

2. Town of Belville

a. Commercial/O&I

Commercial and O&I land uses in Belville are located at the intersection of US Highway 17/74/76 and NC Highway 133 and along NC Highway 133. Future commercial ~~and O&I~~ development will continue to occur ~~at the intersection with future office and institutional land uses occurring along NC Highway 133~~ in the same areas.

Corresponding zoning district: BR, Business Residential; BH, Business Highway; CBD, Central Business District.

Appropriate uses: General retail uses; institutional, recreational, and services uses; residential mixed-use, and hotels. Please note that not every use listed in one district is permitted in another district.

Inappropriate uses: Industrial and manufacturing uses.

Allowable densities: ~~No density requirement~~ ~~Varies~~.

Maximum height: ~~No height requirement~~ ~~Varies~~ (35 feet for Business Residential, 50 feet for Business Highway and Central Business District).

Minimum lot size: ~~No lot size requirement~~ ~~Varies~~.

b. Industrial

Existing industrial areas are located on US Highway 17/74/76. Future industrial development will be located along US Highway 17/74/76, the area adjacent to US Highway 17, and along the northwest portion of NC Highway 133.

Corresponding zoning districts: I, Industrial.

Appropriate uses: Agricultural uses, communications facilities, contractors/construction facilities (with or without outside storage), certain retail and service uses, manufacturing operations, and wholesale facilities.

Inappropriate uses: Residential development and most commercial development.

Allowable density: No density requirement.

Maximum height: ~~No height requirement~~ 40 feet.

Minimum lot size: No lot size requirement.

c. Residential

Residential land uses are currently scattered around town primarily in platted neighborhoods within the satellite annexations. Future residential development should occur in these areas. Residential land uses have been divided into two separate land use categories: ~~based on associated variable residential densities. These categories include high and low density residential~~ single-family residential and multi-family residential. ~~The~~

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~~locations of residential land uses by density was based on existing residential development patterns and constraints to development (i.e. floodplains and wetlands).~~

Low-Density Single-family Residential

Corresponding zoning districts: R-10, Residential District; R-15, Residential District.

Appropriate uses: Boat launching ramps / docks / piers (public), child care facilities, family care homes, ~~golf courses~~, parks, single-family residences, and modular homes. Please note that not every use listed above is permitted in both districts.

Inappropriate uses: Commercial uses and industrial operations.

Allowable densities: R-10 ~~4.3~~ 3.3 units/acre.

R-15 ~~2.9~~ 2.5 units/acre.

Maximum height: 35 feet.

Minimum lot size: R-10 10,000 s.f.

R-15 15,000 s.f.

High-Density Multi-family Residential

Corresponding zoning districts: MF, Multi-family District; ~~MH, Manufactured Homes~~

Appropriate uses: ~~Mobile/modular home on site sales, b~~Boat launching ramps / docks / piers (public), child care facilities, family care homes, ~~golf courses~~, parks, ~~and~~ single-family residences, ~~and~~ multi-family residences, ~~and~~ home occupations (accessory).

Inappropriate uses: Commercial and industrial uses.

Allowable densities: MF ~~2.9 units/acre (two family)~~

~~5.4 units/acre (multi family)~~

10 units/acre.

~~MH 5.8 units/acre~~

Maximum height: 35 feet.

Minimum lot size: MF ~~15,000~~ 7,500 s.f. per dwelling unit ~~(two family)~~.

~~MH 8,000 s.f per dwelling unit for the first two dwelling units and 5,000 s.f. for each additional dwelling unit.~~

d. Mobile Home

The mobile home designation is located near the intersection of US Highway 17/74/76 and Old Fayetteville Road.

Corresponding zoning districts: MH, Manufactured Homes District.

Appropriate uses: Mobile home / modular home on site sales.

Inappropriate uses: Commercial uses and industrial operations.

Allowable densities: No density requirement.

Maximum height: 35 feet.

Minimum lot size: 7,500 s.f.

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e. Conservation (Recreational)

The Conservation designation is located as a buffer along the Brunswick River where there is a potential for flooding. Medium and high density development is not allowed in this area.

Corresponding zoning district: ~~R-15, Residential District~~N/A.

Appropriate uses: Marinas, Boardwalks, parks, and water oriented uses such as boat launch facilities, docks, and piers.

Inappropriate uses: Commercial and industrial development.

Allowable density: ~~2.9 units / acre~~N/A.

Maximum height: ~~35 feet~~N/A.

Minimum lot size: ~~15,000 s.f.~~N/A.

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