

CONDITIONAL DISTRICTS

C-GB Conditional General Business

C-HI Conditional Heavy Industrial

C-SFM Conditional Single Family Residential - Mainland

C-MXR Conditional Mixed Residential

OVERLAY DISTRICTS

AO Airport Overlay

PUD Planned Unit Development Overlay

C-PUD Conditional Planned Unit Development Overlay

RET Planned Adult Retirement Overlay

BASE ZONING DISTRICTS

Residential Districts

SFM Single-Family Residential Mainland

The SFM district is established to accommodate low density residential neighborhoods and supporting uses on mainland Currituck County outside of Full Service areas. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity, interrupt scenic vistas from the Currituck Highway, or place undue stress on the county's educational infrastructure. A variety of residential use types are allowed in the district, including single-family detached homes, manufactured homes on their own lots, detached accessory dwelling units, as well as duplexes (with a use permit). The district accommodates agriculture, equestrian uses, minor utilities, as well as various neighborhood-supporting institutional uses such as parks, open space, religious institutions, schools, and similar uses. This district also includes the conservation subdivision option with the ability to accommodate up to two units per acre in Full Service areas designated on the future land use map of the Land Use Plan. Major utilities require approval of a use permit, while commercial, office, and industrial uses are prohibited.

SFO Single-Family Residential Outer Banks

The SFO district is established to accommodate low- to medium-density residential neighborhoods and supporting uses on the portion of the outer banks accessed by a state-maintained improved roadway (Highway 12). The district is intended to accommodate residential and supporting uses in a manner that preserves sensitive natural resources, protects wildlife habitat, reduces traffic congestion, and seeks to minimize damage from flooding and catastrophic weather events. A variety of residential use types are allowed in the district, including single-family detached homes and detached accessory dwelling units (with a use permit). The district also accommodates minor utilities, as well as various neighborhood-supporting institutional uses such as parks, open space, shoreline access, religious institutions, and schools. All development in the district is subject to stormwater management, dune and maritime forest protection, and special exterior lighting limitations. Major utilities and marinas require approval of a use permit, while commercial, office, and industrial uses are prohibited.

SFR Single-Family Residential Outer Banks Remote

The SFR district is established to accommodate very low density residential development on the portion of the outer banks not accessible by a state-maintained improved roadway. The district is intended to accommodate limited amounts of development in a manner that preserves sensitive natural resources, protects wildlife habitat, recognizes the inherent limitations on development due to the lack of infrastructure, and seeks to minimize damage from flooding and catastrophic weather events. The district accommodates single-family detached homes on lots planned prior to April 2, 1989, even in cases where the lot does not meet the minimum lot area requirement for the district. All development in the district is subject to stormwater management, dune and maritime forest protection, and special exterior lighting limitations. Public safety and utility uses are allowed, while commercial, office, and industrial uses are prohibited.

SFI Single-Family Residential Isolated

The SFI district is established to accommodate low density residential neighborhoods and supporting uses in remote portions of Currituck County that are not directly accessible from roadways on the mainland, such as Knotts Island or Gibbs Woods. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity or wildlife habitat. Residential uses allowed in the district include single-family detached homes and manufactured homes on individual lots. Subdivisions approved after January 1, 2013 shall maintain a minimum lot size of at least three acres per lot. The district accommodates agriculture, equestrian uses, minor utilities, as well as various neighborhood-supporting institutional uses such as parks, open space, religious institutions, and schools. Major utilities require approval of a use permit, while commercial, office, and industrial uses, as well as conservation subdivisions, are prohibited.

MXR Mixed Residential

The MXR district is established to accommodate a wide variety of residential use types of moderate densities as well as very low intensity neighborhood-serving commercial, personal service, and institutional uses outside of community and village centers on the mainland and the outer banks. The district is intended to provide moderate-cost housing options for county residents within well-designed neighborhoods and developments that incorporate open space resources and may also include limited nonresidential uses proximate to housing. The district accommodates all forms of residential development, including detached dwellings, apartments, townhouses, manufactured homes on individual lots (only on the mainland), accessory dwelling units, and live/work developments. The district also accommodates offices, neighborhood oriented personal service uses, and retail uses (subject to maximum tenant size limits). In addition, the district allows neighborhood-supporting institutional uses like parks, marinas, religious institutions, schools, recreational facilities, and utilities. Development in the MXR district is subject to various design standards, including community compatibility standards applied to multi-family and nonresidential uses proposed adjacent to existing single-family dwellings.

