

SUMMARY OF B-3 TRADITIONAL BUSINESS DISTRICT PROVISIONS

DESCRIPTION OF DISTRICT

UDO Section 10-1(Y) *B-3 - Traditional Business*. The purpose of Traditional Business District is to provide for a district with the characteristics of traditional business areas, including relatively high density retail development and pedestrian-oriented design, mixed with office and residential development located primarily on the upper stories of buildings. This district is designed to create a high degree of business vitality, social connectivity, commercial interaction, walk-ability, and aesthetic appeal. Such districts should be located and established so that most development is located on low-speed streets and/or within planned off-street nodes, with thoroughfares located only on the perimeter of the district. Upper story residential uses are encouraged in the district, and the location of higher density residential development adjacent to this district is appropriate.

AREA, YARD, AND HEIGHT REQUIREMENTS (Article 11 of UDO)

Minimum Building Lot	2,500 square feet
Minimum Building Lot Width	25 feet
Minimum Interior Side Yard	0
Minimum Corner Side Yard	5 feet
Minimum Front Yard	5 feet
Minimum Rear Yard	10 feet
Maximum Building Height	35 feet
Minimum Building Setback <u>from Street Edge or Curb</u>	15 feet

PLANNED BUILDING GROUP REGULATIONS (New section, Section 14-6)

Business development within the Traditional Commercial District shall meet the plan submission and other requirements set forth in Section 14-4 for the B1 and B2 districts, except the requirements in that section relating to screening and fencing and those related to the location of exterior walls of unattached buildings.

Multi-family residential development (apartments, condominiums, and townhouses) within the Traditional Commercial District shall meet the requirements of Sections 14-1 or 14-2 as applicable, except for dwelling units located on upper stories above businesses.

All development within the district shall be designed to address the following criteria:

- (A) Business structures shall be placed and arranged in manner that promotes a high degree of commercial interaction and that promotes easy access and circulation for pedestrians within the district.
- (B) All development shall be designed to promote a high degree of social connectivity.
- (C) Sidewalks and other walkways shall be designed and arranged to provide a convenient and safe network of pedestrian pathways; building sites shall also be designed to accommodate access by bicyclists. Sidewalks abutting streets shall be at least 10 feet wide and shall include a street tree planting design approved by the Town.
- (D) Building orientations and signage shall be designed to promote easy way-finding, and window space should be utilized to maximize views of people activity and merchandise.
- (E) The provision of outdoor seating areas, courtyards, meeting places, and other amenities for pedestrians is encouraged. Restaurants, coffee shops, and similar businesses are encouraged

to consider outdoor seating areas, but such seating areas may not encroach upon required sidewalk areas.

- (F) The aesthetic appeal of the district should be enhanced through the provision of attractive landscaping, of art work, and/or of hardscaping that utilizes decorative media.

PERMITTED AND SPECIAL USES IN DISTRICT

Permitted Uses

Amusement Arcade
Antique Sales
Apparel & Accessory Sales
Appliance Store
Art Gallery/Sales
Assembly Hall
Bakeries & Confection Shops
Banks, Savings & Loans, Financial Activities
Barber & Beauty Shops
Bicycle Sales, Repair, & Rentals
Boat Accessory Sales
Book Store
Clinic Services, Medical & Dental
Court Yard Mall
Dairy Product Sales
Drug Stores
Dry Cleaning & Laundry Service
Dwelling, Multi-Family & Condominium**
Dwellings Located Over Businesses
Dwelling, Townhouses**
Emergency Shelter
Employment/Personnel Agency
Fabric or Piece Goods Store
Financial Institutions
Fire Stations
Florist Shops
Food Sales, Push Cart
Food Sales, Retail
Fur Sales, Retail
Government Offices, Buildings, & Facilities
Grocery and Convenience Stores
Hardware, Paint, & Garden Supply Sales
Jewelry Sales and Repair
Laundromat
Library
Mobile Construction Site Offices
Municipal Parking Lots
Municipal Public Facilities
Municipal Utility Stations and Substations
Museums & Natural Science Displays & Exhibits
Musical Recording Sales

Musical Instrument Sales/Instruction
Newstands
Off-Street Parking & Loading Facilities
Offices for Business, Professional, or Personal Services
Opticians & Optical Supply Sales
Outdoor Fruit and Vegetable Markets
Paper Products, Sales
Parking Lots, Commercial
Parks & Playgrounds, Public
Parks and Playgrounds, Semi-Public
Pharmacies
Photography, Commercial
Pottery, Related Product Sales
Printing & Reproduction Establishments
Restaurants
Tailoring
Theaters, Indoor
Tobacco Sales, Retail
Travel Agency
Variety, Gift, & Hobby Supply Sales
Video [Tape] Rental and Sales

