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DONNA ELLIOTT

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

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**PLANNING DEPARTMENT**

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February 9, 2021

Memorandum

To: Debbie Diaz, Town Manager

From: Meredith Guns, Planning Director *MRG*

Subject: Proposed Zoning Amendment Chapter 153.076(D) Off-Street Parking And Loading - Modify Table of Parking Requirements for Retail, Office and Related Uses

At the October 12, 2020 Board of Commissioners meeting, the Board agreed to review the off-street parking and loading ordinance to examine possible changes that will be beneficial to businesses while maintaining adequate parking.

On December 14, 2020, the Planning Board reviewed the recent changes to the ordinance and staff recommendations for possible amendments. Those amendments included: reducing parking space dimensions, allowing compact car spaces, and reducing parking requirements for specific uses categorized in the Retail, Office and Related Uses.

Planning Board discussion eliminated changes to parking sizes and compact car spaces. However, the Board was interested in an overall parking reduction for some retail uses and also a reduction for larger retail and office spaces where the site seems to be over parked. Additionally, the Planning Board wanted any reduction in parking spaces to be required to be maintained as open area rather than it be an incentive to build larger buildings.

Attached is a revision to Chapter 153.076(D) Table of Parking Requirements (Retail, Office and related uses section only). Staff has removed the extensive list of uses that were previously listed in the table to create a more generic title of Retail, Office and Related Uses which is consistent with the remainder of the parking ordinance. This will simplify the table and reduce confusion since many permitted uses were not listed. The proposed amendment will park all Retail, Office and Related Uses at 1 space per 200 square feet of gross floor area. However, the proposal provides an exception for these uses to reduce parking based on building size (gross floor area) and use provided that the reduced parking spaces remains open area. The proposed

amendment goal is to reduce the size of parking areas (impervious surface) but preventing this parking reduction from resulting in bigger buildings with less parking.

On January 19, 2021, the Planning Board reviewed the attached zoning amendment to Chapter 153.076(D) and forwarded it to the Board of Commissioners recommending approval. Staff recommends setting the required public hearing for March 8, 2021.



**153.076(D) Table of Parking Requirements**

<u>Retail Office and Related Uses:</u>	<u>1 space per 200 square feet of gross floor area</u>
<u>Exceptions to Retail, Office and Related Use:</u>	
<u>Medical Offices (not urgent care), Dentist, Hairstylist, Barber, Bank and Financial institutions and Business/Professional Offices with 5,000 gross floor area or less</u>	<u>1 space per 250 square feet of gross floor area provided the area that would be required for parking at the ratio above remain open area used for landscaping, stormwater or other use that does not create impervious areas.</u>
<u>5,001-10,000 gross square feet or less</u>	<u>1 space per 250 square feet of gross floor area provided the area that would be required for parking at the ratio above remain open area used for landscaping, stormwater or other use that does not create impervious areas.</u>
<u>10,001 gross square feet and over</u>	<u>1 space per 300 square feet of gross floor area provided the area that would be required for parking at the ratio above remain open area used for landscaping, stormwater or other use that does not create impervious areas.</u>
<u>Furniture stores with a minimum of 4,000 square feet</u>	<u>One parking space per 400 square feet of gross floor area</u>

Remove existing language:

Retail, office and related uses	Required parking – One parking space per 200 square feet of gross floor area for the following uses:	
	Antique shops	Hammocks
	Appliance stores	Hardware stores
	Art galleries	Home care systems (wheelchairs and the like)
	Arts and crafts	Jewelry stores
	Astrology and tarot card reading office	Laundromats
	Auto supplies	Medical offices less than 4,000 square feet with a minimum of 5 spaces
	Automobile sales, rentals, and repair	Motoreycle sales and service
	Bait and tackle shops	Music stores

Bank	Paint and wall treatment stores
Beauty parlors/barber shops/nail salons	Personal spas
Blueprint business (reproductions and the like)	Pet stores
Boat sales, rentals, and repair	Pharmacies/drug store
Body piercing	Photo shops (film processing, sales and the like)
Books	Pools and spas
Broadcast studios	Post office
Business/professional	Produce markets
Carpet and flooring	Rental shops
Clothing	Safety equipment
Clothing (tailor)	Shoe repair
Convenience stores	Sign business
Cycle and skate shops	Tanning salons
Dry cleaners	Taxicab operations
Electronic equipment, sales and repair	Thrift stores/consignment shop
Embroidering/screen printing shops	Toy stores
Financial institutions	Trophy and engraving shop
Florists	Surfboard manufacture shop
Food/produce/grocery store	Video, audio, and lighting
Frames (picture frames, matting and the like)	Water care products and supplies
Furniture	Window and door stores
Gift shops	Wood crafts and hobbies
Government offices	Dental offices



## PLANNING BOARD REPORT

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

### PLANNING BOARD RECOMMENDATIONS

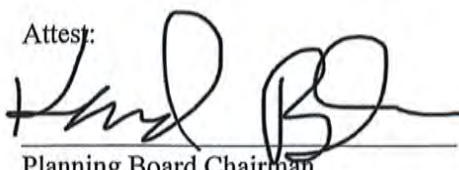
**Proposed Amendment Title:** Proposed Zoning Amendment Chapter 153.076(D) Off-Street Parking And Loading - Modify Table of Parking Requirements for Retail, Office and Related Uses

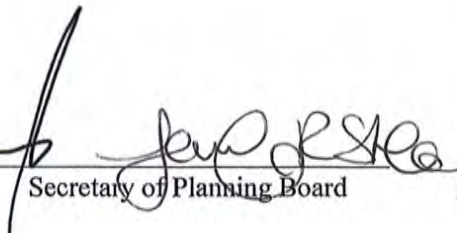
**Approval:** Planning Board finds that the proposed amendments to Chapter 153, Zoning Chapter 153.076(D) Off-Street Parking And Loading to modify table of parking requirements for Retail, Office and Related Uses is consistent with the adopted Land Use Plan.

**Therefore,** the Planning Board finds the proposed amendment is consistent with the objectives and policies contained in the Kill Devil Hills Land Use Plan and/ or other officially adopted plans of the Town that are applicable.

This report reflects the recommendation of the Planning Board with a vote of 7 to 0, this the eighteenth day of January, 2021.

Attest:

  
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Planning Board Chairman

  
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Secretary of Planning Board