



# TOWN OF KILL DEVIL HILLS

*Land Where Flight Began*

MEMORANDUM

October 14, 2024

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: Ongoing Business

**1. Regulatory Options – Ocean Impact Residential Zone: Review Density and Development Issues (large single-family dwellings): Presentation (Attached OB-1)**

Following its June 8, 2024, retreat, the Board of Commissioners directed Staff to identify and develop options to limit density and development in the Ocean Impact Residential Zone (OIR). This is in addition to the measures taken by the Board to address large single-family dwellings, which were approved in 2020.

At the Board's September 9, 2024, meeting, the Planning Department presented five options for consideration. Following discussion, the Board directed Staff to research the topics and return to a future meeting with a presentation highlighting some examples of how the proposed changes could affect the size and bulk of existing large single-family dwellings in the OIR.

The Planning Department's meeting memorandum provides an overview of the proposed changes, and Staff will make its presentation at this meeting.

Director of  
Planning and Inspections  
MEREDITH GUNS

Building Inspector  
MARTY SHAW  
CHARLES THUMAN

Code Enforcement Officer  
JORDAN BLYTHE



Assistant Director of  
Planning and Inspections  
CAMERON RAY

Senior Planner  
RYAN LANG

Zoning Administrator  
DONNA ELLIOTT

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

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**PLANNING DEPARTMENT**

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October 14, 2024

Memorandum

To: Debbie Diaz, Town Manager

From: Meredith Guns, Planning Director

A handwritten signature in black ink, appearing to be 'MG' or 'M. Guns', is written over the printed name 'Meredith Guns'.

Subject: Regulatory Options – Ocean Impact Residential Zone: Review Density and Development Issues (Large Single-Family Dwellings) – Presentation

At the June 08, 2024 Board of Commissioners retreat, Staff was given direction to develop options for limiting density and development in the Ocean Impact Residential Zone (OIR). On September 9, 2024, the Board of Commissioners reviewed the following regulatory options to further regulate large single family in the Ocean Impact Residential Zone:

1. Limit stacked parking not to exceed 6 vehicles to reduce long lines of cars that prevent access by emergency vehicles to the structure.
2. Remove exception and require one access aisle designed open and unobstructed to the primary dwelling. Minimum access aisle width shall be ten feet within 20 feet of the front entrance.
3. Require 10% of the total vehicle accommodation area to include landscaping aisles established within the interior of the vehicle accommodation area. (similar to commercial development). Landscaping within the parking area will break up the large concrete areas and provide visual relief.
4. Increase setback for house over a designated square footage. Similar to commercial requirements (153.181(C)(1))
5. Designate large single-family dwellings a special use in the OIR and define as separate use

At the conclusion of the discussion, the Board directed staff to provide additional regulatory options including Floor Area Ratio and provide the board with some more tangible examples of how regulatory changes would affect the oceanfront. Staff has prepared a presentation to assist in the visualization of the size and bulk of existing large single-family dwelling as well as recommended regulatory changes and what affect it would have in the future.