Planned Development Districts

PD-R Planned Development - Residential

The PD-R district is established and intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another on mainland Currituck County, while at the same time providing an efficient use of open space. Limited, small-scale commercial uses may be allowed in the PD-R district, primarily to serve the needs of residents in the development.

PD-M Planned Development - Mixed

The PD-M District is established and intended to encourage the development of a mix of employment generating uses (office, research, light industrial, and limited commercial), and may allow low-to-medium density residential uses at appropriate locations on the Currituck County mainland in a planned and aesthetically pleasing way. This is done by allowing design flexibility as well as a mix of uses.

PD-O Planned Development - Outer Banks

The PD-O District is established and intended to provide landowner/developers with a flexible framework within which to develop a compact, mixed-use, pedestrian-oriented neighborhood development as an alternative to conventional residential development served primarily by vehicles. The PD-O district option is available for use within the portion of the outer banks served by a state-maintained highway. The district is intended to promote and maintain a beach village atmosphere that is primarily residential in character but that contains centralized nonresidential development that allows residents to meet some of their employment, shopping, and recreation needs without use of an automobile. New development shall maintain a small-scale, low-rise character with diverse housing types organized around common open space, natural resources, and facilities providing for alternative forms of transportation.

Business and Mixed-Use Districts

GB General Business

The GB district is established to accommodate a wide variety of residential and nonresidential uses on lots bounding major roadways outside of community and village center areas. The district is intended to accommodate small to medium-sized commercial, office, personal service, and institutional uses that provide goods and services to county residents and visitors in ways that protect the county's scenic corridors as well as maintain the traffic carrying capacity of major roadways. The district also accommodates low density single-family detached dwellings, accessory dwelling units, and manufactured homes on individual lots (on the mainland). New commercial development is subject to commercial design standards to ensure development quality and consistency with surrounding development patterns. New commercial development of 5,000 square feet or more proposed on lots located outside of areas designated as Full Service areas in the Land Use Plan is required to obtain use permit approval. New development on lots along major arterials (like Currituck Highway) outside designated Full Service areas are subject to increased minimum front setbacks and increased landscaping requirements to help protect the scenic character of these areas. New industrial, multi-family, and institutional residential uses are prohibited in the GB district.

LB Limited Business

The LB district is established to accommodate various residential and nonresidential uses on lots bounding major roadways outside of community and village center areas. The district is intended to accommodate low intensity commercial, office, personal service, and institutional uses that provide goods and services to county residents and visitors in ways that protect the county's scenic corridors as well as maintain the traffic carrying capacity of major roadways. The district also accommodates low density single-family detached dwellings, accessory dwelling units, and manufactured homes on individual lots (on the mainland only). New commercial development is subject to commercial design standards to ensure development quality and consistency with surrounding development patterns. New commercial development of 5,000 square feet or more proposed on lots located outside of areas designated as Full Service areas in the Land Use Plan is required to obtain use permit approval. New development on lots along major arterials (like Highway 12) outside designated Full Service areas are subject to increased minimum front setbacks and increased landscaping requirements to help protect the scenic character of these areas. New industrial, multi-family, and institutional residential uses are prohibited in the LB district.

CC Community Center

The CC district framework is established to accommodate higher-density, mixed-use, compact, pedestrian-oriented development at key locations along the Currituck Highway in accordance with the policies and recommendations of area plans adopted by the Board of Commissioners. The district includes general development standards applied to all development within the CC district. In addition, each CC district shall include individual CC sub-districts with additional district-specific standards established in accordance with this section. The CC district encourages compact activity centers that include residential and nonresidential development in close proximity to one another as a means of promoting pedestrian-scale development and walkability. The district also provides additional incentives for use of sustainable development practices.

