

ARTICLE 14. PLANNED BUILDING GROUP REGULATIONS

NOTE: Planned Building Groups will be considered a conditional use, processed and approved under the requirements of a Conditional Use Permit (see Section 12-17).

A planned building group is a residential project containing three or more attached dwelling units; a residential project with attached dwelling units for individual ownership; a commercial and/or institutional project located in an O/I, CB, HC, or PUD zoning district; or a commercial and/or office-institutional project located within an O/I, CB, HC, or PUD zoning district involving the construction of a building greater than 7,000 square feet; a commercial and/or office institutional project within an O/I, CB, or PUD zoning district involving the construction of more than one building; or a manufactured home park.

Section 14-1. Planned Building Group Regulations for Apartments, Townhouses, and Condominiums

- (A) Minimum Lot Area. As required by the zoning district in which the Planned Building Group is located, see Article 11, Table of Yard, Area, and Height Regulations.
- (B) Parking. As specified in Article 19 of this Ordinance.
- (C) Open Space (Recreation) Area. Open space areas shall be provided for all apartments and condominium planned building groups with over five dwelling units. A minimum open space pervious surface area of 2,000 square feet, having a minimum width of 40 feet or a minimum radius of 26 feet shall be provided for the first 6 to 25 dwelling units. For each dwelling unit over 25 in number, an additional 56 feet per dwelling unit shall be provided. The spatial distribution and number of individual play areas within the planned building group shall be determined by the Planning Board on the basis of the spatial arrangement of the dwelling units, topography, and other physical features. Swimming pools including their accessory areas shall not constitute any part of the open space requirements. No part of the required play area shall be used for any other purpose. All recreation areas shall be enclosed with permanent fencing at least five feet in height.

All open space shown on the site development plan shall be recorded in the Brunswick County Register of Deeds office and shall be conveyed by the following method.

By leasing or conveying title including beneficial ownership to a corporation, association, POA, or other legal entity, the terms of such lease or other instruments of conveyance must include provisions suitable to the Town for guaranteeing:

- (1) The continued use of land for the intended purposes;
- (2) Continuity of proper maintenance for those portions of open space land requiring maintenance;
- (3) When appropriate, the availability of funds required for such maintenance;
- (4) Adequate insurance protection; and
- (5) Recovery for loss sustained by casualty, condemnation, or otherwise.

Furthermore, the applicant shall file in the Brunswick County Register of Deeds office at the time of site development approval, legal documents which shall produce the above guarantees and in particular, will provide a method for reserving the use of open space for the use and enjoyment of the residents of the development.

- (D) Timing. Proposed schedule of development including stages likely to be followed.
- (E) Sketch Design Plan. Previous to the filing of an application for approval of the planned building group, the developer shall submit to the Planning Board a sketch design of the proposed development. This plan shall be submitted at least ten days prior to a regular meeting of the Planning Board. At this meeting, the developer should discuss ideas and thoughts pertaining to the new development and also become familiar with the ordinances affecting the land being developed. Included in the sketch design plan indicating the proposed development layout shall be a sketch vicinity plan, including scale, which shows the development in relation to the surrounding areas. Structures shall be appropriate in scale and appearance to avoid sharp contrast with the character of the Town and the surrounding area. This procedure does not require formal application or fee.

The sketch plan should contain or be accompanied by the following information:

- (1) The proposed name and location of the development.
 - (2) The name and address of the owner and the developer.
 - (3) The total acreage in the tract to be developed.
 - (4) The tentative street and plat arrangement.
 - (5) The approximate rights-of-way, rights-of-way designation (public or private), easements, and lot lines.
 - (6) The existing and proposed uses of land throughout the development.
 - (7) Surface and subsurface drainage of the development.
 - (8) The zoning classification of the tract.
 - (9) Sites, if any, for parks and/or open spaces.
 - (10) Acreage in parks and other land uses.
 - (11) Sketch vicinity map showing relationship between the development and the surrounding area.
 - (12) Existing and proposed utilities.
- (F) Planned Building Group Site Development Plan. A site development plan, accompanied by the appropriate fee from the schedule of fees, drawn to scale shall contain the following information:

- (1) The names of the development, owner(s), and developers;
- (2) The exact boundary lines of the development by lengths and bearings and the location of intersecting boundary lines and adjoining lands, along with the total acreage of the tract;
- (3) Scale denoted both graphically and numerically;
- (4) The plans for utility layouts, including sewers, storm sewer, water distribution lines, natural gas, telephone and electric service, connections to existing systems or plans for individual water supply systems and sewage disposal systems. Plans must show line sizes, the location of fire hydrants, blow-offs, manholes, pumps, force mains, gate valves, daily estimated sewer flow figures (NOTE: Type of construction materials and brand of appurtenances will require approval from the Town of Calabash);
- (5) Street names, if applicable;
- (6) The location, purpose, and dimensions of areas to be used for uses other than residential (i.e., parks, easements, etc.);
- (7) Minimum building setback lines;
- (8) The names of owners of adjoining properties and any adjoining subdivisions of record (or proposed and under review);
- (9) The location and dimensions of all rights-of-way, utility or other easements, riding trails, natural buffers, pedestrian or bicycle paths and areas to be dedicated to public or property owner's use with a statement of the purpose of each;
- (10) Right-of-way lines, and pavement widths of all streets and the location and width of all adjacent streets and easements.
- (11) Property lines, buildings, or other structures, water courses, railroads, bridges, culverts, storm drains (both on the land to be subdivided and on the land immediately adjoining), corporate limits, and extraterritorial jurisdiction limits;
- (12) Sufficient engineering data to determine readily, and to be reproducible on the ground, every straight or curved boundary line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distances for the center line of curved streets and curved property lines that are not the boundary of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute;
- (13) The accurate locations and descriptions of all monuments, markers, and control points;
- (14) The deed or master restrictions, proposed articles of incorporation and by-laws of property owner's association, or any other similar covenants;

- (15) The date of the survey and plat preparation;
- (16) North arrow and declination;
- (17) The name and location of any property within the planned development, or within any contiguous property, that is listed in the US Department of Interior's National Register of Historic Places; likewise any property that has been designated by local ordinance as a "historic property" pursuant to NC General Statutes Chapter 160A, Article 19, Part 3A;
- (18) The name(s), address(es), telephone number(s) of the owner(s), registered surveyor(s), land planner(s), architect(s), landscape architect(s), and professional engineer(s) responsible for the subdivision and the registration number(s) and seal(s) of the professional engineer(s) and registered surveyor(s);
- (19) Flood hazard areas according to FEMA flood insurance rate map;
- (20) Topographic information showing vertical contour every two feet;
- (21) Show boundaries of areas of environmental concern (CAMA, Corp of Engineers);
- (22) Total number of multi-family dwellings and total number of dwelling units;
- (23) Total residential floor area in the development;
- (24) Total number of floors in each building/structure;
- (25) Total height of each building/structure;
- (26) Total open space area(s);
- (27) Total number of parking spaces;
- (28) All proposed landscaping including planting details as specified in Article 18 of this Ordinance.

(G) Placement of Buildings.

- (1) There shall be maintained at least 16 linear feet of open space between individual and unattached buildings in a residential planned building group.
- (2) Any group of buildings forming a courtyard shall have at least 25% of the perimeter of such courtyard open for access by emergency vehicles.
- (3) Where the length of a street exceeds 200 feet and where there exists six or more dwelling units, an area must be provided for the turnaround of fire-fighting vehicles on a paved or graveled surface. This area shall not be used for parking and shall subscribe a circular area having a paved radius of 35 feet or shall have a configuration which provides comparable turnaround space.
- (4) All building locations shall be approved by the Planning Board.

(H) Design Standards.

- (1) Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations.
- (2) The features and spaces should enhance the building and center as integral parts of the community. The use of such features as plazas, patios, and courtyards should be used when practical.
- (3) Multi-family structures shall be controlled by a maximum height, maximum number of dwelling units per acre, maximum floor area ratio (FAR), the maximum open space ratio (OSR), and maximum impervious coverage ratio.
- (4) Maximum number of dwelling units per acre shall be 11.
- (5) Maximum FAR shall be 3:1.
- (6) Minimum OSR shall be 55%.
- (7) Maximum impervious coverage ratio shall be 35%.

Section 14-2. Manufactured Home Park Regulations

(A) Administration.

(1) Permits.

