



Meeting Name: Town Council Meeting

Meeting Date: June 26, 2024

Prepared By: D. Dyess, Town Manager

Item Title: Discussion on Regulating the Volume and Massing of Single-Family Dwellings

Item requested and received consensus by Vice Mayor Halpern

DISCUSSION:

One of the top requests from residents is to retain the "charm and character" of our town. Much of this character is created by the small one-story homes on the "ridge" along Ocean Drive. Other factors contributing to the charm and character of our neighborhoods are open space, and that the properties throughout town aren't packed together. The new single-family homes being built (many by developers who do not ultimately occupy the homes) are utilizing our codes to the fullest extent in a way the code was never used before. This is leading to new homes being built closer to the older existing homes, creating a crowded appearance and literally blocking their airflow and natural light. There is also a trend toward increased height, mass and volume of homes. The trend toward modern architecture is resulting in large slab walls and an overall "boxing-in" of the original homes which are one story. Residents have shared with me their concerns regarding the volume and massing of these new single-family homes.

RECOMMENDATION:

Discuss item and give staff direction.