventilators, elevator housing, mechanical equipment, or other structures placed above the roof level and not intended for human occupancy or general storage may exceed the maximum height requirements by up to ten (10) feet in the B and C Sub-Area Zones, and up to twenty (20) feet in the A and A-1 Sub-Area Zones.
4. *Story.* That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.
 5. *Exemptions.* Height limitations of this article shall not apply to government buildings, schools, hospitals, water towers, public utilities, or similar structures provided such structures meet the required NC State Building Code.

FIGURE 18.10.2.H: HEIGHT



18.10.5. Definitions.

This section includes definitions of terms used throughout the UDO. Use classifications, use categories, and use types are defined in Section 18.4.2, Use Classifications, Categories, and Types.

TERM	DEFINITION
F	
Floor	The top surface of an enclosed area in a building, including the basement, for example, the top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.