



Nice Matters!

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**Town of Emerald Isle Planning Board Agenda
Monday, March 27, 2023 6:00PM
Town Board Meeting Room**

1. **Call to Order**
2. **Roll Call (excuse absent board members as necessary)**
3. **Approval of February 27, 2023 Meeting Minutes**
4. **UDO Updates Phase Two**
Staff will present sections of proposed amendments to the Unified Development Ordinance for review and discussion. (No recommendation at this time)
 - a. Brief overview of Phase Two scope of proposed changes
 - b. Chapter Four Use Regulations
 - c. Section 6.7 Off-Street Parking and Loading Requirements
 - d. Section 6.4 Dunes and Vegetation Protection
6. **Report from Planning Director**
 - a. March Department Report
 - b. Upcoming meetings
 - Board of Commissioners – April 11, 2023
 - Planning Board – April 24, 2023
7. **Board Comments**
8. **Adjourn**

Chapter 4: USE REGULATIONS

4.1 USE TABLE

4.1.1 Definition of Permitted Uses and Special Uses

(1) **Permitted Use**

A use permitted in one (1) or more zoning districts as a matter of right provided and the land and structures and the use itself otherwise meet the remaining requirements of this Ordinance. Uses permitted in the various districts are indicated by a "P" mark in the appropriate column(s) of Table 4.1. Permitted uses are required to comply with all applicable requirements of section 4.2, Use-Specific Standards, and all other applicable standards of this Ordinance.

(2) **Special Use**

A use within one (1) or more zoning districts that is not a use by right, but that is required to meet the terms, conditions, and requirements for special uses and for which a special use permit is required to have been issued by the Board of Commissioners. Special uses that may be allowed in the various districts are indicated by an "S" mark in the appropriate column(s) of Table 4.1. Permitted uses are required to comply with all applicable requirements of section 4.2, Use-Specific Standards, and Chapter 5, Density, Intensity, and Dimensional Standards, unless any such requirement is modified or waived by the Board of Commissioners in the special use permit, as well as with all other applicable standards of this Ordinance.

(3) **Prohibited Use**

Any use that is not indicated by a "P" or an "S" for a specific zoning district in Table 4.1 is a prohibited use in that district, and is indicated by an empty cell in the table.

(4) **Overlay Districts**

Permitted and Special Uses in each overlay zoning district are the same as those available in that portion of the base district(s) in which the overlay applies, unless the terms of the overlay zoning district specifically prohibit the use. In addition, because of site-specific conditions or other factors, the terms and provisions of overlay districts may restrict or prohibit the availability or practicability of a use listed as a permitted or special use on or more base districts in Table 4.1. Applicants are urged to review all applicable overlay district provisions in conjunction with the provisions of this Chapter.

(5) **Accessory Uses**

Accessory Uses are defined in Chapter 10. Such uses may only exist so long as the principal use of the property is in existence and not in violation of this Ordinance. Accessory uses may not be established before a principal use is in operation, and may not continue after the principal use has ceased operation.

4.1.2 Table of Permitted and Special Uses

Permitted and special uses for each of the zoning districts, and cross-references to use-specific standards applicable to some uses, are shown in Table 4.1.

TABLE 4.1.2: PERMITTED AND SPECIAL USES

PERMITTED USES (P) AND SPECIAL USES (S) WITHIN ZONING DISTRICTS

Zoning District →	R 2	R M F	M H	G	B	C	V E	V W	M V	Use- Specific Standards
Residential and Related Uses										
Bed and breakfast lodging	P						P	P	P	
Dwelling, single-family	P	P	P				P	P	P	
Dwelling, single-family to be used exclusively for managers quarters						P	P	P	P	
Dwelling, two-family	P	P	P				P	P	P	
Dwelling, multifamily (townhouses and/or condominiums)		P					P	P	P	
Dwellings and condominiums in mixed-use structures					P					
Group housing projects		P					P	P	P	4.2.1
Hotels, motels, motor courts, and inns					P		S	P		4.2.7
Mobile Manufactured homes, on individual lots			P							4.2.6
Mobile Manufactured home parks			S				S		S	4.2.2
Mobile Manufactured home, to be used exclusively for manager quarters						P	S			
Planned unit developments	P	P	P				P		P	
Public and Institutional Uses										
Assembly halls, coliseums, gymnasiums and similar structures				P	P		P	P		
Bus passenger stations					P					
Churches	P	P	P		P	P	P	P		
Convalescent and nursing homes					P					
Country clubs, golf clubs; exclusive use of the property owners of the platted subdivision and their invited guests	P	P	P		P	P				
Government uses, not listed separately	P	P	P	P	P	P	P	P	P	4.2.12
Grounds and facilities for open air games and sports, community sports, community centers, and other similar properties, nonprofit	P	P	P	P	P	P	P	P		
Health clinic and Hospital				P	P		P	P		
Libraries, museums and art galleries				P	P		P	P		
Offices of licensed health care professionals					P		P	P		
Parks, public, nonprofit, and private	P	P	P	P	P	P	P	P	P	
Police and fire stations	P	P	P	P	P	P	P	P	P	4.2.12
Post office				P	P		P	P		
Public utility distribution lines, transformer stations, transmission lines and towers, and telephone exchanges, but not service or storage yards	P	P	P	P	P	P	P	P	P	4.2.4
Public utility storage yards				P	P					4.2.4

Zoning District →	R 2	R M F	M H	G	B	C	V E	V W	M V	Use- Specific Standards
↓ Use Type										
Theaters				P	P		P	P		
Wastewater treatment facilities and package plants when approved as part of a petition for the Village-East Conditional Zoning Overlay District, Village-West Conditional Zoning Overlay District or the Marina Village Conditional Zoning Overlay District	P	P	P	P	P	P	P	P	P	
Yacht basins, dock slips or ramps for boats	P	P	P	P	P	P			P	
Retail and Office Uses										
Agencies and offices rendering specialized services in the professions, finance, real estate and brokerage					P		P	P		
Alcohol beverage commission stores and sales operated by governmental units and packaged retail sales					P		P	P		
Amusement enterprises, indoor, similar to billiards, pool, bowling, shooting gallery, roller rink, dance hall, not including electronic gaming operation as defined in chapter 10					P		P	P		
Antiques, art supply, and gift retail sales					P		P	P		
Athletic clubs and facilities	S	S	S	P	P	P	P	P		
Banks, finance and loan					P		P	P		
Bars and lounges, indoor					P		P	P	P	
Bars and lounges, partially or totally outdoor					S		S	S	S	
Bicycle sales and repair					P	P	P		P	
Book and stationery stores					P		P	P		
Campers					S	P	S	S	S	
Campgrounds and travel trailer recreational vehicle parks					S	P	S	P	S	
Clothing sales					P		P	P	P	
Convenience store					P	P	P	P	P	
Electronic gaming operation					P					4.2.8
Feed, seed and fertilizer retail sales					P		P	P		
Food or grocery stores					P	P	P	P	P	
Furniture, retail sales					P		P	P		
General retail sales not otherwise listed					P		P	P		
Golf cart sales and rentals					P		P	P	P	
Incidental outdoor entertainment					P	P	P	P	P	
Mixed use and commercial structures with high slope roof and 50 foot mean roof height				S	S		S	S	S	4.2.11
Mixed use structures					P		P	P	P	
Mobile Manufactured home sales					P					
Musical, dance, dramatic and other artistic programs or events, indoor only				P	P	P	P	P		
Musical, dance, dramatic, and other artistic programs or events, outdoor				P	S	S	S	S		4.2.34.4.3
Offices – general					P		P	P		
Outdoor activities and amusements - commercial					P			P		
Pet shops, bird stores, taxidermists					P		P	P		

Zoning District →	R 2	R M F	M H	G	B	C	V E	V W	M V	Use-Specific Standards
↓ Use Type										
Racquetball or tennis clubs and facilities	S	S	S	P	P	P	P	P		
Radio, television retail sales and service					P		P	P		
Restaurants					P	P	P	P	P	
Seafood market - retail					P		P	P	P	
Stone and granite sales					S			S		
Personal and Commercial Services										
Automobile repair garages					P		P			
Automobile service stations					P					
Barber, beauty and other similar personal services					P	P	P	P	P	
Carwash					P			P		
Contractor or plumber shop and/or outdoor storage					P					
Day care center				P	P		P	P		
Dog grooming operations					S		P	P		
Dry cleaning					P		P	P		
Dry cleaning drop-off/pick-up site					P		P	P		
Fishing piers, commercial and public				P	P	P	P	P	P	
Laundries and laundrette service					P		P	P		
Lock and gunsmiths					P					
Marina and other watercraft-related facilities									P	
Parking lots, commercial or public				P	P		P	P	P	
Photographic studios and camera supply					P		P	P		
Printing, publishing and reproduction establishments				P	P					
Recreational vehicle park					S	P	S	P	S	4.2.23
Taxicab, transportation for hire stations					P					
Veterinarians—no outside kennel, no boarding					P		P	P		
Watercraft related facilities					P				P	
Wireless telecommunication towers				S	S					4.2.5
Wholesale, Warehouse, and Industrial Uses										
Bakery shops operating both wholesale and retail businesses					P		P	P		
Florist, greenhouses, facilities and warehousing for retail trade					P		P	P		
Ice manufacture, storage and sales					P		P	P		
Storage facilities for rent					P		P	P		
Accessory and Other Temporary Uses										
Accessory buildings	P	P	P	P	P	P	P	P	P	4.3.3
Accessory uses and structures incidental to any permitted use such as servants quarters accessory dwelling units, garages, greenhouses, swimming pools, workshops, trash/recycling container enclosures, temporary storage containers, or temporary recreational vehicles RVs and travel trailers	P	P	P	P	P	P	P	P	P	4.2.14 4.3.2 4.3.4 4.4.2 4.4.1
Accessory uses and structures—Solar panels	P	P	P	P	P	P	P	P	P	4.2.94.3.6
Accessory uses and structures—Wind energy systems	P	P	P				P	P	P	4.2.104.3.7
Accessory Dwelling Units	P	P	P				P	P	P	4.3.9
Automobile parking operated in conjunction with permitted uses	P	P	P	P	P	P	P	P	P	

Zoning District →	R 2	R M F	M H	G	B	C	V E	V W	M V	Use-Specific Standards
↓ Use Type										
Book Sharing Box Exchanges	S	S	S	P	S	S	S	S	S	4.3.5
Bed and breakfast lodging	P						P	P	P	
Electronic gaming operation					P					4.2.8
Incidental home occupations	P	P	P				P	P	P	4.3.8
Incidental outdoor entertainment				P	P	P	P	P		4.3.1
Nonconforming uses and buildings	P	P	P	P	P	P	P	P	P	

4.2 PRINCIPAL USE SPECIFIC STANDARDS

The numbered paragraphs in this section 4.2 contain use-specific standards for certain designated [principal](#) permitted and special uses listed in Table 4.1. Each subsection relates to a notation in the right hand column of Table 4.1, and applies to the use(s) on the same line as the notation. Each subsection contains application requirements, conditions, procedures and/or requirements for the permitted or special use to which this subsection applies to that are in addition to other requirements and conditions contained in this Ordinance, and apply regardless of whether the use is a Permitted or a Special Use.

4.2.1 Group Housing Projects

In addition to complying with all other applicable provisions of this Ordinance, all group housing projects shall be developed according to the following specifications and standards and those requirements contained in section 2.4.6, Special Plat Approvals, as applicable.

- (1) All group development projects of ~~more than~~ three (3) [or more](#) units shall be designed by a professional engineer or architect.
- (2) The minimum lot width that may be subdivided for each individual townhouse shall be sixteen (16) feet, provided that in no case shall the width increase the maximum density allowed in this Unified Development Ordinance.
- (3) Each townhouse shall front on a public street or commonly owned street or area.
- (4) The minimum width for each townhouse or condominium unit shall be sixteen (16) feet.
- (5) The maximum length of group development buildings shall be two hundred fifty-six (256) feet.
- (6) Each building on the periphery of a group housing development shall comply with the minimum yard requirements of the zoning district in which the project is located. A screen of dense plant material that will grow at least three (3) feet in width by six (6) feet in height within three (3) years shall be required and constructed in a manner that will be compatible with the design of the project. The screen shall be provided along the perimeter of the project.
- (7) For all projects containing more than eight (8) units, all parking lots, drives, streets and roads within the group housing development shall be paved and constructed in accordance with the construction standards for paved subdivision public streets within the Town.
- (8) Any lighting provided within the group housing project shall be so located or shielded so that no offensive glare will be visible from an adjoining street or property.

