



## **COUNTY OF CURRITUCK**

Development Services Department  
*Planning Division*  
153 Courthouse Road, Suite 110  
Currituck, North Carolina 27929  
Telephone (252) 232-3055 / Fax (252) 232-3026

May 19, 2022

Eva Casola, *President*  
Fruitville Beach Civic Association

**RE: Basic Information for Planning and Zoning – Off-Road Area**

Ms. Casola

This letter provides the basic planning and zoning information and addresses the topics that you brought forward in your email. Although I will not be able to speak at the meeting this month, hopefully there is a time in the future when someone from our Development Services Department will be able to attend. I hope this information proves to be useful to you and the other members of the Civic Association.

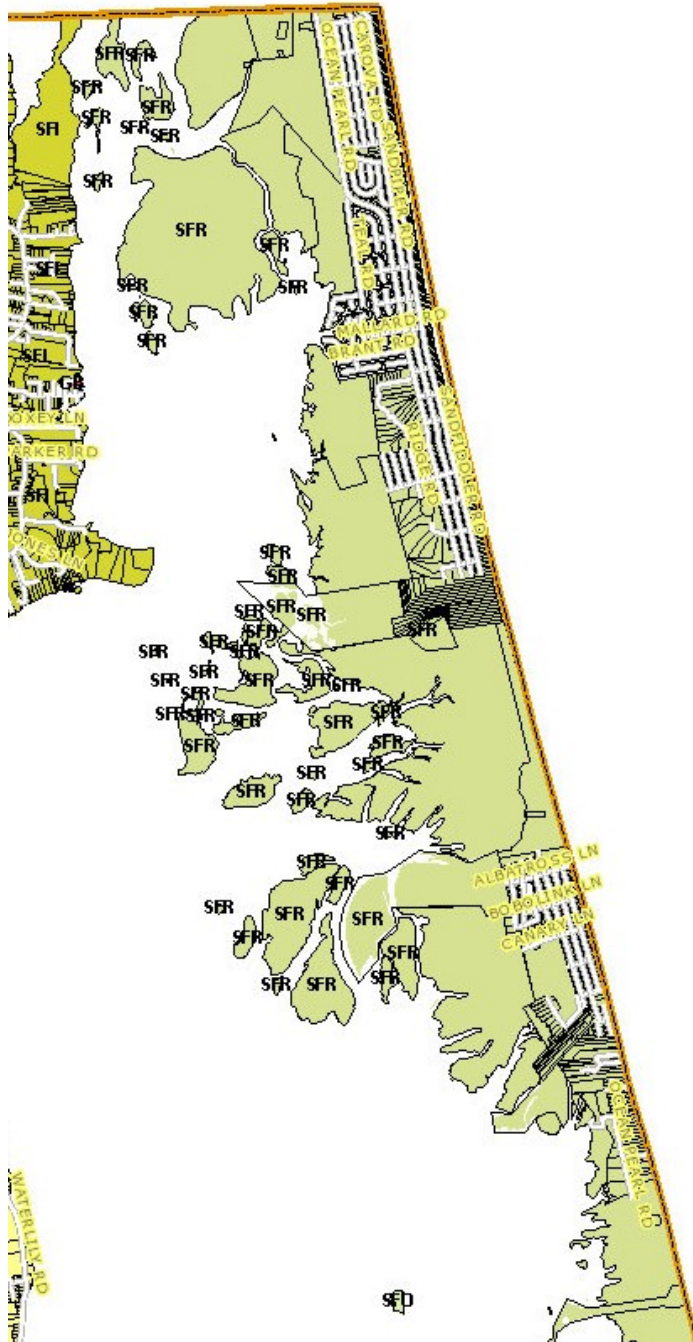
Sincerely,

*K. Kemp*

Kevin Kemp  
*Development Services Director*

## Zoning Requirements:

The off-road area of the county is zoned SFR (Single-Family Residential- Outer Banks Remote), as shown in the map below. This district was established to accommodate low density residential development. This district should have limited development that preserves sensitive natural resources, protects wildlife habitat, recognizes the inherent limitations on development due to lack of infrastructure, and seeks to minimize damage from flooding and catastrophic weather events. It accommodates single-family detached homes on lots platted prior to April 2, 1989, even in cases where the lot does not meet the minimum area requirements for the district. All development in the district is subject to stormwater management, dune and maritime forest protection, and special exterior lighting limitations. Commercial, office and industrial uses are prohibited.