- (a) It shall be unlawful for any person to maintain or operate a manufactured home park within the jurisdiction of this Ordinance unless such persons shall first obtain the Board of Commissioners conditional use permit as described in Article 12.
- (b) The conditional use permit shall be issued and subsequently renewed if the Board of Commissioners finds that the applicable provisions of this Ordinance and all other applicable provisions of this the Town Code and any other Town ordinances are satisfactorily complied with and, at the time of the initial conditional use request, if the Board of Commissioners finds that the location of a proposed park is acceptable.
- (c) No conditional use permit shall be issued for any manufactured home park not in operation upon the effective date of this Ordinance until the park plan has been approved by the Board of Commissioners as provided for in Article 24, Subdivisions.

(2) Construction or Alterations of Manufactured Home Parks.

- (a) No person shall construct or engage in the construction of any manufactured home park or make any addition or alteration to a manufactured home park that either alters the number of sites for manufactured homes within the park or affects the facilities required

therein until he first secures a conditional use permit authorizing such construction addition, or alteration. The construction, addition, or alteration shall be done in accordance with plans and specifications submitted with the application and approved by the proper authorities. Procedures for the application securing such permit are described in Article 12. However, before the Planning Board shall review the conditional use request, a park plan (described below) must be submitted for review and approval by the Planning Board. No plan is required to be prepared and approved for issuance of a permit to make minor facility improvements in an existing manufactured home park where the number of manufactured home sites within the park is not affected. When no plan is required, application for a zoning permit may be made directly to the Administrator.

- (b) Four copies of the park plan shall be submitted and, upon approval by the Board of Commissioners, each copy shall be dated and signed by the Mayor and Administrator, denoting Town approval. One copy shall be returned to the park owner or developer, one copy shall be submitted to the Town Hall to be held for public view, one copy shall be sent to the Inspections Department, and the fourth copy shall be retained by the Planning Board for its records.
 - (c) The approved park plan becomes part of the conditions for the conditional use and must be constructed and maintained accordingly in order to retain the permit. The Administrator or Building Inspector shall make an examination of the construction at any reasonable time to determine whether the work is being done according to approved plans and specifications and the owner shall make available any records, test data or other information essential to such determination.
 - (d) When all specified improvements have been made the Building Inspector or Administrator shall issue a Certificate of Occupancy and the developer may begin moving in homes and begin operations.
 - (e) Adherence to the operating standards are other conditions required for the conditional use permit to be renewed.
- (3) The Park Plan Must Show. The park plan shall be drawn on reproducible sheets to a scale of not less than one inch equals 40 feet and shall show the following on one or more sheets:
- (a) The name of the manufactured home park, the names and addresses of the owner(s), and the designer of the park.
 - (b) Title information shall include: name of park, name of developer, scale, date, and name of surveyor.
 - (c) Date, approximate north arrow, and scale.
 - (d) The boundary line of the tract, with accurate linear and angular dimensions drawn to scale and the area of the park in square feet or acres.

- (e) A location map with a scale no less than 1" = 1,000' showing the location of the manufactured home park and relationship of the site to public roads/streets.
- (f) Manufactured homes spaces well defined.
- (g) All structures in the park site (present or proposed).
- (h) Location of any flood hazard areas as defined by Corps of Engineers which is located on property adjacent to the proposed manufactured home park.
- (i) The locations of existing and platted property lines, streets, buildings, water courses, railroads, bridges, water mains, sewers, culverts, drainpipes, and any utility easements. The Planning Board and Administrator may require similar information to be shown on proposed park boundaries. The names of adjoining subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land shall also be indicated.
- (j) The names, proposed location and approximate dimensions of proposed streets, alleys, driveways, entrances, exits, walkways, easements, recreation areas, parks and open spaces, reservations, manufactured home spaces, manufactured home stands, parking areas, and building lines within the park. The locations, dimensions, and types of all buffers which must meet the requirements detailed in Article 16. In all cases, the proposed characteristics shall be shown in a manner that shall distinguish them clearly from the existing characteristics of the land.
- (k) All proposed landscaping including plant details as specified in Article 16 of this Ordinance.
- (l) Profiles of all proposed public or private streets or drives, showing natural and finished grades drawn to a scale of not less than 1" = 40' horizontal and 1" = 4' vertical.
- (m) Method of surfacing roads within the park.
- (n) Proposed storm drainage for each manufactured home space and for the entire manufactured home park including all proposed grading and sewer installation which may be deemed necessary to ensure proper drainage and the elimination of ponding. Proper drainage requires a storm drainage capacity to the ten-year storm level.
- (o) Location and number of garbage receptacles.
- (p) A detailed plan for electrical installations prepared to meet the National Electrical Code and state and local codes or ordinances, including location and intensity of area lights, riser diagrams, and typical connections to manufactured homes, or a statement indicating that the

power companies will be responsible for design and installation of the electric system.

