Chart 1
Distribution of acreages char

	Exisiting Land Use Classifications														
	Single family residential 1601 ac	Multi-family 85 ac	Hotel/Motel/cottage Court 41 ac	Commercial 305 ac	Multiple-Use 26 ac	Government 15 ac	Institutional/Religious 51 ac	Warehouse 3 ac	Park/Open Space public 1052 ac	Recreation-private 340 ac	Cemetery 1 ac	Secondary Improvements 17 ac	Undeveloped 300 ac	Washout 8 ac	Total 3845 ac
Future Land Use															
Single family residential 1835 ac	1601												199		1800
Multi-family 85 ac		85													85
Hotel/Motel/cottage Court 41 ac			41												41
Commercial 405 ac				305									100		405
Multiple-Use 26 ac					26										26
Government 15 ac						15									15
Institutional/Religious 51 ac							51								51
Warehouse 3 ac								3							3
Park/Open Space public 1052 ac									1052						1052
Recreation-private 340 ac										340					340
Cemetery 1 ac											1				1
Secondary Improvements 17 ac												17			17
Undeveloped 1 ac													1		1
Washout 8ac															8
Total 3845 ac	1601	85	41	305	26	15	51	3	1052	340	1	17	300	8	3845

Chart 2
Future Land Use compatibility matrix

Zoning districts		R1	R2	R3	SPD-20	SED-80	SPD-C	CR	C2	C3	C4
	minimum lot size	20,000 sf	20,000 sf	15,000 sf	20,000 sf	80,000 sf		15,000 sf	15,000 sf	25,000 sf	15,000 sf
	Maximum lot coverage	33%	33%	33%	33%	15%	33%	40%	55%	30-45%	40%
	Maximum building height	35'-42'	35'-42'	35'-42'	35'-42'	35'-42'	35'-42'	35'-42'	35'-42'	35'-42'	35'-42'
Land Use desigantions	Density per acrre										
Single Family Residential	2/1	*	*	*	*	*	*	*	*	\	\
Multi-family	2/1	\	*	*	\	>	*	\	*	\	\
Hotel/Motel/ Cottage court	16/1	\	\	\	\	\	*	*	*	*	*
Commercial	3/1	\	\	\	\	\	*	*	*	*	*
Multiple-Use	3/1	\	\	*	\	\	\	*	*	*	*
Government	3/1	\	\	\	\	\	*	*	*	*	*
Institutional/ religious	1/1	\	\	*	\	\	*	*	*	*	*
Warehouse	3/1	\	\	\	\	\	\	\	\	*	\
Park/Open space -Public	0	*	*	*	*	*	*	*	*	*	*
Park/Open space -Private	0	*	*	*	*	*	*	*	*	*	*
Cemetery	0	\	\	\	\	>	\	\	*	*	\
secondary improvements	0	\	\	\	\	\	>	*	*	*	*
Undeveloped	0	\	\	\	\	\	\	\	\	\	\
Washout	0	\	\	\	\	\	\	\	\	\	\
* generally consistent											
> conditionally consistent											
X inconsistent											
\ not applicable											

As evidenced by the table above, the Future Land Use Plan Map and the existing Zoning District regualtions are farily compatible.

Chart 3

Future Land Use polices and zoning district compatibility matrix

Zoning districts	R1	R2	R3	SPD-20	SED-80	SPD-C	CR	C2	C3	C4
The Town will consider amendments to the subdivision ordinance requiring the installation of sidewalks and/or multi use paths in areas identified in the “Nags Head Pedestrian Transportation System Plan”.	*	*	*	*	*	*	*	*	*	
The Town will consider applying rules and regulations in the commercial districts for the preservation of dunes, topography, and vegetation.	*	*	*	*	*	*	*	*	*	*
The Town will not permit or allow the land based commercial rental of personal watercraft for use in the Atlantic Ocean.	\	\	\	\	\	\	*	*	*	*
The Town will develop an incentive program designed to help ensure that replacement housing will be in keeping with the "Nags Head image" or venacular. The Twon will continue to enforce and amend, as needed, Section 48-370 of the zoning ordinance.	*	*	*	*	*	*	*	*	*	*
The Town’s current development requirements allow for hotels and motels to be built on the oceanfront. The Town shall not approve any amendment which would allow for a greater density of units, greater height of buildings or allowing these structures in oceanfront districts where they are not allowed now. (R-1, R-2 and SPD-C).	*	*	*	*	*	*	*	*	*	*
The Town will resist the withdrawal of existing unimproved streets unless it can be shown that such a withdrawal is in the public good.	*	*	*	*	*	*	*	*	*	*
The Town shall consider impervious surface limits, vegetate riparian buffers, natural areas and natural buffers in the event that non-point sources of pollution are discovered.	*	*	*	*	*	*	*	*	*	*
* generally consistent										
> conditionally consistent										
X inconsistent										
\ not applicable										