The dimensional requirements of the SFR district are as follows: *Note: The numbers shown in **bold and ()** correspond to the numbers on the preceding drawing.*

F. DIMENSIONAL STANDARDS			
Max. Gross Density (du/ac)	N/A	Min. Side Setback (ft)	10 <b>(4)</b>
Max. Nonresidential FAR (%)	N/A	Min. Rear Setback (ft) [4]	25 <b>(5)</b>
Max. Lot Area (sq ft) [1]	120,000	Min. Accessory Use Setback (ft)	10 <b>(6)</b>
Min. Lot Width, Interior Lot (ft)	125 <b>(1)</b>	Min. Driveway/Parking Setback (ft)	N/A
Min. Lot Width, Corner Lot (ft)	125	Min. Fill Setback from all Lot Lines (ft)	N/A
Max. Lot Depth	[2]	Min. Wetland/Riparian Buffer (ft) [5]	30 <b>(7)</b>
Max. Lot Coverage (%)	30 [3]	Max. Building Height (ft)	35 <b>(8)</b>
Min. Front Setback (ft)	20 <b>(2)</b>	Min. Spacing Between Principal Building (ft)	10 <b>(9)</b>
Min. Corner Setback (ft)	20 <b>(3)</b>	Min. Public Vehicular Accessway Width (ft)	20 <b>(10)</b>

