



Nice Matters!

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DATE: September 27, 2018
TO: Planning Board Members
CC: Frank A. Rush, Jr, Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Consider Amendment to the Town of Emerald Isle UDO 4.1.2 Table of Permitted and Special Uses and 4.2 Use Specific Standards**

Due to the damage from Hurricane Florence, staff has received inquiries regarding the use of RV's and/or Travel Trailers for temporary residence/commercial use during the repair of the primary use. In an effort to assist our property owners, staff is requesting an amendment to the UDO to allow this temporary use. The amendment is two-fold. First, an amendment is being proposed to Chapter 4, Use Regulations, Section 4.1.2 Table of Permitted and Special Uses specifically the Accessory and Other Use Category, Accessory uses and structures incidental to any permitted use such as servants quarters, garages, greenhouses, swimming pools or workshops. It is proposed to add temporary RV and Travel Trailer to this category.

The second part of the amendment would be to add specific use standards to this category. The new specific use standard would be 4.2.14. This new standard would read as follows:

4.2.14

At the discretion of the Town Manager in response to a natural disaster, the use of RV's and/or Travel Trailers shall be allowed in all zoning districts in Emerald Isle. This temporary use may be allowed for a period of ninety (90) days for each individual property owner. If circumstances arise that warrant additional time, the Town Manager may extend the time for a period not to exceed thirty (30) days. All RV's and/or Travel Trailers must be properly connected to an authorized waste water system and a permanent power source.

It is staffs opinion that many property owners may benefit from this amendment. Attached are the amendments as located in the appropriate place within the UDO. I look forward to discussing this with you at our October 1, 2018 meeting.