

LARGE RESIDENTIAL STRUCTURES

Corolla Library 1/8/2016

BOC Direction

- **At its November 2 meeting the BOC directed:**
 - That staff conduct a review of large residential structures to assess possible compatibility and public safety impacts (completed within 90 days)
- **The BOC did not direct staff to:**
 - Prohibit large residential structures
 - Examine broader impacts on the county as a whole
 - Use a committee approach for developing recommendations

Presentation Overview

- **Recap results from November meeting**
- **Survey results**
- **Corolla/Off-road area development data**
- **Options for LRS**
- **Discussions/input on staff recommendations**

Results from November 20th

- **Large residential structure (LRS) is best defined by:**
 - Number of bedrooms (37.31%)
 - Use/Marketing (20.68%)
 - Square footage (19.62%)
- **What # of bedrooms constitute an LRS:**
 - More than 12 (45.45%)
 - More than 8 (27.27%)
 - More than 16 (18.18%)

Results from November 20th

- **What square footage constitutes an LRS:**
 - More than 5,000 (50%)
 - More than 10,000 (22.73%)
 - More than 15,000 (18.18%)
- **What floor area ration (FAR) defines an LRS:**
 - > 1 acre lot (43.48%)
 - FAR does not define an LRS(26.09%)
 - > 2 acre lot (13.04%)

Results from November 20th

- **Most concerning impact of LRS:**
 - Infrastructure/county services(27.67%)
 - Secondary impacts (26.62%)
 - Site conditions (25.39%)
- **Biggest impact to infrastructure/county services:**
 - Public safety response (35.43%)
 - Water/sewer over usage (31.96%)
 - Solid Waste generated (20.43%)

Results from November 20th

- **Biggest secondary impact:**
 - Traffic (25.29%)
 - Noise (24.52%)
 - On-street parking (21.04%)
- **Biggest impact of site conditions:**
 - Inadequate on-site parking (35.64%)
 - Inadequate property line setbacks (29.31%)
 - Light Pollution (23.56%)

Results Survey Monkey

- **Total Respondents = 179:**
 - Non-Resident Property Owner (68.7%)
 - Resident of Currituck County (26.3%)
- **Large residential structure (LRS) is best defined by:**
 - Number of bedrooms (51.7%)
 - Square footage (19.62%)
 - Use/Marketing (9.0%)

Results Survey Monkey

- **What # of bedrooms constitute an LRS?**
 - More than 8 (50.9%)
 - More than 10 (16.4%)
 - Bedrooms do not define LRS (14.6%)
- **What square footage constitutes an LRS?**
 - More than 5,000 sq. ft. (39.2%)
 - More than 7,500 (20.5%)
 - More than 10,000 (17.0%)

Results Survey Monkey

- **Most concerning impact of building size?**
 - Size compatibility with neighbors (44.9%)
 - Overall scale/bulk (41.3%)
 - Building size is not an impact (7.8%)
- **Most concerning impact of site conditions:**
 - Inadequate on-site parking (32.9%)
 - Inadequate property line setbacks (28.1%)
 - Light pollution (17.4%)

Results Survey Monkey

- **Most concerning impact on Infrastructure and County services?**
 - Water/sewer over usage(56.9%)
 - Public Safety response (16.8%)
 - Solid waste generated (11.4%)
- **Most concerning secondary impact?**
 - Traffic (48.0%)
 - Noise (19.9%)
 - Other (11.7%)

Residential Development in Corolla

Corolla Paved Road Residential Structures	Quantity
Total Residential Structures	3905
Mean # of bedrooms	5.02
Maximum # bedrooms	28 (1 house)
Mean sq. ft. all houses in paved road area	2951.72 sq. ft.
# Houses with 8 or more bedrooms	323 (8.3%)
Mean sq. ft. of 8+ bedroom houses	5252.16 sq. ft.
Avg. sq. footage of houses built 2005-2015	3810.27sq. ft.
# Houses > 4999 sq. ft.	261 (6.7%)
# Houses > 9999 sq. ft.	6 (0.15%)
Largest Lot taxed with residential structure present	14.55 ac
Mean Lot Size taxed with residential structure present	0.34 ac
Total # Subdivided Residential Purpose Lots	4,658
Vacant Subdivided Residential Purpose Lots	923

