

SECTION 22-27.14 - HARBOR ROAD MARINE COMMERCIAL (MC-2)

(c) Special uses: Any use in existence on March 24, 2006 shall be allowed to continue in operation without seeking approval from Dare County, regardless if that use is listed as a permitted use or is listed as a special use in any of the Wanchese zoning districts. Additions or expansion of uses in existence on March 24, 2006 shall be subject to administrative review and approval by the Dare County Planning Department for compliance with the zoning regulations. Construction of additional principal use structures at existing business sites that would require a special use permit if not already established prior to March 24, 2006 shall trigger review and approval under the special use permit process.

The following special uses and no other special uses may be permitted, subject to the requirements of this district and the regulations and requirements imposed by the Board of Commissioners as provided by Article IX of this chapter. Any use not permitted herein shall be deemed prohibited.

- (1)** Boat building facilities if constructed after March 24, 2006. Boat Building facilities shall have a maximum building height limit of 52 feet measured from 8 feet NAVD 1988 provided the following conditions are met (amended 09-03-2024):
 - A. Shall be located on a parcel of land containing not less than 1 acre
 - B. Shall be separated by a minimum distance of 100 feet from a residential structure measured from exterior wall to exterior wall
 - C. No more than one structure on the parcel shall be allowed with a building height exceeding the building height limit of Section 22-27.14 (d)(7)
 - D. Structures exceeding the building height limit of Section 22-27.14 (d)(7) shall be separated by a distance of 300 feet measured from exterior wall to exterior wall.