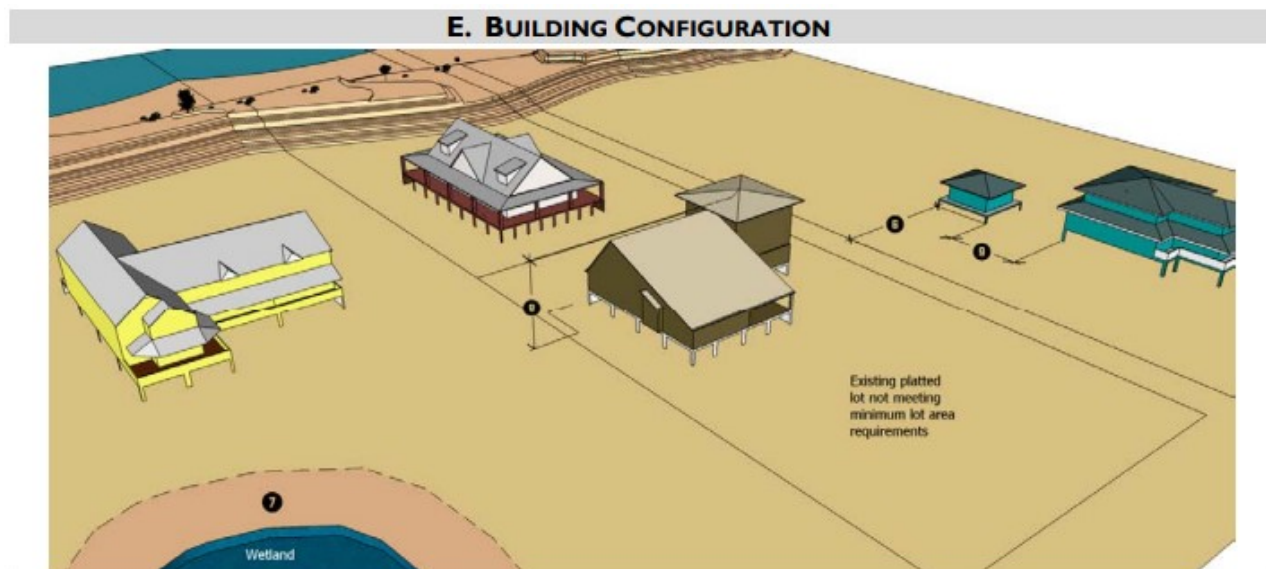
[1] Applies to family subdivision lots

[2] Lot depth shall not exceed seven times the lot width on beachfront lots

[3] 35% for platted lots of 19,000 sf in area or less

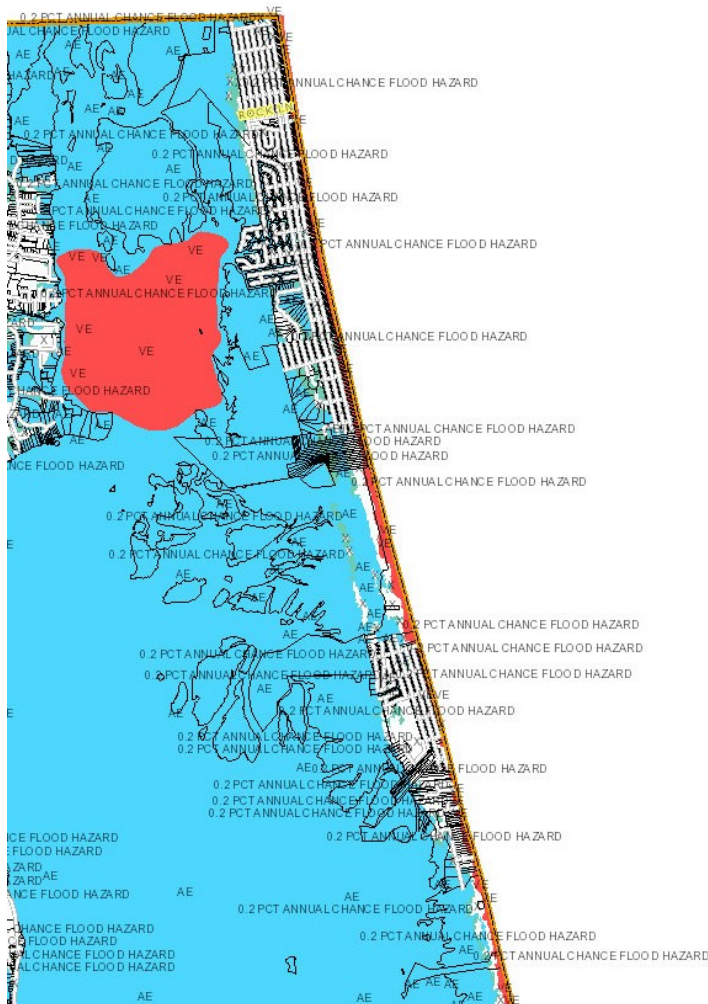
[4] Beachfront lots are also subject to CAMA Small Structure Setback Line requirements

[5] Applied to major subdivisions platted after January 1, 2013, and site plans on lots 10 acres in area or greater

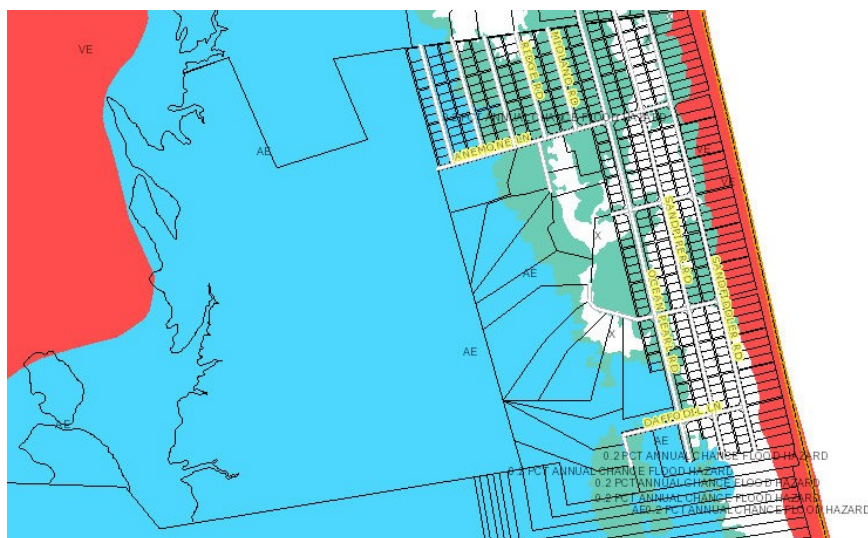


## Flood zones:

The off-road area has four primarily flood zones, as shown on the maps below. The ocean front and portions of the oceanfront properties are impacted by the VE flood zone. The areas closest to the sound, particularly wetland areas, are impacted by the AE flood zone, which is not optimal for development. A majority of the developable lots are either not in a flood zone or in the X (0.2%) flood zone.



