



## Currituck County

Planning and Community Development Department  
Planning and Zoning Division  
153 Courthouse Road, Suite 110  
Currituck, North Carolina 27929  
252-232-3055 FAX 252-232-3026

To: Board of Commissioners  
From: Planning Staff  
Date: December 4, 2017  
Subject: PB 17-10 Currituck County – Text Amendment

---

The enclosed text amendment submitted by the Currituck County Planning and Community Development Department is intended to clarify and revise sections of the Unified Development Ordinance (UDO) as it relates to:

Item 1 Parking of up to two vehicles and one trailer in the Single Family Remote (SFR) zoning district on lots where no principal use has been established.

The Unified Development Ordinance prohibits accessory uses on a property where no principle use has been established. Ordinance section 2.3.3.C. allows for certain exemptions to this rule including water dependent structures, a single storage shed for lot upkeep, ponds, borrow pits, etc. This text amendment proposes to add *parking or storage of up to two licensed and registered vehicles and one trailer in the SFR zoning district* to the list of exemptions.

Parking of vehicles on vacant lots in the SFR district has been common practice historically. The vehicles provide transportation for people accessing properties by boat in the SFR district. The planning board has recommended approval of the text amendment with a condition that the exemption specifies *one boat trailer*, further clarifying the intended use of the trailer, and perhaps preventing misinterpretation or misuse of the exemption.

### Planning Board Recommendation – November 14, 2017

**RESULT: RECOMMENDED APPROVAL [UNANIMOUS] Next: 12/4/2017 6:00 PM**

**AYES:** Carol Bell, Chairman, C. Shay Ballance, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, J. Timothy Thomas, Board Member

**ABSENT:** Fred Whiteman, Vice Chairman, Steven Craddock, Board Member, Jane Overstreet, Board Member

Planner I, Jason Litteral presented the staff report for the text amendment submitted by the Currituck County Planning and Community Development Department intended to clarify and revise miscellaneous sections of the Unified Development Ordinance (UDO) as it relates to parking of up to two vehicles and one trailer in the Single Family Remote (SFR) zoning district on lots where no principal use has been established

Ms. LoCicero clarified to the board that parking is an accessory use in the four wheel drive area.

Chairman Bell asked if any board members had questions. With no questions noted, Chairman Bell asked for a motion. Mr. McColley motioned to recommend conditional approval by changing "one trailer" to "one boat trailer". Mr. O'Brien seconded the motion and the motion carried unanimously.

**PB 17-10  
CURRITUCK COUNTY**

Amendment to the Unified Development Ordinance Chapter 4 Use Standards.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

**Item 1:** That Chapter 4, Use Standards, is amended by adding the following underlined language and deleting the struck-through language:

**4.3.2 General Standards and Limitations**

**C. Approval of Accessory Uses and Structures**

(1) ~~Except for piers, docks, boat houses, boat lifts, dune decks or beach access ways, a single storage shed (for the upkeep of a lot), ponds or borrow pits, and community agriculture, the following~~ no accessory use shall be located on a lot prior to development of an associated principal use.

- a) Piers, docks, boathouses, boat lifts, dune decks or beach accessways;
- b) A single storage shed (for upkeep of a lot);
- c) Ponds or borrow pits;
- d) Community agriculture; or
- e) Parking or storage of up to two licensed and registered vehicles and one trailer in the SFR zoning district, provided the use does not constitute "Parking of Heavy Trucks, or Trailers" as regulated in Section 4.3.3.S.

**Item 3:** The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

**Item 4:** This ordinance amendment shall be in effect from and after the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Board of Commissioners' Chairman  
Attest:

\_\_\_\_\_  
Leeann Walton  
Clerk to the Board

DATE ADOPTED: \_\_\_\_\_  
MOTION TO ADOPT BY COMMISSIONER: \_\_\_\_\_  
SECONDED BY COMMISSIONER: \_\_\_\_\_  
VOTE: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS

.....  
PLANNING BOARD DATE: 11/14/2017  
PLANNING BOARD RECOMMENDATION: Denial  
VOTE: 5 AYES 0 NAYS  
ADVERTISEMENT DATE OF PUBLIC HEARING: 11/22/2017 & 11/29/2017  
BOARD OF COMMISSIONERS PUBLIC HEARING: 12/04/2017  
BOARD OF COMMISSIONERS ACTION: \_\_\_\_\_  
POSTED IN UNIFIED DEVELOPMENT ORDINANCE: \_\_\_\_\_  
AMENDMENT NUMBER: \_\_\_\_\_