

AN ORDINANCE AMENDING THE KITTY HAWK TOWN CODE

WHEREAS, the proposed amendments will eliminate zoning regulations on building design elements on one- and two-family homes; and

WHEREAS, the proposed amendments will bring specific subsections of the Zoning Ordinance into compliance with NCGS 160A-381; and

WHEREAS, the proposed amendments will retain the minimum roof pitch on multi-family dwellings; and

WHEREAS, the Town Council of Kitty Hawk has found this amendment to be consistent with the Town's adopted CAMA Land Use Plan.

BE IT ORDAINED by the Town Council of Kitty Hawk that Section 42-94(b)2; 42-247(d)5; 42-248(d)5; 42-249(d)5; 42-273(d)5; 42-274(d)5; 42-275(d)5 of the Kitty Hawk Town Code be amended as follows:

42-94(b)

Single-family residential structures shall comply with the following requirements:

- (1) The structure shall not have more than one full kitchen and food preparation area;
- ~~(2) The structure shall have a minimum roof pitch of three feet by 12 feet;~~
- (32) The structure shall not exceed a total height of 35 feet, as provided in the standards of the zoning district regulations;
- (4-3) Building plans or blueprints and specifications showing utility systems, outlets, and maximum loads of each system shall be filed with the building inspector in addition to the building permit application. The system shall meet or exceed any minimum requirements for the state in addition to the requirements of this chapter. A change in utility system layouts or maximum loads will require the building permit holder or owner to file an amendment to the original building permit describing the change or modification in the utility system. The amendment must be approved in writing by the building inspector; and
- (54) A building site plan prepared by a licensed surveyor or engineer showing the building foundation footprint (perimeter) and the mean elevation of undisturbed land area at the building location.

42-247(d)

- (5) Maximum total height shall not exceed 35 feet from existing grade exclusive of chimneys, flagpoles, communication masts and aerials. ~~The structure shall have a minimum roof pitch of three feet by 12 feet.~~

42-273(d)

- (5) Maximum total height shall not exceed 35 feet from existing grade exclusive of chimneys, flagpoles, communication masts and aerials. ~~The structure shall have a minimum roof pitch of three feet by 12 feet.~~

42-248(d)

(5) Maximum total height shall not exceed 35 feet from existing grade exclusive of chimneys, flagpoles, communication masts and aerials. ~~The structure~~ **Multi-family dwellings** shall have a minimum roof pitch of three feet by 12 feet.

42-249(d)

(5) Maximum total height shall not exceed 35 feet from existing grade exclusive of chimneys, flagpoles, communication masts and aerials. ~~The structure~~ **Multi-family dwellings** shall have a minimum roof pitch of three feet by 12 feet.

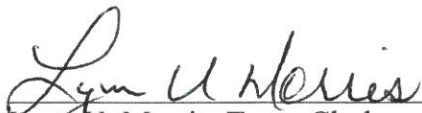
42-274(d)

(5) Maximum total height shall not exceed 35 feet from existing grade exclusive of chimneys, flagpoles, communication masts and aerials. ~~The structure~~ **Multi-family dwellings** shall have a minimum roof pitch of three feet by 12 feet.

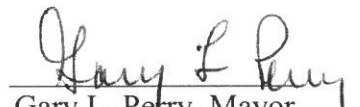
42-275(d)

(5) Maximum total height shall not exceed 35 feet from existing grade exclusive of chimneys, flagpoles, communication masts and aerials. ~~The structure~~ **Multi-family dwellings** shall have a minimum roof pitch of three feet by 12 feet.

This ordinance amending the Kitty Hawk Town Code shall take effect the 4th day of November, 2019. Passed and adopted at a regular meeting held by the Town Council of Kitty Hawk the 4th day of November, 2019 by a vote of 5 in favor and 0 opposed.



Lynn U. Morris, Town Clerk

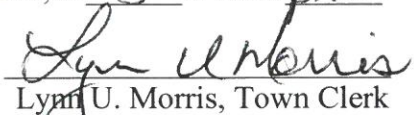


Gary L. Perry, Mayor

APPROVED AS TO FORM:

Casey Varnell, Town Attorney

The undersigned certifies that the forgoing official ordinance designated ORDINANCE AMENDMENT OF THE TOWN OF KITTY HAWK, NORTH CAROLINA was filed in the Kitty Hawk Ordinance Book on the 5th day of November, 2019, at 3 o'clock p.m.



Lynn U. Morris, Town Clerk