

DRAFT ORDINANCE # ZA-22-03
AN ORDINANCE TO AMEND THE TOWN OF SMITHFIELD
UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 8, SECTION 8.9 B-3 HIGHWAY ENTRANCEWAY BUSINESS DISTRICT

WHEREAS, the Smithfield Town Council wishes to amend certain provisions in the Town of Smithfield Unified Development Ordinance by making changes to Unified Development Ordinance Article 8, Section 8.9 as it pertains to building height in the B-3 Highway Entranceway Business District.

WHEREAS, it is the objective of the Smithfield Town Council to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

NOW, THEREFORE, be it ordained that the following Articles are amended to make the following changes set forth in the deletions (strikethroughs) and additions (double underlining) below:

[Revise Article 8, Section 8.9.1. adding a reference to Section 8.13.6 and amending Section 8.13.6, striking SUP requirement for buildings over 40' to 100' and allowing buildings height up to 100' within 660 feet of the I-95 corridor in the B-3 zoning district.]

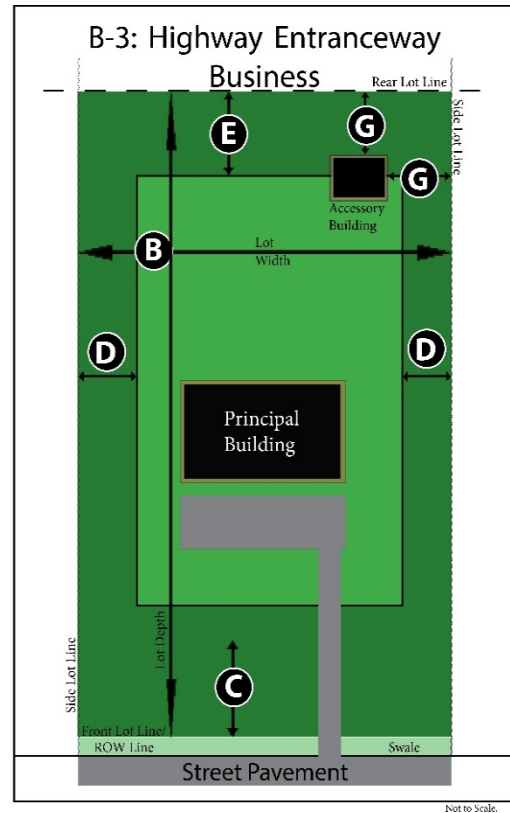
PART 1

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

SECTION 8.9 B-3 HIGHWAY ENTRANCEWAY BUSINESS DISTRICT.

8.9.1. Dimensional Requirements.

(A) Minimum Lot Area • Major shopping center • Minor shopping center • Other building or use	12,000 sq ft 12,000 sq ft 12,000 sq ft
(B) Minimum Lot Frontage • Major shopping center • Minor shopping center • Other building or use	200 ft 125 ft 125 ft
(C) Front Yard Setback • Major shopping center • Minor shopping center • Other building or use	100/50 ft (see Sect 8.9.2.1) 50/35 ft (see Sect 8.9.2.2) 50/35 ft (see Sect 8.9.2.2)
(D) Side Yard Width • Major shopping center • Minor shopping center • Other building or use	50 ft 15 ft (see Sect 8.8.2.3) 15 ft (see Sect 8.8.2.3)
(E) Rear Yard Depth • Major shopping center • Minor shopping center • Other building or use	50 ft 25 ft 25 ft
(F) Maximum Building Height	40 ft (See Sect. 8.13.6)
(G) Accessory Buildings	10 ft (See Sect. 8.13.3)



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8.13.6. Building height may be increased above 40 feet up to a maximum of 100 feet ~~through~~ if the building is within 660 feet of the I-95 corridor in the B-3 zoning district. ~~issuance of a conditional special use permit.~~

PART 2

That the Unified Development Ordinance shall be page numbered and revision dated as necessary to accommodate these changes.

PART 3

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

That these amendments of the Unified Development Ordinance shall become effective upon adoption.

Duly adopted this the _____ day of November 1, 2022.

M. Andy Moore, Mayor

ATTEST

Shannan L. Parrish, Town Clerk