

BHA BOARD PRESENTATION: DESIGN GUIDELINE UPDATES

PURPOSE AND GOALS OF UPDATE

- Clarify intent of 60% Undisturbed Site Area Guideline
- Address Issue of 6 foot buffer between Undisturbed Site Area and new Structures during construction
- Establish Clear guidelines for construction activities within approved Limits of Disturbance
- Clearly state measures for minimum and maximum House sizes
- Reaffirm key development criteria such as Building Coverage, Setbacks, Impervious Coverage and Grading Area.

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REVIEW PROCESS

- Working Session with Architects, Designers and Builders
- Multiple Meetings with BHA Board
- Detailed Review of Current Guideline Language
- Review of ARC Application of Guidelines
- Proposed Guideline Changes to ARC A & B
- Unanimous Approval of Guideline Changes by both ARC A & B

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Requirements for New Construction and Major Renovation Plans: (Page 66 Article 3 and 4)

Current-

- 3 . A minimum of 60% of the lot should remain undisturbed. This percentage minimum is a general rule that may vary in application. The required percentage of undisturbed area may be greater for larger lots (greater than 10,500 sq. ft.) and less for smaller lots typical in Cape Fear Station.

Proposed-

3. A minimum of 60% of the lot should remain undisturbed. This percentage minimum is a general rule that may vary in application. The required percentage of undisturbed area may be greater for larger lots (greater than 10,500 sq. ft.) and less for smaller lots.
4. *Limits of disturbance must be established and delineated on approved site plans. The limits of disturbance shall define the boundary of the area to remain undisturbed. The limits of disturbance shall be established by fencing and appropriate soil erosion control measures prior to any site work.*

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Requirements for New Construction and Major Renovation Plans: (Page 66 Article 11 and 12)

Current-

11. During construction, naturalized areas of the property that are not within the ARC approved building area (denoted by the limits of **construction** fencing) must not be disturbed. Any areas outside the limits of **construction** fencing that are disturbed must be restored to their original natural character.
12. The clearing of understory is **NOT ALLOWED** in setbacks except as permitted in these guidelines within six feet of the structure, or as necessary for an approved site plan or landscape plan. For example, some clearing within a setback may be required for driveway access. All clearing for new construction must be reflected in the ARC approved plan.

Proposed-

12. During construction, naturalized areas of the property that are not within the ARC approved building area (denoted by the limits of *disturbance* fencing) must not be disturbed. Any areas outside the limits of *disturbance* fencing that are disturbed must be restored to their original natural character.
13. The clearing of understory is *not allowed outside the limits of disturbance. A reasonable clearance between the structure and the undisturbed area should be provided as necessary for construction of the structure.* All clearing for new construction must be reflected in the ARC approved plan.

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Size - Requirements: (Page 59 Article 1)

Current-

1. Single family residences shall have a minimum square footage of 1,600 sq. ft., exclusive of accessory buildings, terraces, decks, open porches, roof overhangs and exterior stairs. A maximum of 300 sq. ft. **of the 1,600 sq. ft.** of the floor plan may be screened porch, provided the roof of any such screened porch is an integral part of the roof line of the structure or group of structures. The porches must not appear “tacked on” to the structure of the house. See Cape Fear Station Lot Designations for specific lot requirements.

Proposed-

1. Single family residences shall have a minimum heated area of 1,600 sq. ft. ***and a maximum heated area equal to not greater than 30% of the lot area***, exclusive of ***non-occupied*** accessory buildings, terraces, decks, open porches, roof overhangs and exterior stairs. A maximum of 300 sq. ft. of the floor plan may be screened porch, provided the roof of any such screened porch is an integral part of the roof line of the structure or group of structures. The porches must not appear “tacked on” to the structure of the house. See Cape Fear Station Lot Designations for specific lot requirements.

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Size - Requirements: (Page 60 Articles 4 and 5)

Current-

East End

Single family residences shall have a minimum square footage of 1,600 sq. ft., exclusive of garages, boat sheds, terraces, decks, open porches, roof overhangs and exterior stairs. Of the 1,600 sq. ft., a maximum of 300 sq. ft. of the total footage of the floor plan may be screened porch, provided the roof of such porches are an integral part of the roof line of the structure or group of structures.

In any environment, the building footprint and graded areas shall be limited to a maximum of 25% of the total square footage of the lot. The building footprint is defined as the area under the perimeter of all construction, including decks more than 30" above grade, stairs, garages, etc., but excluding roof overhangs. **East End homes need to be proportionate to their lot size. Total heated square footage shall not exceed 30% of the lot area.** A survey must be obtained to determine the total square footage of a lot.

Proposed-

5. In any environment, the building footprint and graded areas shall be limited to a maximum of 25% of the total square footage of the lot. The building footprint is defined as the area under the perimeter of all construction, including decks more than 30" above grade, stairs, garages, etc., but excluding roof overhangs. A survey must be obtained to determine the total square footage of a lot.