



Town of Southern Shores

"A Town of Volunteers"

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Ordinance No. 2004-02-02

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA, AMENDING THE ZONING ORDINANCE RELATING COUNTRY CLUB USE HEIGHTS

Whereas, the Town of Southern seeks to preserve the health, safety and welfare of the Town by modernizing certain sections of the Zoning Ordinance; and,

Whereas, one of Southern Shores' defining attributes is a prestigious country club facility in the heart of the community and the country club use must be reviewed from time to time so as to allow it to remain financially viable while not harming the character of the neighborhood and community; and,

Whereas, the Town Council hereby finds that, based upon the existing definition for determining the height of a building, that the height allowed for the principal structure of a country club needs to be increased and,

Now, Therefore, Be It Ordained by the Town Council of the Town of Southern Shores, North Carolina:

Article I. Construction

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

Article II. Country Club Use Regulations Amended

Section One. Section 7.04D (R-1 Low Density Residential) is hereby amended to read as follows:

D. Dimensional Requirements for R-1 Low Density Residential Districts

1. Minimum lot size

- a. For all uses other than Country Club *20,000 square feet*

b. Country Club

150 acres

- 2. *Minimum lot width* 100 feet (measured at building setback line)
- 3. *Minimum front yard (setback)* 25 feet
- 4. *Minimum side yard (setback)* 15 feet; an additional 5-foot side yard adjacent to the street is required for a corner lot. Fifteen (15) feet for swimming pools.
- 5. *Minimum rear yard (setback)* 25 feet
- 6. *Maximum allowable lot coverage* 30%, except Town-owned facilities and fire stations. 85% for Town-owned facilities and fire stations. In the case of an oceanfront lot, only that area landward of the first line of stable natural vegetation (as defined by CAMA) shall be used for calculating lot coverage.

7. *Height:*

a. For uses other than country club:

HEIGHT, TOP PLATE;	26 feet
HEIGHT, MAXIMUM	35 feet

b. For country club use – principal building only:

HEIGHT, TOP PLATE;	56 feet
HEIGHT, MAXIMUM	65 feet

- 8. *Minimum living space for residential uses* 1,000 square feet of enclosed living space.

Article III. Effective Date

This Ordinance is effective immediately.

Approved this 2nd day March 2004.


 Mayor Paul Sutherland

ATTEST:


 Carrie Gordin, Town Clerk

Public notice published in Coastland Times newspaper on February 19, 2004 and on February 26, 2004.

Approved as to Form:


 Ike McRee, Town Attorney