



### Description of Land Classifications

**Conservation Areas**

The purpose of the Conservation class is to provide for the long-term management and protection of significant, limited, or irreplaceable areas. Proper management is needed to conserve the natural, cultural, recreational, scenic or biologically productive values of these areas. Infrastructure and services, public or private, should not be provided in these areas as a catalyst that could stimulate development. Much of the land included in the Conservation classification is environmentally sensitive and therefore already protected through existing, federal, state, and local regulations. However, for areas within the classification that would be considered developable, uses such as agriculture, agriculture related services, and extremely low density residential development (1 unit per 3 acres or less) would be permitted. With the exception of agricultural related uses, nonresidential uses should not be encouraged. It is anticipated that any uses within the Conservation area would be served by individual on-site water and wastewater.

**Rural Areas (Areas Preferred for Open Space and Agricultural Preservation)**

The Rural class is intended to provide for agriculture, forestry, and other allied uses traditionally associated with a rural area. Interior land areas including a significant amount of prime farmland, away from the ocean and sound, and not assigned to the Conservation Class, have been designated Rural. Preferred uses include very low-density dispersed development associated directly with farm uses. Residential dwellings associated with farm activity typically employ on-site water supply (e.g. individual wells) and waste disposal (i.e. septic systems). Areas meeting the intent of this classification are appropriate for or presently used for agriculture, forestry, and other similar uses. Agri-tourism related uses should also be considered appropriate.

Population densities are generally very low and development density is anticipated at no more than 1 unit per 3 acres. In addition, any development in the Rural Areas would be served by individual on-site water and septic.

**Limited Service Areas (Areas Preferred for Low Density Development)**

The purpose of the Limited Services Area class is to provide for primarily residential development at low densities. Despite the overall low density of these areas, efforts should be made to encourage clusters of residential uses to preserve open space and to provide for a sense of a "community". Base development density should be 1 unit per acre but could be increased to 1.5 units per acre through overlay zoning depending upon whether service facilities are in place or planned and the potential impact on the surrounding community. In the same instances where slightly higher density is considered appropriate a moderate mix of housing types such as semi-detached would also be considered reasonable. With respect to nonresidential uses, it is essential that the existing community character be preserved. In general, neighborhood commercial uses are more appropriate than large scale commercial complexes. However, business designed to serve the tourist industry such as small gift shops or agri-tourism related uses should not be prohibited provided the character and intensity of the use is in keeping with the character of the surrounding area. Very limited municipal-type services, such as fire protection, emergency services, and community water, may be available. Centralized sewage collection and treatment systems whether public or community may be appropriate for these areas.

**Full Service Areas (Areas Preferred for Community Centers)**

Areas designated as Full Service are those parts of the county where a broad range of infrastructure and service investments have been provided or will be made available by the public and/or private sectors. Infrastructure investments may include, for example, community level or centralized water, parks, schools, fire and rescue facilities. Central wastewater treatment and disposal whether public or community is considered reasonable in the Full Service Areas. With respect to residential development, base development density is contemplated to be 2 units per acre but could be increased to 3-4 units per acre through overlay zoning depending upon services available and the potential impact on the surrounding area. A greater diversity in housing types (i.e. semi-detached, attached, multi-family) would be considered appropriate in the Full Service areas. With respect to nonresidential uses, it is essential that the existing community character be preserved. Nonresidential uses may include clusters of businesses serving the immediate area and, where appropriate, a more extensive market territory.

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## Map 11.1 Future Land Use Plan Map



### Currituck County, North Carolina

Adopted by the Board of Commissioners November 20, 2006; Amended August 2008 and August 2009.

- Waterline (Incomplete Data)
- Major Street
- Proposed Transportation Feature
- Ferry Route
- Fire/EMS Station
- School
- Area Served by Ocean Sands Water and Sewer District
- 14 Digit Hydrologic Units (Watersheds)

