

AN ORDINANCE AMENDING THE KITTY HAWK TOWN CODE

WHEREAS, Town Council has acknowledged that workforce housing availability continues to be an issue on the Outer Banks; and

WHEREAS, the additional definitions in the ordinance provide commercial property owner with zoning flexibility to create housing on their own property; 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 Kitty Hawk Town Code be amended as follows:

42-1.- Definitions

Accessory use workforce habitation means the use of a building or portion of a building for habitation by seasonal or year-round Outer Banks workforce as an accessory use to approved permitted or special uses within non-residential zoning districts, or as an accessory use to approved permitted or special use multi-family residential uses; short-term occupancy by any individual(s) intended for a period of less than thirty (30) consecutive days is specifically excluded from this definition.

Accessory workforce housing means real property improvement specifically for the purpose of housing accessory workforce habitation; housing may be within or attached to a primary structure, or may be a separate accessory structure, within an non-residential zoning district or an approved multi-family development site; housing gross area shall not exceed ten percent (10%) of the approved primary use gross floor area; a dwelling unit shall not exceed 750 square feet gross area, and shall not have an occupancy of greater than two (2) persons plus a dependent of either of the two (2) aforementioned persons; no on-site parking space shall be required provided for each dwelling unit.


This ordinance amending the Kitty Hawk Town Code shall take effect the 1st day of July, 2024. Passed and adopted at a regular meeting held by the Town Council of Kitty Hawk the 1st day of July, 2024, with a unanimous approval vote.


Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:





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Town Attorney

The undersigned certifies that the foregoing official ordinance designated ORDINANCE AMENDMENT OF THE TOWN CODE OF KITTY HAWK, NORTH CAROLINA was filed in the Kitty Hawk Ordinance Book on the 18th day of September, 2024, at 4 o'clock pm.



Lauren Bennett
Town Clerk