VC Village Center

The VC district framework is established to accommodate higher-density, mixed-use, compact, pedestrian oriented development at key locations on the outer banks in accordance with the policies and recommendations of area plans adopted by the Board of Commissioners. The district includes general development standards applied to all development within the VC district. In addition, each VC district shall include individual VC sub-districts with additional district-specific standards established in accordance with this section. The VC district encourages compact activity centers that include residential and nonresidential development in close proximity to one another as a means of limiting the creation of strip development and associated automobile traffic. The district also provides additional incentives for use of sustainable development practices.

LI Light Industrial

The LI district is established to accommodate low intensity light manufacturing and industrial uses engaged in assembly, fabrication, processing, distribution, storage, and research and development activities within portions of the county removed from residential and environmentally sensitive areas. The district is intended for small-scale development that has a minimum of exterior vehicular movements, limited outdoor storage of raw materials, minimal visual impacts on adjacent residential lands, and avoidance of excessive noise, odor, glare, dust, or vibration impacts on off-site areas. In addition to light industrial uses, the district allows supporting office, commercial, and warehouse uses. Residential uses are not permitted in the district, but some institutional and commercial uses are permitted, provided they will not negatively impact the range of allowed uses in the district. Development in the district is subject to development standards that seek to minimize nuisances and address the visual quality of development, as seen from adjacent residential development and public streets.

HI Heavy Industrial

The HI district is established to accommodate intense or heavy manufacturing and industrial uses engaged in assembly, fabrication, processing, distribution, storage, and research and development activities within portions of the county removed from residential and environmentally sensitive areas. The district is intended for large-scale development that has a minimum of exterior vehicular movements, limited outdoor storage of raw materials, products, stockpiling of wastes, and the potential for noise, odor, glare, dust, vibration, or negative visual impacts on adjacent uses. In addition to industrial uses, the district allows supporting office and warehousing functions. Residential uses are not permitted in the district, but some institutional, commercial, and office uses are permitted, provided they will not negatively impact the range of allowed uses in the district. Development in the district is subject to development standards that seek to minimize nuisances and address the visual quality of development, as seen from adjacent residential development and public streets.

Special Districts

RC Resource Conservation

The RC district is established to preserve and protect identifiable natural resources and areas of environmental concern on public or semi-public lands from incompatible development. The district is intended to protect swamps, wetlands, and riparian corridors from erosion and sedimentation; retain natural heritage areas and protect their environmentally sensitive character; preserve and protect habitats for species of concern; preserve and protect sand dunes, maritime forest, and near-shore underwater habitat from intrusion by development; protect archeological resources from disturbance; and preserve and maintain the aesthetic qualities and appearance of the county. The district allows low-impact recreational facilities (trails, boardwalks, docks, boat launches), accessways, utilities, erosion control features, and public parks. The district does not permit residential or commercial development, marinas, or on-site wastewater treatment.

AG Agriculture

The AG district is established to accommodate agriculture and agriculturally-related uses (including residential development) at very low densities in rural portions of the county. The district is intended to preserve and protect active agricultural uses, farmlands, and other open lands for current or future agricultural use. The district accommodates small-scale residential uses and allows farmers to capture a portion of the land's development potential through special provisions for conservation subdivisions that allow a portion of a tract or site to be developed with single-family homes while the balance of the site is left as open lands available for continued agricultural use. The district accommodates a wide range of agricultural and agriculturally-related uses like "agri-business", "agritourism", and "agritainment", but prohibits uses that are not directly related to or that do not provide direct support for agricultural activities.



CURRITUCK COUNTY OFFICIAL ZONING MAP

Effective Date: January 1, 2013
Updated: February 11, 2022

This map is a representation of the digitized Official Zoning data layer as referenced in Section 1.7.1 of the Currituck County Unified Development Ordinance (UDO) and is valid as of the date printed on the map. This map is for illustrative purposes only.

For information about site specific Zoning please contact the Currituck County Planning and Community Development Department at (252) 232-3055 or write to:

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