- (q) Where public water and public sewer is not available, a written statement from the County Health Department shall be submitted with the manufactured home park plan indicating that the manufactured home park has adequate land area and suitable soils and topography to accommodate the proposed methods of water supply and sewage disposal.
- (r) A detailed drawing to scale of not less than 1" = 10' shall be prepared of a typical manufactured home space showing the location of the manufactured home stand, all utilities, the manufactured home utility connections, the patio, concrete footing, walks, parking spaces, driveways, and all other improvements.

(B) Design Standards (Precedent to Permit). The following design standards must be met on the park plan before a conditional use permit can be issued.

- (1) Every manufactured home park shall be located on a tract of land not less than two acres in size.
- (2) Each manufactured home space shall be clearly established on the ground by permanent monuments or markers. Spaces served by municipal water and sewer systems or community water and sewer systems shall be at least 6,000 square feet of ground area. All lots not served by public or community service and/or water meet the minimum lot size established by the Brunswick County Health Department.
- (3) No more than one manufactured home may be parked on any manufactured home space.
- (4) The supports of all manufactured homes parked within an authorized park shall rest upon footings which meet the North Carolina Regulations for Mobile Homes. Each manufactured home space shall be provided with a patio of at least 100 square feet constructed of concrete brick flagstone or other such hard surface material or a porch of similar size raised above the ground. A paved or gravel walkway two feet wide minimum leading from the road or off-street parking space to the patio shall be provided. Each patio and walkway shall be graded and properly drained to prevent ponding.
- (5) The following dimensional requirements shall be met:
 - (a) Minimum manufactured home park area: 3 acres.
 - (b) Minimum park width: 100 feet.
 - (c) Maximum density: 6 units per acre.
 - (d) Minimum size of mobile home space: 6,000 square feet.
 - (e) Minimum mobile home space width: 50 feet.

- (f) Minimum mobile home space depth: 100 feet.
- (g) Minimum setbacks on all sides for a mobile home within a space: 10 feet.
Any attached accessory structure such as a room extension porches and porch roofs and carports shall, for the purpose of this setback requirements, be considered to be part of the mobile home.
- (h) Minimum setbacks for manufactured home to external park boundaries:
 - 1. Front yard: 40 feet.
 - 2. Side and rear yard: 20 feet.
 - 3. Maximum building height: 35 feet.
 - 4. Maximum age of unit: 5 years.
 - 5. Manufactured homes shall be Class “B” as defined in this Ordinance.
 - 6. Minimum required living area: 600 square feet.
- (6) A driveway and parking space sufficient to accommodate at least two automobiles shall be constructed within or assigned to each manufactured home space and shall be paved or covered with crushed stone or other suitable material.
- (7) The manufactured home park shall be located so as not to be susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises. Where storm drainway pipes are located in adjacent streets, underground drainage facilities with connections to the storm drainage system shall be provided for the manufactured home park when needed so long as the capacity of the existing system can handle the additional load.
- (8) Each manufactured home stand and the manufactured home space shall be graded to provide adequate storm drainage away from the manufactured home and such that there will exist no more than three feet difference between the chassis of the manufactured home and the finished grade of the manufactured home stand along the entire perimeter of the manufactured home proper.
- (9) The manufactured home park shall have paved or gravel roads and streets, lighted at night, that directly abut all manufactured home spaces. Road surface widths shall be at least:
 - (a) One-way, no parking: 11 feet.

