



TOWN OF KILL DEVIL HILLS
Land Where Flight Began

MEMORANDUM

March 9, 2020

TO: KDH Board of Commissioners

FROM: Debora P. Díaz, Town Manager 

REF: New Business

1. Recommended Amendments to the Town Code

A. Chapter 151, Flood Damage Prevention Ordinance – 2020 revision (Attached NB-1A)

At the Board's January 22, 2020, meeting, Planning Director Meredith Guns presented information on the updated FEMA flood maps, and a draft Flood Damage Prevention Ordinance. The new ordinance includes State mandates for changes and Staff recommendations for improved clarity and consistency. The State has conducted its review of Staff's recommendations, which have been endorsed. The maps and ordinance must be adopted by June 19, 2020, in order for the Town to remain in the National Flood Insurance Program (NFIP). On February 11, 2020, the Planning Board also reviewed the revised ordinance.

Staff recommends the Board of Commissioners review this most recent update and place this item on its March 25, 2020, agenda for further discussion, and prior to scheduling a public hearing.

B. Chapter 153, Zoning – off-street parking and loading (Attached NB-1B)

The Board of Commissioners, at its January 22, 2020, meeting, directed Staff to re-draft an amendment to address large single-family dwelling off-street parking issues, and to present it for review prior to submission to the Planning Board. Four draft alternatives have been highlighted in Assistant Planning Director Cameron Ray's memorandum, each of which would propose adding a third category for single-family and duplex structures with eleven required parking spaces or more. The draft alternatives stand alone as recommended amendments or several of the options can be combined.

Staff requests Board direction on which alternative(s) should be included into a recommended amendment.

C. Chapter 153, Zoning – additional side yard setback increase/fire suppression exemption (Attached NB-1C)

At its January 22, 2020, joint worksession, the Board of Commissioners directed Staff to develop an amendment to address safety issues, with the potential of fire suppression system incentivization, for large single-family and duplex dwellings. Staff recommends increased side yard setbacks of two feet for those structures larger than 6,000 square feet. However, structures with an installed and regularly inspected fire suppression system, which will provide additional safety for the structure, its occupants, and neighboring properties, would not be required to have the additional two-foot setback.

Staff was directed to present this recommended amendment to the Board for review prior to submission to the Planning Board.