As evidenced by the table above, the Future Land Use polcies and the existing Zoning District regualtions are fairly compatible.

Chart 4
Management Topics Matrix

Management Topics	Public Access	Land Use Capability	Infrastructure Carrying capacity	Natural Hazards	Water Quality	Local Areas of Concern
	Acquire oceanfront property and open space when the opportunity arises. Apply for grants for ocean and sound access sites. Review and update the Nags Head Pedestrian Transportation System Plan Identify recreational sites where sidewalks would facilitate pedestrian traffic to these recreational facilities and submit funding requests through the budget and CIP process. The wet sand beach and the dry sand beach east of the first line of vegetation represents public land available for public access and the Town will actively oppose any action to restrict public access to and across the ocean beach.	The Town will identify important areas to be acquired as open space and shall request funds for acquisition of these areas through the budget, CIP, and grant process. The Town's current development requirements allow for hotels and motels to be built on the oceanfront. The Town shall not approve any amendment which would allow for a greater density of units, greater height of buildings or allowing these structures in oceanfront districts where they are not allowed now. (R-1, R-2 and SPD-C)	The Town will not amend the zoning ordinance or any development regulation which would result in either increased density (units/acre) or increased intensity of these homes. The Town will consider developing regulations, which addresses multiple curb cuts onto Town streets. The Town will work with NCDOT to request changes to the Plan which reflect the current road and traffic conditions within the Town. The Town will encourage interconnectivity between adjacent commercial sites to avoid traffic on US 158 and NC 12.	The Town may acquire oceanfront property when the opportunity arises. The Town shall actively lobby the State for a state policy and strategy on beach nourishment and beach renourishment. The Town will seek funding from local and regional sources to assist with the local match for local, state and regionally funded beach nourishment projects. The Town will consider amendments to our Flood Ordinance which addresses freeboard and other flood mitigative measures recognized by FEMA and the CRS program to reduce flood losses.	The Town shall review the adequacy and amend, as needed the 2006 Stormwater Management Plan. The Stormwater Management Plan has been implemented and individual projects will be initiated as funds are available. The town shall apply for grant funds for projects that are designed to improve or prevent further degradation of water quality of our ocean and sound system. The Town will fund or assist in funding a water quality-testing program. The Town will investigate the feasibility of land disposal and storm water retention in lieu of outfalls and may seek funds and grants or lobby NCDOT where the feasibility exists for land application of stormwater.	The town will investigate the feasibility for an architectural incentive program. The Town will consider an incentive program rewarding those developers, which set aside additional open space in perpetuity. The Town will continue to work with residents within the district to establish a historic district. The Town will continue to amend the zoning ordinance by adopting provisions designed to protect the uniqueness of homes on the National Register of Historic Places.
Public Access	beneficial	beneficial	neutral	beneficial	neutral	beneficial
Land Use Capability	beneficial	beneficial	beneficial	beneficial	beneficial	beneficial
Infrastructure Carrying Capacity	neutral	neutral	neutral	neutral	beneficial	neutral
Natural Hazards	neutral	beneficial	beneficial	beneficial	beneficial	beneficial
Water Quality	beneficial	beneficial	neutral	neutral	beneficial	beneficial
Local Areas of Concern	neutral	neutral	beneficial	neutral	neutral	beneficial