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**THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA**

PLANNING DEPARTMENT

March 09, 2020

Memorandum

To: Debbie Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director 

Subject: Draft Zoning Amendment—Additional Side Yard Setback/Fire Suppression Exemption

During the January 22, 2020 Board of Commissioners joint work session with the Planning Board, staff was given direction to draft an amendment to address safety issues and options to incentivize fire suppression systems for large single-family dwellings. Staff recommends an amendment that will increase side yard setbacks for single-family/duplex dwellings greater than 6,000 square feet by two feet to provide adjacent properties and the overall community a greater safeguard from fire spread. Such dwellings could be exempt from this requirement, providing a fire suppression system is reviewed, approved, and inspected annually by the Fire Marshal. The installation of a fire suppression system provides safeguards for the persons occupying the dwelling, in addition to adjacent properties, and overall community. Below is a draft amendment that could be applied to each zoning district for single-family and duplex dwellings greater than 6,000 square feet of total gross floor area.

SETBACKS.

(A) *Side yard.*

(5) Single-family and duplex dwellings greater than 6,000 square feet of total gross floor area shall have an additional 2 feet of side yard setback.

(6) Single-family and duplex dwellings greater than 6,000 square feet of total gross floor area equipped with a fire suppression system reviewed, approved, and inspected annually by the Fire Marshal, shall be exempt from 153.101 (A) (5).

If the Board is favorable to this proposal, Staff will forward to the Planning Board for formal recommendation.

ATTACHMENT NB-1C