*Overall flood zone map*

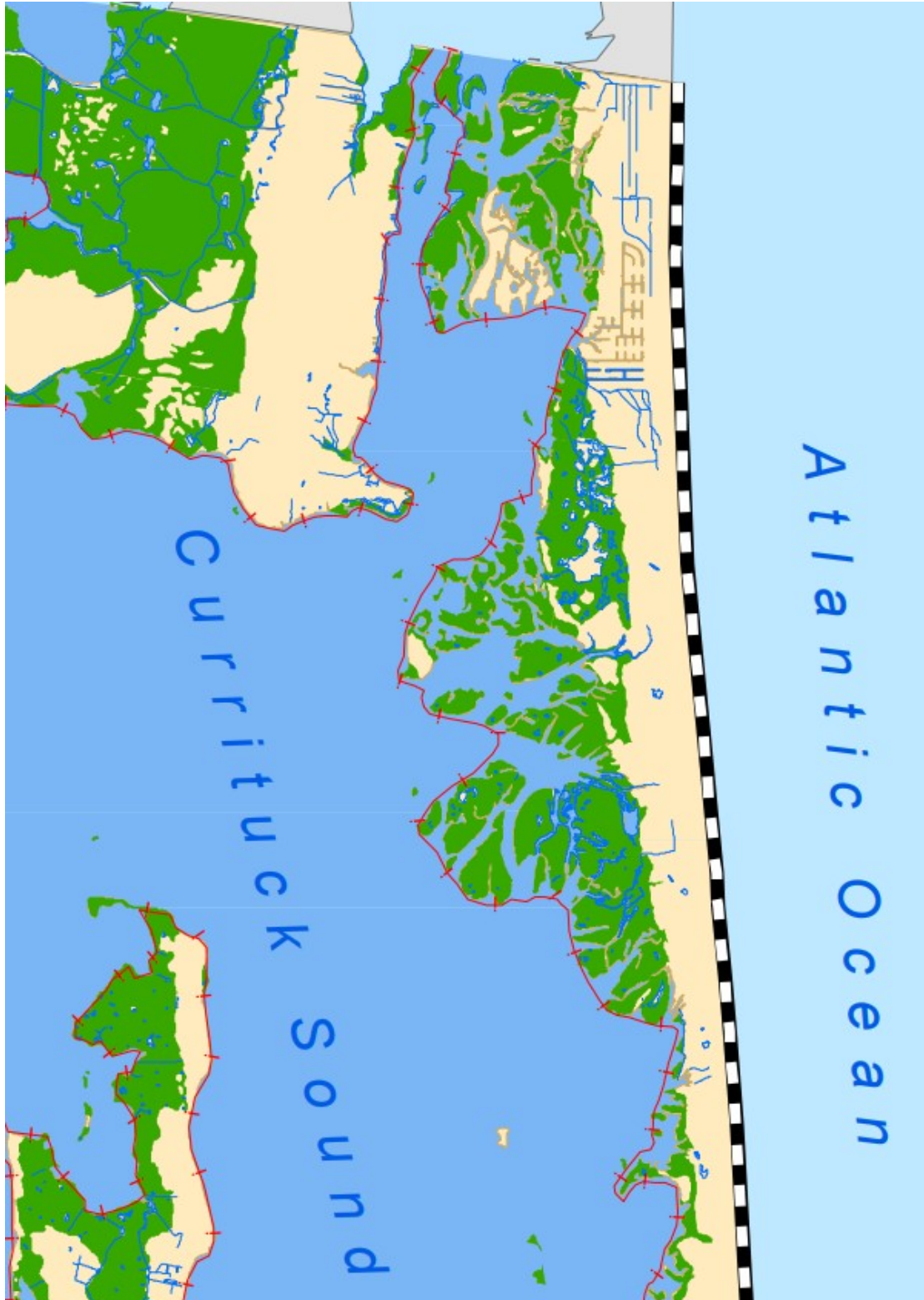


*Detailed map*



Coastal Area Management Act (CAMA):

CAMA regulates development in and adjacent to water bodies in the 20 coastal North Carolina counties. It is concerned with Areas of Environmental Concern (AECs.) The map from the 2006 Land Use Plan showing the AECs is below. AECs include two basic areas: Ocean Hazard (Atlantic Ocean) – Dune Protection, and Estuarine/ Public Trust (Sounds/Canals) – Water Quality and Quantity Management.



The Planning Division of the Development Services Department processes **CAMA Minor Permit** applications for land development in the AECs. (example: house, patio, beach walkway.) The North Carolina Department of Coastal Management oversees the CAMA implementation and processes **CAMA Major** applications (example: commercial) and general permits for water-dependent uses (example: dock, bulkhead, boatlift.)

