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TOWN CLERK
Sarai Byrd Allen

TOWN ATTORNEY
Alan "Chip" Hewett

2022-5-O: AN ORDINANCE TO AMEND CHAPTER SEVENTEEN OF THE CODE OF ORDINANCES OF THE TOWN OF SELMA

WHEREAS the Town of Selma Planning Department has initiated text amendments to Chapter 17 of the Town Code of Ordinances in order to remove multi-family residential from all zoning districts other than Transitional Residential (TR); and

WHEREAS on February 28, 2022, the Planning Board reviewed the amendments and unanimously recommended approval of amendments to Chapter 17 (Unified Development Ordinance); and

WHEREAS on March 8, 2022, as part of a legislative public hearing the Town Council reviewed the amendments and unanimously voted to amend Chapter 17 (Unified Development Ordinance).

NOW, THEREFORE, BE IT ORDAINED THAT:

Section 1. The Code of the Town of Selma is hereby amended to read:

Sec. 17-550 - Multi-family development.

A. Permitted Zoning Districts. Multi-family development shall be permitted with a special use permit in the R-10 TR Transitional Residential zoning district and a zoning permit with site plan approval in R-8, T-R, IN, NB and CB where no less than four contiguous acres of land are planned for the complex. Multi-family development is prohibited in all other districts and cannot be developed on parcels of land that are less than four acres in size.

E. Site Design Requirements for Multifamily Developments

2. The site plan must provide plans for stormwater management in compliance with Section 17-506 of this ordinance and in compliance with applicable regulations in effect for the Neuse River Basin.

9. The maximum allowable density for any multi-family development shall be ~~fifteen~~ eight (15) (8) units per acre.

Sec. 17-303. - Medium Density Residential District established. The Medium Density Residential R-10 District (RMD) is established to allow a mixture of single family and duplex ~~triplex and townhouse~~ residential development at intensities between those of the R-10 and R-8 zoning districts that are consonant with the suitability of land, accessibility to major activity centers, and transportation systems, and are compatible with surrounding development.

Sec. 17-304. - High Density Residential District established. The High-Density Residential R-8 District (RHD) is established to allow primarily ~~multi-family residential developments (including apartments, mobile home parks and townhouses)~~ residential developments at high intensities that are consonant with the suitability of land, accessibility to major activity centers, and transportation systems, and are compatible with surrounding development.

Further, this district is intended to allow for the development of a compatible combination of residential dwellings in areas that have public services and are suitable for high-density development.

Sec. 17-305. - Transitional Residential District established. The Transitional Residential District (TR) is established to allow mixed residential and commercial establishments (including multifamily) to co-exist while maintaining the scale and density of the original residential neighborhoods. This district is intended to allow for the conversion of older homes from residential to office and appropriate commercial uses in order to encourage historic preservation and orderly transition of uses in areas whose character is gradually changing from residential use to mixed residential and commercial uses.

Description	RA	R20 RLD	R10 RMD	R8 RHD	TR	MHP	PUD	IN	N B	C B	G B	IB	I 1	I-2	Supp Standard
1.320 Multi-family townhomes			SUP	P	P				P	P					17-550
1.330 Multi-family apartments			SUP	P	P			P	P	P					17-550

Section 2. The Clerk is hereby authorized to insert such amendments into the official CODE OF ORDINANCES OF THE TOWN OF SELMA kept on file in the Office of the Clerk.

Section 3. This ordinance shall become effective upon adoption.

This the 8th day of March 2022.



Byron J. McAllister

 Byron J. McAllister, Mayor

ATTEST:

Sarai Byrd Allen

 Sarai Byrd Allen, Town Clerk