ORDINANCE NO. 2026-____

AN ORDINANCE AMENDING MULTIPLE CHAPTERS OF CITY OF BREVARD UNIFIED DEVELOPMENT ORDINANCE TO AMEND BUILDING HEIGHT REGULATIONS

WHEREAS, these amendments to revise the City's approach to regulating building height are intended to address concerns about building scale, visual bulk, and development on sloping sites, and to improve procedures for clear and objective application.; and,

WHEREAS, the Brevard Planning Board considered these amendments on June 23 and August 25, 2026, and recommended in favor; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is consistent with the following elements of the City's adopted plans and policies:

Building Brevard 2030 Comprehensive Land Use Plan Goals

- GOAL 2: Encourage a development pattern that respects Brevard's sense of place and prioritizes livable communities.

Building Brevard 2030 Comprehensive Land Use Plan Actions

- Land Use & Housing-7: Consider the development of a form-based code for Downtown that supports a human-scaled, pedestrian-friendly environment.
- Land Use & Housing-8: Evaluate current standards for building height downtown.
- Land Use & Housing-24: Refine zoning districts and slope regulations in constrained areas.

WHEREAS, a public hearing was conducted on Monday, September 21, 2026, by the Brevard City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

SECTION 1. Brevard City Code, Unified Development Ordinance is hereby amended as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 3. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved this the 5th day of October 2026.

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Maureen Copelof
Mayor

ATTEST:

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Denise Hodsdon, CMC
City Clerk

APPROVED AS TO FORM:

_____

Mack McKeller
City Attorney