



# Town of Southern Shores

## "A Town of Volunteers"

6 Skyline Road, Southern Shores, NC 27949

Telephone: (252) 261-2394 Fax: (252) 261-0452

Web Site: southernshores.org

E-mail: [toss@beachlink.com](mailto:toss@beachlink.com)

### AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF SOUTHERN SHORES

**BE IT ORDAINED** by the Town Council of the Town of Southern Shores, North Carolina, that the Zoning Ordinance of the Town of Southern Shores be amended as follows:

**PART I.** Article III. Interpretation and Definition of Terms, Section 3.02 Definition of Specific Terms and Words is amended by adding the following definition:

"FOOTPRINT: An area as located on the ground directly beneath a structure, as measured on the vertical plane along the outside perimeter of the structure, including the areas of any raised, elevated, or cantilevered portions of the structure located on or above the ground or on pilings.

**PART II.** Article V. Non Conformities, Section 5.02.C. Non-Conforming Structures, Paragraph #2 is amended by deleting the current Paragraph #2 and substituting the following:

2. Should such non-conforming structure or non-conforming portion of a structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance. An exception is that a non-conforming structure (or non-conforming portion of a structure) which is destroyed due to fire, flood, windstorm, or natural disaster to an extent greater than 50% of its replacement cost at the time of destruction may be reconstructed on the same footprint existing at the time of its destruction, except as provided in Article XVI, Hurricane and Storm Reconstruction and Redevelopment and General Use Standards for Ocean Hazard Areas. If the footprint cannot be verified by an on site inspection, then an "as built" survey made prior to destruction must be provided in order to utilize the benefits of this provision.

**PART III.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**PART IV:** This ordinance shall be in full force and effect from and after the 1<sup>st</sup> day of February, 2000.

ATTEST:

Carrie Jordan  
Town Clerk

P.E. Seabuland  
Mayor

DATE ADOPTED: 2/1/00

Vote: 5 AYES 0 NAYES

Approved as to form:

Thomas J. White  
Town Attorney