- (b) One-way, parking on one side only: 18 feet.
 - (c) Two-way, no parking: 20 feet.
 - (d) Two-way, parking on one side only: 26 feet.
 - (e) Two-way, parking on both sides: 32 feet.
- (10) No manufactured home space shall have direct vehicular access to a public street.
- (11) Area to provide proper drainage ditches and a three to one back slope shall be provided where determined necessary by the Planning Board, upon recommendation by the Administrator.
- (12) Closed ends of dead-end streets shall be provided with an adequately surfaced vehicular turning circle at least 60 feet in diameter or a turning “Y” with an angle of at least 90°.
- (13) Each manufactured home stand shall have adequate access, for both the manufactured home and autos, with a minimum access width of 20 feet unless more is deemed necessary because of topographical conditions or street curvature, so that the parking, loading or maneuvering of a manufactured home shall not necessitate the use of any public street or right-of-way or any private property not part of the manufactured home park.
- (14) When the manufactured home park has more than one direct access to a public street, they shall not be less than 200 feet apart or less than 200 feet from a public street intersection unless topographical or site conditions demand otherwise.
- (15) Signs for the identification of manufactured home parks must meet the requirements of Article 18.
- (16) Buffers shall be installed around the entire perimeter of the manufactured home park. Such buffers must meet the requirements of Article 16 and not be included within the dimensions of any manufactured home space.
- (17) The following utility standards shall apply. In every manufactured home park all installations (other than those within the manufactured home itself) of plumbing and electrical wiring and all gas and oil appliances shall comply with the provisions of the building, plumbing, electrical, heating and gas regulations of the state, county, and Town.
- (a) Utilities. All utilities shall be installed underground.
 - (b) Manufactured home stand utilities. Each manufactured home stand shall be equipped with plumbing and electrical connections grouped together within the manufactured home stand.
 - (c) Water supply. Each manufactured home park shall obtain water from a public water supply when available and when unavailable from a source approved by the County Health Officer. The supply shall be adequate for the park requirements. The drinking, cooking, laundry, and general bathroom water supply for each individual manufactured home shall be

obtained from faucets or other plumbing connections located within each manufactured home.

- (d) Sewage Disposal. Each manufactured home park shall be provided with an adequate sewage disposal system either by connection to a public sewage system or septic tank system approved by the County Health Department.
- (18) Open space. Each park shall provide recreation areas to serve the needs of the anticipated users. Eight percent of the total land area shall be devoted to accessible common open space intended for recreational use. The park owner is responsible for the development and maintenance of the recreation areas.
- (C) Operating Standards (Subsequent to Permit). The following operating standards shall be conditions to any conditional use permit to operate a manufactured home park and as such must be maintained in order to qualify for a permit renewal.
- (1) Manufactured home sales in manufactured home parks. It shall be unlawful to conduct on a commercial basis the sale of manufactured homes or travel trailers within a manufactured home park.
 - (2) Residential units not to be travel trailers. No manufactured home park shall permit a travel trailer as herein defined to be located within its boundaries for periods greater than one week if used for any dwelling whatsoever.
 - (3) Manufactured home equipment. Each manufactured home shall have a flush toilet, lavatory, bathtub or shower, cooking facilities and electric wiring and shall be required to connect with the utilities provided at each manufactured home space.
 - (4) Refuse Disposal. All garbage and refuse in every manufactured home park shall be stored in suitable watertight and fly-tight receptacles which shall be kept covered with closely fitting covers. The size and type of all garbage receptacles shall be in conformance with Town standards. No person shall throw or leave garbage or refuse upon the ground of any manufactured home park. It shall be the duty of the manufactured home park operator to make certain that all garbage and refuse is regularly disposed of in a sanitary manner.
 - (5) Health regulations. All applicable health regulations shall apply to manufactured home parks within the jurisdiction of the Town except where such regulations are in conflict with the provisions of this section, in which case the more restrictive provisions shall apply.
 - (6) Tiedowns. The owner of the manufactured home park shall be responsible to see that each manufactured home parked within the manufactured home park is properly tied down.
 - (7) Fire prevention and detection. In addition to many fire prevention regulations of the Town, the following shall apply:

- (a) The operator of a manufactured home park is responsible for informing each park resident of the location of the nearest alarm box if any, the location of an accessible telephone and the telephone number to be used to report fires, and procedures to be followed in case of a fire.
- (b) The park owner shall install a fire extinguisher labeled as suitable for Class A, B, and C fires and a type approved by the Fire Department in each building open to the public and in the park office. The park staff shall be instructed in the proper use of any fire protection equipment available in the park and their specific duties in the event of fire shall be defined.
- (c) The park owner or operator shall maintain the park area free of rubbish, dry, brush, leaves, weeds, and any other materials which might communicate fires between manufactured homes and other buildings.
- (d) Empty liquified petroleum gas containers and other objects and materials not approved by the Fire Department shall not be stored under manufactured homes.
- (e) The manufactured home park owner shall be responsible for payment of any applicable fee if the Fire Department is called upon.

Section 14-3: Recreational Vehicle Parks

It is the intent of this section to set minimum standards for areas that are to be developed for occupancy on a temporary basis. A recreational vehicle is not considered to be a residential structure but is considered to be a vehicle in which people live temporarily.

