



# Cape Fear Station Appendix

27<sup>th</sup> Edition

***IMPORTANT NOTE: Lot designations contained in this Appendix are derived specifications from secondary covenants for Cape Fear Station. Please review the secondary covenants and any other deed restrictions prior to design.***

August 2022

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# Cape Fear Station Beach Lot

These rules apply to any residential lots with the “Beach (B)” designation.

## 1. Overall Size Restrictions:

**Coverage** - Total impervious coverage is designated in the recorded covenants as 5500 sq. ft.

**Square Footage** - Minimum heated square footage is 2,000. Maximum total heated square footage is 6,000.

## 2. All Building:

**Uses** - Single-family residence is the only permitted use.

**Setbacks** - See attached drawings for general information. See subdivision plat for specific designated setbacks.

**Front setback-** 35 feet minimum –80 feet maximum from front property line. Except for garage and accessory buildings (See Accessory Buildings/Garages section). The front façade must be 40% of lot width.

**Side setback-** 15 feet on South side  
10 feet on the North side

**Rear setback-** 20 feet off the conservation easement line

**1 ½ Story rule** - All homes in front of the shear zone must comply with the 1 ½ story rule.

**Porches** -

**Length-** The porch requirement is for the first story porch on the West, South and East sides. The length of the required porch is a minimum of 50% of the total first floor conditioned wall at the building perimeter. (North side is allowed but not required. North side is in the perimeter calculation but does not count towards the 50% required.)

**Depth-** Required depth is 8 feet minimum. Bays are permitted to encroach up to 40% of the depth to a maximum of 50% of the overall porch length and still qualify toward the required length calculation. Bays must be built at least 24” from corner of structure.

**Height-** 1 story minimum

## 3. Sitework

**Walkways** - Walkways to beach are only permitted at the discretion of the ARC. The intent is to cluster walkways between lots and leave maximum open space between walkways. Walkways are to be placed within 10 feet of the adjoining lot line, paired up in the following manner: 4004 & 4006, 4008 & 4010, 4012 & 4014, 4016 & 4018, 4020 & 4022, 4024 & 4026, 4028 & 4030, 4032 & 4034. Lot 4002 walkway is to be placed within 10 feet of the south lot line.

**Fences** - Fences are required to follow along the front and side property lines up to frontline of the main structure. They will not be permitted in the conservation easement area. Please see the “Fence Section” of this document for additional 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-** 36 inches maximum.

**Trellises** -Trellises are permitted anywhere on the site except conservation easement areas. Heights shall not exceed 10 feet.

**Gazebos** - Gazebos are permitted 10 feet from the front and North side, 15 feet on the South side and 20 feet off the rear. Height from grade to the highest point of structure must not exceed 14 feet.

#### **4. Accessory Buildings/ Garages**

Accessory buildings/garages are allowed to encroach in the 35 feet main building setback on the street side as long as they meet a minimum setback of 10 feet from the street. The accessory building must be between a 10 feet minimum side yard and 40 feet maximum from the North property line. Garages are not allowed under the house. Accessory buildings may include garages, bedrooms, guest cottages, crofters, enclosed storage and workshops; however, the use must be associated with the main structure and may not be leased or rented separately from the main structure. Any accessory building may be attached to the main building by roof, deck or porch but the walls between the main building and the outbuilding may not meet. These walls must be separated by a breezeway or porch at least 8 feet minimum between the West sidewall of main structure and the East sidewall of the accessory building. The North end wall of the connecting porch or deck may be closed with windows, louvers, lattice or screen, but shall not be enclosed or air- conditioned.

**Uses** - all uses must be single-family uses in conjunction with the main structure.

**Setbacks** -

Front setbacks-10 feet

North side setback - 10 feet

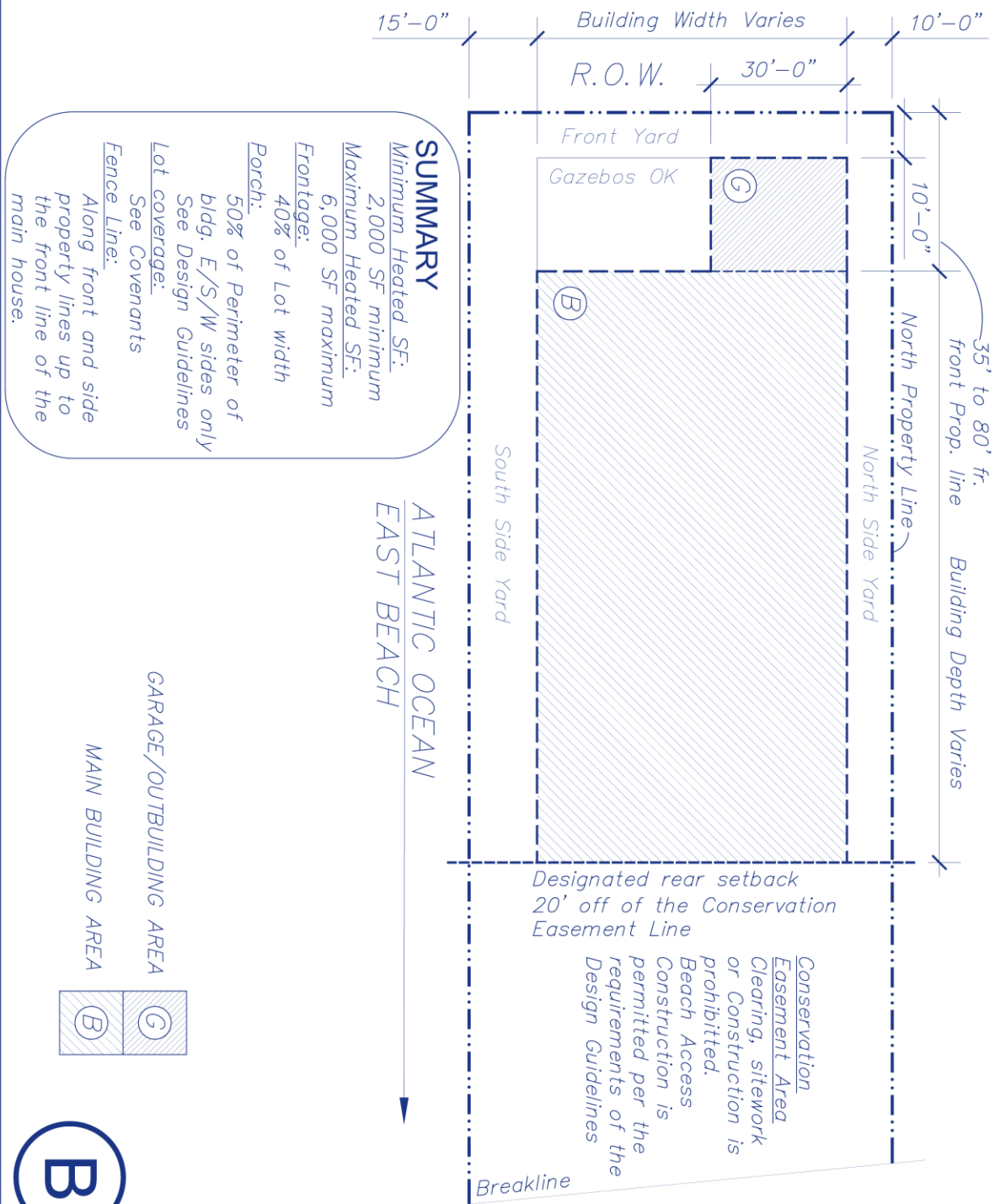
South side setback - 40 feet from North property line