Special Uses

Bed & Breakfast
Bar, Night Club, Tavern
Club or Lodge, Private or Public
Day Care Facility, Adult & Child
Home Occupations
Motels/Hotels/Condotels
Recreation & Amusement Conducted for Profit (NOL)
Remote Off-Street Parking

**Limited to 20% of first floor area in district

No limit on dwellings over businesses

ORDINANCE 2011-O25
AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
TO CREATE A B-3 TRADITIONAL BUSINESS ZONING DISTRICT

WHEREAS North Carolina General Statute 160A-383 requires that zoning regulations shall be made in accordance with a Comprehensive Plan; and

WHEREAS NCGS 160A-383 also states that when adopting or rejecting any zoning amendment, the governing board shall approve a statement describing whether its action is consistent with an adopted Comprehensive Plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest; and

WHEREAS the Board of Commissioners finds that the proposed amendments are consistent with the current Comprehensive Plan, specifically the CAMA Land Use Plan and the Gateway to Swansboro Planning Committee Report, and considers the action taken to be reasonable and in the public interest because the ordinance amendments would allow clustered or nodal developments which would incorporate a higher degree of pedestrian-oriented design and mixed use development.

BE IT ORDAINED by the Board of Commissioners of the Town of Swansboro that the Town of Swansboro Unified Development Ordinance, Articles 10, 11, 12, and 14, are amended as follows:

ARTICLE 10. ZONING DISTRICTS AND ZONING MAP

PART I. ZONING DISTRICTS

Section 10-1: Establishment of Zoning Districts, and the Purpose Thereof

- (Y) ~~TNC - Traditional Neighborhood Commercial. The purpose of this district is to provide a discernable community center or core area for approved traditional neighborhood subdivisions. The traditional neighborhood development must have a mixture of residential and nonresidential land uses, with at least 10% of the developed area consisting of nonresidential uses. Most nonresidential uses are located within the community core area. Within the core area, a minimum of 15% of floor area must be devoted to commercial uses oriented towards traditional neighborhood development. All uses within the traditional neighborhood commercial zone will be approved as special uses.~~ *B-3 - Traditional Business.* The purpose of Traditional Business District is to provide for a district with the characteristics of traditional business areas, including relatively high density retail development and pedestrian-oriented design, mixed with office and residential development located primarily on the upper stories of buildings. This district is designed to create a high degree of business vitality, social connectivity, commercial interaction, walk-ability, and aesthetic appeal. Such districts should

be located and established so that most development is located on low-speed streets and/or within planned off-street nodes, with thoroughfares located only on the perimeter of the district. Upper story residential uses are encouraged in the district, and the location of higher density residential development adjacent to this district is appropriate.

Request for Board of Commissioners Action

To: Honorable Board of Commissioners
From: Patrick Thomas, Town Manager
Subject: **B-3 Traditional Business Zoning District** *(Public Hearing)*

Overview

The Town currently has three principal business districts – the B-1, B-2, and B2-HDO districts – in its zoning regulations, as well as one unused district, the Traditional Neighborhood Business District.

Both the CAMA Land Use Plan and the Gateway to Swansboro report touched on the need to promote commercial development in a more clustered or nodal style, as opposed to strip development. Current urban planning trends – often articulated in concepts broadly referred to as the “new urbanism” – have promoted a return to styles of commercial development that emulate older, more traditional forms of business development. Such traditional business areas incorporate a high degree of pedestrian-oriented design, coupled with a healthy and dynamic mixture of business and residential uses.

Although the B2-HDO district incorporates some of these concepts, the Town’s other two business districts are structured primarily for business development along thoroughfares. The regulations in the B-1 and B-2 districts do not readily accommodate the more compact, clustered design seen in downtown areas and in other commercial districts that are similar in nature.

To help promote and accommodate this alternative form of business development, the staff has re-worked the unused Traditional Neighborhood Business district to create a new, proposed B-3 Traditional Business district that would be more encouraging to business development that would be high-density, mixed-use, and pedestrian-oriented in nature. We believe that this zone could encourage the development of new business districts within the town that would be attractive and dynamic and which could begin to move Swansboro away from the strip style of commercial that is currently so prevalent in the community.

Recommendation

The Planning Board reviewed the proposed amendments to the Unified Development Ordinance related to B-3 Traditional Business zoning district at its July 26, 2011 regular meeting and voted unanimously to recommend approval of the amendments, stating that the changes were consistent with the Comprehensive Plan.