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- (9) Group housing projects containing more than fifty (50) units and utilizing a single access shall have a minimum street or drive width of twenty-eight (28) feet.
 - (10) All group housing developments containing more than one hundred (100) units may be required to have a minimum of two (2) accesses, each having a minimum width of twenty (20) feet if deemed necessary by the Board of Commissioners due to access, traffic, fire, or safety considerations or similar factors.
 - (11) Parking shall be prohibited within the access streets or roads.
 - (12) Each space shall contain a minimum of two hundred (200) square feet and be permanently marked by painting or other designation on a paved parking lot. All spaces shall be shown on the site plan. Enclosed garages and carports within the group housing development shall be counted as a part of the parking requirements. If developed in phases, each phase shall contain the required number of parking spaces, and shall be shown on final plats.
 - (13) Recreational areas shall be provided for all group housing projects containing more than eight (8) dwelling units. A minimum recreation area of two thousand (2,000) square feet, having a minimum width of twenty-four (24) feet shall be provided for the first nine (9) to twenty-five (25) dwelling units within the project. For each dwelling unit over twenty-five (25) units in number, an additional sixty (60) feet per dwelling unit shall be provided.
 - (14) Swimming pools and their accessory areas shall not be counted as a part of the recreational area requirement. No part of the required recreation area shall be used for any other purpose.
 - (15) Swimming pools, if provided, shall conform to the building setback lines. All swimming pools shall be reasonably accessible to emergency equipment and vehicles. Any lighting in the pool area shall be shielded in such a manner that no offensive glare will be visible from an adjoining street or property.
 - (16) Signs identifying the group housing development or located within the group housing development shall be constructed and installed in a manner compatible with the design of the project. Any lighting used in conjunction with signs shall be shielded in such a manner that no offensive glare will be visible from the adjoining street or property.
 - (17) Adequate space shall be provided within the project area for the collection of garbage and other refuse, and all dumpsters and equipment used for garbage collection shall be screened from public view.
 - (18) Each building within a group housing development shall be located within two hundred forty (240) feet of a fire hydrant. All hydrants shall be located adjacent to a paved street, road or parking lot suitable for the transportation of firefighting vehicles and equipment. A suitable and readily accessible drive or passage shall be provided so that firefighting vehicles will have the capability of getting within fifty (50) feet of all dwelling units within the group housing development.
 - (19) If buildings within the group housing development have standpipes or sprinkler systems, one (1) fire hydrant shall be located within seventy-five (75) feet of each standpipe or sprinkler system.
 - (20) All hydrants shall be connected to a six-inch, or larger, water main. Easements shall be provided from the hydrant to the street connection along the water main so that the line and hydrant can be maintained by a public agency. A loop system may be required.
 - (21) In the event a dead-end street, road, drive or parking lot exceeds two hundred (200) feet in length, a paved turnaround for firefighting equipment and vehicles, emergency vehicles, and service vehicles shall be provided having a minimum interior turning radius of twenty-eight (28) feet. This provision may be

omitted where such a turnaround is determined by the Board of Commissioners to be neither desirable nor necessary.

- (22) A screen of dense plant material that will grow to a width of at least three (3) feet and a height of at least six (6) feet within three (3) years from the date of planting shall be provided, or in lieu thereof, a screen fence six (6) feet in height constructed in a manner that is compatible with the design of the project shall be provided along the perimeter of each project.

4.2.2 **MobileManufactured Home Parks and Recreational Vehicle Parks**

All special use applications and special use permits for mobilemanufactured home parks ~~within an MH zone~~ shall be accompanied by a detailed site plan which shall show and locate all structures, buildings, spaces, sites, utilities and other particulars as required in the mobilemanufactured home park ~~and travel trailer park~~ ordinance.

All special use applications and special use permits for mobilemanufactured home parks within the MH, VE, VW, MV, VE-C, VW-C, or MV-C districts, and ~~for recreational vehicle parks~~ shall meet the requirements of this section 4.2.2. In addition, all special use applications and special use permits for mobilemanufactured home parks shall meet the applicable section of this Development Ordinance. The provisions of this section and other related sections of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, ~~morals, or and~~ general welfare. These standards shall also apply to all mobilemanufactured home ~~and recreational vehicle~~ parks existing on the effective date of this Ordinance.

(1) **Reenactment of Existing MobileManufactured Home Park and Travel/Recreational Vehicle Park Ordinances and Regulations**

This section in part carries forward by reenactment some of the provisions of the mobilemanufactured home park ~~and recreation vehicle park~~ ordinances, originally adopted on March 3, 1976, and it is not the intention to repeal but to reenact and continue in force such existing provisions so that all rights and liabilities that have occurred those ordinances as to existing parks and individual lots are preserved and may be enforced. This section shall be applicable to all mobilemanufactured home ~~and recreation vehicle~~ parks, lots, and uses arising, proposed or created on and after the date of enactment of the ordinance from that this section 4.2.3 derives, and all prior regulations in conflict herewith are superseded.

(2) **MobileManufactured Home Park Permit ~~or Recreational Vehicle Park Permit~~ Required**

No person shall construct a mobilemanufactured home park ~~or a recreational vehicle park~~, or make any addition to a mobilemanufactured home park ~~or recreational vehicle park~~ that either alters the number of sites for mobilemanufactured homes ~~or recreational vehicles~~ within the park or affects the facilities required in such park until he first secures a mobilemanufactured home park permit ~~or recreational vehicle permit, as applicable~~, pursuant to section 2.4.7, MobileManufactured Home Park or Recreational Vehicle Park Permit. The construction, or addition, shall be in accordance with plans and specifications submitted with the application, as such plans and specifications may be modified by the Board of Commissioners at the time of approval or conditional approval.

(3) **~~Mobile Home Park~~ Site Development and Management**

(A) **Minimum Size**

Every ~~mobile~~[manufactured](#) home park shall contain at least ten (10) acres, unless adjacent to and contiguous with an existing park.

(4) ~~(B)~~ Compliance with Dimensional Requirements

The dimensions of each ~~mobile~~[manufactured](#) home space shall be in accordance with the dimensional requirements of Chapter 5, Density, Intensity, and Dimensional Standards.

(4) ~~(C)~~ [©] Parking Space

Parking space sufficient to accommodate at least two (2) automobiles shall be located in each ~~mobile~~[manufactured](#) home space.

(4) ~~(D)~~ Grading and Drainage

The ~~mobile~~[manufactured](#) home park shall be graded so as to prevent any water from ponding or accumulating on the premises. All ditch banks shall be sloped and seeded. [Replacement of manufactured homes and their accompanying site features in existing manufactured home parks are not required to meet the requirement in Section 6.3.2.2.C.i.a. as long as the existing drainage infrastructure in the park remains functional.](#)

(4) ~~(E)~~ Width and Setbacks

Each ~~mobile~~[manufactured](#) home space shall be at least seventy-five (75) feet wide and clearly defined. The front setback shall be a minimum of thirty (30) feet, and the side and rear setback shall be a minimum of ten (10) feet. No ~~mobile~~[manufactured](#) home shall be located closer than ten (10) feet to any building within the park.

(4) ~~(F)~~ Interior Drives

All ~~mobile~~[manufactured](#) home spaces shall abut upon an interior drive of not less than thirty (30) feet of right-of-way, which shall have unobstructed access to a public street or highway. It is the intent of this section that ~~mobile~~[manufactured](#) home spaces shall not have access to public streets or highways except through the interior drive. All interior drives shall have a paved width of not less than twenty (20) feet. All interior drives shall be constructed in accordance with applicable Town street specifications and shall be maintained by the park owner.

(4) ~~(G)~~ Culs-de-sac

Culs-de-sac shall not exceed six hundred (600) feet in length, measured from the entrance to the center of the turnaround. Any interior street designed to be permanently closed shall have a turnaround at the closed end with a minimum right-of-way diameter of one hundred (100) feet. The entire right-of-way of such turnaround shall be graded and usable for the turning around of motor vehicles.

(H) Intersections

Streets shall intersect as nearly as possible, at right angles and no street shall intersect at less than seventy-five (75) degrees. Where a street intersects a highway, the design standards of the state highway commission shall apply. Street jogs of less than one hundred twenty-five (125) feet shall not be allowed.

(4) ~~(I)~~ Access

The Town may require that each developer of a [mobilemanufactured](#) home park set aside for the use and benefit of the public one (1) or more accesses for use by the public from a street right-of-way for ingress, egress, and regress to the Atlantic Ocean and Bogue Sound. Ordinarily, the public accesses shall have a minimum width of ten (10) feet and shall be provided at the east and west boundaries and center of each of the Town's fifty-four (54) blocks. A minimum of one (1) access shall be required for each three hundred fifty (350) feet of frontage on each street and both the Atlantic Ocean and Bogue Sound, and the access shall run in a north and south direction so as to afford access by the public from a street to both the Atlantic Ocean and Bogue Sound. Provided, there shall be a minimum of one (1) access for every [mobilemanufactured](#) home park having a minimum frontage of one hundred fifty (150) feet on each street and both the Atlantic Ocean and Bogue Sound. Following consideration by the Planning Board, the Board of Commissioners is authorized to vary, eliminate or modify the location, design or width of the access, where conditions, good land use planning, topography or project design, in the opinion of the Board of Commissioners, would justify the variance or other modification.

(J) Refuse Collection Facilities

The park owner is responsible for refuse collection facilities. All refuse shall be connected at least twice weekly or more if the need is indicated. Two (2) Town-approved garbage cans with tight-fitting covers and a capacity of at least thirty (30) gallons shall be provided for each [mobilemanufactured](#) home space. The garbage cans shall be located no further than one hundred (100) feet from any [mobilemanufactured](#) home space. Racks or concrete platforms shall be provided on that to store containers for refuse. Such container racks or platforms shall be so designed to prevent tipping and to minimize spillage.

(K) Accessory Structures

Within a [mobilemanufactured](#) home park, one (1) [mobilemanufactured](#) home may be used as an administrative office. Other administrative and service buildings housing sanitation and laundry facilities or any other such facilities shall comply with all applicable ordinances, codes and statutes regarding buildings, electrical installations, plumbing and sanitation systems.

(L) Maintenance of Accessory Structures

All service buildings, commercial structures, and the grounds of the park shall be maintained in a clean condition and kept free from any condition that will menace the health of any occupant or the public, or constitute a nuisance.

(M) Management

In each [mobilemanufactured](#) home park, the permittee or duly authorized attendant or caretaker shall be responsible at all times to keep the [mobilemanufactured](#) home park, its facilities, and equipment in a clean, orderly, safe and sanitary condition.

(N) Registration

It shall be the duty of the operator of the [mobilemanufactured](#) home park to keep an accurate register containing a record of all occupants of the park. The operator shall keep the register available at all times for inspection by law enforcement officials, public health officials, tax officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register shall contain the following information:

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- (i) Name and address of the occupants of each space;
 - (ii) Date entering and leaving the park;
 - (iii) The serial number of each mobile manufactured home with state of issuance, make and type of equipment, and date of manufacturing.

4.2.3 Recreational Vehicle Parks

All special use applications and special use permits for recreational vehicle parks shall be accompanied by a detailed site plan which shall show and locate all structures, buildings, spaces, sites, utilities and other particulars as required in the recreational vehicle park ordinance.

All special use applications and special use permits for recreational vehicle parks shall meet the applicable section of this Ordinance. The provisions of this section and other related sections of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. These standards shall also apply to all recreational vehicle parks existing on the effective date of this Ordinance

1) Reenactment of Existing Travel/Recreational Vehicle Park Ordinances and Regulations

This section in part carries forward by reenactment some of the provisions of the recreational vehicle park ordinances, originally adopted on March 3, 1976, and it is not the intention to repeal but to reenact and continue in force such existing provisions so that all rights and liabilities that have occurred those ordinances as to existing parks and individual lots are preserved and may be enforced. This section shall be applicable to all recreational vehicle parks, lots, and uses arising, proposed or created on and after the date of enactment of the ordinance from that this section 4.2.3 derives, and all prior regulations in conflict herewith are superseded.

2) Permit Required

No person shall construct a recreational vehicle park or make any addition to a recreational vehicle park that either alters the number of sites for recreational vehicles within the park or affects the facilities required in such park until he first secures a permit, as applicable, pursuant to section 2.4.7, Manufactured Home Park or Recreational Vehicle Park Permit. The construction, or addition, shall be in accordance with plans and specifications submitted with the application, as such plans and specifications may be modified by the Board of Commissioners at the time of approval or conditional approval.

(4) ~~Recreational Vehicle Park~~ Site Development and Management

(A) Minimum Size

Every recreational vehicle park shall contain a minimum of ten (10) acres. Provided, the Town may approve an addition to an existing park containing a minimum of two (2) acres if the addition is contiguous to the existing park.

