



**ORDINANCE AMENDING SECTION 5.6 OF THE UNIFIED  
DEVELOPMENT ORDINANCE OF THE  
TOWN OF ATLANTIC BEACH, NORTH CAROLINA**



**WHEREAS**, the Planning Board and staff are recommending a text amendment to Section 5.6, Table of Area, Yard, and Height Requirements of the Unified Development Ordinance; and

**WHEREAS**, the text amendment will allow relief to property owners in the Recreational Services (RS) Zoning District, who wish to develop a single-family home or a duplex dwelling; and

**WHEREAS**, the public hearing was advertised by the Town Clerk in the Carteret County News Times; and

**WHEREAS**, the Planning Board finds that the recommended change is consistent with the Town of Atlantic Beach CAMA Land Use Plan; and

**NOW, THEREFORE BE IT HEREBY ORDAINED** by the Town of Atlantic Beach the Unified Development Ordinance, Town of Atlantic Beach, Section 5.6 be amended as follows:

## Section 5.6 Table of Area, Yard, and Height Requirements

Zoning District	MINIMUM LOT AREA PER UNIT		SETBACK STANDARDS (see Note 1)			Height Standards (see Note 3)	Maximum Impervious Surface Coverage (see Sec. 2.26)		
	Single Family Unit	Per Unit in Multi-Family Development (up to 4 units)*	Minimum Lot Width	Minimum Lot Depth	Front (see Note 2)			Side	Rear
R-1(C) Residential	6,000 sf	N/A	60'	100'	see Note 1&4	7'	20'	45'	40%
R-1(5) Residential	5,000 sf	N/A	50'	100'	see Note 1&4	5'	20'	45'	40%
R-1(7) Residential	6,000 sf	N/A	60'	100'	see Note 1&4	7'	20'	45'	40%
R-1M Residential	5,000 sf	N/A	50'	100'	see Note 1&4	7'	20'	45'	40%
R-2 Residential	5,000 sf	3,600 sf	50'	100'	see Note 1&4	5'	10'	45'	40%
R-3 Residential	5,000 sf	3,600 sf	50'	100'	10'	5'	10'	45'	40%
RMU Resort Mixed Use	5,000 sf	3,600 sf	50'	100'	see Note 1&4	5'	10'	45'	40%
RS Resort Service***	5,000 sf	3,600 sf	50'	100'	25'/10'	10'/5'	20'/10'	55'/45'	40%
CB Community Business	N/A	N/A	100'	100'	20'	10'	25'	55'	85%
GB General Business	6,000 sf	3,600 sf	60'	100'	10'	10'	0'	45'/55'/65'***	85%
CDD Circle Development	REFER TO SECTION 6.8								

\*Multi-family developments greater than four (4) units must comply with Section 6.21, Multi-Family Housing Development Standards.

\*\*Residential building height shall not exceed 45 feet. Multi-family and non-residential development is permitted up to 55 feet and may be increased to 65 feet under conditions outlined for the Causeway Overlay district.

\*\*\*Single family homes and duplexes in the RS district are subject to the setback and height requirements listed second.

Adopted on a motion of *Councilmember Palma*, seconded by *Councilmember Batt*, and approved on a vote of 4 in favor and 0 against.

This 23<sup>rd</sup> day of November, 2009

TOWN OF ATLANTIC BEACH

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

ATTEST:

\_\_\_\_\_  
Kelly L. Cyrus, Town Clerk