



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

PLANNING BOARD GENERAL APPLICATION FORM TOWN OF SOUTHERN SHORES, NC 27949

Date: 5 / 8 / 2026 Filing Fee: \$200 Receipt No.: N/A Application No.: ZTA-2026-04

NOTE: The Planning Board will follow the specific provisions of the Zoning Ordinance Chapter 36. Article X Administration and Enforcement, Section 36-299.

Please check the applicable Chapter/Article:

- Chapter 30. Subdivisions-Town Code
- Chapter 36. Article VII. Schedule of District Regulations. Section 36-207 C-General Commercial District
- Chapter 36. Article IX. Planned Unit Development (PUD)
- Chapter 36. Article X. Administration and Enforcement, Section 36-299 (b) Application for Building Permits and Site Plan Review other than one and two family dwelling units *
- Chapter 36. Article X. Section 36-300-Application for Permit for Conditional Use
- Chapter 36. Article X. Section 36-303 Fees
- Chapter 36. Article X. Section 36-304-Vested Rights
- Chapter 36. Article XIV. Changes and Amendments

Certification and Standing: As applicant of standing for project to be reviewed I certify that the information on this application is complete and accurate.

Applicant

Name Town of Southern Shores

Address: 5375 N. Virginia Dare Trl.
Southern Shores, NC 27949

Phone (252) 261-2394 Email whaskett@southernshores-nc.gov

Applicant's Representative (if any)

Name _____

Agent, Contractor, Other (Circle one)

Address _____

Phone _____ Email _____

Property Involved: ___ Southern Shores ___ Martin's Point (Commercial only)

Address: _____ Zoning district _____

Section _____ Block _____ Lot _____ Lot size (sq.ft.) _____

Request: ___ Site Plan Review ___ Final Site Plan Review ___ Conditional Use ___ Permitted Use
___ PUD (Planned Unit Development) ___ Subdivision Ordinance ___ Vested Right ___ Variance

Change To: ___ Zoning Map X ___ Zoning Ordinance

Wm Hutt
Signature

5-8-2026
Date

* Attach supporting documentation.



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ZTA-2026-04

5-8-2026

Ordinance 2026-XX-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA

ARTICLE I. Purpose(s) and Authority.

WHEREAS, pursuant to N.C.G.S. § 160D-701, the Town of Southern Shores (the “Town”) may enact and amend ordinances regulating the zoning and development of land within its jurisdiction and specifically the location and use of buildings, structures, and land. Pursuant to this authority and the additional authority granted by N.C.G.S. § 160D-702, the Town has adopted a comprehensive zoning ordinance (the “Town’s Zoning Ordinance”) and has codified the same as Chapter 36 of the Town’s Code of Ordinances (the “Town Code”); and

WHEREAS, in accordance with the findings above, the amendment of the Town’s Zoning Ordinance as stated below will serve a public purpose and advance the public health, safety and general welfare.

WHEREAS, the amendment of the Tow’s Zoning Ordinance as stated below is based on reasonable consideration, among other things, as to the character of the district, suitability for uses in the area, conserving value of buildings and encouraging the most appropriate use of land throughout the Town.

WHEREAS, the Town’s currently adopted Land Use Plan contains Policies and Action Items that are applicable to the amendments, including but not limited to the following:

LUC 7: Continue to enforce community design standards such as regulating building height, lot coverage, building size, and capacity, and other standards that preserve local character.

ARTICLE II. Construction.

For purposes of this ordinance amendment, underlined words (underline) shall be considered as additions to existing Town Code language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. Any portions of the adopted Town Code which are not repeated herein but are instead replaced by an ellipses (“...”) shall remain as they currently exist within the Town Code.

1
2 **ARTICLE III. Amendment of Zoning Ordinance.**

3
4 **NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of
5 Southern Shores, North Carolina, that the Town Code shall be amended as follows:

6
7 **PART I.** That **Sec. 36-202(d). Dimensional requirements.** Be amended as follows:
8

9 **Sec. 36-202(d). Dimensional requirements.**

10
11 ...

12
13 (d) *Dimensional requirements.*

- 14 (1) Minimum lot size: 20,000 square feet.
15 (2) Minimum lot width for lots created after June 6, 2023: 100 feet (measured from
16 the front lot line at right angles to the rear lot line).
17 (3) Minimum front yard (setback): 25 feet.
18 (4) Minimum side yard (setback).
19 a. Minimum side yard setback shall be 15 feet;
20 b. An additional five-foot side yard adjacent to the street is required for a
21 corner lot;
22 c. Minimum side yard setback shall be 15 feet for swimming pools.
23 d. Notwithstanding the provisions above, the minimum side yard setback for
24 generators, pool equipment, mechanical equipment (HVAC), and their
25 associated platforms, shall be 10 feet.
26 e. Notwithstanding the provisions above, the minimum side yard setback for
27 accessory structures up to 144 square feet shall be 10 feet.
28
29 (5) Minimum rear yard (setback): 25 feet.
30 a. Notwithstanding the provisions above, the minimum rear yard setback for
31 generators, pool equipment, mechanical equipment (HVAC), and their
32 associated platforms, shall be 20 feet.
33 b. Notwithstanding the provisions above, the minimum rear yard setback for
34 accessory structures up to 144 square feet shall be 20 feet.

35
36 ...

1 **ARTICLE IV. Statement of Consistency with Comprehensive Plan and**
2 **Reasonableness.**

3
4 The Town's adoption of this ordinance amendment is consistent with the Town's adopted
5 comprehensive zoning ordinance, land use plan and any other officially adopted plan that
6 is applicable. For all of the above-stated reasons and any additional reasons supporting the
7 Town's adoption of this ordinance amendment, the Town considers the adoption of this
8 ordinance amendment to be reasonable and in the public interest.

9
10 **ARTICLE V. Severability.**

11
12 All Town ordinances or parts of ordinances in conflict with this ordinance amendment are
13 hereby repealed. Should a court of competent jurisdiction declare this ordinance
14 amendment or any part thereof to be invalid, such decision shall not affect the remaining
15 provisions of this ordinance amendment nor the Zoning Ordinance or Town Code of the
16 Town of Southern Shores, North Carolina which shall remain in full force and effect.

17
18 **ARTICLE VI. Effective Date.**

19
20 This ordinance amendment shall be in full force and effect from and after the ____ day of
21 _____, 2026.

22
23
24 _____
Elizabeth Morey, Mayor

25 ATTEST:

26
27 _____
28 Town Clerk

29
30
31 APPROVED AS TO FORM:

32
33 _____
34 Town Attorney

35
36 Date adopted:

37
38 _____
39 Motion to adopt by Councilmember:

40
41 _____
42 Motion seconded by Councilmember:

43
Vote: __AYES__ NAYS