



Town of Southern Shores

"A Town of Volunteers"

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Ordinance No. 01-01-003

Moratorium

MORATORIUM ON LARGE RENTAL STRUCTURES

WHEREAS, the Town Council of Southern Shores continues to be seriously concerned about the potential adverse impacts on the Town and its citizens resulting from the increasing presence of large rental structures designed and constructed for simultaneous use by multiple families and groups; those impacts include:

1. The impact on our current low density, quiet residential neighborhoods when joined by high density, large rental structures each housing in excess of fourteen (14) rental vacationers (mini-hotels).
2. The impact on our fragile groundwater quality of high volumes of human waste created by high density large rental structures utilizing septic systems of varying quality and capacity.
3. The impact on public safety of a large number of persons (over 14) who are not permanent residents and are thus at risk during emergency situations because of an unfamiliarity with the large rental structure they are occupying for a short period of time and which was constructed under residential building codes. (Multi-family units create special water supply, policing, firefighting and rescue needs).
4. The impact on our citizens who bought land and/or built homes in Southern Shores not expecting to some day have high density, large commercial rental homes as neighbors, drastically changing the ambiance, economics, character and environment of the neighborhood.
5. The impact of large rental structures on the land use plan's finding that town residents strongly agree that Southern Shores should continue to develop as a low density, single family residential community and that Southern Shores should manage further growth to minimize the negative effects on environmental quality.
6. The impact on our neighboring surface waters (canals, Ginguite Creek, Atlantic Ocean and Currituck Sound) of large volume septic systems, especially those that are failing, are over utilized, under engineered or undersized.
7. The impact on large numbers of town citizens and civic association members who have expressed through letters, emails, petitions, board resolutions, telephone calls and opinion surveys the belief that large rental structures (mini-hotels) are not compatible with the current and planned low density, single family residential nature of Southern Shores.
8. The impact of substantially increased parking requirements, heavier traffic flows and congestion on public safety, cost and usage of roads by vehicles driven by large numbers of large home renters.
9. The incompatibility of the large rental structure use with existing permitted uses in residential zoning districts.

WHEREAS, the Council seeks time to further study these impacts and to develop appropriate regulations to manage them;

WHEREAS, the Council does not desire to prohibit all construction of residential units and thus deprive owners of the reasonable and rightful use of their property;

NOW, THEREFORE, The Town Council of the Town of Southern Shores does hereby ordain as follows:

The issuance of building permits for new construction or the remodeling of existing structures in Zoning Districts RS-1 (Single Family Residential District) and R-1 (Low Density Residential District), as indicated on the Official Zoning Map, which would result in a structure with more than seven (7) bedrooms (including nominal bedrooms or areas used for sleeping), and/or where that new construction or remodeling permits occupancy by more than fourteen (14) persons, is prohibited.

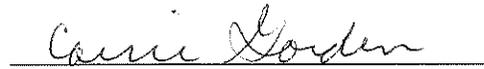
Effective this 2nd day of January, 2001. This ordinance shall be in full force and effect until the first Town Council meeting in January 2002.

Adopted this 2nd day of January, 2001



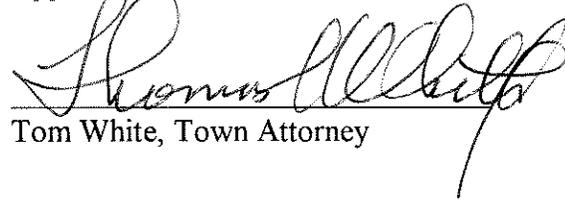
Paul Sutherland, Mayor

ATTEST:



Carrie Gordin, Town Clerk

Approved as to form:



Tom White, Town Attorney