



Town of Ocean Isle Beach

Ordinance No. 2023 - 4
Date Adopted: March 14, 2023

ORDINANCE AMENDING THE TOWN CODE OF ORDINANCES
SECTION 66-45 R-1 ZONING DISTRICT (DUPLEXES)

WHEREAS, the Town of Ocean Isle Beach is a municipal corporation that has adopted a zoning ordinance that controls land development within the Town and within the Town's extra-territorial jurisdiction; and

WHEREAS, there is an intent to serve the general needs of the community by making appropriate revisions to the Town's zoning ordinance; and

WHEREAS, at the public's request, staff has recommended an amendment to Section 66-45 of the Code of Ordinances to allow the enlargement of existing two-family dwellings (Duplexes) within the R-1 Zoning District; and

WHEREAS, the Planning Board has considered this matter and is recommending approval of the proposed amendment by the Board of Commissioners, and

WHEREAS, in compliance with statutory and town requirements, a public hearing, properly noticed was held on March 14, 2023 where public comment was invited regarding the issue; and

WHEREAS, the proposed amendment is consistent with all of the objectives and policies for growth and development in the Town of Ocean Isle Beach Comprehensive Land Use Plan and any other officially adopted plan that is applicable and is considered reasonable and in the public interest for the reasons set below:

- The Town shall maintain areas exclusively for conventional single-family on the island and the mainland. Ocean Isle Beach shall retain the predominantly single-family character of the island. Conversion of single-family homes to two-family and/or multi-family residential uses shall be discouraged.
- The proposed amendment is reasonable and in the public interest because it will promote public health, safety, and general welfare by allowing existing owners of two-family dwellings to enlarge their structures by adhering to the same regulations as single-family dwelling owners while prohibiting any new two-family and/or multi-family dwellings.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF OCEAN ISLE BEACH as follows:

1. That Section 66-45 of the Code of Ordinances is hereby amended to read as follows and Section 66-663 is hereby adopted and added to the Code of Ordinances:


Sec. 66-45. R-1 single-family residential district.


The R-1 district is intended primarily for single-family dwellings. Certain nonresidential uses are permitted. Regulations for this district are designed to maintain a suitable environment for family living. Two-family dwellings were deleted as a permitted use in R-1 zoned areas effective February 9, 1999, however, existing two-family dwellings are allowed to expand as a conforming structure in the R-1 zoning district.

2. That this ordinance shall be effective immediately.
3. That the clerk shall place a copy of this ordinance in the Town's ordinance book and shall provide a copy to the codification company when modifications are made in the future.

This the 14th day of March, 2023.

ATTEST:


Casey R. Hayes, Town Clerk


Debbie S. Smith, Mayor

