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**Meeting Name:** Town Council Meeting  
**Meeting Date:** May 22, 2024  
**Prepared By:** D. Dyess, Town Manager  
**Item Title:** Discussion on a relief option for nonconforming single-family residences

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Item requested via consensus from Vice Mayor Halpern

**DISCUSSION:**

Due to a change in zoning codes over the years, features of the original homes were made non-conforming, particularly the setbacks.

This is affecting original and older homes on the Ridge along Ocean Dr. Minor issues, such as replacement of mechanical equipment (air conditioner or pool equipment). Equipment that had been on the side of the homes is often required to be moved to the back.

**RECOMMENDATION:**

The council may consider adding language that provides an "up to" threshold which gives wiggle-room for replacing equipment, so our original homes won't require a variance.