

ATLANTIC BEACH NORTH CAROLINA

Unified Development Ordinance

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SECTION 18.5 - ZONING STANDARDS
Subsection 1 - MIXED USE HIGH INTENSITY (MHI)

C. MIXED USE HIGH INTENSITY (MHI)

1. Purpose
The code-district is established to provide areas, which, due to their location, natural features and access, have an unusually high potential for both permanent and transient types of residential development. Commercial uses are permitted and shall be oriented to create vibrant activities which reflect a family atmosphere. Development in the code-district shall take place only in accordance with the standards in the table and other relevant standards of the Ordinance.

2. Dimensional Standards

Req #	STANDARD	REQUIREMENT [1]
1	Minimum Lot Area - (No Single-Family Live Occupancy Lots)	5,000
2	Minimum Frontal Setback - (No Single-Family Development, Detached)	0
3	Minimum Lot Area - (No Multi-Family Live Occupancy Lots)	0
4	Minimum Frontal Setback - (Multi-Family Development, Detached)	10
5	Minimum Lot Area - (All Other Live Occupancy Lots)	10,000
6	Minimum Lot Width (Feet)	50
7	Minimum Street Frontage (Linear Feet)	25 (2)
8	Minimum Lot Length (Feet)	100
9	Minimum Street Setback (Feet)	25 (1)
10	Minimum Side Setback (Feet)	10 (1) (2)
11	Minimum Rear Setback (Feet)	25 (1) (2) (3)
12	Minimum Open Space (Percentage of the Lot Area Development, Feet)	10
13	Minimum Height (Feet)	10 (3)
14	Minimum Impervious Surface Coverage (% of lot area) (2)	10

[1] Percent of lot width or abutting lot, or other related areas shall be subject to applicable setback standards.
[2] In cases where a multi-family development is on two or more separate lots, the footage standard applies to the entire development.
[3] Single-family and duplex dwellings shall have a ten-foot street setback.
[4] Single-family and duplex dwellings shall have a ten-foot side setback.
[5] Corner lots shall have a rear setback of 10 feet, five feet for single-family detached and duplex dwellings.
[6] Single-family and duplex dwellings shall have a maximum height of 10 feet.
[7] Development subject to a State comprehensive permit are exempted from these standards.
[8] Minimum setbacks shall be doubled for multi-family and townhouse developments on lots abutting a residential zoning district.

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3. Typical Landscaping

4. Revised Photo

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5. Dimensional Illustration

6. Typical Development Illustration

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ARTICLE 18.5 - DEVELOPMENT STANDARDS
Section 18.5.3 - Off-Street Parking and Loading
Subsection 1 - Off-Street Loading Requirements

H. OFF-STREET LOADING REQUIREMENTS

1. Applicability

- Use types including industrial, wholesale, retail, and other uses that receive or distribute merchandise by vehicles shall include designated off-street loading spaces configured in accordance with these standards.
- Uses that receive not more than one delivery and pickup during the normal business hours (e.g., retail trade, office, or institutional), shall also provide an off-street loading space, but it may be combined with an existing parking space on the premises.

2. Rate of Provision
Off-street loading spaces shall be provided in accordance with Table 18.5.3.H, Required Off-Street Loading Facilities.

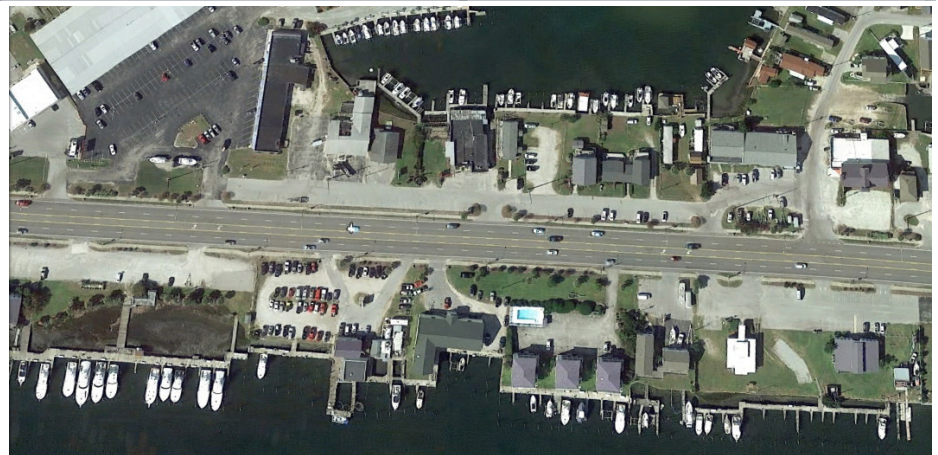
Type of Use	Minimum Number or Required Loading Activities
Commercial (not including Office uses)	1 per every 5,000 square feet of floor area [1]
Industrial	1 per every 20,000 square feet of floor area
Institutional (and Office uses)	1 per every 10,000 square feet of floor area [1]

NOTES:

- Off-street loading spaces may occupy an off-street parking space instead of being a designated loading facility for uses that receive no more than one delivery and pickup from a vehicle per day.
- Configuration of Designated Loading Spaces
 - Each designated loading space shall be at least 12 feet in width, 30 feet in length, and shall have a height clearance of at least 14 feet (see Figure 18.5.3.H, Off-Street Loading Spaces).
 - Off-street loading spaces shall be designed and constructed so that all maneuvering to park vehicles for loading and unloading can take place entirely within the property lines of the premises.
 - All ingress and egress areas shall satisfy NCDOT requirements.
 - Loading spaces must be designed so as to not interfere with the normal movement of vehicles and pedestrians on public rights-of-way.
 - Off-street loading spaces shall be located in the side or rear yard.

FIGURE 18.5.3.H: OFF-STREET LOADING SPACES

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KEY PROJECT FEATURES

- Consistent set of graphics
- Common review procedures
- Sections on how to use the document
- Dynamic links and cross-referencing
- New graphically-driven zoning district provisions



CodeWright was retained by the City of Atlantic Beach, a resort community on North Carolina's Crystal Coast to assess the Town's unified development ordinance and then prepare an updated document that was more user friendly and consistent with changing state legislation. The Town's prior UDO contained outdated standards, inconsistent terminology, confusing language, and considerable repetition. CodeWright prepared a detailed assessment identifying areas for improvement and then worked with Town staff and elected officials to prepare a new document. Some of the key features of the new UDO include a set of common review procedures, inclusion of purpose and intent statements, new graphics throughout the document, a new set of definitions, and significant updates to the parking, landscaping, and design standards. The Town adopted the new UDO in August of 2017 and has since retained CodeWright to assist with preparation of a new CAMA Land Use Plan.