- (A) Park Plans. Plan submittal and approval of a recreational vehicle park shall be in accordance with the requirements set forth in Section 14-2 above.
- (B) Suitability of Land. Land subject to improper drainage, erosion, or that is for topographical or for other reasons unsuitable for recreational vehicles as determined by the Administrator, shall not be developed for recreational vehicle parks so long as such would continue or increase the danger of health, safety, or property unless the hazards can be and are corrected or avoided.
- (C) Site Development.
 - (1) Every recreational vehicle park shall contain at least 15 spaces and contain a gross land area of at least three acres.
 - (2) There shall be a minimum distance of 25 feet between each recreational vehicle or structure.
 - (3) Each space shall consist of a minimum of 1,500 square feet.
 - (4) All spaces developed adjacent to a public street shall be setback a minimum of 40 feet from the street right-of-way.

- (5) All spaces shall be located on sites with elevations that are not susceptible to flooding and not less than 100 feet from mean high-water mark of any lake, pond, and the like. The spaces shall be graded to prevent any water from ponding and accumulating within the park. Each space shall be properly graded to obtain a reasonable flat site and to provide adequate drainage away from the space. All ditch banks shall be sloped and seeded.
- (6) The park shall have all-weather roads that directly abut each space. All roads shall have a minimum width of 18 feet, except that one-way roads may have a minimum width of 12 feet. In areas of heavy vehicle use, wider roads shall be required. Such streets shall be well-maintained and clearly identified. All streets within the park shall be privately-owned and maintained. Each space shall abut an internal street within the park.
 - (a) All parking within the park shall take place off the internal street within designated areas only. All internal streets within the park shall be equipped with adequate and suitable drainage facilities.
 - (b) Maintenance of all internal streets and drainage facilities shall be the responsibility of the owner of the park. Such streets shall be maintained in a manner to be free from potholes, breaks in the pavement, rough surfaces, ponding of water and associated problems which would impede or cause hazards to motor vehicles. Speed reduction bumps on paved internal streets are permissible, but they shall be painted and appropriate signs indicating the bump must be placed along the street.
- (7) No space shall have direct vehicular access into a public road.
- (8) Cul-de-sacs or dead-end roads shall not exceed 1,000 feet in length measured from the entrance to the center of the turnaround. Any road designed to be permanently closed shall have a turnaround at the closed end with a minimum diameter of 80 feet.
- (9) When the park has more than one direct access to a public road, they shall not be less than 300 feet apart or closer than 300 feet to a public road intersection unless unusual site conditions demand otherwise.
 - (a) Parks shall not be located on through lots unless the park is designed in a manner which does not encourage motorists from using the park as a means of travel from one public street to another.
 - (b) Parks requiring only one entrance and exit area shall provide at least one permanent turn-around within the park. All park entrances must be approved by the NC Department of Transportation.
- (10) Each park shall have a central structure or structures that will provide separate toilet facilities for both sexes. This structure may also contain coin-operated machines for the park residents' use only, provided there is not exterior advertising. Vending machines may also be permitted in an enclosed area.

- (11) 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 approval of the Brunswick County Health Department.
- (12) Recreational vehicle park identification signs shall be limited to one sign per park entrance. No sign shall exceed 36 square feet in area. All signs must comply with any other applicable regulations of the Town. Each vehicle space shall be identified by a permanent number which shall not be changed. The appropriate number of each vehicle space must be permanent and visibly displayed on each space. Each number shall be placed on a concrete, wood, metal, or any permanent post and conspicuously located on the lot.
- (13) No more than one recreational vehicle may be parked on any one space. Recreational vehicles shall not be permitted on parcels, lots or spaces other than those approved through these regulations.
- (14) The transfer of title of a recreational vehicle space or spaces either by sale or by any other manner shall be prohibited within a park as long as the park is in operation.
- (15) All recreational vehicle units must be placed individual on approved vehicle spaces where all design standards and utilities have been completed.

(D) Sanitation.

