

MEMORANDUM

TO: COASTAL RESOURCES COMMISSION

FROM: RALPH CANTRAL

SUBJECT: AVERAGE UNIT SIZE FOR FOUR UNIT STRUCTURES

DATE: JULY 19, 1983

Since the last meeting we have discussed with our local permit officers the size of units being built on the coast. The results are as follows:

Carolina Beach

According to Brian Roberts, there are very few structures in the town that range from two to four units. Their experience is mainly with "six-packs" that were originally small (2 BR, 500-600 sq. ft./unit), but more recent ones are built at 800 to 1,000 sq. ft./unit. The town has a maximum lot coverage of 40%, with lot sizes typically 6,250 square feet.

Kill Devil Hills

According to Billy Gray, duplexes in the town run from 900 to 1,000 sq. ft./unit. Their only experience with triplexes and quadruplexes is the new Casa de Sol development, which has four units per building with an average size of 960 sq. ft./unit.

Wrightsville Beach

According to Ron Russo, their duplexes and triplexes range from 1,300 to 1,800 sq. ft./unit; there are no four-unit developments in the town. Duplexes must be built on a minimum lot size of 4,000 sq. ft. (as a non-conforming structure) or 8,000 square feet (conforming).

Emerald Isle

According to Steve Harnell, duplexes in Emerald Isle average 1,000 to 1,100 sq. ft./unit; the town requires duplexes to be at least 750 sq. ft./unit. Anything with more than two units must be built on a lot zoned multi-family; nearly all of what goes up there is larger condos. Several triplexes and quadruplexes were built five to ten years ago; these average from 700 to 800 sq. ft./unit.

Pine Knoll Shores

According to Bill Ballantine, the town has minimum floor area standards for units in multi-family structures; these require efficiencies to be at least 600 square feet and one-bedroom units to be at least 900 square feet, with 200 more square feet required for each additional bedroom in

in the unit. Pine Knoll Shores has some condos with seven units at 2,100 sq. ft./unit, with five units at 1,640 sq. ft./unit, and with two units at 1,955 sq. ft./unit. Some of these are designed so they can be broken down into small units. Duplexes and other multi-family structures are allowed only in areas zoned multi-family.

Recommendation:

It appears that the average unit size at present is approximately 1,000 square feet. As larger structures are prohibited from the present setback area, larger units may become desirable. A reasonable limit must be placed on the total structure size, however, to prevent many of the problems which influenced the creation of a larger setback. Staff recommends that a total structure size limit of 5,000 sq. ft. (4x1250 sq. ft.) be adopted. This size limit should apply to residential and non-residential structures.