



**Town of Southern Shores**

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ZTA-23-03

3-31-23

Ordinance 2023-XX-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES  
OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA

**ARTICLE I. Purpose(s) and Authority.**

**WHEREAS**, pursuant to N.C.G.S. § 160D-701, the Town of Southern Shores (the “Town”) may enact and amend ordinances regulating the zoning and development of land within its jurisdiction. Pursuant to this authority and the additional authority granted by N.C.G.S. § 160D-702, the Town has adopted a comprehensive zoning ordinance (the “Town’s Zoning Ordinance”) and has codified the same as Chapter 36 of the Town’s Code of Ordinances (the “Town Code”); and

**WHEREAS**, the Town further finds that in accordance with the findings above it is in the interest of and not contrary to the public's health, safety, and general welfare for the Town to amend the Town’s Zoning Ordinance as stated below.

**ARTICLE II. Construction.**

For purposes of this ordinance amendment, underlined words (underline) shall be considered as additions to existing Town Code language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. Any portions of the adopted Town Code which are not repeated herein, but are instead replaced by an ellipses (“...”) shall remain as they currently exist within the Town Code.

**ARTICLE III. Amendment of Zoning Ordinance.**

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Southern Shores, North Carolina, that the Town Code shall be amended as follows:

**PART I.** That **Sec. 36-57 Definition of specific terms and words.** Be amended as follows:

**Sec. 36-57. Definition of specific terms and words.**

...

1 ~~Lot width means the width of a lot at the required building setback line measured at~~  
2 ~~right angles to depth~~ minimum horizontal distance between the side lot lines of a lot  
3 measured from the front lot line at right angles to the rear lot line.

4  
5 ...

6  
7 **PART II.** That **Sec. 36-202. RS-1 single-family residential district.** Be amended as  
8 follows:

9  
10 **Sec. 36-202. RS-1 single-family residential district.**

11  
12 ...

13  
14 (d) *Dimensional requirements.*

15 (1) Minimum lot size: 20,000 square feet.

16 (2) Minimum lot width: 100 feet (measured ~~at the building setback line~~ from the  
17 front lot line at right angles to the rear lot line).

18  
19 ...

20  
21 **PART III.** That **Sec. 36-203. RS-8 multifamily residential district.** Be amended as  
22 follows:

23  
24 **Sec. 36-203. RS-8 multifamily residential district.**

25  
26 ...

27  
28 (d) *Dimensional requirements.*

29  
30 ...  
31  
32 (2) Minimum lot width: 75 feet (measured ~~at the building setback line~~ from the  
33 front lot line at right angles to the rear lot line).

34  
35 ...

36  
37  
38 **PART IV.** That **Sec. 36-204. RS-10 residential district.** Be amended as follows:

39  
40 **Sec. 36-204. RS-10 residential district.**

41  
42 ...

1 (d) *Dimensional requirements.*

2 ...

3 ...  
4 ...  
5 (2) Minimum lot width: 75 feet (measured ~~at the building setback line~~ from the  
6 front lot line at right angles to the rear lot line).

7 ...

8 ...  
9 ...  
10 **PART V.** That **Sec. 36-205. R-1 low-density residential district.** Be amended as  
11 follows:

12 ...  
13 **Sec. 36-205. R-1 low-density residential district.**

14 ...  
15 ...  
16 ...  
17 (d) *Dimensional requirements.*

18 ...  
19 ...  
20 ...  
21 (2) Minimum lot width: 100 feet (measured ~~at the building setback line~~ from the  
22 front lot line at right angles to the rear lot line).

23 ...  
24 ...  
25 **PART VI.** That **Sec. 36-206. Government and institutional district.** Be amended as  
26 follows:

27 ...  
28 **Sec. 36-206. Government and institutional district.**

29 ...  
30 ...  
31 ...  
32 (d) *Dimensional requirements.*

33 ...  
34 ...  
35 ...  
36 (2) Minimum lot width: 50 feet (measured ~~at the building setback line~~ from the  
37 front lot line at right angles to the rear lot line).

38 ...  
39 ...  
40 ...  
41 **ARTICLE IV. Statement of Consistency with Comprehensive Plan and**  
42 **Reasonableness.**

1 The Town’s adoption of this ordinance amendment is consistent with the Town’s adopted  
2 comprehensive zoning ordinance, land use plan and any other officially adopted plan that  
3 is applicable. For all of the above-stated reasons and any additional reasons supporting the  
4 Town’s adoption of this ordinance amendment, the Town considers the adoption of this  
5 ordinance amendment to be reasonable and in the public interest.

6  
7 **ARTICLE V. Severability.**

8  
9 All Town ordinances or parts of ordinances in conflict with this ordinance amendment are  
10 hereby repealed. Should a court of competent jurisdiction declare this ordinance  
11 amendment or any part thereof to be invalid, such decision shall not affect the remaining  
12 provisions of this ordinance amendment nor the Zoning Ordinance or Town Code of the  
13 Town of Southern Shores, North Carolina which shall remain in full force and effect.

14  
15 **ARTICLE VI. Effective Date.**

16  
17 This ordinance amendment shall be in full force and effect from and after the \_\_\_\_day of  
18 \_\_\_\_\_, 2023.

19  
20  
21 \_\_\_\_\_  
Elizabeth Morey, Mayor

22 ATTEST:

23  
24 \_\_\_\_\_  
25 Town Clerk

26  
27  
28 APPROVED AS TO FORM:

29  
30 \_\_\_\_\_  
31 Town Attorney

32  
33 Date adopted:

34  
35 \_\_\_\_\_  
36 Motion to adopt by Councilmember:

37 \_\_\_\_\_  
38 Motion seconded by Councilmember:

39  
40 Vote: \_\_\_AYES\_\_\_NAYS