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

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**PLANNING DEPARTMENT**

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March 09, 2020

Memorandum

To: Debbie Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director *CR*

Subject: Recommended Zoning Amendment—§153.310 Cottage Court(s) and §153.311 Cluster Homes — Modify Cottage Court(s) and Cluster Homes minimum lot dimensions abutting NC 12

During the January 22, 2020 Board of Commissioners joint work session with the Planning Board, staff was given direction to modify lot dimensions for Cottage Court(s) and Cluster Homes abutting NC 12. Below is a recommended amendment to §153.310 Cottage Court(s) and §153.311 Cluster Homes which reduces the minimum lot width from 100' to 75'. The intent of the amendment is to provide more opportunities for the development of Cottage Court(s) and Cluster Homes abutting NC 12.

Cottage Court(s) were passed by the Board June 2018 and Cluster Homes were passed January 2019. Since adoption there have been no applications for either of these development types.

The Planning Board reviewed this request on February 11, 2020 and forwarded it to the Board with a favorable recommendation. Staff recommends setting the public hearing for the March 25, 2020 Board of Commissioners meeting.

**§ 153.310 COTTAGE COURT(S).**

*Cottage court(s).* In addition to the below specific standards, cottage court(s) shall also abide by regulations associated with the zoning district where the development is located.

(A) *Lot dimensions.* All parcels shall have a minimum width of ~~100~~ 75 feet abutting NC 12.

**§ 153.311 CLUSTER HOMES.**

*Cluster homes.* In addition to the below specific standards, shall also abide by the regulations associated with the zoning district where the development is located.

(A) *Lot dimensions.* All parcels shall have a minimum width of ~~100~~ 75 feet abutting NC 12.

**ATTACHMENT CA-3B**