

**ORDINANCE NUMBER 1017
TOWN OF MAGGIE VALLEY
AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
TO REMOVE 65 FOOT BY RIGHT IN SPECIAL FLOOD HAZARD AREAS**

WHEREAS, The Town of Maggie Valley held a public hearing on the zoning of parcels within the corporate limits on November 9, 2022; and

WHEREAS, A public notice was published on October 23 and 30, 2022; and

NOW THEREFORE BE IT RESOLVED BY THE MAGGIE VALLEY BOARD OF ALDERMEN THAT:

1. All requirements were met in accordance with G.S. 160D-601.
2. The text will read as follows:

SECTION 1: AMENDMENT Sec. 3-3. – “Dimensional standards.” of the Town of Maggie Valley Unified Development Ordinance is hereby *amended* as follows:

DENSITY & DIMENSIONAL TABLE*

*Requirements, as specified in the table below and as otherwise specified in the ordinance, are the minimum standards for individual lot development and subdivisions. Developments that do not meet the above requirements may apply for conditional zoning.

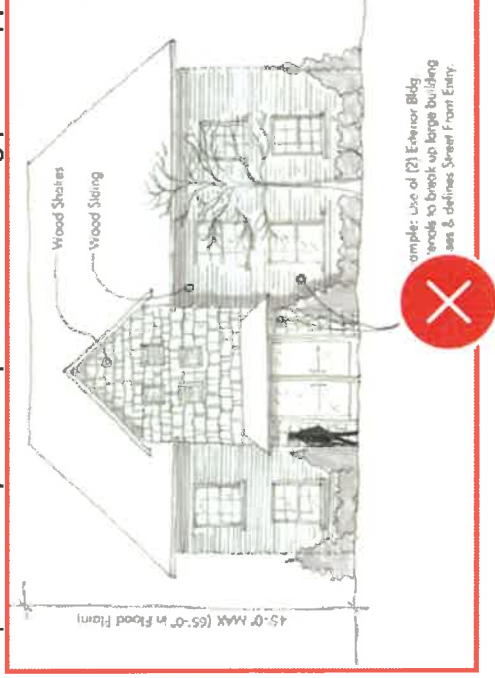
****For special flood hazard areas, the maximum height shall be sixty five (65) feet.**

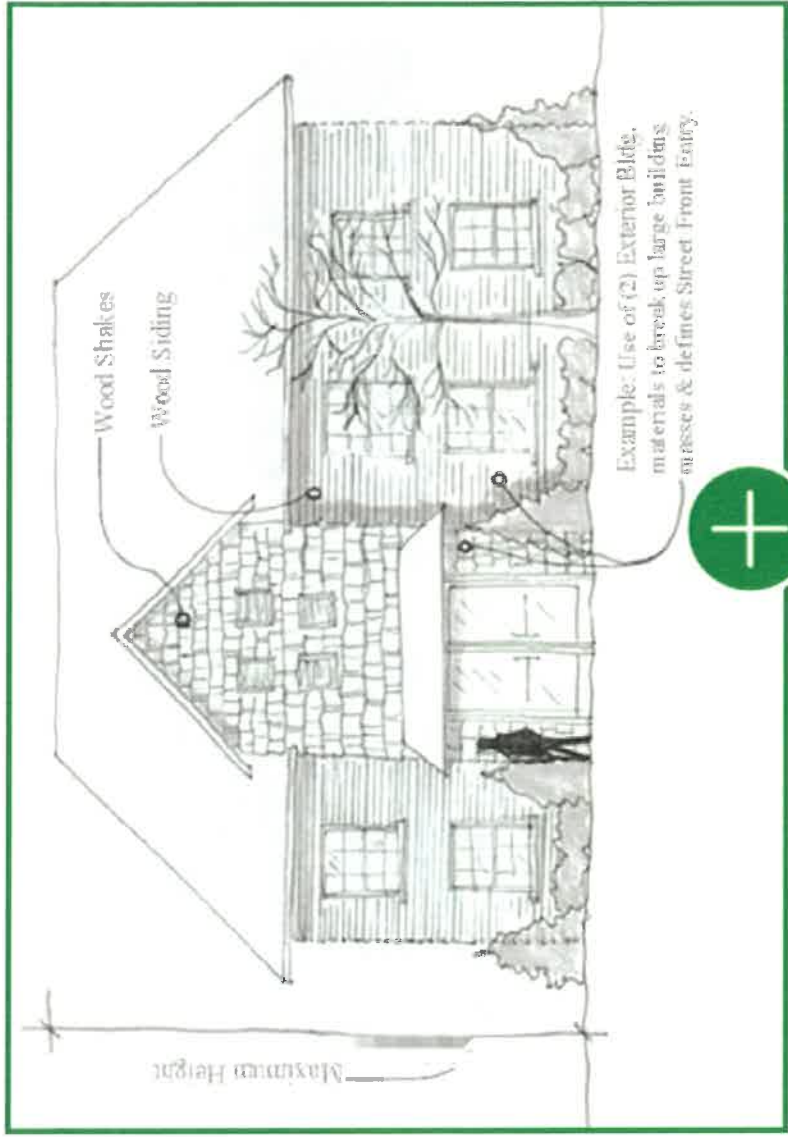
SECTION 2: AMENDMENT Sec. 3-12. – “Building height.” of the Town of Maggie Valley Unified Development Ordinance is hereby *amended* as follows:

No building shall hereafter be erected or altered so as to exceed the height established in Section 152.03 Density & Dimensional Requirements. ~~unless said structure is to be located in a special flood hazard area, in which case a height of 65 feet can be achieved.~~

SECTION 3: AMENDMENT Sec. 6-5. – “Design guidelines.” of the Town of Maggie Valley Unified Development Ordinance is hereby *amended* as follows:

- F. **Height.** 45 foot maximum height as measured from the average natural grade to top of the roofline. ~~For these areas existing in a Special Flood Hazard Area, the maximum height shall be sixty five (65) feet; Existing contours shall be provided on plot or site plans as part of the zoning permit application.~~





Adopted in Open Session, this the 9th day of November 2022.

Mayor Mike Eveland

Vickie Best, CMC, Town Clerk

