



ADVANCE MOREHEAD CITY

A NEW CODE FOR 2025

4.9.24

PUBLIC FORUM 2

ZONING MAP





**An effort to update the City's Unified
Development Ordinance ("UDO")
and Official Zoning Map**





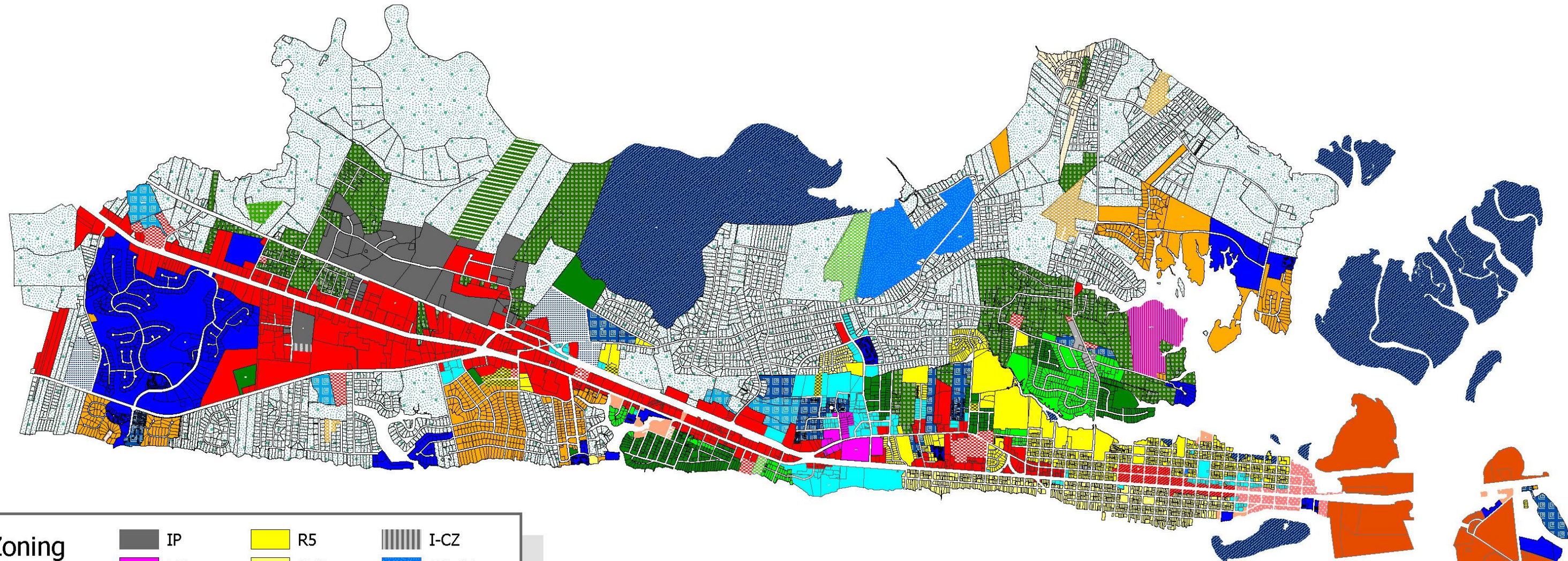
WHAT IS A UDO?

- The regulatory document that controls what kinds of land uses can go in what locations
- The rules the City uses to consider development applications
- The rules for the operation of land uses in the City
- The UDO includes the City's Zoning Map





WHAT IS A ZONING MAP?



| Zoning | | | |
|--------|-------|-------|----------|
| CD | IP | R5 | I-CZ |
| CH | MA | R5S | OP-CZ |
| CM | OP | R7 | R10-CZ |
| CN | PD | RMF | R15-CZ |
| DB | R10 | PM | R15M-CZ |
| FP | R15 | CH-CZ | R15SM-CZ |
| IC | R15M | CM-CZ | R5-CZ |
| | R15SM | CN-CZ | R7-CZ |
| | R20 | I | RMF-CZ |



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HOME ABOUT FAQ DOCUMENTS PARTICIPATE



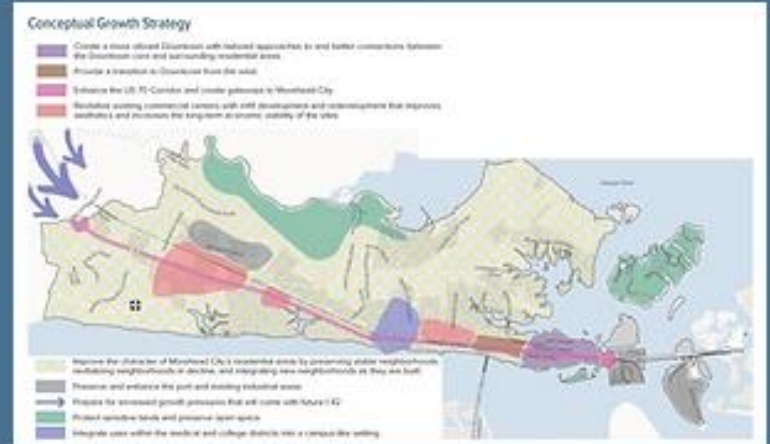
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WELCOME TO ADVANCE MOREHEAD CITY!

This is the project webpage for the Advance Morehead City project – an effort to update the City’s Unified Development Ordinance (or “UDO”). A UDO is a regulatory document that controls the use of land through zoning, subdivision, flood damage prevention, and rules for parking, signs, landscaping, and similar matters. Every lot within Morehead City’s planning jurisdiction is subject to the rules in the UDO. It controls how land may be used and the process of review for new development.

