

## **Currituck new zoning map now official**

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**CURRITUCK** — A new zoning map that illustrates where and what kind of development is allowed in Currituck has become official.

Currituck Commissioners adopted the map, designed to match the county's new Unified Development Ordinance, the county's rule book for all types of construction.

For the most part, only the names of zoning districts changed from the old map. How property owners can develop the land will remain the same in most parts of the county.

For example, the old "R" residential zoning districts, will now be called "SFM" single-family residential — mainland zoning districts. Lot-size requirements will remain the same.

The map does include a few major changes.

The new zoning district for the Maple-Barco district will allow more commercial and mixed residential development. The new zoning district will open up opportunities for more retail stores, offices, and even townhouses and apartments in the area.

Another big zoning change includes Gibbs Woods and Knotts Island. The new SFI (Single Family-Isolated) district will no longer allow "conservation subdivisions," which basically allowed developers to cluster houses closer together while leaving bigger swaths of open space. Under the new SFI district, all lots must be 2 acres regardless of how much open space is in the subdivision.

County officials say the new map does not "down zone" any property in the county. Down zoning would mean fewer houses could be built on a property than before. Changes to the zoning map will not do that, said county planner Donna Voliva.

Also awaiting county approval is an Administrative Manual, also being updated to match the new UDO. The 203-page manual includes permit applications and checklists the county uses in granting approval for all kinds of construction projects.

For example, the manual includes a permit application for clear-cutting, business signs, home construction and even the UDO's new design standards for commercial buildings on Caratoke Highway. Currituck's Planning Board postponed action on the new manual earlier this month after members said they needed more time to examine the document. The planning board is set to reconsider the manual next month before it advances to the Currituck Board of Commissioners for final consideration.