



# Town of Southern Shores

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

Phone 252-261-2394 / Fax 252-255-0876

info@southernshores-nc.gov

www.southernshores-nc.gov

## Ordinance No. 2007-01-02

### AN ORDINANCE OF THE SOUTHERN SHORES TOWN COUNCIL RELATING TO AMENDING THE ZONING ORDINANCE RELATING TO SECTION 7.05 – EXTRA-TERRITORIAL RESIDENTIAL 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 specifically addresses the removal of Section 7.05 ET-1 Extra Territorial Residential District which is no longer under the jurisdiction of the Town of Southern Shores.

#### 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. Remove Section 7.05 ET-1 Extra Territorial Residential District

##### A. *Intent*

*The ET-1 District is established to permit residents of the area of extraterritorial jurisdiction to influence the character of their community without adversely affecting the Town of Southern Shores. The district provides for low density development of detached dwellings and is intended to promote a stable, permanent neighborhood.*

*B. Permitted Uses*

*The following uses shall be permitted by right:*

- 1. Detached single family dwelling.*
- 2. Customary accessory buildings including but not limited to swimming pools, tennis courts, and garages provided no living space is provided in the accessory structure.*
- 3. Home occupations as defined in Section 3.02 of this ordinance.*
- 4. Town-owned or leased facilities.*
- 5. Piers and docks, only when accessory to a building for which a building permit has been obtained. Piers and docks must be permitted by all applicable local, state and federal agencies having jurisdiction. The activity associated with the pier or dock must be permitted by the zoning district where the pier or dock is anchored. No such permitted dock or pier shall extend into adjacent waters more than seventy-five (75) feet from an estuarine bulkhead, Mean High Waterline, or from a line connecting the outermost limits of the Coastal Wetlands on either side of the proposed structure, whichever is nearest the channel. Only one pier or dock is permitted per building site.*
- 6. Estuarine Bulkheads. Estuarine bulkheads must be permitted by all applicable local, state, and federal agencies having jurisdiction.*

*C. Conditional Uses Permitted*

*The following uses are permitted subject to the requirements of this district and such additional regulations and requirements as may be imposed by the Town Council as provided in Article X:*

*Recreational facilities including boat launching areas, tennis courts, community centers, libraries, picnic areas, bathing beaches, and concessions integral thereto provided that there is no commercial activity and no sign other than a direction noncommercial sign is allowed.*

*D. Dimensional Requirements*

<i>1.</i>	<i>Minimum lot size:</i>	<i>20,000 square feet</i>
<i>2.</i>	<i>Minimum lot width:</i>	<i>100 feet (measured at the building setback line)</i>
<i>3.</i>	<i>Minimum front yard (setback):</i>	<i>40 feet</i>
<i>4.</i>	<i>Minimum side yard (setback):</i>	<i>Twelve and one-half (12.5) feet; an additional Twelve and one-half foot side yard adjacent to The street is required for a corner lot</i>
<i>5.</i>	<i>Minimum rear yard (setback):</i>	<i>25 feet</i>
<i>6.</i>	<i>Maximum allowable lot coverage:</i>	<i>30%</i>
<i>7.</i>	<i>Height:</i>	<i>35 feet</i>
<i>8.</i>	<i>Minimum living space:</i>	<i>1200 square feet of enclosed living space</i>

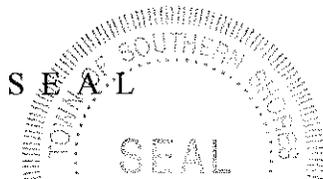
**Article IV. Severability**

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.



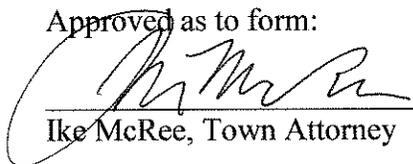
ATTEST:

  
Carrie Gordin, Town Clerk

  
Don Smith, Mayor

VOTE: 5 Aye 0 Nay

Approved as to form:

  
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