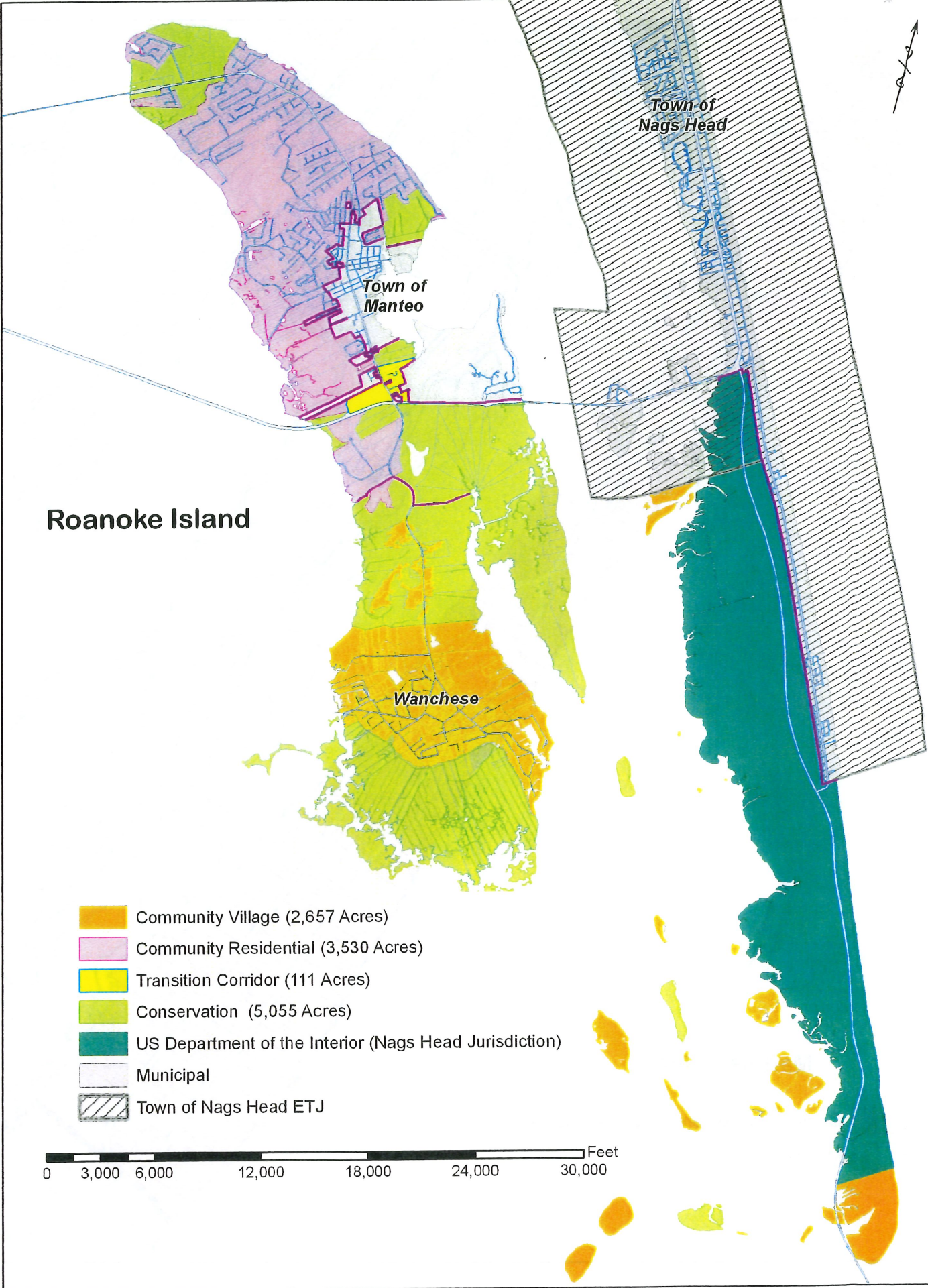


Martins Point

Community Residential (293.81 Acres)


Municipal




classification. Due to the scale of the maps, it is sometimes difficult to make site specific boundary interpretations and consultation with the local Planning officials is encouraged for map determinations of a particular future land use map classification.