**Height** - Maximum 25 feet

**Porch** - If two story, the second story must have access porch on the South side, 50 % of length of the South wall and a minimum of 4 feet deep.



# Beach Lots



Beach	SITEPLAN	CAPE FEAR STATION
	Lot Typologies	
	Design Guidelines	
BALD HEAD ISLAND, N.C.		

# Cape Fear Station Cottage Lot

These rules apply to any residential lots with “Cottage (C)” designation.

## 1. Overall Size restrictions

**Coverage** - Total impervious coverage is designated in the recorded covenants.

Lot 5701 is allowed 3500 sq. ft. and Lot 5731 is allowed 3000 sq. ft.

All other Cottage Lots are allowed 2500 sq. ft. of impervious coverage.

**Square Footage** - Minimum heated square footage is 700. Maximum total heated square footage is 40% of lot area (up to 2,000 square feet).

## 2. Main building:

**Uses** - Single-family residence is the only permitted use.

**Setbacks** -

**Front setback**- 10 feet

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

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

Houses with Alley easements in the side or rear shall use the easement line as their setback line. If Alley way is to the side, then 10 feet is side yard setback (alley side only) and 5 feet to rear. Garage parking area shall extend a maximum of 25 feet from Alley easement line where available or anywhere on the building area when alley access is not available.

**Porches** - A minimum porch of 100 square feet of one story, visible from the street is required.

## 3. Sitework

**Fences** - Fences shall follow property and easement lines. Please see the “Fence Section” of this document for additional 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 Buildings/ Garages

Parking/garages/crofters are allowed within the designated “Garage” area.

# Cottage Lots



## SUMMARY

Minimum Heated SF:  
700 SF

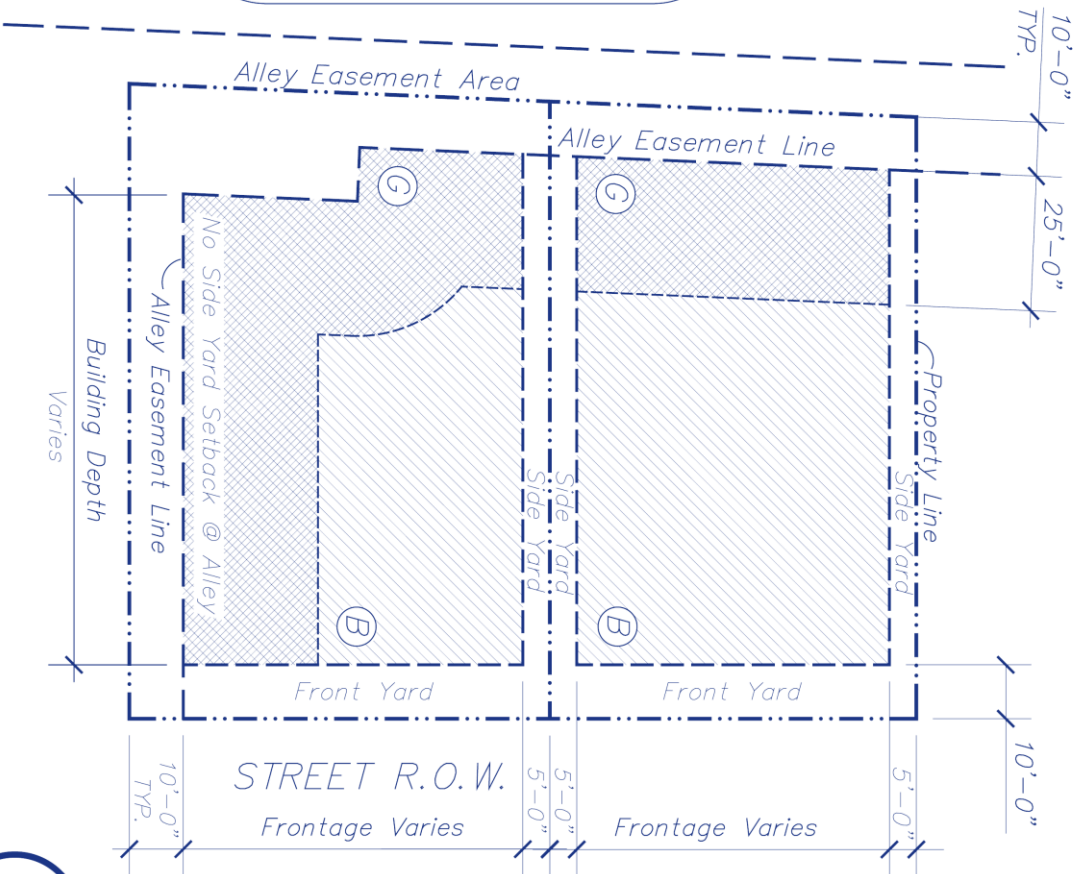
Maximum Heated SF:  
40% of lot,  
2000 SF Maximum