(B) Compliance with Dimensional Requirements

Every space shall consist of a minimum of one thousand (1,000) square feet with a 25-foot frontage. Each space shall be designated on the ground by permanent markers or monuments.

(C) Recreational Vehicle Parking Space

Parking spaces sufficient to accommodate at least one (1) motor and recreational vehicle shall be constructed within each space. Not more than one (1) recreational vehicle may be parked on any space.

(D) **Setbacks**

All spaces developed adjacent to a public street shall be set back a minimum of thirty (30) feet from the street right-of-way.

(E) **Elevation; Grading**

All spaces shall be located on sites with elevations that are not susceptible to flooding. The spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site and to provide adequate drainage away from the space.

(F) **Interior Roads**

The park shall have all-weather roads that directly abut each space. All road rights-of-way shall have a minimum width of twenty (20) feet. In areas of heavy vehicle use wider rights-of-way shall be required.

(G) **Drainage**

The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded. [Replacement of recreational vehicles and their accompanying site features in existing recreational vehicle parks are not required to meet the requirement in Section 6.3.2.2.C.i.a. as long as the existing drainage infrastructure in the park remains functional.](#)

(H) **Culs-de-sac**

Culs-de-sac or dead-end roads shall not exceed six hundred (600) feet in length measured from the entrance to the center of the turnaround. Any road designed to be permanently closed shall have a turnaround that provides adequate access for emergency vehicles as approved by the Town's fire department.

(I) **Access**

No space shall have direct vehicular access to a public road. When the park has more than one (1) direct access to a public road they shall be less than three hundred (300) feet apart or closer than three hundred (300) feet to a public road intersection unless unusual site conditions demand otherwise.

(J) **Restroom Facilities**

Parks that only operate on an annual lease schedule with each unit connected to a waste water system shall not require a central structure that provides toilet and bath or shower facilities for both sexes. Provided, nothing herein shall change the requirement for those RV facilities with pools or other common amenities that require separate restroom facilities. All other parks allowing daily, weekly or monthly rentals shall have a central structure, or structures, that will provide separate toilet and bath or shower facilities for both sexes. This structure may also contain a retail sales counter and/or coin-operated machines for the park residents use only, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area.

(K) Swimming Pools; Bathing Areas

No swimming pool or bathing area shall be installed, altered, improved, or used without compliance with applicable regulations. No bathing area shall be used without the written permission of the county health department.

(L) Signage

Not more than two (2) signs with a total area of not more than sixty-four (64) square feet for each sign may be permitted. Signs shall be located on park property, but no closer than ten (10) feet to any property line and road right-of-way. Only indirect nonflashing lighting may be used for illumination and the sign must be constructed in such a manner as to prevent a direct view of the light source from any public right-of-way.

(M) Ingress; Egress, Regress to Water

The Town may require that each developer of a recreational vehicle park set aside for the use and benefit of the public, one (1) or more accesses for use by the public from a street right-of-way for ingress, egress, and regress to the Atlantic Ocean and Bogue Sound. Ordinarily, the public accesses shall have a minimum width of ten (10) feet and shall be provided at the east and west boundaries and center for each of the Town's fifty-four (54) blocks. A minimum of one (1) access shall be required for each three hundred fifty (350) feet of frontage on each street and both the Atlantic Ocean and Bogue Sound, and the access shall run in a north and south direction so as to afford access by the public from a street to both the Atlantic Ocean and Bogue Sound. Provided, there shall be a minimum of one (1) access for every recreational vehicle park having a minimum frontage of one hundred fifty (150) feet on each street and both the Atlantic Ocean and Bogue Sound.

(N) Sanitary Facilities

All toilet, shower, lavatory, and laundry facilities shall be provided and maintained in a clean and sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible and conveniently located. All toilet, shower, lavatory and laundry room facilities shall be acceptable to the health department and shall be in conformity with all county codes. All buildings shall be constructed in accordance with the building codes of the county.

(O) Water Supply

A safe, adequate and conveniently located water supply must be provided for each park. No water supply shall be installed, altered, or used without the written permission of the county health department.

(P) Sewage Disposal

Sewage dumping stations shall be approved by the county health department. Each park shall provide at least one (1) sewage dumping station. If the RV park plans indicate sewer services are being provided to each site, the requirement for a sewage dumping station may be waived by the Board of Commissioners. No method of sewage disposal shall be installed, altered, or used without the written permission of the health department. All sewage wastes from each park, including

wastes from toilets, showers, bathtubs, lavatories, wash basins, sinks, and water-using appliances not herein mentioned, shall be piped into the park's sewage disposal system or systems.

(Q) Garbage and Refuse Disposal

The park owner is responsible for refuse collection. All refuse shall be collected at least twice weekly, more if the need is indicated. Storage, collection, and disposal of refuse shall be so managed as not to create health hazards, rodent harborage, insect-breeding areas, accidents, fire hazards, or air pollution. All refuse shall be stored in conveniently located leak-proof, rodent-proof containers with tight-fitting lids. One (1) such can with a capacity of at least thirty (30) gallons shall be provided for every space. Garbage cans shall be located no farther than one hundred (100) feet from any space. Racks or concrete platforms shall be provided on which to store containers for refuse. Such container racks or platforms shall be so designed as to prevent tipping and to minimize spillage.

(R) Electrical Service

Where electrical service is used, the installation and use of such facilities shall conform with all applicable codes. Such facilities shall be inspected by the Town electrical inspector.

(S) MobileManufactured Homes

It shall be unlawful for a person to park or store a mobilemanufactured home in a recreational vehicle park for longer than seven (7) days. However, one (1) mobilemanufactured home may be allowed within a recreational vehicle park to be used as an office and/or residence of persons responsible for the operation and maintenance of the recreational vehicle park.

(T) Registration

It shall be the duty of the operator of the recreational vehicle park to keep an accurate register containing a record of all occupants of the park. The operator shall keep the register available at all times for inspection by law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register shall contain the following information:

(i) Name and address of the occupants of each space;

(ii) Date entering and leaving the park;

(iii) The license number of each vehicle (car, truck, recreational vehicle, etc.) with state of issuance, make and type of equipment.

~~4.2.3 Musical, Dance, or Events, Outdoor Dramatic, and Other Artistic Programs~~

~~All applications and permits for special uses for outdoor dances, outdoor music, outdoor drama, and similar outdoor amusements must comply with the following additional requirements:~~

~~(1) The application for a special use must be accompanied by a site plan showing the dimensions of the property, the location and size of any proposed stages, the location and dimensions of the dance area, proposed seating arrangements for customers and participants, and the location and dimensions of the parking areas. Additionally, the site plans must indicate accesses to streets.~~

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- ~~(2) If night activities are proposed, a lighting plan must accompany the application for a special use permit describing the exterior lighting plan, location of all exterior lights, wattage, direction of illumination, and methods of shielding the lighting from adjacent areas.~~
 - ~~(3) The application for a special use permit must also include information concerning the type and manner of amplification of music and sound, type of activities to take place on the site and the audible range of the music and the sound from their amplification.~~
 - ~~(4) The application for a special use permit shall contain the following information:
 - ~~(A) The maximum capacity of the facility.~~
 - ~~(B) The frequency and hours of operation for the events and facilities proposed.~~
 - ~~(C) All law enforcement and public services which may be required or necessary for the events and facilities.~~~~
 - ~~(5) If night activities are proposed, all lighting must be shielded from adjacent areas.~~
 - ~~(6) The applicant shall indicate and provide off-street parking of not less than one (1) space for each three (3) customers or participants. Provided, the Board of Commissioners may reduce the parking requirements or allow parking off the premises on land in close proximity to the proposed use if the land is under the control of the applicant.~~
 - ~~(7) The special use permit will be for such length of time as set forth in the permit issued by the Board of Commissioners, but shall be for a period not exceeding twelve (12) months. Provided, the special use permit may be renewed for one (1) or more successive periods not exceeding twelve (12) months each by the Board of Commissioners following recommendation by the Planning Board.~~

4.2.4 Public Utility Sites

Every public utility site, including, but not limited to, transformer stations, transmission lines, towers, telephone exchanges, and service or storage yards, shall be required to have a suitable buffer area around the perimeter of the site so as to screen the site from view from adjoining properties and adjacent streets, roads and easements. A site plan for each utility site shall be approved by Board of Commissioners before issuance of a building permit for the same and before any improvements to the site have taken place. The Board of Commissioners shall require either a six-foot-high opaque fence, continuous dense plant material designed to grow at least three (3) feet thick by six (6) feet wide within a three-year period, or such other suitable buffer materials as may be approved by the Board.

4.2.5 Wireless Communication Towers

- (1) **General**
 - (A) **Intent**

In compliance with the Federal Communications Act of 1996 and all other relevant state and federal law, rules and regulations, it is the intent of the Town to allow telecommunication providers the opportunity to locate wireless telecommunications antenna and related facilities within its jurisdiction in order to provide an adequate level of service to its customers while protecting the health, safety, and welfare of its citizens, and the aesthetics of the community.

(B) Applicant's Responsibilities

It shall be the responsibility of all applicants and operators of the telecommunications equipment described herein to make all possible efforts to maintain consistency with the characteristics of this family beach community with its long and narrow island, its low building and vegetation profile, and the community whose primary income is based upon the attraction of tourists by the Town's qualities and characteristics as a family beach.

(C) Conformance

No WTA or WTSS shall be constructed or modified from and after November 14, 2000 except in conformance to the provisions stated in this section 4.2.23.

(D) Enforcement

This section 4.2.23 may be enforced by any and every remedy provided by the North Carolina General Statutes as specified in Chapter 9, Violation.

(2) General Requirements

(A) Certification of Need

Any applicant(s) requesting a new WTA or WTSS or any modification to an existing WTA or WTSS shall be required to provide substantial evidence of need for such structures both in terms of coverage and capacity.

(B) Co-location

WTA placement on an existing structure (either AASS or WTSS) is required unless the applicant(s) can clearly demonstrate with substantial, clear and convincing evidence that all co-location opportunities have been exhausted. The Town will attempt to maintain by its own efforts or through its agents an up-to-date inventory of buildings and structures suitable for WTA installations. Maps are available showing these locations, as well as relative flood zones and flight approach vectors to neighboring airfields.

(C) New Construction Provision for Co-location

All new WTSS shall be constructed to permit a minimum of two (2) new WTA. The owner(s) of the new WTSS shall submit a notarized letter to the Town declaring that these additional sites shall be available to new tenants and shall be negotiated in good faith at reasonable terms to other providers, and that if good faith negotiations fail, both parties may be subject to commercial arbitration. They shall further state that as a condition of sale or transfer of the proposed structure to any new owner(s), operator(s), or agent(s) that a statement of intent to provide for shared use of tower shall be required of any new owner(s), operator(s), or agent(s) and shall be delivered to the Town prior to closing.

(D) Federal Certification

Any new WTA or WTSS, or any modification to an existing structure that would effect an increase in height shall require certification in writing by the Federal Aviation Administration that such addition or modification constitutes "No Hazard" to air navigation both by its physical structure and by its potential for radiofrequency interference with aviation communication signals. The proposed structure shall also satisfy all TOWAIR requirements. If operator(s) of the proposed structure can

reasonably show that the Federal Aviation Administration cannot produce such certification, then certification of "No Hazard" to air navigation from a certified private agency shall suffice.

(E) **Certification of Compliance with FCC's Implementation of National Environmental Policy Act of 1969 (NEPA)**

The applicant(s) for any new WTA or WTSS or modification to any existing WTA or WTSS are required to file with the FCC if the structure location is within any definition provided in section 1.1307 of the NEPA. If the structure is located in any area defined by this Act, full compliance with the Act's requirements for environmental assessments (EA) shall be required.

(F) **Radiofrequency**

Radiofrequency exposure levels shall not exceed the lesser of FCC and ANSI exposure standards at any potential point of exposure to the general public. The owner(s) and operator(s) of all WTA shall make all reasonable attempts by design, fencing, signage, and the like to limit the public's exposure. An engineer prepared and sealed document attesting to the fact that the calculated and proposed radiofrequency levels shall remain at the lesser of the FCC and ANSI standards is required. This letter shall be required following completion of the structure's construction, and before a certificate of occupancy is issued.

(G) **Structural Integrity**

An engineer's prepared and sealed complete site plan document that denotes compliance with all technical specifications provided in federal, state, and Town Code, and a certification that the proposed structure and all proposed and potential occupant structures are stable and capable of withstanding a 50-year hurricane is required.

(H) **Insurance Requirements**

A minimum of one million dollars (\$1,000,000.00) general liability insurance with a letter from the insurer attesting to this fact shall be required prior to receipt of a certificate of occupancy. This same letter shall acknowledge that the insurer shall notify the Town thirty (30) days prior to cancellation of this insurance.

