



# Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

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## Ordinance No. 2007-01-01

### AN ORDINANCE OF THE SOUTHERN SHORES TOWN COUNCIL RELATING TO AMENDING THE ZONING ORDINANCE RELATING TO SECTION 7.10 – C – GENERAL COMMERCIAL DISTRICT

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.

This amendment removes the category of *restaurants* from the Permitted Uses - service establishments. Ordinance 2005-04-03 designated Restaurants as a Conditional Use in the General Commercial District and subject to the conditions as defined in Section 3.02 Definition of Specific Terms and Words.

#### 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 7.10 C – General Commercial District

##### A. Intent

*The C District is established to provide for the proper grouping and development of commercial facilities to serve permanent and seasonal residents.*

##### B. Permitted Uses

*The following uses shall be permitted by right:*

##### 1. Offices including such uses as:

*business  
financial  
governmental  
medical and professional*

2. *Retail stores, including such uses as:*

*antiques  
books  
cameras  
candy  
clothing  
craft goods  
delicatessen  
drugs  
flowers  
food stores  
gifts  
hardware  
health and beauty aids  
hobby goods  
household appliances  
jewelry  
leather goods  
magazines  
medical supplies  
music and musical instruments  
office supplies  
sporting goods  
tobacco products  
toys  
video rentals  
wines*

3. *Service establishments, including such uses as:*

*barber and beauty shops  
business service – copying, photocopying and computer services  
churches  
dry cleaning and laundry pick-up stations  
funeral homes  
indoor motion picture theaters  
pharmacy  
radio and television broadcasting studios (excluding transmitter sites)  
~~restaurants~~  
shoe repair*

4. *Single-family dwelling, two-family (duplexes) dwelling, multi-family dwellings, large home dwellings, and accessory buildings according to the dimensional requirements of RS-8 multi-family residential district. Large home dwellings shall be exempt from Section 7.02.D.8 Requirements. For multi-family dwellings, lot coverage shall not exceed forty (40) percent.*

5. *Town-owned or leased facilities.*

6. *Planned unit development in accordance with Article IX.*

7. *Parking lots and sewage treatment drain fields when located on a lot which is adjacent to and adjoins real property in an adjacent municipality upon which a principal building or use has*

been approved by the municipality and to which the parking lot and sewage treatment drain fields are necessary or incidental.

8. *Estuarine bulkheads. Estuarine bulkheads must be permitted by all applicable local, state and federal agencies having jurisdiction.*

9. *Dwelling, Large Home.*

**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.

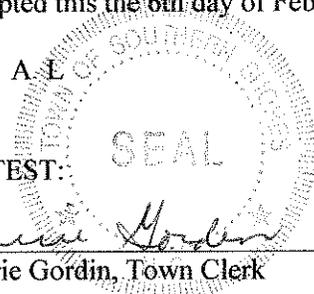
**Article V. Effective Date**

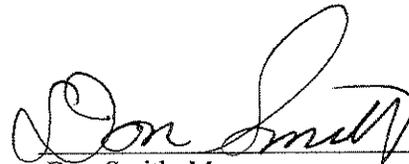
This Ordinance is effective immediately upon adoption.

Adopted this the 6th day of February 2007.

S E A L

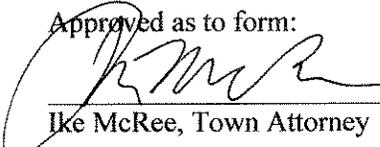
ATTEST:

The seal of the Town of Southern Shores is circular with the text "TOWN OF SOUTHERN SHORES" around the perimeter and "SEAL" in the center.  
Carrie Gordin  
Carrie Gordin, Town Clerk

  
Don Smith, Mayor

VOTE: 5 Aye 0 Nay

Approved as to form:

  
Ike McRee  
Ike McRee, Town Attorney

DATE OF FINAL RECOMMENDATION BY PLANNING BOARD: NOVEMBER 20, 2006  
DATE INTRODUCED BY TOWN COUNCIL: DECEMBER 5, 2006  
DATE(S) ADVERTISED: JANUARY 18 AND JANUARY 25, 2007  
NAME OF NEWSPAPER: COASTLAND TIMES  
DATE OF PUBLIC HEARING: FEBRUARY 6, 2007