A general overview of the AEC size, setbacks and rules are as follows:

- Ocean Hazard – 30' times the Erosion Rate = Setback. 90' times Erosion Rate = AEC measured from the First Line of Stable Natural Vegetation (FLSNV).
- Estuarine – 30' buffer and 75' AEC total, 30% lot coverage in AEC.
- Public Trust – 30' buffer
- Rules outlines in 07H, which is the State guidelines for AECs.

The county is currently working through the third and final phase of a beach nourishment and on-going shoreline study. The results of the study will be available upon completion. Generally, it has been found that the county's shoreline is stable and erosion rates have held constant and are not increasing as other beachfront communities are experiencing.

Currituck County Demographic Information from the Soon-to-be Adopted Comprehensive Plan,  
“Imagine Currituck”

- Dominant Growth-Related Trends for the Off-Road Area:

“The Off Road Area is one of the unparalleled landscapes in Currituck County. It is only accessible by boat or by driving on the beach strand in a four-wheel drive vehicle. Neighborhoods are accessed by sand roads. Much of this land area was subdivided into small sized lots prior to the County’s adoption of a subdivision regulations. Since the Off Road has such hindered access, only about 25% of available lots have been developed. Extensive wetlands and natural habitat areas characterize much of the Off Road with an abundance of wildlife and maritime forest. Even without improved roads, this area is struggling with the same growth-related concerns that Corolla is experiencing since residents and visitors alike find this geography tremendously appealing. This portion of the beach has been designated by Congress as a Coastal Barrier Resource Act zone; Federal grants and programs are not available, including federal flood insurance. Recent changes to the adopted FEMA Flood Insurance Rate Maps in 2018 have drastically reduced the Special Flood Hazard Areas and the need for flood insurance to obtain mortgages. This map change has resulted in an increase in development of single-family homes in the Off-Road Area. With the majority of substandard lots platted prior to regulation, minimum basic infrastructure, and lack of easy access, planning growth in this subarea of the county is challenging. The entire Off-Road area is zoned for very low-density residential use and associated accessory uses. Public safety and utility uses are allowed, while commercial, office, and industrial uses are prohibited.”

- Demographic Trends for all Currituck County:

- Population- 19.3% increase from 2010 to 2020. Census in 2020 = 28,100 residents. Projected to grow 21% by 2035. The growth rate is equivalent to an additional 2,020 homes by the year 2030.
- Age Distribution- Growth expected in all age groups; however, the most significant growth expected to occur in the 65 and older cohort. By 2035, 65+ age group expected to increase 112% and account for 22% of total population.
- Employment and Commute Patterns- 81% of workforce commute out of the county. (41% to Virginia, 40% to Dare, 19% to other NC Counties)
- Housing- 2020 had 15,989 housing units. 2021 added 481 new homes. On pace for 500+ new homes this year. To house the proposed increase in population, 389 homes per year need to be added.
- Housing Type- 84% of housing units are single-family, 14% are manufactured homes, 2% are multi-family.
- Cost of Living- % of homeowners “cost burdened” (>30% income spent on housing) is 34.4% (NC is 31.2%). % of renters “cost burdened” is 57.5% (NC is 41.0%)
- Income- Median household income in 2019 was \$69,964 (NC avg. was \$54,602).
- Education- 19.2% of county citizens possess a bachelor’s degree (NC is 27.8%)

### Resources:

- Currituck County Unified Development Ordinance (UDO):
  - <https://currituckcountync.gov/wp-content/uploads/udo-22mar22.pdf>
- Currituck County Flood Information:
  - <https://currituckcountync.gov/flood-information/>
- CAMA website: <https://deq.nc.gov/about/divisions/coastal-management/about-coastal-management/cama-counties>

### Currituck County Staff:

- Development Services Department, main line - (252) 232-3055
- Corolla Office, main line – (252) 232-8555
  - Corolla Office shares space with the Corolla Library
- Staff working with off-road area and AECs
  - Mainland Office:
    - Jennie Turner, *Planner*
    - Savannah Newbern, *Planner*
    - Anna Cherry, *Code Enforcement*
  - Corolla Office:
    - Kelly Brady, *Development Technician*
    - Sarah Cain, *Permit Officer*
    - Jim Berge, *Building Inspector*