(3) **New Construction or Modification of Wireless Telecommunication Support Structures (WTSS)**

(A) **Statement of Financial Responsibility**

The owner(s), and their representative(s) shall be required to provide proof of financial responsibility for all wireless telecommunication structures constructed or maintained within the Town. This statement shall be completed upon initial application, and renewed each year. If full financial responsibility cannot clearly be demonstrated to the full satisfaction of the Town, a surety bond for one hundred ten (110) percent of the total cost of all structure(s) removal and associated cleanup may be required by the Town. The owner(s) and their representative(s) shall be fully responsible for all maintenance, and continued assurance that the structure(s) continually remain in compliance with Town Code.

(B) **Special Use Permit Required**

Construction of any new, or modification of any existing WTSS shall require a special use permit. Exemptions to this requirement shall include, but shall not be limited to, co-location of new WTA on

an existing WTSS, reductions in height or size of a WTSS, or any issues of routine maintenance to either the WTA or WTSS.

(C) Demonstration of Need

Applicants shall provide substantial evidence as to the current need for the proposed WTSS both in terms of coverage area and capacity, and must demonstrate why all currently available WTSS and AASS co-location opportunities can not provide adequate coverage and capacity.

(D) Demonstration of Lack of Suitable Co-location Opportunities

New WTSS shall be permitted only after clear demonstration that all potential opportunities for co-location have been exhausted, and that no suitable existing support structures exist within the coverage area that may be used, including all WTSS and AASS. The applicant(s) shall identify and assess all potential opportunities for co-location within a 5,000-foot radius around the proposed point of construction for the new WTSS. An engineer's prepared and sealed letter shall be required, attesting to the fact that it is technically impossible to co-locate on any existing WTSS and all other AASS within the search area, with a map showing all potential sites, and stating why each is technically unfeasible. A notarized letter from the applicant(s) shall be required listing all technically feasible sites, noting for each site that the applicant(s) attempted, in good faith, to negotiate terms of co-location with the owner(s) of the potential site, and negotiation has failed.

(E) Requirement of Notification

Applicants shall be required to notify, by certified mail with return receipt requested, all property owners within five hundred (500) feet and all adjacent property owners of their application for construction of a new, or modification of an existing WTSS. Exceptions to this requirement shall include, but shall not be limited to, co-location of new WTA on an existing WTSS, reductions in height or size of the WTSS, or any issues of routine maintenance to either the WTA or WTSS.

(F) Minimum Lot Area

Parcels used for placement of new or modified WTSS shall be the greater of a minimum of ten thousand (10,000) square feet, or shall be capable of meeting the minimum lot size necessary to accommodate the minimum setback requirements defined below.

(G) Minimum Setback Requirements

When the proposed structure is located adjacent to any church, school, public facility, or residential zone, the center of the support structure shall be located a distance from the nearest property line a minimum of one and one-quarter (1.25) times the greatest height of the structure including any WTA or devices that would add to the total height of the structure. The engineer's site plan for the tower shall indicate that the fall radius for the tower lies within the tower site, and that the fall radius zone does not include any of the aforementioned structures or zones. Otherwise, the center of structure shall be located as close as possible to then the geometric center of the property, with minimum setbacks from all sides of fifty (50) feet.

(H) Support Structure Type

Only camouflaged or "stealth" WTSS or monopole support structures shall be used. Structures involving the use of guy wires for either internal or external bracing and support, or lattice type structures, or any other type of support structure shall be prohibited.

(I) **Permitted Height**

The WTSS may not exceed the minimum height necessary to accomplish the technical objectives of the primary WTA and the required number of additional WTAs, and shall be the lesser of the demonstrated minimum required for the technology employed plus the minimum required for all proposed additional occupants. No WTSS shall be constructed that has any component of its structure more than seventy-five (75) feet above the average adjacent tree or building lines. No combination of WTA and WTSS may exceed one hundred (100) feet. An engineer's sealed letter describing the proposed WTSSs adherence to this provision shall be required.

(J) **Illumination**

No WTSS or WTA shall be illuminated unless specifically directed by the Federal Aviation Administration or other federal agency. If required, lighting must be to the minimum specified by a federal agency. Strobe lights shall be prohibited unless specifically required. When strobe lights are required by the specifying agency, they shall be dual strobes, with white strobes for daytime use, and red strobes for nighttime use. All lighting shall be directed toward the structure, and upward and outward from any public areas. A copy of the Federal Aviation Administration lighting requirements letter shall be submitted with the application.

(K) **Color**

Unless otherwise specified by a federal agency, all WTSS shall be painted a flat gray color.

(L) **Limited to Applicant**

Every special use permit for freestanding WTSS shall be limited to the applicant(s). Any assignment or transfer of the special use permit or any of the rights under the permit may be made only upon the approval of the Town.

(M) **Complete Application**

The requirements for a complete application for a WTSS are provided in Appendix I.

(4) **Co-Location on Existing Structures**

(A) **Permitted Use**

Co-location of WTA on an existing WTSS or AASS shall be a permitted use.

(B) **Zoning**

Co-located WTA shall be allowed as a permitted use only in the Business (B) Zoning District and within the right-of-way for Highway 58 as defined by the State of North Carolina, and on water towers.

(C) **Height Limitations**

WTA located on an existing WTSS or AASS shall not exceed the lesser of fifteen (15) feet or ten (10) percent of the existing support structure height as measured from the structure's apex to the average ground level immediately adjacent to the structure.

(D) **Color**

The color of all WTAs shall match the color of the supporting WTSS or AASS.

(E) **Illumination**

Illumination requirements for new WTA co-located on existing structures shall be subject to the same requirements for freestanding WTSS.

(F) **Lease Agreement**

A copy of the lease agreement between the owner(s) of the WTA and the owner(s) of the support structure shall be submitted with the application. The financial terms of the agreement need not be disclosed.

(G) **Complete Application**

The requirements for a complete application for a WTA are provided in Appendix II.

(5) **Equipment Housing Structures**

(A) **Visibility**

The base of the support structure to a minimum height of six (6) feet shall not be visible from any public right-of-way or area of public congregation, and must be hidden from view either by natural vegetation or by vegetative screening. All equipment necessary for the functional operation of the technology employed shall be located in either a lawfully pre-existing structure, or in an equipment housing structure. The colors and external characteristics of the equipment housing structures shall be harmonious with, and blend with, the natural features, buildings, and structures surrounding it.

(B) **Access Drives**

Roads and drives used to gain access from public right-of-way to the equipment housing structures shall be designed to minimize, as much as possible, viewing of the equipment housing structures by the public.

(C) **Size**

Equipment housing structures shall be the minimum size necessary to accommodate the closed storage of all ground-based equipment, and necessary materials for the primary occupant's technical needs, and for the technical needs of all potential tenants. Depiction of the minimum size necessary to accomplish these technical objectives shall be included in the engineer's site plan details.

(D) **Fencing and Screening**

The accessory building and its fencing shall be fully surrounded (excepting a single point of access) by a planted vegetative screening, as described below, or by a minimum of fifteen (15) feet existing natural vegetation. Whether natural or planted, the vegetative buffer shall have the effect of fully obscuring the structure and its fencing from public view. All planted buffers shall be at least five (5) feet tall at planting, and shall be designed to reach at least eight (8) feet within two (2) years, and shall be an evergreen, salt-resistant planting material. Continued maintenance and replacement of the vegetative buffer, as needed, shall be required for the permitted life of the structure. A security fence shall be installed along the full perimeter of the support structure and shall be no less than five (5) feet and no more than eight (8) feet high. The fencing shall incorporate designs for structure security and for making all possible efforts to minimize public exposure to radiofrequency radiation. Any and all accessories and all materials relating to the use

of the WTA or WTSS shall be installed within the building, unless technically impractical. All road or drive, gate, fence, and vegetative screening details shall be noted within the engineer's site plan.

(E) **Signage**

No advertising signs are permitted on the support structure, the fence, building, or at any location on the site, with the exception of one (1) sign that is attached to the gate, and one (1) sign that is attached to the gate-face of the building for the purposes of safety and information. These two (2) signs shall clearly identify the dangers, and shall provide the names of emergency contact persons and their phone numbers. Any signs shall comply with Town Code.

(F) **Two-way and Microwave Antennae**

Two-way and microwave antennae shall be located within accessory buildings whenever technically feasible.

(G) **Outdoor Storage Prohibited**

Storage of any equipment or materials on the accessory building site or support structure site is prohibited.

(H) **Noise Producing Equipment**

Noise producing equipment shall be sited and/or insulated to minimize to the maximum practicable extent any increase in noise above ambient levels as measured at the property line.

(I) **Electrical Connections and Land Lines**

Electrical connections and land phone lines to and from the accessory building shall be installed underground.

(6) **Applicant's Remedy**

Minor variances from the stated design and purpose of all structures may be addressed to the Board of Adjustment.

(7) **Informal Dispute Resolution Process**

All parties shall attempt to adhere to the agreement adopting an informal dispute resolution process as described in the 1998 meeting between the LSGAC, the CTIA, the PCIA, and the AMTA. This process is designed to arrive at a mutual agreement while avoiding lengthy and costly court proceedings. All parties retain their full legal rights should this remediation process fail.

(8) **Appeal for Remediation**

Upon disapproval, or dissatisfaction with the conditions of approval by the Board of Commissioners, the applicant(s) shall have a 30-day period in which to request an appeal for remediation. The appeal for remediation shall involve the applicant(s), selected members of the Planning Board, and the Board of Commissioners, and shall be moderated by a third-party arbitration team. At the end of the process, the arbitration team will make a recommendation of its findings to all parties, and will provide a written record of the proceedings.

(9) **Annual Renewal**

(A) **Annual Renewal Required**

All WTA and WTSS shall be reviewed by the Town on an annual basis. An application for annual renewal must be submitted to the Town no later than ninety (90) days prior to the date of last renewal or the date of the original certificate of occupancy. Structures will be re-permitted for the next three hundred sixty-five (365) days following review by the inspections office, the Planning Board, and the Board of Commissioners.

(B) Application for Renewal

The complete list of requirements for annual renewal for a WTSS and a WTA is listed in Appendix III.

(C) Abandonment

Any WTA or WTSS that is not operated for a continuous period of one hundred eighty (180) consecutive days, or that is not maintained according to Town Code for one hundred eighty (180) cumulative during the calendar year, or any structure for whom the owner(s) or representative(s) fail to make annual renewal shall be considered abandoned. Removal of the abandoned structure to the satisfaction of the inspections department shall be required within ninety (90) days. The owner(s) shall be responsible for all costs of removal. Petition for a one-time extension of ninety (90) days may be made to the Board of Adjustment.

4.2.6 ~~Mobile Homes~~ Reserved

~~In no case shall there be more than one (1) mobile home be allowed per lot. In the event a mobile home is replaced or installed on a lot after the effective date of this Ordinance, the mobile home shall qualify and meet the Zone 3 home requirements defined by the US Department of Housing and Urban Development (HUD) in order to qualify for a building and transportation permit.~~

~~(Ord. of 10-12-10(2), § 1)~~

4.2.7 Motel, Hotels, Inns and Condotels

(1) For each motel or hotel, every bedroom constitutes an individual unit. Provided that, irrespective of the number of square feet per unit, no more than thirty-two (32) units per acre shall be permitted. In addition, a minimum of seventy-five (75) percent of the total number of allowable units shall be designated and constructed as one-bedroom "rooming unit or lodging." This seventy-five (75) percent limitation shall apply to any existing morel/hotel being converted to a condominium hotel or condotel.

(2) Condominium hotels or condotels shall also be required to submit legal and other condominium documents which address the following:

- a. Allows the Town to inspect the business records associated with the operation of the condotel as a transient hotel.
- b. Requires the owners' association to bear the Town's expenses associated with legal action to enforce the zoning ordinance.
- c. States that the units are not to be used as permanent or secondary residences, and

d. Requires participation in the rental management program established for the hotel. Provided, nothing therein shall require in any manner the pooling or sharing of rents.

4.2.8 Electronic Gaming Operation

In addition to complying with all other applicable provisions of this Ordinance, all electronic gaming operations shall only be allowed according to the following specifications and standards:

- (1) An electronic gaming operation shall not be permitted if located within one thousand two hundred fifty (1,250) feet of any parcel used or occupied by a church, public park, playground or movie theater.
- (2) An electronic gaming operation as a standalone permitted use or as an accessory use shall be limited to no more than four (4) computers/gaming terminals/machines.
- (3) The parking requirement for an electronic gaming operation shall be one (1) space per computer/gaming terminal/machine and one (1) space per employee.
- (4) No alcoholic beverages shall be sold, served or consumed on the premises of an electronic gaming operation unless the owner/operator has secured appropriate State alcoholic beverage permits.

