

CURRITUCK COUNTY NORTH CAROLINA

Unified Development Ordinance

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Chapter 3: Zoning Districts
SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS
Subsection 3.4.2: Single-Family Residential-Masthead (SFM) District

D. TYPICAL BUILDING FORMS

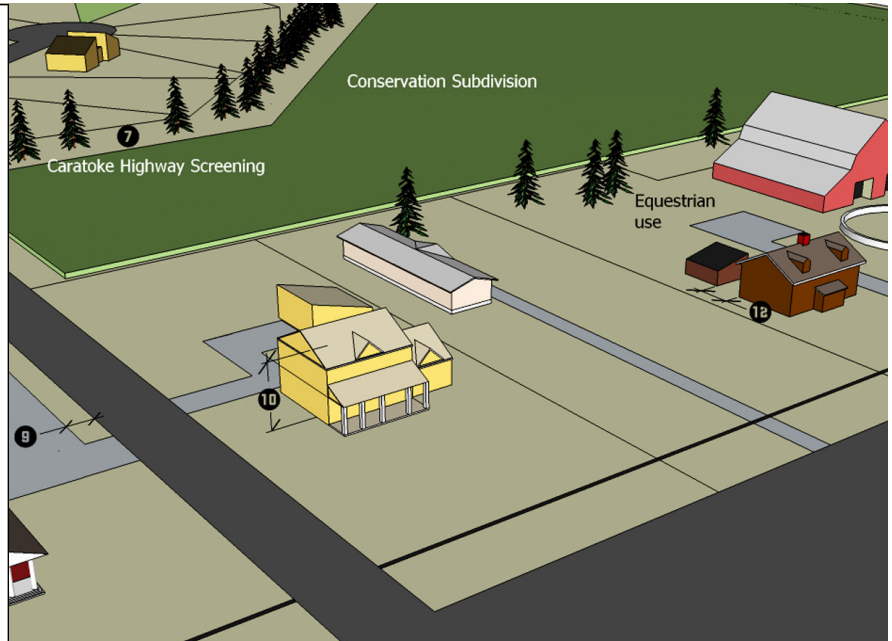
E. BUILDING CONFIGURATION

F. DIMENSIONAL STANDARDS

	TD	CS		TD	CS
Max. Gross Density - Traditional Dev. (d/u/a)	1.0	-	Min. Front Setback (ft) [2]	20	N/A
Max. Gross Density - Conservation Subdivisions	-	-	Min. Corner Side Setback (ft) [4]	20	N/A
In Limited Service Areas (d/u/a)	-	1.5	Min. Major Arterial Street Setback (ft)	50	50
In Full Service Areas (d/u/a)	-	2.0	Min. Side Setback (ft)	10	N/A
Max. FAR (%)	0.40	N/A	Min. Rear Setback (ft)	25	N/A
Min. Lot Area (sq ft)	40,000	N/A	Min. Fire Setback from all Lot Lines (ft)	10	10
Min. Lot Area (acres)	N/A	1.0	Min. Agriculture Setback (ft) [5]	50	50
Min. Lot Width, Interior Lot (ft) [1]	135	N/A	Min. Accessory Use Setback (ft) [6]	10	3
Min. Lot Width, Corner Lot (ft)	135	N/A	Min. Driveway/Parking Setback (ft)	10	N/A
Max. Lot Depth	[2]	N/A	Min. Building Height (ft)	35	35
Max. Lot Coverage (%)	30	N/A	Min. Wetland/Surface Water Setback (ft)	50	50
			Min. Spacing Between Buildings (ft)	10	3

[1] All lots shall maintain a minimum street frontage of 35 feet
[2] Lot depth shall not exceed four times the lot width
[3] Front setbacks shall be measured from ultimate ROW line
[4] Driveways shall provide access from street with two traffic
[5] Applied to subdivisions approved after 06/02 effective date
[6] Prohibited in front of principal building when principal building is less than 300 feet from street

CURRITUCK COUNTY, NC UNIFIED DEVELOPMENT ORDINANCE
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KEY PROJECT FEATURES

- Coastal barrier island and agricultural development contexts
- Comprehensive farmland protection standards
- Reduced corridor development potential outside designated nodes
- Incentives for sustainable development
- Innovative HOA operating standards

Currituck County, northernmost of the North Carolina coastal counties, has been undergoing intense development pressure. The county has a variety of different development contexts including agriculture on the mainland and remote vacation homes on the Outer Banks. The county hired Chad Meadows (while employed with another firm) to rewrite its unified development ordinance. Goals for the project included implementation of the 2006 Land Use Plan, better responses to recent development pressures, and tailoring development regulations to different contexts.

The project included a website, the use of a citizen survey to gain input about development preferences, several public forums, citizen-friendly executive summary pamphlets, and code testing with a developer's focus group.

The UDO was adopted in December, 2012. The project received an honorable mention for implementation by the North Carolina Chapter of the American Planning Association in 2013.

