

STAFF REPORT

To: Southern Shores Planning Board
Date: March 18, 2024
Case: ZTA-23-05
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Town of Southern Shores
Requested Action: Amendment of the Town Code by amending Town Code Sections 36-57, 36-202(d)(2), 36-203(d)(2), 36-204(d)(2), 36-205(d)(2), and 36-206(d)(2) to amend the Town's current lot width requirements.

ANALYSIS

On June 6, 2023, the Town Council adopted ZTA-23-03 (3-2 vote), a Zoning Text Amendment application submitted by the Town that amended the Town's minimum lot width requirements in all residential zoning districts to make them less ambiguous, as recommended by the Planning Board. The amendments included a new definition of "lot width" in Section 36-57 which is the minimum horizontal distance between the side lot lines of a lot measured from the front lot line at right angles to the rear lot line. The amendments also included amendments to Sections 36-202(d)(2), 36-203(d)(2), 36-204(d)(2), 36-205(d)(2), and 36-206(d)(2) that establishes that the minimum lot width is measured from the front lot line at right angles to the rear lot line instead of from the building setback line. The Town Planning Board considered additional amendments to the Town's lot width requirements at the December 18, 2023 Planning Board meeting and suggested revisions.

Town Staff is now proposing to amend the Town's minimum lot width requirements in all of the residential zoning districts by amending the definition of "building setback line" in Section 36-57 by defining the building setback line as a line parallel to or concentric with the front lot line instead of the street right-of-way and by removing "minimum". The proposed amendments also include another new definition of "lot width" in Section 36-57 which is the width of a lot at the required building setback line measured at right angles to the rear lot line. Lastly, the proposed amendments include amendments to Sections 36-202(d)(2), 36-203(d)(2), 36-204(d)(2), 36-205(d)(2), and 36-206(d)(2) that reestablish the building setback line as the measuring point for lot width and establishes that the building setback line is measured 25 feet from the front lot line, or the point where the lot is 100 feet wide, whichever distance is closer to the front lot line.

The Town's currently adopted Land Use Plan contains the following Policy that is applicable to the proposed ZTA:

- **Policy 2:** The community values and the Town will continue to comply with the founder's original vision for Southern Shores: a low-density residential community comprised of single-family dwellings on large lots (served by a small commercial district for convenience shopping and services located at the southern end of the Town. This blueprint for land use naturally protects environmental resources and fragile areas by limiting development and growth.

RECOMMENDATION

Town Staff has determined that the proposed amendments are consistent with the Town's currently adopted Land Use Plan and Town Staff recommends that the Planning Board recommend approval of the application to the Town Council.