Frontage:  
None required

Porch:  
100 SF minimum.  
Visible from street  
Lot coverage:

See Covenants

Fence Line:  
Along Front and  
Side Property lines &  
Alley Easement line.



SITEPLAN

Lot Typologies

Design Guidelines

Cottage

July 1, 2017

## CAPE FEAR STATION

BALD HEAD ISLAND, N.C.

# Cape Fear Station Creek Lot

These rules apply to any residential lots with the “Creek (CR)” designations.

## 1. Overall Size Restrictions

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

Lot 6000 is allowed 3000 sq. ft

Even lots 6002-6026 are allowed 4000 sq. ft

Even lots 6028-6040 are allowed 4500 sq. ft

Even lots 6042-6044 are allowed 5000 sq. ft

**Square Footage** - Minimum heated square footage is 1,600. Maximum total square footage is 40% of the total lot (up to 3,500 square feet).

## 2. Main building:

**Uses** - Single-family residence only.

**Setback** - Front setback - 10 feet minimum, 40 feet maximum  
Side setback - 5 feet

**Required street frontage** - The building shall extend a minimum of 40% of the property line frontage (24 feet minimum). Frontage shall be perpendicular to side property line.

**Porches** -

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

**Depth**-Required depth is 8 feet minimum. 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 porch shall remain unheated but can be enclosed up to 50% of its total length. Permitted methods of enclosure are a) Insect screening, or b) Wood shutters, louvers or lattice

## 3. Sitework

**Fences** - Shall follow front property line and extend 50 feet on side property line. Additional fencing is allowed but not required. Please see the “Fence Section” of this document for additional 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 Buildings/Garages

Parking/garages, crofters etc. are allowed within the designated setback.

# Creek Lots



**SUMMARY**

Minimum Heated SF:  
1,600 SF

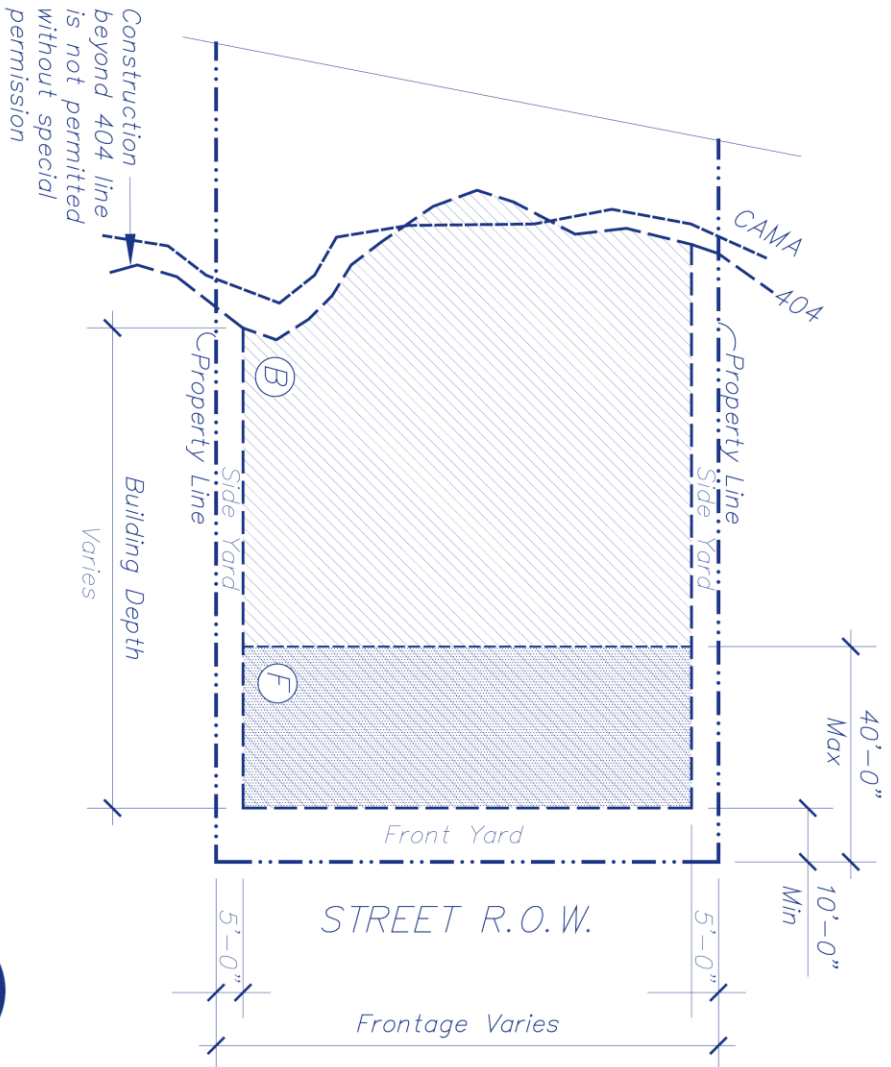
Maximum Heated SF:  
40% of Lot area,  
3,500 SF maximum.

