



**Town of Southern Shores**

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Ordinance 2016-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. § 160A-381, the Town of Southern Shores (the “Town”) may enact and amend ordinances regulating the zoning and development of land within its jurisdiction and specifically the location and use of buildings, structures and land. Pursuant to this authority and the additional authority granted by N.C.G.S. Chap. 160A, Art. 19 et. seq, 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**, pursuant to N.C.G.S. § 160A-174 the Town may also enact and amend ordinances that define, prohibit, regulate, or abate acts, omissions, or conditions, detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the Town; 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, morals and general welfare for the Town to amend the Town’s Zoning Ordinance and Town Code of Ordinances 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 Section 36-207 [C general commercial district] be amended as follows:

1 **Sec. 36-207. C general commercial district.**

2  
3 (d) *Dimensional requirements.*

4  
5 (5) Maximum allowable lot coverage by principal use and all accessory  
6 structures: ~~60 percent~~ shall be 60 percent except as allowed under the following  
7 conditions:

- 8
- 9 a. Commercial lots shall be allowed the use of permeable pavement as  
10 defined by the NCDENR Stormwater BMP Manual (“Manual”).  
11 Employment of this permeable solution shall be granted the Built  
12 Upon Area (BUA) Credit as specified in the Manual.
- 13 b. Group Developments which incorporate the use of permeable  
14 pavement as outlined above in excess of 5% of the total lot coverage  
15 shall be allowed a maximum allowable lot coverage by principal use  
16 and all accessory structures of no greater than 70 percent.

17  
18 **ARTICLE II. Statement of Consistency with Comprehensive Plan and**  
19 **Reasonableness.**

20  
21 The Town’s adoption of this ordinance amendment is consistent with the Town’s adopted  
22 comprehensive zoning ordinance, land use plan and any other officially adopted plan that  
23 is applicable. For all of the above-stated reasons and any additional reasons supporting  
24 the Town’s adoption of this ordinance amendment, the Town considers the adoption of  
25 this ordinance amendment to be reasonable and in the public interest.

26  
27 **ARTICLE III. Severability.**

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

34  
35 **ARTICLE IV. Effective Date.**

36  
37 This ordinance amendment shall be in full force and effect from and after the \_\_\_ day of  
38 \_\_\_\_\_, 201\_\_.

39  
40  
41  
42 \_\_\_\_\_  
43 Mayor

44 ATTEST:

45 Date: \_\_\_\_\_

1 \_\_\_\_\_  
2 Deputy Clerk

Vote: Ayes Nays

3  
4  
5  
6 APPROVED AS TO FORM:  
7  
8  
9 \_\_\_\_\_  
10 Town Attorney