



Nice Matters!

**Emerald Isle
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DATE: February 20, 2017
TO: Planning Board Members
CC: Frank A. Rush, Jr., Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Allow Higher Residential Density in the Village East, Village West and Marina Village to promote new development**

As a way to encourage development in the Village Districts, should we adjust our residential density requirements in those areas. This could be another effort to show our property owners, developers or potential buyers/developers the desire we have to see quality development/redevelopment of these areas. The following lists the current residential densities allowed in each residential/mixed zoning district in Emerald Isle:

- R2 District- One single/dual family unit per lot
- Residential Multifamily District– 8 units per acre
- Mobile Home District – One per lot or if in mobile home park must comply with the Dimensional Standards in Chapter 5 of the UDO with a lot width of 75 feet if after 12/11/84, 60 feet before this time and meet all applicable setbacks 30' front, 10' sides and rear
- Camp District – 1,000 square feet per each vehicle space
- Village East and West Districts and Village East and West Conditional Districts– 6 dwelling units per acre, unless specifically otherwise authorized by a condition of approval of a Conditional Zoning Overlay District. Residential density shall be calculated on the basis of the entire development site subject to an application, without removal of acreage dedicated to non-residential uses, including public uses and areas designated for public use. In no case shall the allowable density exceed 10 dwelling units per acre.
- Marina Village District and Marina Village Conditional District – 4 dwelling units per acre, unless specifically authorized by a condition of approval of a Conditional Zoning Overlay District. Residential density shall be calculated on the basis of the entire development site subject to an application, without removal of acreage dedicated to non-residential uses, including public uses and areas designated for public use. In no case shall allowable density exceed 10 dwelling units per acre.

In the Village Districts where we are pushing for redevelopment, should we take a different approach when determining residential densities? Is there a reason we should set a limit or are there other developmental controls that we should allow to govern the unit total? These controls include but are not limited to:

- Current 40' building height
- Waste water system requirements
- Setbacks
- Stormwater requirements
- Vegetative requirements
- Parking standards

If we do find it beneficial to change the unit per acre, then why not just allow 10 in the Village Districts without having to obtain Board approval. All provisions of the Ordinance still have to be followed. If we decide to go more than 10 maybe, we can use some of the above-mentioned factors to help determine the appropriate number.

In the end, we are trying to further promote the development of these areas. An increase to the unit numbers means an increase in profit margin for the owner/developer. I look forward to discussing this with you at your February meeting.