Actions Needed

- 1) Conduct a public hearing on the proposed ordinance amendments;
- 2) Move to approve or deny adoption of Ordinance 2011-O25 (including the findings that the amendments are consistent with the Comprehensive Plan and are in the public interest).

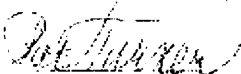
Attachments

Statement of Consistency and Proposed Ordinance

TOWN OF SWANSBORO PLANNING AND ZONING BOARD
STATEMENT OF CONSISTENCY

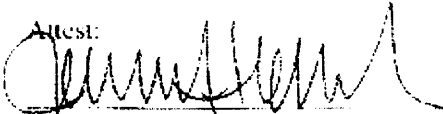
On July 26, 2011, the Town of Swansboro Planning and Zoning Board reviewed proposed amendments to Articles 10, 11, 12, and 14 of the Unified Development Ordinance related to the B-3 Traditional Business Zoning District. The proposed amendments are consistent with the current Comprehensive Plan, and other applicable plans listed here:

This statement reflects the recommendation of the Town of Swansboro Planning Board, this
26 day of July, 2011.



Pat Turner, Planning Board Chairperson

Attest:



Jennifer Holland, Planner

ARTICLE II. TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS

DISTRICT	MINIMUM LOT SIZE		MINIMUM YARD SETBACKS					Maximum Bldg. Height (see Notes 4 and 5)
	Min. Sq. Ft. per Bldg. Lot (see Note 1)	Min. Width per Bldg. Lot	Interior Side Notes 2 and 8)	Corner Side	Front (see Note 3)	Rear		

O I Office and Instructional Residential Use Accessory Structures (see Note 6) Office and Instructional Use Accessory Structures (see Note 6) G E Governmental Educational All uses except accessory Accessory Structures (see Note 6) B1 Highway Business Accessory Structures (see Note 6) Residential Special Use	6,000 sq ft	60 ft	8 ft 8 ft 8 ft 0 ft	15 ft 15 ft 10 ft 20 ft	25 ft	20 ft 25 ft 20 ft	15 ft 6 ft 20 ft 15 ft 10 ft	35 ft 35 ft 35 ft 35 ft 35 ft
	8,000 sq ft	40 ft	None**	10 ft 10 ft	25 ft 20 ft	20 ft 20 ft	15 ft 10 ft 15 ft	35 ft 35 ft 35 ft
	8,000 sq ft	60 ft	8 ft 8 ft 8 ft 8 ft	15 ft 15 ft 15 ft 15 ft	25 ft 25 ft 25 ft 25 ft	25 ft 25 ft 25 ft 25 ft	15 ft 15 ft 15 ft 15 ft	35 ft 35 ft 35 ft 35 ft
	12,000 sq ft	90 ft	8 ft	15 ft	25 ft	25 ft	15 ft	35 ft
	16,000 sq ft	104 ft	8 ft	15 ft	25 ft	25 ft	15 ft	35 ft
	20,000 sq ft	128 ft	8 ft	15 ft	25 ft	25 ft	15 ft	35 ft
	20,000 sq ft plus 4,000 sq ft for each family unit over 2	90 ft plus 14 ft for each family unit over 2	13 ft	18 ft	25 ft	25 ft	15 ft	35 ft
	Same as MF Condo	Same as MF Condo	13 ft 8 ft	18 ft 25 ft	25 ft	25 ft	15 ft 6 ft	35 ft 35 ft
	8,000 sq ft	50 ft	None**	10 ft	20 ft	20 ft	15 ft	35 ft
	8,000 sq ft	60 ft	8 ft 8 ft	15 ft 15 ft	25 ft	25 ft	15 ft 6 ft	35 ft 35 ft
B3HDO General Business Historic District Overlay Subject to Historic Commission Review**								
B-3 Traditional Business M1 Light Industrial Accessory Structures (see Note 6)	2,500 sq ft	25 ft	0 ft	5 ft	5 ft***	10 ft	35 ft	35 ft
	20,000 sq ft	100 ft	None**	10 ft 10 ft	35 ft 20 ft	20 ft 15 ft	35 ft 35 ft	

**The Commission District is established as a district in which only partial development of land subject to zoning may occur. Dimensional regulations shall be formulated for each usage and shall be amended for the protection of the floodplain or estuarine environment. No building structure, group of buildings or structures, and their impervious surfaces shall cover more than thirty percent (30%) of any lot or structure area as determined by C.A.M.A.

***The B-3 district, the minimum building setback from the street side of the lot shall be 10 feet.