The CAMA guidelines grant flexibility to local governments in the selection of future land use categories. The future land use designations used in this update are similar to the land classifications used by Dare County in previous land use plan updates. Some changes in the titles and designations have been made for compliance with the CAMA guidelines. The future land use categories reflect current conditions and are as follows *municipal, transition corridor, community, community village, community residential, rural, conservation, and limited conservation*. Copies of the future land use maps for Dare County are found in the at the end of this section.

Municipal

The purpose of this classification is to illustrate the boundaries of the existing towns and cities. For Dare County, this classification has been applied to the incorporated areas of Manteo, Nags Head, Kill Devil Hills, Kitty Hawk, Southern Shores, and Duck. The land use plans prepared by these municipalities contain more specific information on land classification and future use patterns in their respective jurisdictions. Municipal areas are depicted as the color gray 

Transition Corridor

The purpose of the transition corridor category is to provide for more intensive development on lands that are suitable and will be provided with the necessary infrastructure and services to support urban-style development. Connection to a central water system can be expected for this classification. Service by a central wastewater system may be used on land included in the classification but is not necessary. The connection to a central wastewater system will not result in reduced minimum lot sizes under Dare County standards. This area is depicted as yellow  on the future land use map.

Roanoke Island -- One area on Roanoke Island between the southern boundary of the Town of Manteo and Pirates Cove has been assigned the transition corridor classification. This area remains in the regulatory jurisdiction of Dare County but land uses in this area are often connected to the Town of Manteo's central wastewater treatment plant and water system. The Dare County Justice Center, Administration Building, and the Dare County Center are located within this land class. The availability of central wastewater and existing patterns of development will continue to influence land use in this area hence the designation as transition

Future Land Use Maps

The CAMA land use plan guidelines require the development of a “future land use map”. In previous versions of the Dare County land use plan, this map was known as the land classification map. The assignment of land classifications to the various areas of unincorporated Dare County illustrates anticipated growth patterns, conservation areas, and infrastructure service districts. Due to the size of Dare County and the difficulty to map all of unincorporated Dare County on one map, individual future land use maps have been created for the various geographic regions of unincorporated Dare County.

Narrative descriptions of the future land use designations and each area to which the future land use category has been applied are included in this section. Both the maps and the narrative text should be consulted in the determination of future land use designations. The narratives describe the land uses deemed to be consistent within a specific classification, the level of infrastructure that can be expected in the category, and the overall density and development intensity that is compatible with the land classification. Dwelling densities and compatible land uses are discussed in each narrative description in general terms. The Dare County Zoning Ordinance is the document that establishes specific regulations for properties and should be consulted for site specific land uses and dimensional standards.

The future land use maps and associated land classifications are tools designed to support the policies and implementation strategies of the 2009 Land Use Plan update. The maps and narrative descriptions are not regulatory and cannot be used in a regulatory fashion. The maps are a general guide and are not as detailed as a zoning map, which is regulatory. The future land use maps and land classification system is designed to provide guidance to the Dare County Planning Board and Board of Commissioners in the review of new subdivisions, amendments to the zoning ordinance and other land use ordinances, and to provide guidance to property owners and citizens on the desired land use patterns and infrastructure systems of unincorporated Dare County.

The future land use maps are also referenced by CAMA officials during the review of CAMA major permits. The narrative descriptions and the map are designed to be used in conjunction with policy statements in the management topics to ensure a balanced review of CAMA major permit applications. Throughout the narrative descriptions of each future use classification are discussions on the availability of infrastructure improvements, the type of improvements typically found in each future use category, and any future or planned infrastructure improvements. During the review of CAMA permits, CAMA officials should consult the policy statements that may be applicable to the provision of infrastructure improvements in making determinations of consistency and/or inconsistency within a specific