

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF  
DUCK, NORTH CAROLINA, TO ALLOW RESIDENTIAL DUPLEXES AS A  
PERMITTED USE IN C-1 ZONING DISTRICTS**

**Ordinance 22-05**

**WHEREAS**, the Duck Town Council and Planning Board have found that the use proposed as Residential Duplexes are compatible with other uses in the C-1 Neighborhood Commercial Conventional District and would not have negative impacts on surrounding businesses or properties; and

**WHEREAS**, the Duck Town Council and Planning Board have found that permitting the proposed residential duplex uses is a consistent adjustment to reflect market changes, allowing for the highest and best use for commercially zoned property to include residential aspects; and

**WHEREAS**, the Duck Town Council and Planning Board have found that these standards are consistent with the recommendations of the Town’s adopted Comprehensive & Land Use Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Duck Town Council of the Town of Duck, North Carolina, that the Zoning Ordinance (Chapter 156) shall be amended as follows:

**PART I.** Add the following definitions in alphabetical order to Section 156.002:

**DUPLEX.** Any dwelling place designed for, or occupied by, two families.

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Add further clarification to the Intent of Subsection 156.033(A) adding subsection 156.033(A)(1) and 156.033(A)(2) with added subsection (A)(2) to include:

(2) The maximum density shall not exceed four residential dwelling units per acre.

Add Duplexes as a permitted use as Subsection 156.033(B)(14) to read as follows:

*(14) Duplexes subject to the dimensional requirements of the R-2 zoning district for residential uses.*

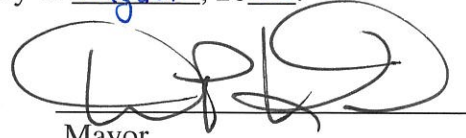
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Add Duplexes as a permitted use “P” in the C-1 zoning district column under the RESIDENTIAL: Household Living category in the Permitted and Prohibited Use Table in Section 156.040.


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**PART II.** This ordinance shall be effective upon its adoption.

Adopted and made effective on this the 3rd day of August, 2022.

  
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Mayor

Attest:

  
\_\_\_\_\_  
Town Clerk



Date adopted: August 3, 2022

Motion to adopt by: Mayor Pro Tempore Monica Thibodeau

Vote: 5 AYES 0 NAYS