(Ord. of 7-10-12(1), § 2)

4.2.9 ~~Reserved.~~ Solar Panels

~~In addition to complying with all other applicable provisions of this Ordinance, solar panels shall only be allowed according to the following specifications and standards:~~

- ~~(1) Solar panels may only be installed and erected after the issuance of the proper permits from the Planning and Inspections Office.~~
- ~~(2) Solar panels may only be attached to the roofs of structures, with the exception of freestanding solar panels permitted in residential zoning districts. If the placement of the panels will exceed the loading requirements of the roof structure; the structure and attachment must be certified by a professional licensed engineer in the State of North Carolina.~~
- ~~(3) Freestanding solar panels are permitted in residential zoning districts only, and may only be placed on a structure that meets all applicable provisions of the NC Building Code. If the placement of the panels will exceed the loading requirements of the structure; the structure and attachment must be certified by a professional licensed engineer in the State of North Carolina.~~
- ~~(4) Freestanding solar panels and structures must meet all applicable building setbacks.~~
- ~~(5) Freestanding solar panels and structures may not exceed a height of fifteen (15) feet as measured from nearest adjacent grade.~~

~~(Ord. of 6-12-12(1), § 2 ; Ord. of 7-10-12(2), § 2)~~

4.2.10 ~~Reserved.~~ Wind Energy Systems

In addition to complying with all other applicable provisions of this Ordinance, all wind energy systems shall only be allowed according to the following specifications and standards:

- ~~(1) Wind energy systems may only be attached to the roofs of residential structures.~~
- ~~(2) No wind energy system shall be installed on any vacant lot.~~
- ~~(3) Each wind energy system shall maintain a non-reflective finish neutral in color to reduce reflection and glare and to otherwise reduce visual obtrusiveness.~~
- ~~(4) Signs, advertisements, flags, streamers and other decorative items shall be prohibited from a wind energy system. No lighting on the wind energy system shall be permitted.~~
- ~~(5) No communications antenna or arrangement of wires shall be installed or connected to the wind energy system.~~
- ~~(6) The height of the wind energy system shall extend no greater than six (6) feet above its highest point of attachment on the roof structure. In no case may the top of the wind energy system extend above the peak of the roof structure on which it is attached.~~
- ~~(7) The aggregate noise or audible sound resulting from a wind energy system shall not exceed five (5) decibels (dBA) above the existing average noise level of the surrounding area measured at the property lines and shall be restricted to a maximum of forty-five (45) decibels (dBA) measured at the property lines that contain the wind energy system.~~
- ~~(8) A North Carolina licensed professional engineer shall sign and seal all structural plans for wind energy systems including its attachment to the structure. The installation and design of all wind energy systems shall comply with applicable industry standards, and all electrical and mechanical components shall conform to relevant local, state and national codes. No wind energy system may be installed until all applicable permits have been issued by the Planning and Inspections Office.~~
- ~~(9) No more than one (1) wind energy system may be installed on each residential structure.~~

~~(Ord. of 6-12-12(2), § 3)~~

4.2.11 Mixed Use and Commercial Structures with a 50 foot Mean Roof Height

All applications and permits for special uses for fifty (50) foot mixed use and commercial structures shall meet all applicable requirements of this Unified Development Ordinance, and shall be considered in the context of any of the following or similar considerations that create a need for additional building height:

1. The use of parking under the structure if site specific conditions are such that under the structure parking is necessary in order to meet the minimum parking standards for the proposed use(s) of the building.
2. Topography of the site where the proposed building will be located.
3. Preservation of natural or vegetated area in order to meet the requirements set forth in the applicable zoning district.

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4. Reduction of impervious coverage and improved stormwater control provisions as dictated by site specific conditions.
 5. The provision of public or private amenities associated with hotels, motels, or similar transient lodging facilities.

(Ord. of 7-8-14 , § 2)

4.2.12 Golf Cart Sales and Rentals

In addition to complying with all other applicable provisions of this Ordinance, all businesses that offer golf carts for sale and/or rent shall only be permitted according to the following specifications and standards:

1. Outdoor display of golf carts shall be limited to five (5) at any one time.
2. Shall have a physical place of business (brick and mortar type) in Town.
3. Loading and unloading of golf carts shall not impede the movement of vehicular traffic and pedestrian activity.
4. Rules for operating a golf cart on a public street, road, or highway within the Town shall be posted on every golf cart registered with the Town and a copy provided to each person operating a golf cart.

(Ord. of 4-12-16(1) , § 1)

4.2.12 Government Uses

Government uses, including uses 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, are not required to meet dimensional standards or other development regulations of this Ordinance so that they may be designed to best serve the health, safety, and welfare of the general public. Examples include fire and police stations and substations, government operations and/or maintenance facilities, government offices, and parks and recreation facilities.

~~4.2.13 Incidental Outdoor Entertainment~~

~~An application for a zoning permit for incidental outdoor entertainment shall comply with the following additional requirements:~~

- ~~(1) The application must be accompanied by a site layout showing the maximum occupancy of the facility, the dimensions of the property, the location of the entertainment area and how the area is proposed to be partitioned, the location and size of any stage, the location and dimensions of the dance area, proposed seating arrangements for customers and participants, and the means of ingress and egress to the outdoor entertainment area.~~
- ~~(2) If night activities are proposed, a lighting plan must be submitted showing the location of exterior lights, wattage, direction of illumination, and methods of shielding lighting from adjacent areas.~~
- ~~(3) Information concerning the type and manner of amplification of music and sound, and the audible range of the music and the sound shall be included. Methods to minimize the migration of music and sound to nearby properties shall be identified.~~

~~(4) The entertainment shall be provided for those patrons of the business conducting said activity.~~

~~(5) The frequency and hours of incidental outdoor entertainment shall comply with the Town's noise ordinance requirements.~~

~~(Ord. of 6-14-16(1), § 1)~~

4.2.14 Temporary RVs and Travel Trailers

~~The Town Manager is authorized, in response to a natural disaster, to allow the temporary use of recreational vehicles (RVs) and/or travel trailers in all zoning districts in Emerald Isle. This temporary use shall be allowed for a period of ninety (90) days for each individual property owner. If circumstances arise that warrant additional time, the Town Manager is authorized to extend the time for a period not to exceed thirty (30) days. All RVs and/or travel trailers must be properly connected to a wastewater system or have a means to properly remove all wastewater and have a permanent power source. A permit shall be required for this activity.~~

4.3 ACCESSORY USE SPECIFIC STANDARDS

The numbered paragraphs in this section 4.2 contain use-specific standards for certain designated principal permitted and special uses listed in Table 4.1. Each subsection relates to a notation in the right hand column of Table 4.1, and applies to the use(s) on the same line as the notation. Each subsection contains application requirements, conditions, procedures and/or requirements for the permitted or special use to which this subsection applies to that are in addition to other requirements and conditions contained in this Ordinance, and apply regardless of whether the use is a Permitted or a Special Use.

4.3.1 Incidental Outdoor Entertainment

An application for a zoning permit for incidental outdoor entertainment shall comply with the following additional requirements:

- (1) The application must be accompanied by a site layout showing the maximum occupancy of the facility, the dimensions of the property, the location of the entertainment area and how the area is proposed to be partitioned, the location and size of any stage, the location and dimensions of the dance area, proposed seating arrangements for customers and participants, and the means of ingress and egress to the outdoor entertainment area.
- (2) If night activities are proposed, a lighting plan must be submitted showing the location of exterior lights, wattage, direction of illumination, and methods of shielding lighting from adjacent areas.
- (3) Information concerning the type and manner of amplification of music and sound, and the audible range of the music and the sound shall be included. Methods to minimize the migration of music and sound to nearby properties shall be identified.
- (4) The entertainment shall be provided for those patrons of the business conducting said activity.
- (5) The frequency and hours of incidental outdoor entertainment shall comply with the Town's noise ordinance requirements.

4.3.2 Swimming Pools

In-ground swimming pools, including the pool and surrounding apron, must be set back five (5) feet from the side yard and five (5) feet from the rear yard and comply with the setback required for all zoning districts for the front yard. Fencing for the pool may be placed up to the property line. No masonry swimming pool shall be placed or constructed within the Coastal Area Management Act Ocean Erodible Setback area. Pools consisting of fiberglass construction shall be exempt from this prohibition.

4.3.3 Accessory Buildings

No accessory building shall be erected in any setback or required yards.

4.3.4 Trash/Recycling Container Enclosures

An enclosure may be built to store trash and/or recycling containers at least thirty (30) feet from the public right-of-way or behind the front or side wall of the structure as required in Chapter 13 Solid Waste Management, Section 13-5 Placement of containers. The enclosure may be constructed of metal, wood, vinyl, or other durable material, and must be maintained and kept clear of trash and recyclables. This section does not apply to dumpster enclosures for group housing, mixed use, or commercial uses.

4.3.5 Book Sharing Box Exchanges

The establishment and maintenance of book sharing boxes intended for use as book exchanges, such as “Little Free Libraries®” are allowed to be placed on private property following issuance of a special use permit and are subject to the following requirements. The Board of Commissioners may approve placement of book sharing boxes on public property or property zoned Government as needed.

- a. Book sharing boxes must securely protect their contents from rainfall and other weather hazards, be safely secured, e.g. to the ground or a wall, and be clearly marked in such a way to clearly indicate that the box is a book sharing box and part of a book exchange. Book exchange boxes may be placed on private property only by or with the permission of the property owner.
- b. By establishing a book exchange, the property owner is automatically establishing an easement for public access to the book exchange box. In addition, law enforcement officers shall be provided unfettered access to all book exchange boxes, when the circumstances so warrant.

4.3.6 Solar Panels

In addition to complying with all other applicable provisions of this Ordinance, solar panels shall only be allowed according to the following specifications and standards:

- (1) Solar panels may only be installed and erected after the issuance of the proper permits from the Planning and Inspections Office.
- (2) Solar panels may only be attached to the roofs of structures, with the exception of freestanding solar panels permitted in residential zoning districts. If the placement of the panels will exceed the loading requirements of the roof structure; the structure and attachment must be certified by a professional licensed engineer in the State of North Carolina.

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- (3) Freestanding solar panels are permitted in residential zoning districts only, and may only be placed on a structure that meets all applicable provisions of the NC Building Code. If the placement of the panels will exceed the loading requirements of the structure; the structure and attachment must be certified by a professional licensed engineer in the State of North Carolina.
 - (4) Freestanding solar panels and structures must meet all applicable building setbacks.
 - (5) Freestanding solar panels and structures may not exceed a height of fifteen (15) feet as measured from nearest adjacent grade.

4.3.7 Wind Energy Systems

In addition to complying with all other applicable provisions of this Ordinance, all wind energy systems shall only be allowed according to the following specifications and standards:

- (1) Wind energy systems may only be attached to the roofs of residential structures.
- (2) No wind energy system shall be installed on any vacant lot.
- (3) Each wind energy system shall maintain a non-reflective finish neutral in color to reduce reflection and glare and to otherwise reduce visual obtrusiveness.
- (4) Signs, advertisements, flags, streamers and other decorative items shall be prohibited from a wind energy system. No lighting on the wind energy system shall be permitted.
- (5) No communications antenna or arrangement of wires shall be installed or connected to the wind energy system.
- (6) The height of the wind energy system shall extend no greater than six (6) feet above its highest point of attachment on the roof structure. In no case may the top of the wind energy system extend above the peak of the roof structure on which it is attached.
- (7) The aggregate noise or audible sound resulting from a wind energy system shall not exceed five (5) decibels (dBA) above the existing average noise level of the surrounding area measured at the property lines and shall be restricted to a maximum of forty-five (45) decibels (dBA) measured at the property lines that contain the wind energy system.
- (8) A North Carolina licensed professional engineer shall sign and seal all structural plans for wind energy systems including its attachment to the structure. The installation and design of all wind energy systems shall comply with applicable industry standards, and all electrical and mechanical components shall conform to relevant local, state and national codes. No wind energy system may be installed until all applicable permits have been issued by the Planning and Inspections Office.
- (9) No more than one (1) wind energy system may be installed on each residential structure.

4.3.8 Incidental Home Occupations

An incidental home occupation is any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the residence, and that meets all applicable requirements of this Ordinance, including the following:

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- (1) Home occupations which include customer interaction on site and/or within the home must complete the business registration process required in Chapter 10 Business Regulations of the Code of Ordinances.
 - (2) Only the owner, tenant, or lessee of dwelling unit, or an immediate family member, and one employee shall be engaged/employed with the business.
 - (3) 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.
 - (4) If located within a residential district, all equipment and machinery shall be located within the property's side or rear yard and must be screened with either landscaping or fencing.
 - (5) 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.
 - (6) The business shall not utilize equipment or processes that create vibration, glare, fumes, odors, or dust that are discernable at the property lines.