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:  
Front Property line &  
50' on side Property  
line



Creek	SITEPLAN	July 1, 2017	CAPE FEAR STATION
	Lot Typologies		
	Design Guidelines		BALD HEAD ISLAND, N.C.

# Cape Fear Station Creek Manor Lot

These rules apply to any residential lots with the “Creek Manor (CRM)” designation.

## 1. Overall Size Restrictions:

**Coverage** - Total impervious coverage is designated in the recorded covenants.  
All Creek Manor Lots are allowed 5500 sq. ft.

**Square Footage** - Minimum heated square footage is 2,000. Maximum heated square footage is 40% of lot area (up to 6,000 square feet).

## 2. All buildings:

**Uses** - Single-family residence is the only permitted use.

**Setbacks** - See attached drawings for general information. See subdivision plat for specific designated setbacks.

**Front setback**-see plat

**Side setback**-10 feet

## 3. Sitework

**Fences** - Fences shall be permitted at the discretion of the ARC. They will not be allowed to run along the perimeter of the property. The fence shall define and create space rather than define the edge of the property. Fences running along 50% or more of any property line are prohibited. No fences are allowed on front lot line or along the front 20' of side lot lines. Please see the “Fence Section” of this document for additional specifications. All fences are reviewed and approved by the ARC.

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

## 4. Accessory Buildings/Garages

Accessory buildings or garages are allowed anywhere within the designated setbacks.

# Creek Manor Lots



BUILDING AREA

## SUMMARY

Minimum Heated SF:  
2,000 SF

Maximum Heated SF:  
40% of Lot area,

6,000 SF maximum.

Frontage:

None Required

Porch:

None Required

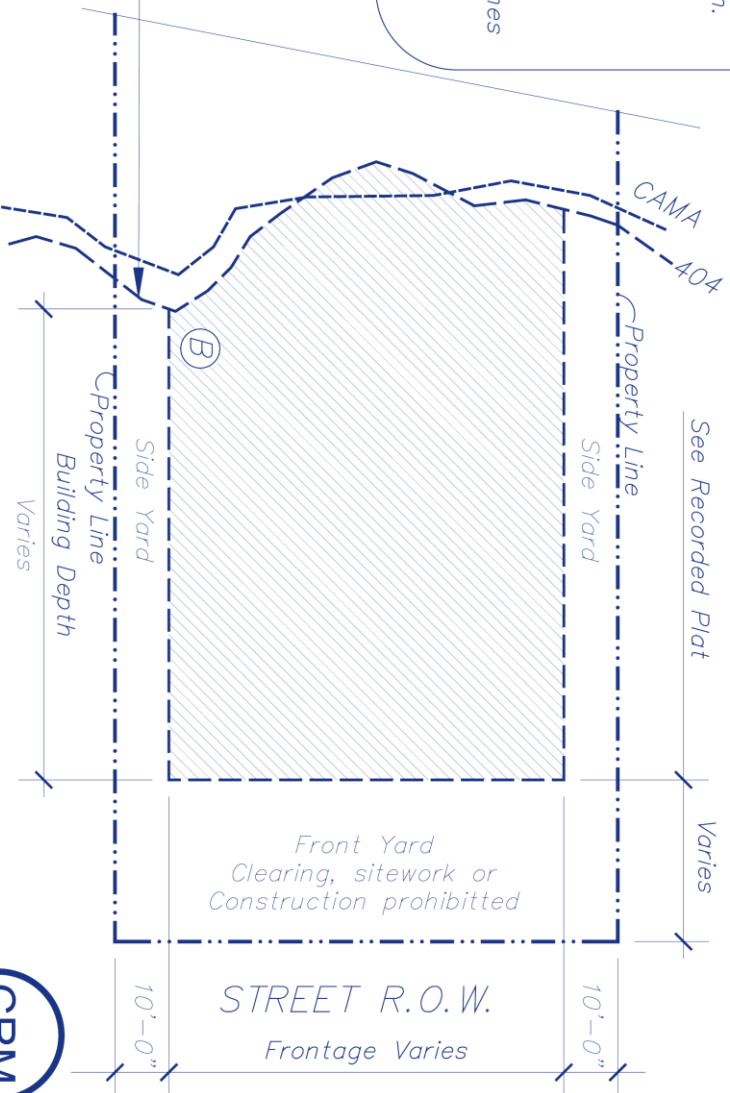
Lot coverage:

See Covenants

Fence Line:

See Design Guidelines

Construction beyond 404 line is not permitted without special permission



SITEPLAN

Lot Typologies

Design Guidelines

Creek Manor

July 1, 2017

## CAPE FEAR STATION

BALD HEAD ISLAND, N.C.

# Cape Fear Station Dune Ridge Lot\*

These rules apply to any residential lots with the “Dune Ridge (DR)” designation.

## 1. Overall Size restrictions

**Coverage** - Total impervious coverage is designated in the recorded covenants.

All Dune Ridge Lots are allowed 5500 sq. ft.

**Square Footage** - Minimum heated square footage is 1,800 sq. ft.

## 2. All buildings

**Uses** - Single-family residence is the only permitted use.

**Setbacks** - See attached drawings for general information. See subdivision plat for specific designated setbacks.

**Front setback**-See Village Zoning Ordinances, Chapter 32, Section 127, Table 1.

**Side setback**- See Village Zoning Ordinances, Chapter 32, Section 127, Table 1.

**Rear setback**- See Village Zoning Ordinances, Chapter 32, Section 127, Table 1.

### **Porches**

**Length**-The porch requirement is for the first story porch on the South and East sides. The length of the required porch is a minimum of 40% of the total first floor conditioned wall at the building perimeter.

