

TOWN OF MOREHEAD CITY

REQUEST FOR TOWN COUNCIL ACTION

AGENDA ITEM: 5.D
DATE: October 13, 2020

TO: The Honorable Mayor and Town Council

FROM: Ryan Eggleston, City Manager

PUBLIC HEARINGS: CONSIDER ORDINANCE 2020-O-14 AMENDING ARTICLE 14-3(B) OF THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW FOR UNCOVERED DECKS TO ENCROACH INTO FRONT SETBACKS IN THE R5 (RESIDENTIAL) AND R5S (SINGLE-FAMILY RESIDENTIAL) DISTRICTS, AND RESOLUTION 2020-R-50 OF PLAN CONSISTENCY IN ACCORDANCE WITH NCGS 160A-383.

Background Information Attached: Yes No

Planning Director Sandi Watkins will present the request submitted by Will Rogers to amend Article 14-3(B) of the Unified Development Ordinance (UDO) to allow for an uncovered deck to encroach in the front setback in the R5 (Residential) and R5S (Single-Family Residential) Districts.

This amendment would add the following provisions under Article 14-3(B):

“An uncovered deck may be permitted to encroach into a front setback provided the following are met:

- (1) The uncovered deck forms an integral part of a covered porch (i.e. railing around covered porch and uncovered deck area);*
- (2) The area of the covered porch must be equivalent to or greater than one-third of the total combined area of the covered porch plus the uncovered deck area;*
- (3) The uncovered deck shall not extend further into the front setback than the covered porch;*
- (4) The uncovered deck shall not extend into a side setback; and*
- (5) The width of the uncovered deck may not extend beyond the width of the house.”*

On September 15, 2020, the Planning Board voted twice on the request, and in each case the Planning Board did not recommend approval of the text amendment.

In accordance with N.C.G.S. 160A-31, this public hearing was advertised in the Carteret News Times twice, Sunday, September 27, 2020 and Sunday, October 4, 2020.

RECOMMENDED ACTION: Adopt Ordinance 2020-O-14 amending Article 14-3(B) of the Unified Development Ordinance to allow for uncovered decks to encroach into front setbacks in the R5 (Residential) and R5S (Single-Family Residential) Districts, and Resolution 2020-R-50 of Plan Consistency in accordance with NCGS 160A-383.