

# Cape Fear Station House Lots

These rules apply to any residential lots with “House (H)” designation.

## 1. Overall Size restrictions

**Coverage** - Impervious coverage is designated in the recorded covenants.

Odd lots 4205-4219, 5001-5007, lot 5455 and even lots 4306-4308 and lot 4312 are allowed 3500 sq. ft. **All other** House Lots are allowed 3000 sq. ft.

**Square Footage** - Minimum heated square footage is 1,000. Maximum total heated square footage is 30% of total lot area (up to 3,000 square feet), unless 30% of total lot area is less than 2000 sq. ft. and then the maximum is 2000 sq. ft.

## 2. Main building:

**Uses** - Single family residence only.

**Setback Zones** - Required

**Front setback** - 10 feet minimum and 20 feet maximum.

**Side setback** -5 feet (10 feet at corners)

**Rear setback** - 10 feet off the property line or Alley easement line (whichever is greater).

**Required street frontage** - The building shall extend along a minimum of 40% of the property line frontage or 24 feet minimum.

**Front Porches** -

**Length** -The porches shall extend along a minimum 60% of the required street frontage (24 feet minimum).

**Depth** - Required minimum depth is 8 feet. Bays are permitted to encroach up to 40% of the depth to a maximum of 50% of the overall porch length as measured on the building wall and must be at least 2 feet from the corner of the porch.

**Height** -1 story minimum

**Enclosure** -The required portion of the porch shall remain unheated and cannot be enclosed or screened.

## 3. Sitework

**Fences** - Fences shall be built along the front and side property lines as well at the Alley easement line. Please see the “Fence Section” of this document for specifications.

Once a fence has been built along a side property line, no additional fence may be built between the adjacent properties. It is the responsibility of each property owner to have his/her architect/designer transition any new fence to any existing fences and to adjust to the grade. All fences are reviewed and approved by the ARC.

**Height** – 30 inches minimum, 48 inches maximum.

## 4. Accessory Building/Garage/parking area - Garage/parking area shall extend a maximum of 25 feet off the Alley easement line.

**Accessory buildings** – Guest houses/studios/gazebos etc. may be anywhere within the building area.

# House Lots



**SUMMARY**

Minimum Heated SF:  
1,000 SF

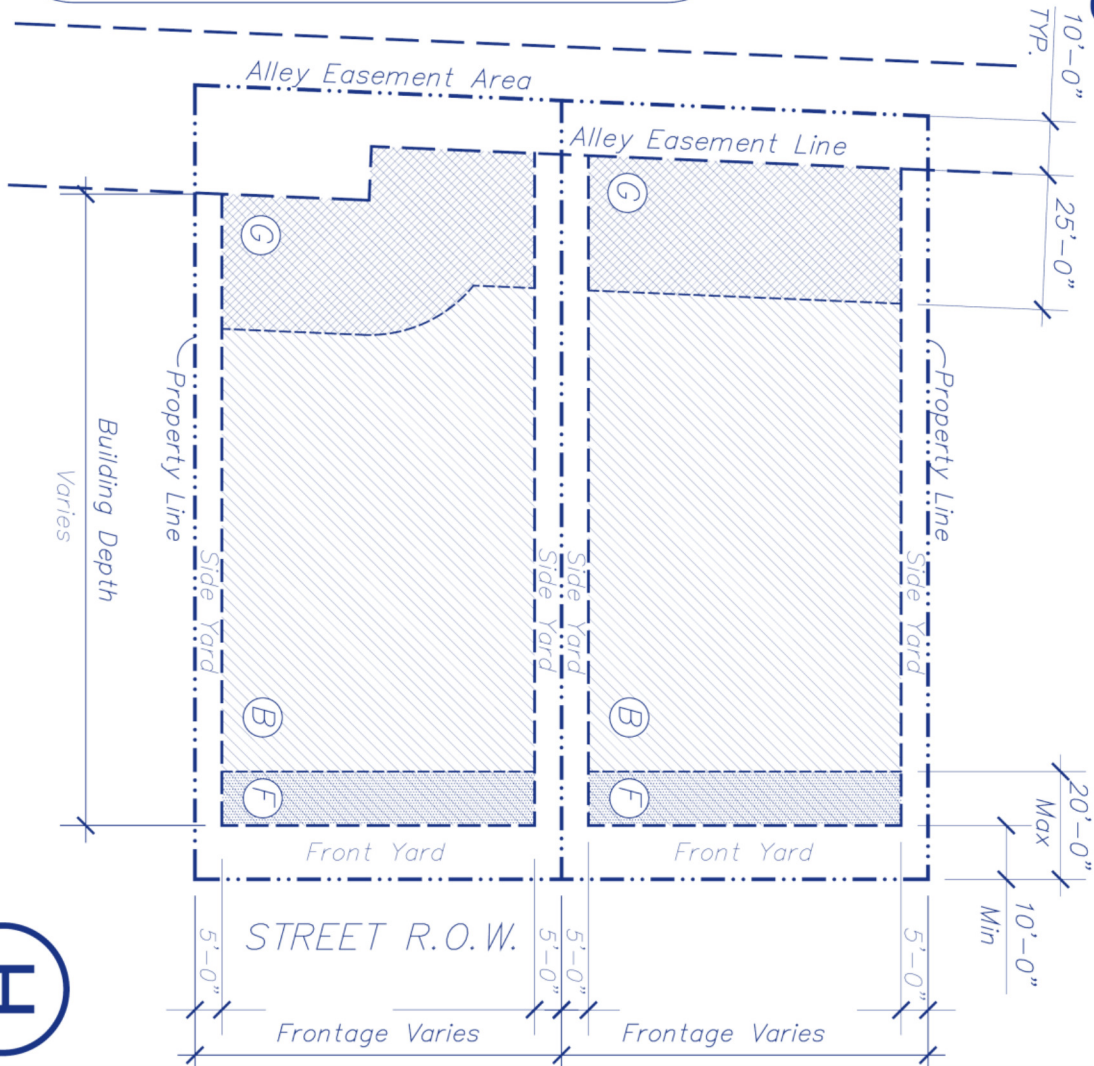
Maximum Heated SF:  
30% of Lot area, 3000 SF Max unless 30% of the total lot area is less than 2,000 SF, then the max is 2,000 SF

Frontage:  
40% of lot frontage or 24' minimum.

Porch:  
60% of the required frontage or 24' min. 1 story.

Lot coverage:  
See Covenants

Fence Line:  
Along Front and Side Property lines & rear and/or side Alley Easement lines.



House	SITEPLAN
	Lot Typologies
	Design Guidelines

July 1, 2017

## CAPE FEAR STATION

BALD HEAD ISLAND, N.C.