



# 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:** 4 / 5 / 21      **Filing Fee:** \$200      **Receipt No.** N/A      **Application No.** ZTA-21-03

**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

Whaskett  
Signature

4-5-21  
Date

\* Attach supporting documentation.



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PB ZTA-21-03

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. 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**, pursuant to N.C.G.S. § 160D-910, a local government may not adopt or enforce zoning regulations or other provisions that have the effect of excluding manufactured homes from the entire zoning jurisdiction or that exclude manufactured homes based on the age of the home; and

**WHEREAS**, also pursuant to N.C.G.S. § 160D-910, a local government may adopt and enforce appearance and dimensional criteria for manufactured homes; and

**WHEREAS**, the Town further finds that in accordance with the findings above it is in the interest of and not contrary to the public's health, safety, and general welfare for the Town to amend the Town’s Zoning Ordinance as stated below.

**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.

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

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

**PART I.** That **Sec. 36-203. R-1 low density residential district.** be amended as follows:

1  
2 **Sec. 36-203. R-1 low density residential district.**

3  
4 ...  
5  
6 (c) *Conditional uses permitted.*

7  
8 ...  
9  
10 (9) Manufactured homes in compliance with the requirements of section 36-177.

11  
12 **PART II.** That **Sec. 36-177. Manufacture homes.** be added as follows:

13  
14 **Sec. 36-177. – Manufactured homes.**

15  
16 (a) Generally

17 A manufactured home on an individual lot shall comply with the following  
18 requirements:

- 19  
20 (1) It shall be occupied only as a single-family dwelling;  
21 (2) It shall not be used solely for the purposes of storage;  
22 (3) It shall be set up in accordance with the standards established by the North  
23 Carolina Department of Insurance and the most current version of the State  
24 of North Carolina Regulations for Manufactured/Mobile Homes;  
25 (4) It shall maintain a minimum width of 16 feet;  
26 (5) It shall be oriented with the longest axis parallel to the lot frontage, to the  
27 maximum extent practicable;  
28 (6) Towing apparatus, wheels, axles, and transporting lights shall be removed;  
29 (7) With the exception of temporary health care structures, it shall include a  
30 continuous, permanent masonry foundation or masonry curtain wall of solid  
31 brick or brick veneer, unpierced except for required ventilation and access,  
32 installed under the perimeter;  
33 (8) It shall include stairs, porches, entrance platforms, ramps, and other means  
34 of entrance and exit that are installed or constructed in accordance with the  
35 standards set by the North Carolina State Building Code. They shall be  
36 attached to the primary structure and anchored in accordance with all local,  
37 State, and Federal requirements;  
38 (9) It shall maintain exterior siding comparable in composition, appearance,  
39 and durability to the exterior siding commonly used in standard residential  
40 construction, which consists of one or more of the following: 1) Vinyl or  
41 aluminum lap siding (whose reflectivity does not exceed that of flat white  
42 paint); 2) Cedar or other wood siding; 3) Stucco siding; 4) Brick or stone  
43 siding.  
44 (10) It shall maintain a roof pitch with a minimum vertical rise of at least three  
45 feet for each 12 feet of horizontal run;



1 Motion to adopt by Councilmember:  
2 \_\_\_\_\_  
3 Motion seconded by Councilmember:  
4  
5  
6  
7

Vote: \_\_AYES\_\_NAYS