**Depth**-Required depth is 8 feet minimum. Bays are permitted to encroach up to 40 % of the depth to a maximum of 50% of the overall porch length and still qualify toward the required length calculation. Bays must be built at least 24” from corner of structure.

**Height**-1 story minimum

**1 ½ Story rule** - All homes in front of the shear zone must comply with the 1 ½ story rule.

## 3. Sitework

**Fences** - Fences shall be permitted at the discretion of the ARC. The fence shall define and create space rather than define the edge of the property. Fences running along 50% or more of property line are prohibited. Please see the “Fence Section” of this document for additional specifications.

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

**Trellises** - Trellises are permitted anywhere on the site. Heights shall not exceed 10 feet.

## 4. Accessory Buildings / Garages

In order to fit structures within the unique topography and vegetation of these lots, auxiliary buildings are encouraged. These buildings may include garages, bedrooms, guest cottages, crofters, enclosed storage, studios and workshops; however, the use must be associated with the main structure and may not be leased or rented separately from the main structure. All structures must comply with the main structure setbacks.

**Uses**-All uses must be single-family uses in conjunction with the main structure.

**Height**- Maximum 25 feet

**\*Lots are irregular in shape. No sample site plan.**



# 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.

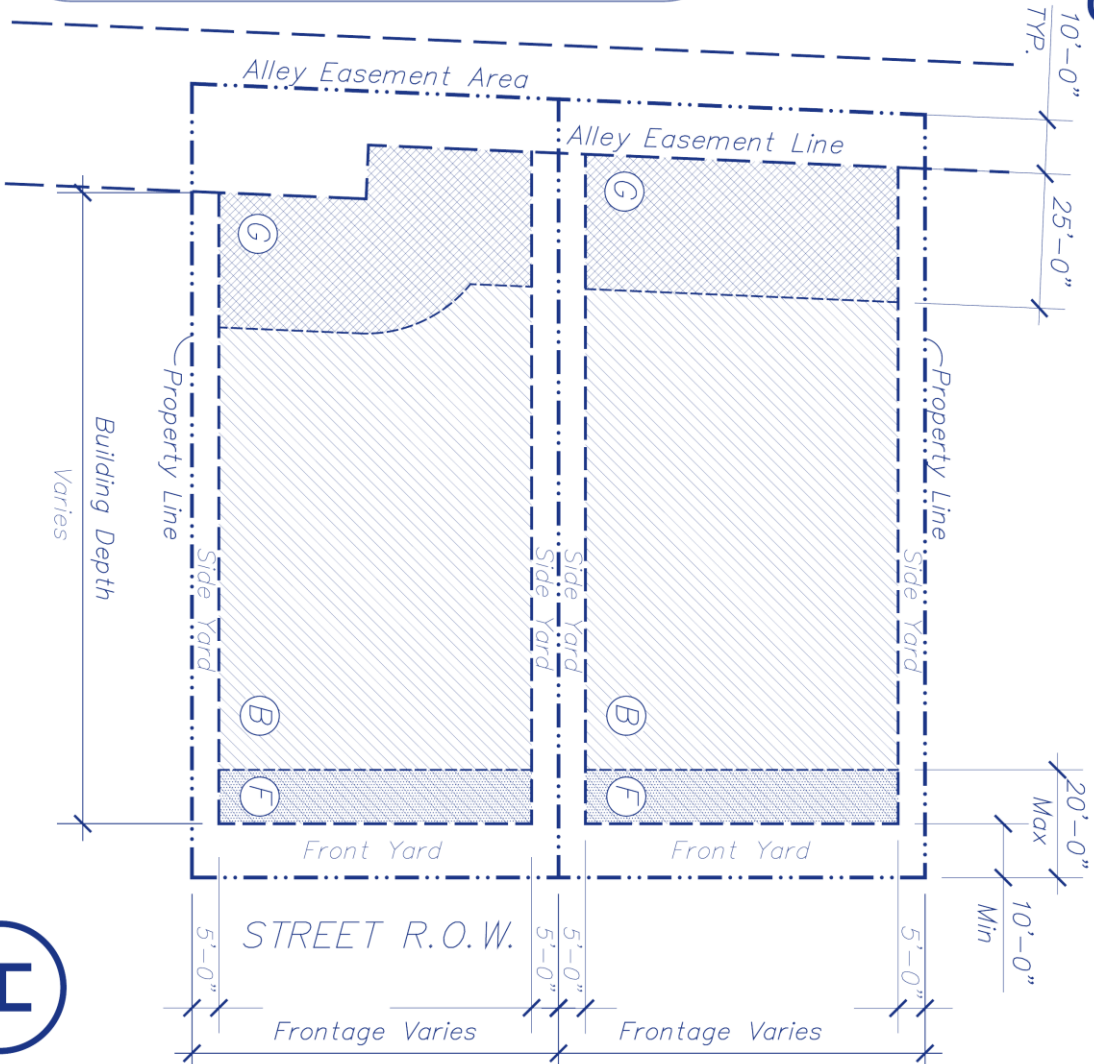
**Accessory buildings** – Guest houses/studios/gazebos etc. may be anywhere within the building area.

# 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.

# Cape Fear Station House Orchard Lots

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

## 1. Overall Size restrictions

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

All House Orchard 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 the total lot area is less than 2,000 sq. ft., then the max is 2,000 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. For lots fronting on Kinnakeet Way, the front fences shall be built a minimum of 0’ - 4’ feet back from the front property line. Please see the “Fence Section” of this document for additional 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.