Residential Development in Off-Road Area

Corolla Off- Road Residential Structures	Quantity
Total Residential Structures	741
Mean # of bedrooms	3.95
Maximum # bedrooms	23 (1 house)
Mean sq. ft. all houses in off-road area	2239.01 sq. ft.
# Houses with 8 or more bedrooms	47
Mean sq. ft. of 8+ bedroom houses	5598.77 sq. ft.
Avg. Sq. footage of houses built 2005-2015	2690.15 sq. ft.
# Houses > 4999 sq. ft.	27 (3.64%)
# Houses > 9999 sq. ft.	2 (0.27%)
Largest Lot taxed with residential structure present	12.65 ac
Mean Lot Size taxed with residential structure present	0.63 ac
Total # Subdivided Residential Purpose Lots	3155
Vacant Subdivided Residential Purpose Lots	2481

Noise Permits issued 2010-2015

PROPERTY ADDRESS	# Bedrooms	Square Footage	# Permits
1100 CLUB ROAD (Historic Corolla Park/Whalehead)			11
506 OCEAN WAY	7	5447	11
1094 LIGHTHOUSE DRIVE	10	6532	7
599 LAUGHING GULL LANE	24	20697	6
1120 KARENS WAY	8	4430	6
1487 OCEAN PEARL ROAD	18	8719	6
1016 LIGHTHOUSE DRIVE	8	5366	5
355 LINDSEY LANE	12	8984	4
363 LINDSEY LANE	10	7240	4
1243 ATLANTIC AVENUE	9	3720	3
777 SUNSET BLVD (Mike Dianna's Grill Room)			3
OTHER PROPERTIES			33
TOTAL			99

Options Overview

- #1 Require any house over 5000 sq. ft. to have commercial zoning designation
- #2 Modify dimensional and development standards for any house over 5000 sq. ft.
- #3 Strengthen existing non-planning County regulations to lessen secondary impacts
- #4 Establish a license or permit requirement events and/or venues that expect to have more than 50 attendees
- #5 Education/Outreach to event planners, realty companies, POAs about existing requirements and issues
- #6 Strict enforcement of existing county regulations for occupancy, parking, etc.