4.3.9 Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is a self-contained dwelling unit that is located on the same lot as another principal use and must meet all applicable requirements of this Ordinance, including the following:

- (1) Only residential uses are permitted in Accessory Dwelling Units.
- (2) Only one Accessory Dwelling Unit permitted per lot.
- (3) Ownership of an Accessory Dwelling Unit shall not be transferred apart from the principal building.
- (4) The gross floor area of the Accessory Dwelling Unit shall be no more than 1,200 square feet or half of the gross floor area of the principal structure, whichever is less.
- (5) An Accessory Dwelling Unit shall meet applicable dimensional requirements and development standards of the underlying zoning district.
- (6) An Accessory Dwelling Unit shall be constructed in accordance with NC Building Code and have a permanent foundation. No manufactured homes or recreational vehicles may be used as an Accessory Dwelling Unit.
- (7) An Accessory Dwelling Unit shall be accessible by a lockable external entrance.
- (8) An Accessory Dwelling Unit shall be provided two parking spaces in addition to those provided for the principal use.

4.4 TEMPORARY USE SPECIFIC STANDARDS

This section allows for the establishment of specific temporary uses of limited duration, provided that such uses do not negatively affect adjacent land, and provided that such temporary uses are discontinued upon the expiration of a set time period. Temporary uses shall not involve the construction or alteration of any permanent building or structure. The standards in this section apply to non-permanent uses that take place on a temporary basis whether on the same site or in different locations in the jurisdiction. The activities listed in this section require the issuance of a zoning permit, except as exempted, in accordance with the standards in Section 2.4.15.

4.4.1 Temporary Recreational Vehicles

The Town Manager is authorized, in response to a natural disaster, to allow the temporary use of recreational vehicles in all zoning districts in Emerald Isle. A zoning permit must be issued, subject to the following standards:

- (1) This temporary use shall be allowed for a period of ninety (90) days for each individual property owner. If circumstances arise that warrant additional time, the Town Manager is authorized to extend the time for a period not to exceed thirty (30) days.
- (2) All RVs must be properly connected to a wastewater system or have a means to properly remove all wastewater and have a permanent power source.
- (3) Written permission from the private property owner must be secured prior to permit issuance.

4.4.2 Temporary Storage Containers

Temporary storage containers may be permitted on private property in all zoning districts, subject to the following standards:

- (1) Temporary storage containers shall be portable and take one (1) of the following three (3) forms:
 - a. A container used for the purposes of storage of personal property such as household items being temporarily stored or relocated.
 - b. A roll-off box, bin, or construction dumpster used for the collection and hauling of waste or debris;
or
 - c. A fully-enclosed, non-motorized, trailer (commonly known as a semi-trailer) with wheels intended to be towed to a site for the purpose of storage or transport of goods, materials, or equipment.
- (2) No more than two temporary storage containers on a property.
- (3) No temporary storage containers may be placed on public property, including the public right-of-way, except for those in use by Town officials for Town business.
- (4) A zoning permit is required for the placement of a temporary portable storage container, except for the following situations:
 - a. Placement, use, and removal within a period of no more than thirty (30) days).
 - b. Placement, use, and removal in conjunction with a permitted construction or renovation project.
 - c. Placement and use on a commercial property where it is not visible from the front or side property lines.

4.4.3 Musical, Dance, or Events, Outdoor Dramatic, and Other Artistic Programs

All applications and permits for special uses for outdoor dances, outdoor music, outdoor drama, and similar outdoor amusements must comply with the following additional requirements:

- (1) The application for a special use must be accompanied by a site plan showing the dimensions of the property, the location and size of any proposed stages, the location and dimensions of the dance area,

proposed seating arrangements for customers and participants, and the location and dimensions of the parking areas. Additionally, the site plans must indicate accesses to streets.

- (2) If night activities are proposed, a lighting plan must accompany the application for a special use permit describing the exterior lighting plan, location of all exterior lights, wattage, direction of illumination, and methods of shielding the lighting from adjacent areas.
- (3) The application for a special use permit must also include information concerning the type and manner of amplification of music and sound, type of activities to take place on the site and the audible range of the music and the sound from their amplification.
- (4) The application for a special use permit shall contain the following information:
 - a. The maximum capacity of the facility.
 - b. The frequency and hours of operation for the events and facilities proposed.
 - c. All law enforcement and public services which may be required or necessary for the events and facilities.
- (5) If night activities are proposed, all lighting must be shielded from adjacent areas.
- (6) The applicant shall indicate and provide off-street parking of not less than one (1) space for each three (3) customers or participants. Provided, the Board of Commissioners may reduce the parking requirements or allow parking off the premises on land in close proximity to the proposed use if the land is under the control of the applicant.
- (7) The special use permit will be for such length of time as set forth in the permit issued by the Board of Commissioners, but shall be for a period not exceeding twelve (12) months. Provided, the special use permit may be renewed for one (1) or more successive periods not exceeding twelve (12) months each by the Board of Commissioners following recommendation by the Planning Board.

6.7 OFF-STREET PARKING AND LOADING REQUIREMENTS

6.7.1 Detailed Specifications

(1) Generally

All off-street parking spaces shall comply with the dimension shown in Table 6.7.1 below.

Table 6.7.1: Minimum Parking Space Dimensions

Minimum Dimensional Areas Indicated on the Drawing Above							
A	B	C	D		E	F	
Parking Angle	Stall Width (ft.)	Stall Length (ft.)	Aisle Width (ft.)		Width of Access Drive (ft.)	Bay Width (ft.)	
			1-way	2-way		1-way	2-way
0° (parallel)	9 ft.	23 ft.	12 ft.	18 ft.	24 ft.	30 ft.	36 ft.
45°	9 ft.	18 ft.	13 ft.	20 ft.	24 ft.	49 ft.	56 ft.
60°	9 ft.	19 ft.	20 ft.	22 ft.	24 ft.	58 ft.	60 ft.
90°	9 ft.	19 ft.	22 ft.	24 ft.	24 ft.	60 ft.	62 ft.

(2) Submission of Plans

Before the construction of any building in any of the various zones, in addition to the building plan to be submitted to the building official for approval, there shall also be submitted a detailed plan of the off-street parking arrangements to be utilized for such structure, including the number of spaces, size, and type of construction of the off-street parking area. Submission of a satisfactory parking plan shall be a condition precedent to the issuance of any building permit.

(3) **Remote Parking Space**

If the off-street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use, upon review by the Planning Board and approval by the Board of Commissioners. In the Village East, Village West and Marina Village Zoning Districts, if the off street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, such spaces may be provided by on-street parking spaces and/or facilities located within two hundred (200) feet of the principal use upon review of the Planning Board and approval by the Board of Commissioners, based upon a determination by the board of commissioners upon review of the application showing the location, design, cost, method of construction and payment, and other details, that such placement is in the public interest and/or will assist in economic development or provide access to nearby public facilities or attractions.

(4) **Width of Commercial Driveway**

The width of a commercial driveway shall be no less than twelve (12) feet.

(5) **Reserved Parking for Residential Uses**

Required parking for residential uses may be provided within enclosed garages, but they only count as ½ of a required space. Parking spaces in unenclosed structures, surface parking lots, and driveways provide 1 parking space. No parking spaces may be established within the public right-of-way or on public land.

(6) **Parking for Non-Residential Uses**

Parking areas required by commercial and institutional uses are permitted only in districts that allow commercial and institutional activities.

(7) **Materials for Commercial Parking Lots**

No commercial parking lot shall be made of materials other than asphalt, concrete, permeable construction blocks, or structural wood or a wood substitute.

The use of wood or a wood substitute shall be limited to the required standing space for vehicles and may not be used for travel lanes or accessways. Any person desiring to use structural wood or a wood substitute construction shall submit scale drawings and specifications designed and sealed by a North Carolina licensed engineer depicting the parking areas, materials to be used and construction design. Only pressure treated wood or a wood substitute may be used and the parking area shall be at-grade. The design load for the wood or wood substitute parking area shall be based on intended use and shall conform to the requirements of the North Carolina Building Code. All wood and wood substitute parking surfaces shall be kept free of debris and sand in order to insure that they continue to function effectively as a pervious surface.

No types of temporary materials, such as landing mats shall be used for the construction of commercial or residential parking facilities. Seasonal parking facilities (six months or less per year) and vehicular, marine, and trailer storage facilities shall be exempt from the above material requirements. A maintenance plan will be required as part of the site review process.

(8) **Off-street Parking for Special Uses**

Off-street parking for special uses shall meet the requirements of this section unless specific requirements for off-street parking for a designated special use is set forth in section 4.2, in which event the special use shall meet the off-street parking requirements in section 4.2 .

(9) **Access**

All required off-street parking facilities shall have adequate ingress and egress from the public right-of-way.

(10) **Handicap Parking Spaces**

The number, size, dimension and location for all required handicap parking spaces shall be determined by the applicable sections of the North Carolina Accessibility Code.

(Ord. of 1-13-09, § 1; Ord. of 3-13-18(1) , § 2; Ord. of 2-12-19(1) , § 1)

6.7.2 Measurement of Requirements

The required number of off-street parking spaces specified for each use shall be considered as the absolute minimum. Accessory buildings shall be included with ~~principle~~ principal buildings in measurement of gross floor area for determining parking requirements for mixed-use and commercial uses. Gross floor area shall be measured from the outside walls of all structures. Where computation of the required parking based upon gross floor area results in a fraction of a space being required, the next whole number shall be used. In addition, the developer shall evaluate their own needs to determine if parking needs are greater than the required minimum specified by this Ordinance.

6.7.3 Specific Use Standards

Each development shall provide at least the minimum number of parking spaces shown in Table 6.7.3 below. Planned Unit Developments shall be required to provide the amount of off-street parking stated in the PUD approval.

TABLE 6.7.3: REQUIRED PARKING SPACES

Use	Number of Required Spaces
RESIDENTIAL AND RELATED USES	
▲ Dwelling, single-family <u>with gross floor area of less than 1,500sf;</u>	2 spaces per individual living unit
<u>Dwelling, single-family with gross floor area of 1,500sf to 2,499sf</u>	3 spaces
<u>Dwelling, single-family with gross floor area of 2,500sf to 3,499sf</u>	4 spaces
<u>Dwelling, single-family with gross floor area of 3,500sf to 4,499sf</u>	5 spaces
<u>Dwelling, single-family with gross floor area of 4,500sf to 5,499sf</u>	6 spaces
<u>Dwelling, single-family with gross floor area of 5,500sf to 6,499sf</u>	7 spaces
<u>Dwelling, single-family with gross floor area of 6,500sf or more</u>	8 spaces
▲ Dwelling, single-family, to be used exclusively as manager's quarters	2 spaces
▲ Dwelling, two-family;	2 spaces per unit plus one guest space (total 5 spaces)
▲ Dwelling, multifamily (<u>townhouses and/or condominiums</u>);	2 spaces per unit plus 1 guest space for every 4 units
▲ Dwellings, townhouses and condominiums <u>in mixed-use structures</u> ;	
▲ Group housing projects	
▲ Mobile <u>Manufactured</u> homes, on individual lots or in subdivisions;	2 spaces
▲ Mobile <u>Manufactured</u> home park	2 spaces per unit
▲ Hotels and inns;	1 space for each rental room, plus 1 additional space for every 3 employees on largest shift
▲ Motels and motor courts	
PUBLIC AND INSTITUTIONAL	
▲ Assembly halls, coliseums, gymnasiums and similar structures	1 space for each 4 seats in the assembly room, chapel, or main parlor
▲ Churches	
▲ Funeral Homes	
▲ Theaters (Auditorium)	

