



## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** May 4, 2021

**ITEM TITLE:** Zoning Text Amendment -21-01 Minimum Living Space and Protest Petitions

**ITEM SUMMARY:**

At the March 2, 2021 Town Council meeting, the Town Council instructed Town Staff to take valuable elements out of the adoption draft of the Town Code Update written by CodeWright for review by the Planning Board and the Town Council for future consideration. The proposed amendments to Section 36-202, RS-1 Single Family Residential District; Section 36-203, RS-8, Multifamily Residential District; 36-204, RS-10 Residential District; Section 36-205, R-1 Low-density Residential District; and Chapter 36, Article XIV, Changes and Amendments are a result of State Law changes. The first proposed amendment is an amendment as a result of S.L. 2019-174 which states that zoning ordinances may not set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings. The proposed amendment to Chapter 36, Article XIV, Changes and Amendments is an amendment as a result of S.L. 2015-160 which eliminated protest petitions.

**STAFF RECOMMENDATION:**

Approval of ZTA-21-01 Minimum Living Space and Protest Petitions.

**REQUESTED ACTION:**

If Council is inclined to approve ZTA-21-01, a motion to do so is requested.