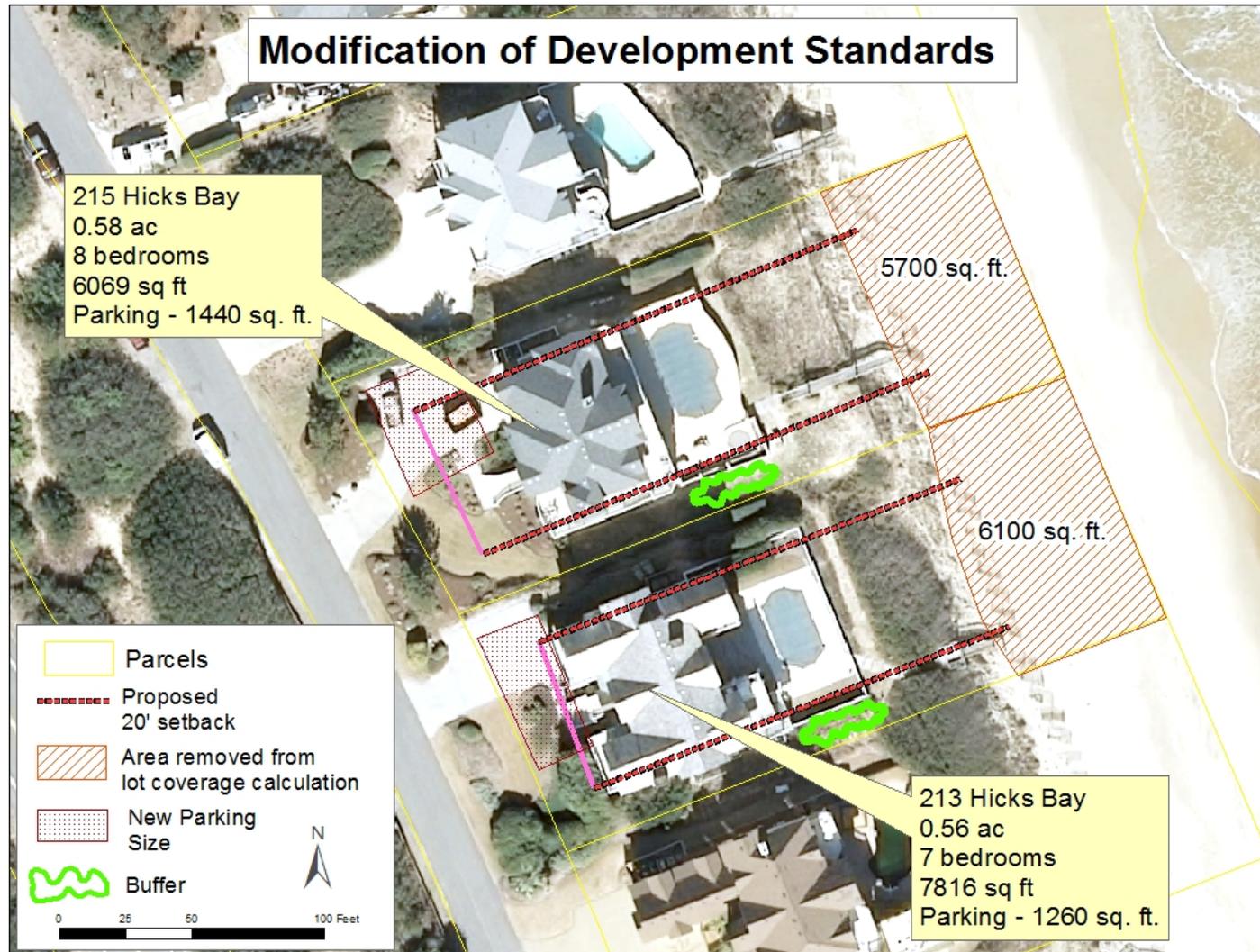
Options for LRS - New Development

- **#1 - Require any one or two family house over 5,000 square feet to have commercial zoning**
 - Structure will still not have to meet commercial standards by building code (no sprinklers, etc)
 - For property currently zoned residential, it will require a rezoning with a public hearing
- **Why 5,000 sq. ft.?**
 - Public input
 - CAMA threshold
 - Approx. equivalent to 8 bedrooms = 16 occupants, that occupancy linked to sewer and building code classifications

Options for LRS

- **#2 Modify dimensional and development standards for houses over 5,000 square feet**
 - 20' setback from side property lines for principal structure
 - 20' setback for all accessory uses/structures/outdoor gathering spaces
 - 40' building separation
 - 1 parking space per bedroom and a loading area
 - Screening for outdoor spaces/accessory uses
 - Wetlands, areas seaward of crest of frontal dune removed from calculation of total lot coverage

Options for LRS - New Development



Options for LRS - New Development

- **#3 Strengthen existing non-planning County regulations to lessen secondary impacts:**
 - **Noise Ordinance**
 - Changing hours from 11pm to 10pm
 - **Light**
 - Similar to commercial standards
 - **Solid Waste**
 - Require large receptacles
 - **Traffic/On street parking**
 - More aggressive ticketing
 - **Public Safety**

Options for LRS - Existing Development

- **#4 Establish a license or permit requirement for events and/or venues that expect to have more than 50 attendees:**
 - Parking plan
 - Noise Permit
 - Solid Waste Plan (Dumpster requirement?)
 - Septic/Sewer approval (verify capacity)
 - Public Safety notification

Options for LRS - Existing Development

- **#5 Education/Outreach to event planners, realty companies, POAs about existing requirements and issues**
 - Noise Permits
 - Tent Permits
 - Solid Waste regulations
 - Septic/Sewer capacity
 - Parking options for guests (shuttle)

Options for LRS - Existing Development

- **#6 Begin extremely strict enforcement of existing county regulations of events and vacation rentals:**
 - Occupancy based on sewer/septic capacity
 - Tickets for on-street parking
 - Fine property owners for too much solid waste
 - Tent permits for special events
 - Noise ordinance violations citations

Final Thoughts

For a copy of the presentation, more thoughts or for more input, please contact:

Laurie.locicero@currituckcountync.gov

(252) 232-6028

THANK YOU FOR
PARTICIPATING