

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

- (G) GARAGE/PARKING AREA
- (B) BUILDING AREA
- (F) FRONTAGE AREA

SUMMARY

Minimum Heated SF:
1,000 SF

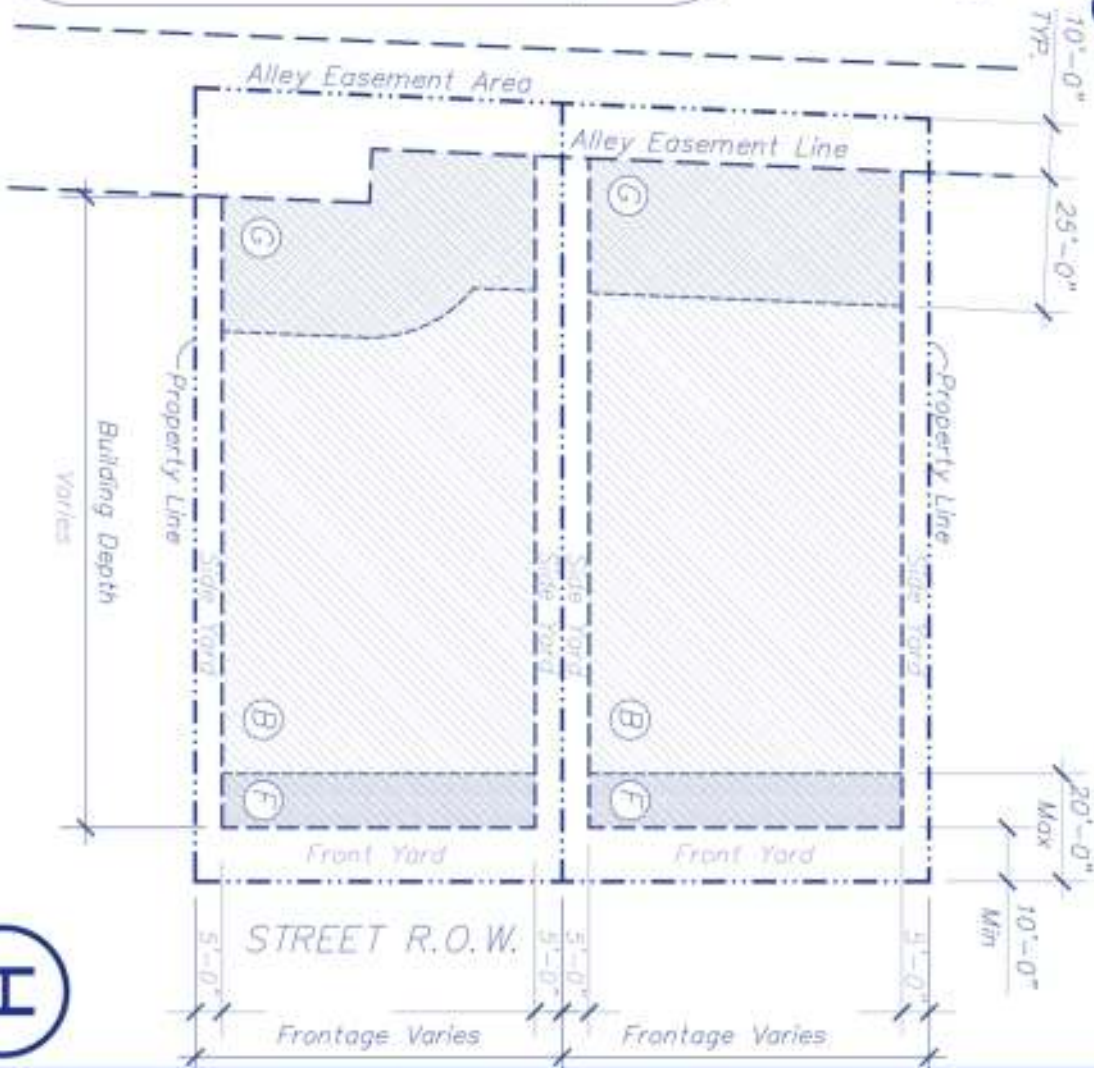
Maximum Heated SF:
30% of Lot area, 3000 SF Max unless 30% of the total lot area is less than 2,000 SF, then the max is 2,000 SF

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.



(H)

House	SITEPLAN
	Lot Typologies
	Design Guidelines

CAPE FEAR STATION
BALD HEAD ISLAND, N.C.