

## STAFF REPORT

**To:** Southern Shores Planning Board  
**Date:** April 15, 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 30-2, 30-124, 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. The Board considered the revisions at the March 18, 2024 Planning Board meeting and recommended denial.

Town Staff is now proposing to amend the Town's minimum lot width requirements in all of the residential zoning districts and the government and institutional district by removing the definition of "building setback line" and adding the definition of "lot width line" in Section 30-2 and 36-57 which is a line established 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 proposed amendments also add the definition of "yard", as used in Section 36-57, to Section 30-2 and establish in Section 30-124 that the proposed lot width line and proposed yards shall be shown on preliminary plats. The proposed amendments also include a new definition of "lot width" which is the width of a lot at the required lot width 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 establish that the lot width line is the measuring point for lot width for lots created after June 6, 2023.

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.