Use	Number of Required Spaces
Bus passenger stations	5 spaces per each bus parking stall
Convalescent or nursing home (Nursing home)	1 space for each 3 beds
Country clubs, golf clubs; exclusive use of the property owners of the platted subdivision and their invited guests, nonprofit (Clubs and lodges)	1 space for every 4 seats
Government uses, not listed separately	1 space per employee, plus 5 spaces for customer service functions
Grounds and facilities for open air games and sports, community sports, community centers, and other similar properties, nonprofit	5 spaces, plus 1 space for each 500 sq. ft. principal use ground area.
Health clinic (Clinic)	10 spaces minimum; or 5 spaces for each practitioner assigned, plus 1 parking space for each employee.
Hospital	1 space for each 4 patient beds, plus 1 space per each 2 employees
Libraries, museums, and art galleries	1 space for each 1,000 sq. ft. of gross floor area.
Offices, licensed health care professionals (Doctor/dentist office)	3 spaces for each doctor; plus 1 space per additional employee.
Police and fire stations	5 spaces plus 1 space per employee on largest shift
Post office	1 space for each 200 sq. ft. of gross floor space plus 1 space for each employee
Wastewater treatment facilities and package plants	1 space per employee
Yacht basins, nonprofit	1 and ½ spaces for each boat slip or rental unit plus 1 space for each employee on largest shift
RETAIL AND OFFICE USES	
↖ Agencies and offices rendering specialized services in the professions, finance, real estate and brokerage	1 space for each 300 sq. ft. of gross floor space For banks, add 1 space for each 2 employees
↖ Banks, finance and loan (General offices, real estate)	
↖ Bars and lounges, indoor	If no drive-in service: 1 space for each 4 customer seats plus one space for each 3 employees If drive-in service: 1 space for each 50 sq. ft. of gross floor area
↖ Bars and lounges, partly or totally outdoors	
↖ Restaurants (Restaurant, café, public eating spaces, lounges, bars), (Drive-in restaurant)	
↖ Amusement enterprises, indoor, similar to billiards, pool, bowling, shooting gallery, roller rink, dance hall	1 space for each 200 sq. ft. of principal use gross floor area, plus 1 space for each 3 employees
↖ Arcade and/or amusement machine facilities	
↖ Musical, dance, dramatic and other artistic programs or events, indoor only (Indoor entertainment facilities including dance halls, skating rinks, amusement arcades and similar facilities)	
↖ Athletic clubs and facilities	2 spaces per court, plus 1 space per 300 sq. ft. of exercise room gross floor area, plus 1 space per employee
↖ Racquetball or tennis clubs and facilities	
Furniture, retail sales	1 space for each 1,000 sq. ft. of gross floor area
Miniature Golf Courses	One parking space per hole, plus four spaces for each 18 holes and one for each two employees.
↖ Mobile Manufactured home sales	5 spaces, plus 1 space for each 500 sq. ft. principal use ground area
↖ Musical, dance, dramatic, and other artistic programs or events, outdoor (Roadside stands, plant nurseries, outdoor concessions, sightseeing rides, automobile sales lots and similar activities involving outdoor display of merchandise or services) and (Outdoor activities or	

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(Supp. No. 49)

Use	Number of Required Spaces
amusements, where operated as a commercial activity)	
<ul style="list-style-type: none"> ➤ Campgrounds and travel trailer parks ➤ Recreational vehicle park (Campgrounds and camp sites) 	1 space for each campsite or trailer/vehicle RV space
<ul style="list-style-type: none"> ➤ Alcohol beverage commission stores and sales operated by governmental units ➤ Alcohol beverage packaged retail sales ➤ Antiques, art supply, and gift retail sales ➤ Book and stationery stores ➤ Clothing sales ➤ Convenience store ➤ Feed, seed and fertilizer retail sales ➤ Food stores; grocery ➤ Pet shops, bird stores, taxidermists ➤ Retail sales, indoor, not otherwise listed ➤ Retail uses not otherwise listed 	1 space for each 300 sq. ft. of gross retail area, plus 1 space for each employee
PERSONAL AND COMMERCIAL SERVICES	
<ul style="list-style-type: none"> ➤ Automobile repair garages ➤ Automobile service stations 	4 per 1,000 sq. ft. of gross floor area
Barber, beauty and other similar personal services	2 spaces for each chair, plus 1 space for each employee
Carwash	If full service: 1 space per 1,000 sq. ft. of gross floor area
Contractor or plumbing shop and/or outdoor storage	5 spaces, plus 1 space for each 500 sq. ft. principal use ground area.
Day care center (Day care)	5 spaces, plus 1 space for each employee
Dog grooming operations	2 spaces per 1,000 sq. ft. gross floor area
<ul style="list-style-type: none"> ➤ Dry cleaning ➤ Laundries and launderette service ➤ Lock and gunsmiths ➤ Printing, publishing, and reproduction establishments 	2 spaces per 1,000 sq. ft. gross floor area
Dry cleaning drop off/pick up site	1 space per employee
Fishing piers, commercial and public	One space for each 10 feet of length plus one space for each 200 sq. ft. of gross floor area. Restaurant, bars and lounges shall require additional parking spaces as per each use located on site.
Marina and other watercraft-related facilities (Marinas and boat rentals)	1 space for each 2 wet boat slips, 1 space for each 3 dry slips, 1 space for each employee, plus the required space for other uses on site.
Taxicab, transportation for hire stations	1 space per employee on largest shift
Veterinarians - no outside kennel, no boarding	4 spaces per 1,000 sq. ft. of gross floor area
WHOLESALE, WAREHOUSE, AND INDUSTRIAL USES	
Bakery shop and confectioneries operating both wholesale and retail businesses	1 space for each 300 sq. ft. of gross retail area, plus 1 space for each employee
Building supplies, wholesale and retail	5 spaces and plus 1 space for each 500 sq. ft. principal use ground area.
Florist, greenhouses, cultivations, facilities and warehousing for wholesale and retail trade	5 spaces and plus 1 space for each 500 sq. ft. principal use ground area.
<ul style="list-style-type: none"> ➤ Storage facilities for rent (Wholesale and warehouses) 	1 space per employee on largest shift, but not less than 5 spaces
Ice manufacture, storage and sales	2 spaces for each 3 employees on the largest shift, but not less

Use	Number of Required Spaces
(Industrial uses)	than 5 spaces
ACCESSORY USES	
Bed and breakfast lodging	1 space for each owner's vehicle plus 1 space for each guest room plus 1 space for every 3 employees on the largest shift.
<ul style="list-style-type: none"> ➤ Grills, when used as an accessory to fishing piers ➤ Restaurants when accessory to a motel, hotel, camping area or fishing pier 	1 space for each 6 customer seats plus 1 space per each 3 employees on largest shift.

6.7.4 Off-street Loading

One (1) or more loading berths or other shall be provided for standing, loading and unloading operations either inside or outside a building and on the same or adjoining premises ~~in accordance with the following table at the frequency of 1 space per 20,000 square feet of gross floor area~~. A loading berth shall have minimum plan dimensions of twelve (12) feet by sixty (60) feet and a 14-foot overhead clearance. A loading space need not be necessarily a full berth but shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served thereby. ~~The Planning Director shall determine the sufficiency of loading space but in~~ In no case shall the use of such space hinder the free movement of vehicles and pedestrians over a street, sidewalk, or alley.

TABLE 6.7.4: REQUIRED OFF-STREET LOADING

USE	SPACES REQUIRED
Retail uses with over 20,000 sq. ft. gross floor area	1 space per 20,000 sq. ft. gross floor area
Restaurants with over 20,000 sq. ft. gross floor area	

6.4 DUNES AND VEGETATION PROTECTION

6.4.1 Intent

This section 6.4 has been created to regulate development and redevelopment within the Town to ensure compatibility with the environmentally sensitive nature of the unique coastal landforms contained within the community. Development and redevelopment of property shall be regulated by the underlying zoning designation already in place as well as the regulations contained herein in order to achieve the following:

(1) **Natural Features and Attractiveness**

Preserve the natural features and visual attractiveness of the area. Such features include ocean frontal dunes, naturally vegetated areas, interior dune topography, maritime forest areas, and estuarine buffer areas.

(2) **Soil Stabilization**

Preserve vegetation acting as soil stabilizers, and that provide wind or salt mist intrusion protection value, including the dune ridge plants and naturally vegetated forested areas, and that absorb storm water runoff and reduce flooding concerns.

(3) **Natural Topography**

Preserve to the greatest extent possible the existing and natural topography of the Town.

(4) **Rights of Property Owners**

Preserve the rights of property owners to develop their property while understanding the impact of development on the natural environment.

6.4.2 Design Standards

The following design standards shall be adhered to in order to protect the unique natural features and vegetation of the Town:

(1) **New Development and Redevelopment**

(A) Site Selection

In designing the location of a proposed development on a parcel of property, the Town in coordination with the property owner will consider the most suitable building sites on a given parcel of land to be those areas that will require the minimum alterations of the natural vegetation and topography to accommodate the proposed development project.

(B) Least Disturbance

Where vegetation must be removed for the building site(s), the most suitable site(s) shall be those that disturb the minimum number of healthy trees.

(C) Residential Area Natural Area Designation

For residential properties, there shall be a minimum of thirty-five (35) percent of the total lot area designated as natural area established in the following manner:

- (i) **Designation and Maintenance.** The applicant must demonstrate for the DVPI where the mandatory thirty-five (35) percent natural area shall be designated and maintained on the property. This area, marked on the submitted site plan, shall be ~~staked~~ fenced off on the property.
- (ii) **Fencing.** Natural area designation fencing shall be comprised of construction safety fencing or silt fencing to provide a visual and physical barrier between developable area and natural area. ~~for~~ The DVPI shall verify the placement of this fencing ~~verification by the DVPI~~ before the commencement of construction. During construction this area shall be left in its natural state. Appropriate actions shall be taken by the applicant to protect this area from disturbance.
- (iii) **(ii) Buffer.** The designated natural area shall include a five (5) foot buffer along the property lines. This area shall count towards the mandatory thirty-five (35) percent natural vegetative area.
 - a. This 5-foot buffer shall exclude vehicular and/or pedestrian access(es) to the lot.
 - b. ~~Where practical, the Town encourages property owners/developers to maintain a natural area buffer ten (10) feet in width from the front and rear property lines, excluding the driveway cut allowing vehicular access to the lot, and a five foot buffer from the side property lines. This area shall count towards the mandatory thirty five (35) percent natural vegetative area.~~ Pruning or removal of vegetation in this area 5-foot buffer shall be permitted in accordance with the regulations contained within this section 6.4.
 - c. The applicant shall be required to demonstrate to the DVPI where the remaining percentage of natural area shall be designated on the property.
 - d. If the ~~fringe 5-foot~~ buffer area, as defined above, satisfies the thirty-five (35) percent requirement then the applicant is not responsible for preserving any additional natural vegetation on the property.

(D) Residential Small Lot Reduced Natural Area Designation

For certain residential properties as described in Section 6.4.2.1.D.i., there shall be a minimum of twenty-five (25) percent of the total lot area designated as natural area established in the following manner:

- (i) **Applicability.** Residential properties that have less square footage than is required for a new lot in that zoning district as shown in Table 5.1 meeting the following thresholds may designate and maintain a reduced natural area as follows.
- (ii) **Designation and Maintenance.** The applicant must demonstrate for the DVPI where the mandatory twenty-five (25) percent natural area shall be designated and maintained on the property. This area, marked on the submitted site plan, shall be fenced off on the property.
- (iii) **Fencing.** Natural area designation fencing shall be comprised of construction safety fencing or silt fencing to provide a visual and physical barrier between developable area and natural area. The DVPI shall verify the placement of this fencing before the

commencement of construction. During construction this area shall be left in its natural state. Appropriate actions shall be taken by the applicant to protect this area from disturbance.

- (iv) Buffer.** The designated natural area shall include a five (5) foot buffer along the property lines. This area shall count towards the mandatory twenty-five (25) percent natural vegetative area.
- a. This 5-foot buffer shall exclude vehicular and/or pedestrian access(es) to the lot.
 - b. Pruning or removal of vegetation in this 5-foot buffer shall be permitted in accordance with the regulations contained within this section 6.4.
 - c. The applicant shall be required to demonstrate to the DVPI where the remaining percentage of natural area shall be designated on the property.
 - d. If the 5-foot buffer area, as defined above, satisfies the twenty-five (25) percent requirement then the applicant is not responsible for preserving any additional natural vegetation on the property.