- (1) **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 facilities shall be acceptable to the Brunswick County Health Department and shall be in conformity with all applicable codes. All buildings shall be constructed in accordance with the state building codes.
- (2) **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 approval of the Brunswick County Health Department. Tests to be conducted according to Health Department standards. Where a public municipal or community water system exists within 1,000 feet of the park, the developer shall connect to such system.
- (3) **Sewage Disposal.** Sewage dumping stations shall be approved by the Brunswick County Health Department. Each park shall provide at least one sewage dumping station per 100 recreational vehicle spaces. No method of sewage disposal shall be installed, altered, or used without the approval of the Brunswick County Health Department. All sewage wastes from each park, including waste from toilets, showers, bathtubs, lavatories, washbasins, sinks, and water-using appliances not herein mentioned, shall be piped into the park sewage disposal system or systems. Where a public municipal or community sewer system exists within 1,000 feet of the park, the developer shall connect to such system.
- (4) **Garbage and refuse disposal.**

- (a) The park owner is responsible for refuse collection. All refuse shall be collected at least twice weekly, or more if the need is indicated during peak usage periods.
 - (b) 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.
 - (c) All refuse shall be stored in conveniently-located leak-proof, rodent-proof containers with tight-fitting lids. The owner shall provide on such can with a capacity of at least 20 gallons for every two spaces. Garbage cans shall be located no farther than 150 feet from any recreational vehicle space.
 - (d) Racks or concrete platforms shall be provided on which to store containers. Racks or platforms shall be so designed to prevent tipping and to minimize spillage.
 - (e) Buildings and grounds shall be maintained free of rodent/insect harborage and infestation. Extermination methods and other control measures shall be in accordance with the requirements of licensed pest control operators. The park owner shall be responsible for pest extermination and pest control measures to prevent the development of unsanitary conditions.
- (5) 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 Building and/or Electrical Inspector.
- (6) Open space. Each park shall provide recreation areas to serve the needs of the anticipated users. Eight percent of the total land area shall be devoted to accessible common open space intended for recreational use. The park owner is responsible for the development and maintenance of the recreation areas.
- (7) Manufactured homes. It shall be unlawful for a person to park or store a manufactured home in a recreational vehicle park. However, two manufactured homes may be allowed within the recreational vehicle park to be used as residences of persons responsible for the operation and/or maintenance of the park.
- (8) Junked or wrecked vehicles. Junked or wrecked vehicles are prohibited in recreational vehicle parks.
- (9) Buffering. A buffer strip at least ten feet in width shall be maintained. This strip shall be free of all encroachment by buildings, parking areas, or impervious coverage. No designated recreational vehicle spaces shall include any of the areas required for buffering in accordance with this section.
- (10) Registration of occupants. Every park owner or operator shall maintain an accurate register containing a record of all occupants and owners of recreational vehicles in the park. The register shall be available for inspection at all times by

authorized Town representatives. The register shall contain the following information:

- (a) Name and address of the occupants of each space.
 - (b) Recreational vehicle space number.
 - (c) Date when occupancy within the recreational vehicle park begins and date when occupancy within the park ceases.
- (11) Permanent occupancy prohibited.
- (a) No recreational vehicle space shall be used as a permanent place of abode.
 - (b) Any action toward removal of wheels of a camper except for temporary purposes of repair is hereby prohibited.
- (12) Inspection.
- (a) The Brunswick County Health Department, the Town Building Inspections Department, and the Town Planning Board are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with these regulations.
 - (b) If connecting to county water, the developer must comply with minimum county standards.
 - (c) It shall be the duty of the owners of recreational vehicle parks to give these agencies free access to such premises at reasonable times for inspections.

Section 14-4. Business Planned Building Group Regulations

- (A) Construction or Expansion of Planned Building Group. The following planned building group regulations shall apply to a commercial and/or institutional project located in an O/I, MD, CB, HC, or PUD zoning district; a commercial and/or office-institutional project located within an O/I, MD, CB, HC, or PUD zoning district involving the construction of a building greater than 7,000 square feet; a commercial and/or office-institutional project within a O/I, MD, CB, or PUD zoning district involving the construction of more than one building. Mixed uses are allowed in approved Business Planned Building Groups.

Parking: As specified in Article 17 of this Ordinance.

Loading: As specified in Article 17 of this Ordinance.

Landscaping: As specified in Article 16 of this Ordinance.

Screening and Fencing: A screen not less than six feet high of dense plant material and/or fence where a lot abuts a residentially zoned lot.

Plans are required and must show:

Structures: Location and approximate size of all structures.

Circulation: Proposed points of access and egress and proposed pattern of internal automobile and pedestrian circulation. Curb cuts at a maximum combined width of 25 feet shall be allowed for each 80 feet of lot frontage or portion thereof. The locations of all points of ingress and egress shall be approved by the Town of Calabash Planning Board.