The City’s current Unified Development Ordinance was adopted in 2001, and while it has been amended many times over the last 20 years, it has not been comprehensively reviewed and updated since its initial adoption. It is important to regularly review and update development regulations to make sure that landowners and business owners are properly protected by modern best practices in land use regulation. State and federal laws affecting land use are not static and can change frequently. All local governments are required to maintain consistency with State and federal laws. Court precedent also evolves over time and its important for the City to maintain consistency with the latest interpretations to help avoid unnecessary litigation against the City. There are



Conceptual Growth Strategy



HOW WILL ADVANCE MOREHEAD CITY IMPACT THE ZONING MAP?

The UDO will propose:

- **Some new zoning districts and district names**
- **Some new use types**
- **Some new standards for uses**
- **Some changes to how uses are established**

- **Most properties in the City will remain unchanged**



WHAT IS THE PURPOSE FOR TODAY'S FORUM?

- **An introduction to the Advance Morehead City project**
- **An opportunity to learn more about how your property is zoned**
- **A chance to learn more about how the project could impact your property**





HOW DOES TODAY'S FORUM WORK?

- The City has been divided into three sections – find out which section contains your property
- Go to that map station and ask any questions
- Fill out a comment card if you have suggestions, or post your comments on www.advancemoreheadcity.com





WHAT HAPPENS NEXT?

**JULY
2024**

Code Diagnosis

- The “roadmap” for the new UDO
- Recommendations for changes

Initial Draft of UDO & Map

- The initial version of the UDO text
- The initial version of the proposed Zoning Map

**DEC
2024**

SCHEDULE



| TASK | 2024 | | | | | | | | | | | | 2025 | | | | | | |
|---------------------------------------|---------------------------|-----|---------|-----|-------------|-----|-----|--------|-----|-----|-----|-----|----------|-----|-----|-----|-----------|-----|----------|
| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul |
| I. PROJECT INITIATION | [Gantt bar: Jan-Mar 2024] | | | | | | | | | | | | | | | | | | |
| 1.A Steering Committee Meeting 1 | | ◆ | 2.12.24 | | | | | | | | | | | | | | | | |
| 1.B Stakeholder Interviews (8-10) | | ◎ | 2.13.24 | | | | | | | | | | | | | | | | |
| 1.C City Council Meeting 1 | | * | 2.13.24 | | | | | | | | | | | | | | | | |
| 2. IDEAS FORUM | [Gantt bar: Mar-Apr 2024] | | | | | | | | | | | | | | | | | | |
| 2.A Public Forums 1, 2 (Intro. & Map) | | | | ◎ | 4.8, 4.9.24 | | | | | | | | | | | | | | |
| 2.B Development Community | | | | ◎ | 4.9.24 | | | | | | | | | | | | | | |
| 2.C Steering Committee Meeting 2 | | | | ◆ | 4.8.24 | | | | | | | | | | | | | | |
| 2.D Planning Committee Meeting | | | | * | 4.17.24 | | | | | | | | | | | | | | |
| 3. CODE DIAGNOSIS | [Gantt bar: May-Jul 2024] | | | | | | | | | | | | | | | | | | |
| 3.A Staff Review & Comment | | | | | | | | | | | | | | | | | | | |
| 3.B Steering Committee Meeting 3 | | | | | | | ◆ | 7.8.24 | | | | | | | | | | | |
| 3.C Public Forum 3 | | | | | | | ◎ | 7.8.24 | | | | | | | | | | | |
| 3.D City Council Meeting 3 | | | | | | | * | 7.9.24 | | | | | | | | | | | |
| 4. INITIAL UDO & MAP | [Gantt bar: Jul-Dec 2024] | | | | | | | | | | | | | | | | | | |
| 4.A Draft/Review Module 1 | | | | | | | | | | | | | | | | | | | |
| 4.B Draft/Review of Module 2 | | | | | | | | | | | | | | | | | | | |
| 4.C Draft/Review Zoning Map 1 | | | | | | | | | | | | | | | | | | | |
| 4.D Steering Committee Meetings 4,5 | | | | | | | | | | | | ◆ | 12.10.24 | | | | | | |
| 4.E Public Forum 4 | | | | | | | | | | | | ◎ | 12.11.24 | | | | | | |
| 5. REVISED UDO & MAP | [Gantt bar: Jan-Mar 2025] | | | | | | | | | | | | | | | | | | |
| 5.A Draft/Review UDO | | | | | | | | | | | | | | | | | | | |
| 5.B Draft/Review Zoning Map 2 | | | | | | | | | | | | | | | | | | | |
| 5.C Steering Committee Meeting 6 | | | | | | | | | | | | | | | | ◆ | Mid-April | | |
| 5.D Public Forum 5 (Day-long) | | | | | | | | | | | | | | | | ◎ | Mid-April | | |
| 6. ADOPTION | [Gantt bar: Apr-Jul 2025] | | | | | | | | | | | | | | | | | | |
| 6.A Adoption Versions, UDO & Map | | | | | | | | | | | | | | | | | | | |
| 6.B Planning Board Meeting | | | | | | | | | | | | | | | | | | * | 6.17.25 |
| 6.C City Council Public Hearing | | | | | | | | | | | | | | | | | | | * 7.8.25 |
| 7. DELIVERY | [Gantt bar: Jul 2025] | | | | | | | | | | | | | | | | | | |

* City Council * Planning Board ◆ Steering Committee ◎ Public Forum ◎ Stakeholders



**THANK
YOU
FOR
JOINING
US!**