



# Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949  
Phone 252-261-2394 / Fax 252-255-0876  
info@southernshores-nc.gov  
www.southernshores-nc.gov

## PLANNING BOARD GENERAL APPLICATION FORM TOWN OF SOUTHERN SHORES, NC 27949

Date: 8/18/23 Filing Fee: \$200 Receipt No. N/A Application No. ZTA-23-05

**NOTE:** The Planning Board will follow the specific provisions of the Zoning Ordinance Chapter 36. Article X Administration and Enforcement, Section 36-299.

Please check the applicable Chapter/Article:

- Chapter 30. Subdivisions-Town Code
- Chapter 36. Article VII. Schedule of District Regulations. Section 36-207 C-General Commercial District
- Chapter 36. Article IX. Planned Unit Development (PUD)
- Chapter 36. Article X. Administration and Enforcement, Section 36-299 (b) Application for Building Permits and Site Plan Review other than one and two family dwelling units \*
- Chapter 36. Article X. Section 36-300-Application for Permit for Conditional Use
- Chapter 36. Article X. Section 36-303 Fees
- Chapter 36. Article X. Section 36-304-Vested Rights
- Chapter 36. Article XIV. Changes and Amendments

**Certification and Standing:** As applicant of standing for project to be reviewed I certify that the information on this application is complete and accurate.

### Applicant

Name Town of Southern Shores

Address: 5375 N. Virginia Dare Trl.  
Southern Shores, NC 27949

Phone (252) 261-2394 Email whaskett@southernshores-nc.gov

### Applicant's Representative (if any)

Name \_\_\_\_\_

Agent, Contractor, Other (Circle one)

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Property Involved:  Southern Shores  Martin's Point (Commercial only)

Address: \_\_\_\_\_ Zoning district \_\_\_\_\_

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Lot size (sq.ft.) \_\_\_\_\_

Request:  Site Plan Review  Final Site Plan Review  Conditional Use  Permitted Use  
 PUD (Planned Unit Development)  Subdivision Ordinance  Vested Right  Variance

Change To:  Zoning Map  Zoning Ordinance

W. H. Hatt  
Signature

8-18-23  
Date

\* Attach supporting documentation.



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ZTA-23-05

3-14-24

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 Building setback line means a line parallel to or concentric with the street right of  
2 way front lot line establishing the minimum allowable distance between such right of  
3 way the front lot line and the nearest portion of any building, excluding the outermost  
4 three feet of any uncovered porches, steps, gutters and similar fixtures.

5  
6 Lot width means the width of a lot at the required building setback line measured at  
7 right angles to the rear lot line minimum horizontal distance between the side lot lines of  
8 a lot measured from the front lot line at right angles to the rear lot line.

9  
10 ...

11  
12 **PART II.** That **Sec. 36-202. RS-1 single-family residential district.** Be amended as  
13 follows:

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

15  
16  
17 ...  
18  
19 (d) *Dimensional requirements.*

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

21 (2) Minimum lot width for lots created after June 6, 2023: 100 feet (measured at  
22 the building setback line from the front lot line at right angles to the rear lot  
23 line).

24 a. For lots that front a cul-de-sac, the building setback line shall be  
25 established 25 feet from the front lot line, or the point where the lot is 100 feet  
26 wide, whichever distance is closer to the front lot line.

27 b. For all other lots, the building setback line shall be established 25 feet from  
28 the front lot line.

29  
30 ...

31  
32 **PART III.** That **Sec. 36-203. RS-8 multifamily residential district.** Be amended as  
33 follows:

34  
35 **Sec. 36-203. RS-8 multifamily residential district.**

36  
37 ...

38  
39 (d) *Dimensional requirements.*

40  
41 ...

- 1 (2) ~~Minimum lot width for lots created after June 6, 2023: 75 feet (measured at the~~  
2 ~~building setback line from the front lot line at right angles to the rear lot line).~~  
3 a. For lots that front a cul-de-sac, the building setback line shall be  
4 established 25 feet from the front lot line, or the point where the lot is 100 feet  
5 wide, whichever distance is closer to the front lot line.  
6 b. For all other lots, the building setback line shall be established 25 feet from  
7 the front lot line.  
8

9 ...

