



Town of Southern Shores

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Ordinance 2006-07-04

AN ORDINANCE OF THE SOUTHERN SHORES TOWN COUNCIL RELATING TO AMENDING THE ZONING ORDINANCE RELATING TO SITE PLAN REQUIREMENTS Dare County, North Carolina

BE IT ORDAINED BY THE SOUTHERN SHORES TOWN COUNCIL AS FOLLOWS:

Article I: Purpose

The purpose of this Ordinance is to amend the Zoning Ordinance of Southern Shores, Dare County, North Carolina, which was originally adopted by the Town Council on July 7, 1981 and subsequently amended.

Article II. Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Zoning Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. Language of the adopted Zoning Ordinance shall be shown in italics (*italics*).

Article III. Amend Section 10.04 Southern Shores Zoning Ordinance – Application for Building Permits and Site Plan Requirements

Section 10.04 of the Southern Shores Town Zoning Ordinance is hereby amended to read as follows:

A. *Single Family Detached and Duplex Residences*

All applications for building permits shall be accompanied by plans in triplicate drawn to scale, showing:

- 1) the actual dimensions and shape of the lot to be built upon;*
- 2) the exact sizes and locations on the lot of ~~buildings~~ structures already existing, if any;*
- 3) the appearance of the sides and rooflines of proposed structures shown on the site plan, plus a rendering showing the anticipated front appearance of the structure relative to the finished grade;*
and,
- 4) the location and dimensions of the proposed ~~building~~ structure or alteration.*

The application shall include such other information as lawfully may be required by the Building Inspector, including existing or proposed ~~building~~ structures or alteration; existing or proposed uses of the ~~building structures~~ and land; and the number of families, housekeeping units, or rental units ~~the a building structure~~ is designed to accommodate; conditions existing on the lot and on nearby lots; elevations of finished floors; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this Ordinance.

B. *All Uses other than One and Two Family Dwelling Units*

2. *Site Plan Requirements*

c. *Site Improvements (show all proposed site improvements including, but not limited to:)*

1. The anticipated final appearance of the sides and rooflines of proposed structures shown on the site plan, plus a rendering showing the anticipated front appearance of the structure relative to landscaping. The final appearance of all structures shall be determined at time of building permit application.
42. *Proposed building type and material (i.e. steel, brick, concrete or wood frame), number of floors and dimensions.*
23. *Proposed lowest floor elevation.*
34. *Location and type of all sidewalks and curbs with the site.*
45. ~~Location of sanitary sewer facilities with connection to sewer system or septic tank.~~ Proposed method for treating wastewater, location of all wastewater collection and treatment facilities (including any applicable property to be reserved for possible future wastewater use), name of any regulatory agency that must approve wastewater system, name of and written approval for connection from any organization that will collect or dispose wastewater.
56. *Layout and number of parking stalls, driveway connections, and internal traffic plan.*
67. *Finished grades.*
78. *A tabulation of the total number of dwelling units of various types in the project and the overall project density in dwelling units per acre.*
89. *Rights-of-way improvements in accordance with the policy of the Town Council.*
910. *Storm drainage in accordance with the policy of the Town Council.*
1011. *A tabulation of lot coverage by type of cover and overall project coverage and percent coverage.*
1112. *The limits of land disturbing activity and the calculated area of land disturbance.*
- 12-13. *Proposed use under the zoning ordinance.*
- 13 14. *Parking requirement and spaces provided.*
- 14 15. *Proposed signage and calculations.*
- 15- ~~Proposed sewage disposal system and the name of the agency with approval jurisdiction.~~
16. *The proposed water supply.*
17. *Proposed outdoor lighting.*
18. *Required and provided buffers, and proposed landscaping.*
19. Location of solid waste container, plus location of separate recycling container.

3. Water and Wastewater Treatment and Disposal

- a. No ~~Before any~~ proposed site plan shall be accepted by the Town as part of an application recommended for approval or conditional approval by the Planning Board, without written tentative approval of the proposed sewage treatment and disposal facilities by the Dare County Department of Environmental Health or the North Carolina State Department having jurisdiction. ~~shall be demonstrated to the Planning Board.~~

- b. ~~Before any site plan approval or conditional approval, evidence shall be presented showing purchase of connection to the Dare County Regional Water System. No proposed site plan shall be accepted by the Town as part of an application for approval or conditional approval by the Planning Board, without written tentative approval of the proposed water distribution facilities by the Dare County Water Department or the North Carolina State Department having jurisdiction.~~

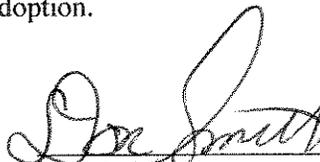
Article IV. Severability

If any words, phrases, language, section or other portion of this Ordinance is held invalid by a court of competent jurisdiction, then all remaining words, phrases, language, section or other portion of this Ordinance shall remain in full force and effect.

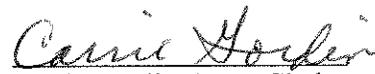
Article V. Effective Date

This Ordinance is effective immediately upon adoption.

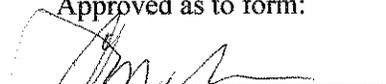
Adopted this the 5TH day of September 2006.

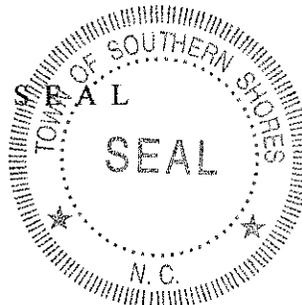

Don Smith, Mayor

ATTEST:


Carrie Gordin, Town Clerk

Approved as to form:


Ike McRee, Town Attorney



DATE INTRODUCED TO TOWN COUNCIL: AUGUST 1, 2005

DATE(S) ADVERTISED: AUGUST 17, 2006 AND AUGUST 24, 2006
NAME OF NEWSPAPER: COASTLAND TIMES

DATE OF PUBLIC HEARING: SEPTEMBER 5, 2006