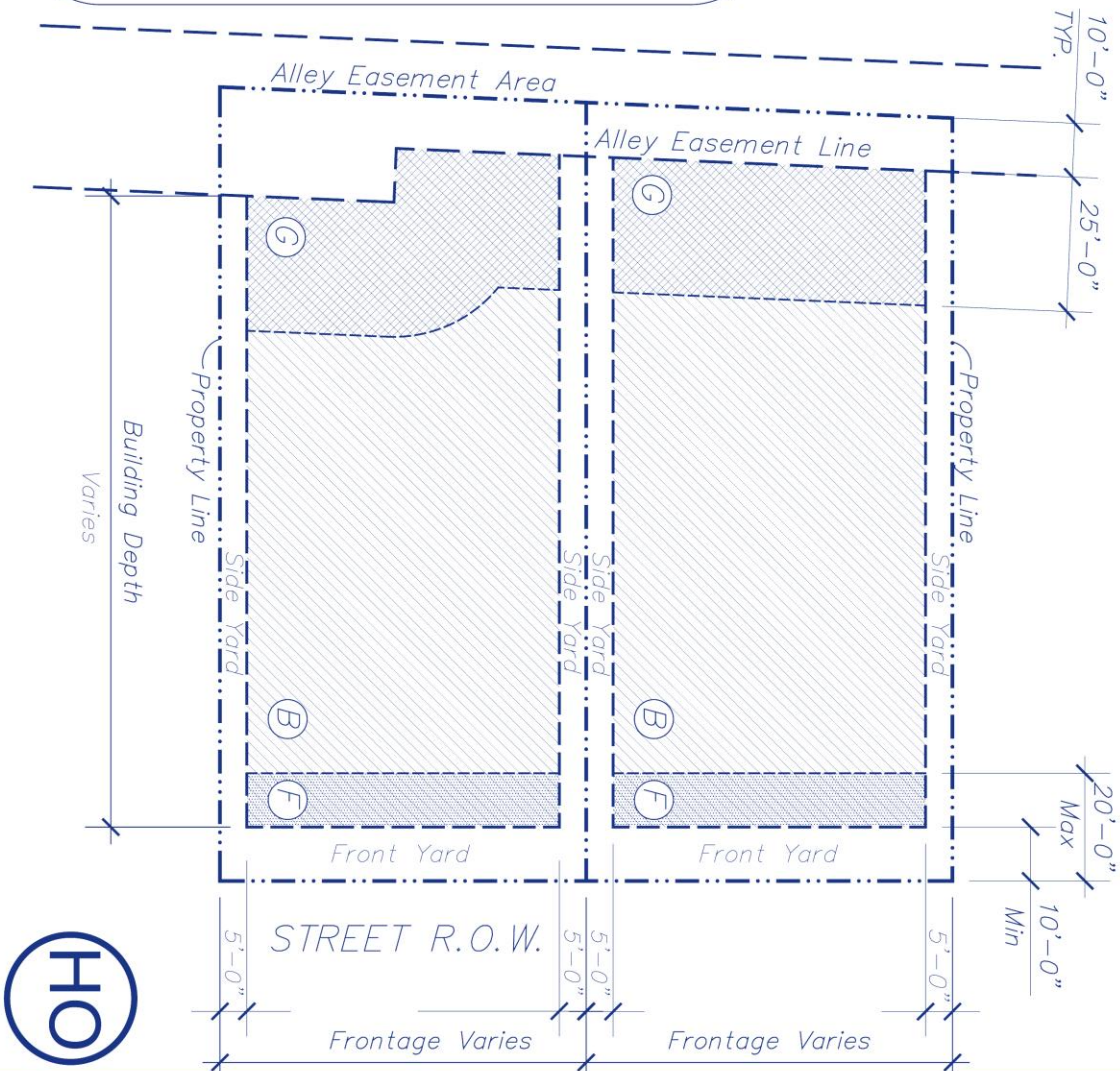
## 4. Accessory Building/Garage/parking area - Garage/parking area shall extend a maximum of 25 feet off the Alley easement line. Accessory buildings – guest houses/studios/gazebos etc. may be anywhere within the building area.

# House Orchard Lots



## SUMMARY

Minimum Heated SF:  
 1,000 SF  
Maximum Heated SF:  
 35% of Lot area, 3000 SF Max unless 35% 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 Orchard	SITEPLAN
	Lot Typologies
	Design Guidelines

July 1, 2017

## CAPE FEAR STATION

BALD HEAD ISLAND, N.C.

# Cape Fear Station Manor Lot

These rules apply to any residential lots with the “Manor (M)” designation.

## 1. Overall Size restrictions

**Coverage** - Total impervious coverage is designated in the recorded covenants.

Lots 5569 and 5571 are allowed 2000 sq. ft.

Lots 5565 and 5567 are allowed 2200 sq. ft.

Lot 5573 is allowed 2400 sq. ft.

Lot 5563 is allowed 2700 sq. ft.

Lots 3601, 5027, 5454, 5470 and 5472 are allowed 3000 sq. ft.

Lots 5446, 5448, 5464, and 5468 are allowed 3800 sq. ft.

Odd Lots 5017-5025 are allowed 3950 sq. ft.

All other Manor Lots are allowed 3500 sq. ft.

**Square Footage** - Minimum heated square footage is 1,600. Maximum heated square footage is 30% of lot area (up to 3,500 square feet).

## 2. All buildings:

**Uses** - Single-family residence is the only permitted use.

**Setbacks** - See attached drawings for general information. See subdivision plat for specific designated setbacks.

**Front setback-** 20 feet. Bays, stoops, overhangs and porches may project up to 10 feet in front of this line.

**Side setback-** 10 feet

**Rear setback-** 10 feet from property line

## 3. Sitework

**Fences** - Fences shall be permitted at the discretion of the ARC. They will not be allowed to run along the perimeter of the property. The fence shall define and create space rather than define the edge of the property. Fences running along 50% or more of property line are prohibited. Please see the “Fence Section” of this document for additional specifications.