(E)Residential Redevelopment & Revegetation Natural Area Designation

Residential properties proposed to be redeveloped may not be able to meet requirements of Section 6.4.2.1.C. In those cases, the natural area shall be designated in the following manner:

- (i) Applicability.** Residential properties that were previously developed with a principal use and do not currently provide 35% undisturbed, undeveloped natural area in accordance with Section 6.4.2.1.C may reclaim a portion of the required natural area during redevelopment in accordance with this section.
- (ii) Designation and Maintenance.** The applicant must demonstrate for the DVPI where the mandatory twenty-five (25) percent natural area shall be designated and maintained on the property. This area, marked on the submitted site plan, shall be fenced off on the property. An additional five (5) foot buffer shall be designated along the property lines for revegetation.
- (iii) Fencing.** Natural area designation fencing shall be comprised of construction safety fencing or silt fencing to provide a visual and physical barrier between developable area and natural area. The DVPI shall verify the placement of this fencing before the commencement of construction. During construction this area shall be left in its natural state. Appropriate actions shall be taken by the applicant to protect this area from disturbance.
- (iv) Buffer.** The designated natural area shall include a five (5) foot revegetated buffer along the property lines.
 - a. Area within the revegetation buffer shall not count towards the mandatory twenty-five (25) percent natural vegetative area, but the 5 foot buffer is not required in areas designated as the 25% natural area.
 - b. This 5-foot buffer shall exclude vehicular and/or pedestrian access(es) to the lot.
 - c. Revegetation shall be established prior to the issuance of a Certificate of Occupancy for the principal structure.

d. Revegetation shall be established as one of the following options:

i. Alternative A

1. One canopy tree every 100 linear feet

2. Seven shrubs every 100 linear feet

ii. Alternative B

1. Three understory trees every 100 linear feet

2. Four shrubs every 100 linear feet

iii. Alternative C

1. Twenty shrubs every 100 linear feet.

e. For the purposes of this section, the following plant material specifications apply:

i. Canopy trees shall have a minimum height of forty (40) feet and a minimum crown width of thirty (30) feet at maturity. At planting, canopy trees shall be least ten (10) feet in height and have a caliper of not less than three (3) inches.

ii. Understory trees shall have a minimum height of twenty-five (25) feet at maturity, except that trees planted below overhead utility lines shall not exceed a mature height of twenty (20) feet

iii. Shrubs shall reach a minimum height of three (3) feet within three (3) years of planting. At planting, shrubs shall be at least a three (3) gallon size and a minimum height or spread of eighteen (18) inches. Decorative grasses may be proposed as a substitute provided they meet the screening objectives.

iv. Nothing shall prevent additional vegetation from being established in this buffer.

(DF) Commercial Area Natural Area Designation

For commercial properties, the area left in a natural vegetative state shall be designated as follows:

(i) The percentages of site area shown in Table 5.1 shall be maintained.

(ii) In cases where a commercial property abuts Emerald Drive (Hwy 58) a minimum of five-foot buffer of green or natural area, consisting of grass, flowers and shrubs not exceeding three (3) feet height, shall either be left bordering the street or planted in order to provide the required buffer. Branches of trees retained or established in the five-foot buffer area may be trimmed or cut up to a maximum of ten (10) feet as authorized by the DVPI. Additionally, the DVPI may require that trees be retained or established every fifteen (15) feet in this area.

(iii) For all commercial property, natural area can be utilized to support on-site septic systems.

(EG) Topography

The finished topography of any lot altered shall be aligned with and graded with existing neighboring elevation in such a manner as to minimize erosion. In any case where two (2) feet of

fill are added to a lot, the lot owner shall be required to obtain an engineered storm water plan indicating that the use of fill shall in no way create a burden on adjacent property;

(FH) Stable Slopes

Areas where land-disturbing activities have created slopes in excess of three (3) to one (1) shall require a retaining wall to stabilize the slope and preserve vegetation on, above, and below the slope;

(G) Shared Driveways

The use of shared driveways is encouraged. Driveways shall follow the natural contour lines of the land insofar as possible. Driveway construction and connection with local rights-of-way shall be in accordance with this Ordinance;

(HJ) Interior Dunes

Designs that minimize the degree of alteration to interior dunes to the maximum extent practical are encouraged.

(2) Disturbance of Previously Developed Lots where Additional Development is Planned

(A) Site Selection

In designing the location of additional development on a previously developed lot, the Town considers the most suitable building sites on a given parcel of land to be those areas that will require the minimum alterations of the existing natural vegetation and topography of the parcel to accommodate the additional development after considering the practical limitations created by the existing development.

(B) Least Disturbance

Where vegetation must be removed for the building site(s), the most suitable site(s) shall be those that disturb the minimum number of healthy trees after considering the practical limitations created by the existing development.

(C) Percentage of Natural Area

The minimum percentages of natural areas, as described within this Ordinance for properties within all zoning districts shall conform to the standards set for in this Unified Development Ordinance.

(D) Topography

The finished topography of any lot altered shall be aligned with and graded with existing neighboring elevation in such a manner as to minimize erosion. In any case where two (2) feet of fill are added to a previously developed lot, the lot owner shall be required to obtain an engineered storm water plan indicating that the use of fill shall in no way create a burden on adjacent property.

(E) Stable Slopes

Areas where land-disturbing activities have created slopes in excess of three (3) to one (1) shall require a retaining wall to stabilize the slope and preserve vegetation on, above, and below the slope.

(F) Interior Dunes

Designs that minimize the degree of alteration to interior dunes to the maximum extent practical are encouraged.

6.4.3 Natural Area Restrictions

(1) **Topography**

The topography of the designated natural area shall not be altered. No land disturbing activity is permitted in the designated natural area.

(2) **Natural Vegetation**

Vegetation shall not be removed, destroyed, altered and/or disturbed without obtaining a Dunes and Vegetation (DV) Permit per Section 2.4.11(1) of this Ordinance.

6.4.4 Special Restrictions on Oceanfront and Estuary Lots

(1) **Oceanfront Lots**

The removal of any and all vegetation within the ocean-erodible setback area, as defined by the North Carolina Division of Coastal Management, is hereby prohibited, except for the construction of walkways and other structures designed to provide ocean access.

(2) **Estuary Lots**

The removal of any and all vegetation within the estuarine setback area shall be in accordance the regulations of the North Carolina Division of Coastal Management.

(3) **Special Restrictions**

The special restrictions included in this section 6.4.4 supersede other restrictions contained in this section 6.4.

6.4.5 Variances

The Board of Adjustment shall have the authority to vary the percentage of the lot or parcel that shall be left in its natural state where, owing to special conditions, a literal enforcement of the provisions of this section 6.4 will, in an individual case, result in practical difficulty or unnecessary hardship so that the spirit of this section 6.4 shall be observed, public safety and welfare secured, and substantial justice done. Variances shall be granted in accordance with the procedures and criteria outlined section 2.4.17, Variances.



Nice Matters!

Emerald Isle
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Emerald Isle, NC 28594

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252-354-5068 fax

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March 2023 Planning Department Monthly Report

February Highlights:

- Zoning Permits Issued: 34 (5 new houses)
- CAMA Permits/Exemptions Issued: 16
- Tree Permits Issued: 11
- Site Visits: 44
- Permit Fees Collected: \$10,115

Code Enforcement Updates (Location-Regulation-Status):

- 115 Craig Drive – Nuisance (junk & tall grass) – Property owner had property cleaned up, case closed
- 5603 Beach View Lane – Property Maintenance – sent to Town Attorney to move forward
- 100 12th Street – Grading/construction without permits – New contractor to restore property
- 409 W Ocean Drive – Grading/construction without permits – Retaining walls, grading, driveway, and trash corrals built without permits, discussion with property owner regarding removal & restoration
- 5714 Landing Court – Grading/tree removal without permits – Permits applied for by homeowner to restore property, project complete & case closed
- 135 Fawn Drive – Property Maintenance – NOV sent, conversation with owner underway
- 7201 Sound Drive – Tree removal without permits – NOV sent

Planning Board:

- February 27th
 - VAR-23-1 205 Cedar Street Front Setback – DENIED
 - Review and unanimous approval of recommendation of amendments to Satellite Merchant ordinances
 - Briefing of upcoming Phase 2 UDO amendments
- March 27th meeting
 - Discussion of Phase 2 UDO amendments

UDO Update Project Phase Two Timeline:

- January/February/March – Drafting ordinances and UDO Committee meetings
- March 27 – Planning Board first draft review and comment
- April 24 – Planning Board final draft review and recommendation
- May 9 – BOC first review and public hearing
- June 13 – BOC second review and adoption

PLANNING AND INSPECTIONS - MONTHLY STATISTICAL REPORT - FY 2022-23

# New Residential Construction Starts									
	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	% Chg - 1 Year
July	3	5	5	1	-	7	9	6	-33.33%
August	4	3	4	4	2	5	7	5	-28.57%
September	3	1	5	-	2	5	7	3	-57.14%
October	4	3	5	5	5	5	5	4	-20.00%
November	1	3	2	2	2	5	4	8	100.00%
December	2	2	5	1	3	5	4	4	0.00%
January	-	3	4	2	3	10	16	4	-75.00%
February	5	5	5	3	4	4	4	5	25.00%
March	2	9	2	4	2	7	9		-100.00%
April	3	2	6	3	7	12	4		-100.00%
May	3	7	6	4	2	8	8		-100.00%
June	3	1	2	3	5	4	7		-100.00%
TOTAL - Entire FY	33	44	51	32	37	77	84		-100.00%
TOTAL - FY to Date	33	44	51	32	37	77	84	39	

Total \$ Value of Construction / Repairs									
	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	% Chg - 1 Year
July	\$ 1,185,779	\$ 1,773,092	\$ 8,421,149	\$ 857,324	\$ 2,400,365	\$ 6,618,220	\$ 5,749,713	\$ 5,691,736	-1.01%
August	\$ 4,332,638	\$ 4,302,279	\$ 1,743,666	\$ 2,222,155	\$ 2,335,631	\$ 2,901,316	\$ 6,326,034	\$ 2,542,821	-59.80%
September	\$ 1,690,494	\$ 1,211,311	\$ 2,378,474	\$ 358,861	\$ 1,275,715	\$ 4,062,067	\$ 2,655,200	\$ 10,469,934	294.32%
October	\$ 4,607,654	\$ 1,906,116	\$ 3,430,769	\$ 13,573,525	\$ 6,695,912	\$ 2,728,905	\$ 7,734,293	\$ 6,007,375	-22.33%
November	\$ 1,102,292	\$ 2,017,980	\$ 1,462,376	\$ 2,534,186	\$ 2,412,668	\$ 3,620,359	\$ 3,941,665	\$ 5,904,709	49.80%
December	\$ 2,114,087	\$ 1,274,729	\$ 2,511,754	\$ 4,950,335	\$ 1,875,749	\$ 3,935,175	\$ 5,418,425	\$ 4,986,570	-7.97%
January	\$ 1,245,617	\$ 3,044,942	\$ 3,046,021	\$ 6,298,114	\$ 3,706,770	\$ 9,404,615	\$ 11,099,078	\$ 5,942,950	-46.46%
February	\$ 3,581,424	\$ 2,213,273	\$ 7,061,756	\$ 3,163,442	\$ 3,829,169	\$ 2,719,127	\$ 5,111,239		-100.00%
March	\$ 2,028,840	\$ 3,532,469	\$ 1,439,598	\$ 3,772,780	\$ 2,180,864	\$ 4,125,084	\$ 6,758,365		-100.00%
April	\$ 2,009,761	\$ 1,747,340	\$ 2,436,404	\$ 4,176,343	\$ 3,396,091	\$ 9,021,850	\$ 3,499,191		-100.00%
May	\$ 2,505,315	\$ 3,202,229	\$ 3,502,341	\$ 3,664,019	\$ 2,183,115	\$ 8,922,329	\$ 8,031,649		-100.00%
June	\$ 2,670,610	\$ 762,993	\$ 3,267,458	\$ 2,337,400	\$ 3,922,668	\$ 5,111,031	\$ 4,254,789		-100.00%
TOTAL - Entire FY	\$ 29,074,511	\$ 26,988,753	\$ 40,701,766	\$ 47,908,484	\$ 36,214,717	\$ 63,170,078	\$ 70,579,641		-100.00%
TOTAL - FY to Date	\$ 29,074,511	\$ 26,988,753	\$ 40,701,766	\$ 47,908,484	\$ 36,214,717	\$ 63,170,078	\$ 70,579,641	\$ 41,546,095	

Total # Permits Issued									
	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	% Chg - 1 Year
July	97	88	95	113	105	127	105	51	-51.43%
August	78	95	94	105	101	89	99	42	-57.58%
September	99	73	86	63	101	103	114	57	-50.00%
October	104	60	92	199	95	94	114	59	-48.25%
November	72	62	74	111	72	88	95	32	-66.32%
December	79	55	58	101	53	95	90	35	-61.11%
January	119	97	103	162	113	102	89	50	-43.82%
February	129	103	96	100	109	109	77	56	-27.27%
March	120	123	122	128	99	137	105		-100.00%
April	150	102	135	117	106	154	71		-100.00%
May	160	155	150	149	117	137	50		-100.00%
June	127	116	132	123	164	151	50		-100.00%
TOTAL - Entire FY	1,334	1,129	1,237	1,471	1,235	1,386	1,059		-100.00%
TOTAL - FY to Date	1,334	1,129	1,237	1,471	1,235	1,386	1,059	382	

As of January 2022, the Town of Emerald Isle no longer administers building and trade permits.
This results in a reduced number of permits issued, as well as a reduced Total \$ Value of Construction/Repairs.