



Nice Matters!

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DATE: April 22, 2019
TO: Planning Board Members
CC: Randy Martin, Interim Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Discussion of Setbacks For Accessory Structures**

Currently, the setback requirements for accessory structures are the same as those of the primary structure on a parcel. Staff has received inquiries about the possibility of reducing the setback requirements for accessory structures. These inquiries are involving lots zoned Residential or Mobile Home. The setback standards for the R2 and Mobile Home Districts are as follows:

R2 District

Old Lot Recorded on or Before June 11, 1977

Front Setback 30'
Side Setback 10'
Rear Setback 15'

New Lot Recorded after June 11, 1977

Front Setback 30'
Side Setback 15'
Rear Setback 15'

M District

Front Setback 30'
Side Setback 10'
Rear Setback 10'

I would like to use our time for this item to discuss if there is a desire by the Board for staff to look into lessening setbacks for accessory structures and if so, what those setbacks could potentially be. This will assist staff as we research this topic and compare our setbacks for accessory structures to similar Municipalities. I look forward to discussing this with you at your April 29, 2019 meeting.