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

## 4. Accessory Buildings / Garages

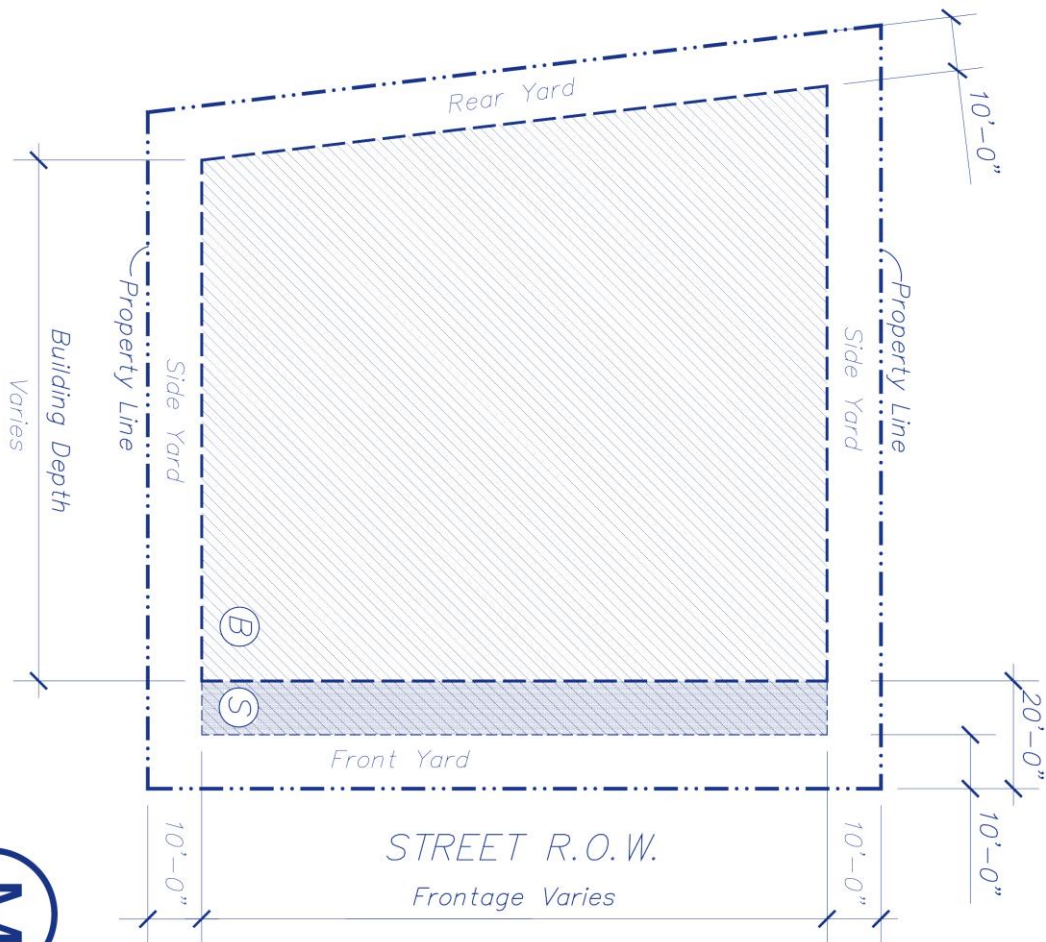
Accessory buildings or garages are allowed anywhere within the designated setbacks.



# Manor Lots



**SUMMARY**  
Minimum Heated SF: 1,600 SF  
Maximum Heated SF: 30% of Lot area, 3,500 SF Max.  
Frontage: None Required  
Porch: None Required  
Lot coverage: See Covenants  
Fence Line: See Guidelines



SITEPLAN

Lot Typologies

Design Guidelines

Manor

July 1, 2017

CAPE FEAR STATION

BALD HEAD ISLAND, N.C.

# Cape Fear Station Maritime View

These rules apply to any residential lots with the “Maritime View (MV)” designations.

## 1. Overall Size Restrictions

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

All Maritime View lots are allowed 3750 sq. ft.

**Square Footage** - Minimum heated square footage is 1,600. Maximum total square footage is 40% of the total lot (up to 3,500 square feet).

## 2. Main building:

**Uses** - Single-family residence only.

**Setback** -

**Front setback**- 10 feet minimum, 30 feet maximum

**Street Side setback**-10 feet minimum, 30 feet maximum

**Side setback**-10 feet

**Rear setback**-10 feet from the property line or the designated shear zone.

**Required street frontage** - The building shall extend a minimum of 40% of the property line frontage (24 feet minimum). Frontage shall be parallel to the street.

**1 ½ Story Rule** - All homes must comply with the 1½ story rule.

**Porches** -

**First Floor Porch Length**- The first-floor porch shall wrap the corner along the South East Beach Drive or Station House Way. See the attached site diagrams for required porch locations and dimensions. No other building can be built in front of this area.

**Depth**- Required depth is 8 feet minimum. 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**- Required first floor.

**Enclosure**-The porch shall remain unheated but can be enclosed up to 50% of its total length. The front door cannot be screened. Permitted methods of enclosure are a) Insect screening or b) Wood shutters, louvers or lattice

## 3. Sitework

**Fences** -Shall follow entire perimeter on South East Beach Dr., Station House Way and between the lots. Fences are not allowed into the shear zone. Please see the “Fence Section” of this document for additional 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.