Signs: The applicable zone sign regulations shall apply to this planned building group requirement.

Other site plan requirements:

- (1) Size and location of all signs.
- (2) Size and location of all fences, walls, and hedges.
- (3) Proposed provision for storm drainage (including retention pond facilities, when applicable), approved by the Administrator.
- (4) Proposed solid waste storage facilities.
- (5) Lighting plan, inclusive of wattage and illumination.
- (6) Installation of curb and gutter may be required in conformance with the storm water control ordinance.
- (7) Depict traffic control devices.
- (8) Parking area shall have a stabilized surface with parking space and traffic lanes clearly marked.

- (B) Construction of a Building Greater than 7,000 Square Feet in O/I, MD, CB, HC, and PUD Districts. The following planned building group regulations shall apply in the development of O/I, MD, CB, HC, and PUD districts involving the construction of a building greater than 7,000 square feet or projects involving the construction of more than one building, structure or combination thereof shall also comply with the following regulations:

Parking and Loading: Four parking spaces per 1,000 square feet of leasable building area for planned building groups having a leasable building area of 400,000 square feet or less; 4-1/2 parking spaces per 1,000 square feet of leasable building area for planned building groups having a leasable building area from 400,001 to 600,000 square feet; and five parking spaces per 1,000 square feet of leasable building area for planned building groups having a leasable building area over 600,000 square feet.

One loading bay for up to 20,000 square feet of leasable building area; one loading bay for each 30,000 square feet over 20,000 square feet, up to 110,000 square feet; one loading bay for each 50,000 square feet over 110,000 square feet.

Warehouse and office-institutional planned building groups shall adhere to the respective parking ratios as listed in Article 17 of this Ordinance.

Screening and Fencing: A screen not less than six feet high of dense plant material and/or fence where the lot abuts a residential lot.

Lots Fronting on a Public Street: The Planning Board may approve plans with lots within the interior of a business planned building group project provided that the Board finds that adequate access is assured by the design of the planned building group.

Minimum Yard Requirements: The Planning Board may approve plans which do not provide minimum yards along interior lot lines within a business planned building group project. All exterior lot lines located along the perimeter of the business planned building group shall satisfy the standards listed within Article 11, "Table of Area, Yard, Density, and Height Requirements."

Plans are required and must show:

Structures: Location and approximate size of all existing and proposed structures within the site, and all buildings and structures within 500 feet, in addition to public or private easements or rights-of-way adjoining or intersecting such property.

Circulation: Proposed points of access and egress and proposed pattern of internal automobile and pedestrian circulation.

Parking and Loading: Location and extent of proposed parking and loading areas.

Timing: Proposed schedule of development, including stages likely to be followed.

Other Details:

- (1) Proposed provision for storm drainage (including retention pond facilities, when applicable) and sanitary sewerage, approved by the Administrator.
- (2) Size and proposed location of any signs.
- (3) Proposed solid waste storage facilities.
- (4) Proposed water system. Hydrants shall be located within 300 feet of any building or portion thereof. Where possible, such hydrants shall be located at least 50 feet from any building. If buildings have standpipes and sprinkler systems, one hydrant shall be located within 75 feet of each standpipe and sprinkler system connection.
- (5) Types of surfacing, slope, grade and cross-section of driveways, sidewalks, malls, etc.
- (6) The location and heights of all fences, walls, and hedges shall be shown.
- (7) Profiles of publicly maintained water and sewer lines.
- (8) Profiles, cross-sections and slopes of on-site and off-site ditches carrying water runoff.
- (9) Erosion and sedimentation control plan.
- (10) Lighting plan, inclusive of wattage and illumination.
- (11) Installation of curb and gutter shall be mandatory.
- (12) Depict traffic control devices.
- (13) All plans and construction details must meet the current specifications of the Town of Calabash.

Other Requirements:

- (1) Points of access and egress shall consist of driveways or roadways at least 20 feet in width and shall be set back a sufficient distance from highway intersections to minimize traffic hazards, inconvenience, and congestion.
- (2) Parking areas shall have a stabilized surface with parking spaces and traffic lanes clearly marked.

Placement of Buildings:

- (1) Exterior walls of unattached buildings shall be located no closer than a distance equal to the height of the taller building.
- (2) Any courtyard created by the placement of the buildings shall have at least 25% of its perimeter open for access by emergency vehicles.