10  
11  
12 **PART IV. That Sec. 36-204. RS-10 residential district.** Be amended as follows:

13  
14 **Sec. 36-204. RS-10 residential district.**

15  
16 ...

17 (d) *Dimensional requirements.*

18  
19 ...

- 20  
21 (2) ~~Minimum lot width for lots created after June 6, 2023: 75 feet (measured at the~~  
22 ~~building setback line from the front lot line at right angles to the rear lot line).~~  
23 a. For lots that front a cul-de-sac, the building setback line shall be  
24 established 25 feet from the front lot line, or the point where the lot is 100 feet  
25 wide, whichever distance is closer to the front lot line.  
26 b. For all other lots, the building setback line shall be established 25 feet from  
27 the front lot line.  
28

29 ...

30  
31 **PART V. That Sec. 36-205. R-1 low-density residential district.** Be amended as  
32 follows:

33  
34 **Sec. 36-205. R-1 low-density residential district.**

35  
36 ...

37  
38 (d) *Dimensional requirements.*

39  
40 ...

- 41  
42 (2) ~~Minimum lot width for lots created after June 6, 2023: 100 feet (measured at~~  
43 ~~the building setback line from the front lot line at right angles to the rear lot~~  
44 ~~line).~~

1 a. For lots that front a cul-de-sac, the building setback line shall be  
2 established 25 feet from the front lot line, or the point where the lot is 100 feet  
3 wide, whichever distance is closer to the front lot line.

4 b. For all other lots, the building setback line shall be established 25 feet from  
5 the front lot line.  
6

7  
8 **PART VI.** That **Sec. 36-206. Government and institutional district.** Be amended as  
9 follows:

10 **Sec. 36-206. Government and institutional district.**

11 ...  
12

13 (d) *Dimensional requirements.*  
14

15 ...  
16

17 (2) Minimum lot width for lots created after June 6, 2023: 50 feet (measured at the  
18 building setback line from the front lot line at right angles to the rear lot line).

19 a. For lots that front a cul-de-sac, the building setback line shall be  
20 established 25 feet from the front lot line, or the point where the lot is 100 feet  
21 wide, whichever distance is closer to the front lot line.

22 b. For all other lots, the building setback line shall be established 25 feet from  
23 the front lot line.  
24

25 ...  
26  
27  
28

29 **ARTICLE IV. Statement of Consistency with Comprehensive Plan and**  
30 **Reasonableness.**

31  
32 The Town's adoption of this ordinance amendment is consistent with the Town's adopted  
33 comprehensive zoning ordinance, land use plan and any other officially adopted plan that  
34 is applicable. For all of the above-stated reasons and any additional reasons supporting the  
35 Town's adoption of this ordinance amendment, the Town considers the adoption of this  
36 ordinance amendment to be reasonable and in the public interest.  
37

38 **ARTICLE V. Severability.**  
39

40 All Town ordinances or parts of ordinances in conflict with this ordinance amendment are  
41 hereby repealed. Should a court of competent jurisdiction declare this ordinance  
42 amendment or any part thereof to be invalid, such decision shall not affect the remaining  
43 provisions of this ordinance amendment nor the Zoning Ordinance or Town Code of the  
44 Town of Southern Shores, North Carolina which shall remain in full force and effect.  
45

1 **ARTICLE VI. Effective Date.**

2  
3 This ordinance amendment shall be in full force and effect from and after the \_\_\_\_ day of  
4 \_\_\_\_\_, 2024.

5  
6  
7 \_\_\_\_\_  
Elizabeth Morey, Mayor

8 ATTEST:

9  
10 \_\_\_\_\_  
11 Town Clerk

12  
13  
14 APPROVED AS TO FORM:

15  
16 \_\_\_\_\_  
17 Town Attorney

18  
19 Date adopted:

20  
21 \_\_\_\_\_  
22 Motion to adopt by Councilmember:

23  
24 \_\_\_\_\_  
25 Motion seconded by Councilmember:

26  
Vote: \_\_\_AYES\_\_\_NAYS