



# PLANNING & INSPECTIONS DEPARTMENT

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## Memorandum

**To:** Mayor / Council / Planning Board  
**From:** Michelle Shreve, Planning and Development Director  
**Date:** August 24, 2018  
**Re:** UDO Amendments – Parking Requirements

During discussions of Council and the Appearance Improvement Committee, the issue of parking requirements came up. The main concern of parking during these discussions was that large single-family homes are being rented out to large groups, but are only required to provide two parking spaces. While even small houses are rented out or used by large groups on occasion, there is a general consensus that bigger homes be required to provide additional parking area to accommodate the large groups.

Bigger houses can accommodate more people, and those people bring additional vehicles to the site. Single-family homes have many different dimensional standards that quantify size: heated square feet, total square feet, square feet of impervious surface, height, or number of bedrooms. The NC Residential Building Code determines that a bedroom is a room labeled as bedroom on building plans – an “office”, “den”, “bonus room”, or other type of room is not considered a bedroom. It is conceivable that these rooms could be used for additional sleeping areas when large groups are staying the night. For that reason, staff recommends that parking standards not be based on the number of “bedrooms”, but on the actual size of the interior areas of the structure (heated square feet) regardless of the name of the rooms.

Of the single-family homes built within the past year and a half, not including those at the Circle or Seaside Villas Townhomes, the majority of these homes are less than 3,000 heated square feet (see attached chart for reference). The average and median heated square feet of these homes is about 2,900. Continued redevelopment of existing residential districts will likely follow these trends, so staff proposes the following additional parking requirements:

TABLE ERROR! REFERENCE SOURCE NOT FOUND.: MINIMUM OFF-STREET PARKING SPACES REQUIRED			
USE CLASS	USE CATEGORY	PRINCIPAL USE TYPE	REQUIRED NUMBER OF OFF-STREET PARKING SPACES [1]
RESIDENTIAL	Household Living [2]	Single-family detached dwelling <a href="#">under 3,000 heated square feet [3]</a>	2 per dwelling
		<a href="#">Single-family detached dwelling that is 3,000 - 3,999 heated square feet [3]</a>	<a href="#">3 per dwelling</a>

**TABLE ERROR! REFERENCE SOURCE NOT FOUND.: MINIMUM OFF-STREET PARKING SPACES REQUIRED**

USE CLASS	USE CATEGORY	PRINCIPAL USE TYPE	REQUIRED NUMBER OF OFF-STREET PARKING SPACES [1]
		<a href="#">Single-family detached dwelling that is 4,000 heated square feet or more [3]</a>	<a href="#">4 per dwelling</a>

**NOTES:**

[1] "Square feet" refers to the gross floor area of a building and also includes any outdoor use areas.

[2] Home occupation uses shall provide off-street parking spaces in accordance with Section 18.4.8.D.7, Home Occupation. Home day care accessory uses shall provide off-street parking spaces in accordance with Section 18.4.8.D.6, Home Day Care.

[3] "Heated square feet" refers to the total square footage of heated or air-conditioned living space.

It should be noted that these larger homes with 4 required off-street parking spaces will not be required to follow parking lot standards, because the driveways can be used to meet that requirement. For many of these larger homes, this requirement will be easily met with the driveway as off-street parking spaces.

This chart shows the number of spaces that were required and how many would be required with the proposed amendment.

Parcel Address	Primary Contractor	Permit Date	Heated Square Feet	Spaces Required	Spaces Proposed
611 Ocean Ridge Dr	Eddie Cameron Construction, Inc.	1/19/2018	5,694	2	4
2009 E Ft Macon Rd	F & R Construction	11/8/2017	4,064	2	4
1006 Ocean Ridge Dr	Danny Varner Building, Inc.	5/17/2017	3,569	2	3
217 Moonlight Dr	Brimco Builders	6/23/2017	3,504	2	3
153 Pond Dr	Simmons Contracting Inc	4/5/2018	3,052	2	3
301 Cooper Ave Ext	Mark Hannula Construction	12/8/2017	3,006	2	3
1000 Ocean Ridge Dr	Southern Distinction	9/1/2017	3,000	2	3
318 Davis Blvd	Brian Daniel Construction, Inc.	4/27/2018	2,928	2	2
127 Sound Dr	Brimco Builders	6/19/2018	2,918	2	2
305 Forest Knoll Dr	Jason Arthur Construction	5/18/2018	2,896	2	2
114 Dogwood Street	Brimco Builders	2/1/2018	2,720	2	2
310 Glenn St	Eddie Cameron Construction, Inc.	5/31/2018	2,658	2	2
202 Smith St	Brimco Builders	8/2/2018	2,461	2	2
209 Pond Dr	Brimco Builders	10/17/2017	2,280	2	2
110 Pond Dr	Brimco Builders	4/13/2017	2,179	2	2
115 Sound Dr	Fowler General Contracting, Inc.	2/9/2018	2,158	2	2
205 Moonlight Dr	Murdoch and Associates	4/6/2017	1,803	2	2
110 Dogwood St	Brimco Builders	5/8/2018	1,790	2	2
		Average:	2,927		
		Median:	2,907		