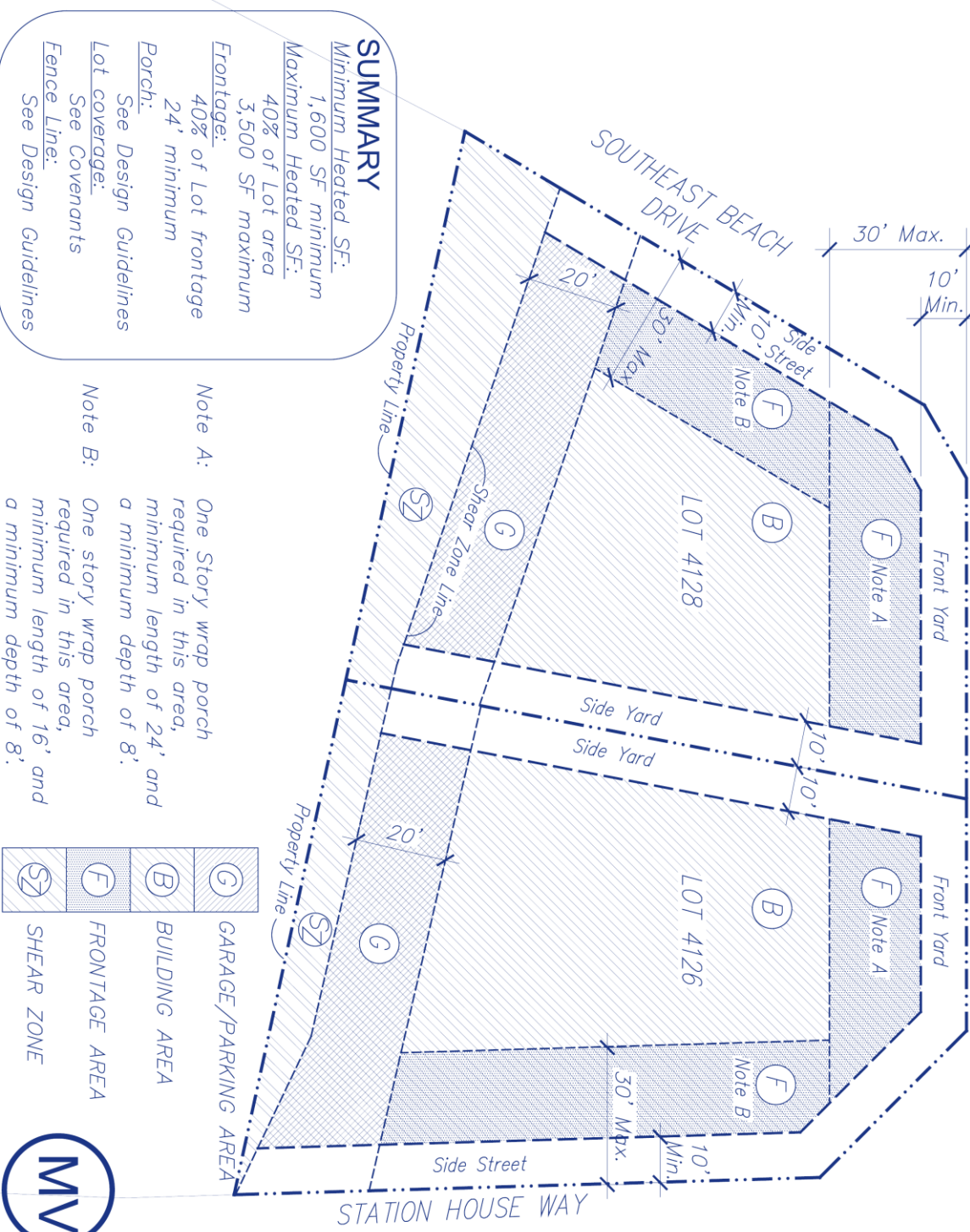
**Height** - 30 inches minimum, 48 inches maximum.

## 4. Accessory Buildings/Garages

Parking/garages, crofters etc. are allowed within the designated garage area as a separate building. See diagram for designated areas.

# Maritime View Lots

STATION HOUSE WAY



SITEPLAN
Lot Typologies
Design Guidelines

Maritime View

## CAPE FEAR STATION

BALD HEAD ISLAND, N.C.



# Cape Fear Station Maritime Watch Lot

These rules apply to any residential lots with the “Maritime Watch (MW)” designations.

## 1. Overall Size Restrictions

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

All Maritime Watch lots are allowed 3750 sq. ft.

**Square Footage** - Minimum heated square footage is 1,600. Maximum total square footage is 40% of the total lot (up to 3,500 square feet).

## 2. Main building:

**Uses** - Single-family residence only.

**Setback** -

**Front setback**- 10 feet minimum, 50 feet maximum

**Side setback**- 5 feet

**Required street frontage** - The building shall extend a minimum of 40% of the property line frontage (24 feet minimum). Frontage shall be parallel (within 15 degrees) to the street.

**Porches**

**Front Porch Length**- The first-floor porch shall extend along 25% of the required street frontage or 16’ feet minimum.

**Rear Porch Length**- The second-floor porch shall extend along 40% of the required street frontage or 24’ feet minimum.

**Depth**- Required depth is 8 feet minimum. 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**- Rear porch required on second level.

**Enclosure**- The porch shall remain unheated but can be enclosed up to 50% of its total length. Permitted methods of enclosure are a) Insect screening or b) Wood shutters, louvers or lattice

## 3. Sitework

**Fences** - Shall follow front property line and extend to the building face as a minimum. Additional fencing is allowed but not required. Cannot extend into the shear zone. Please see the “Fence Section” of this document for additional 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 Buildings/Garages

Parking/garages, crofters etc. are allowed within the designated setback as a separate building. The structure must be detached and at least 3 feet away from the main structure.

# Maritime Watch Lots

-  GARAGE/PARKING AREA
-  BUILDING AREA
-  FRONTAGE AREA
-  SHEAR ZONE

**SUMMARY**

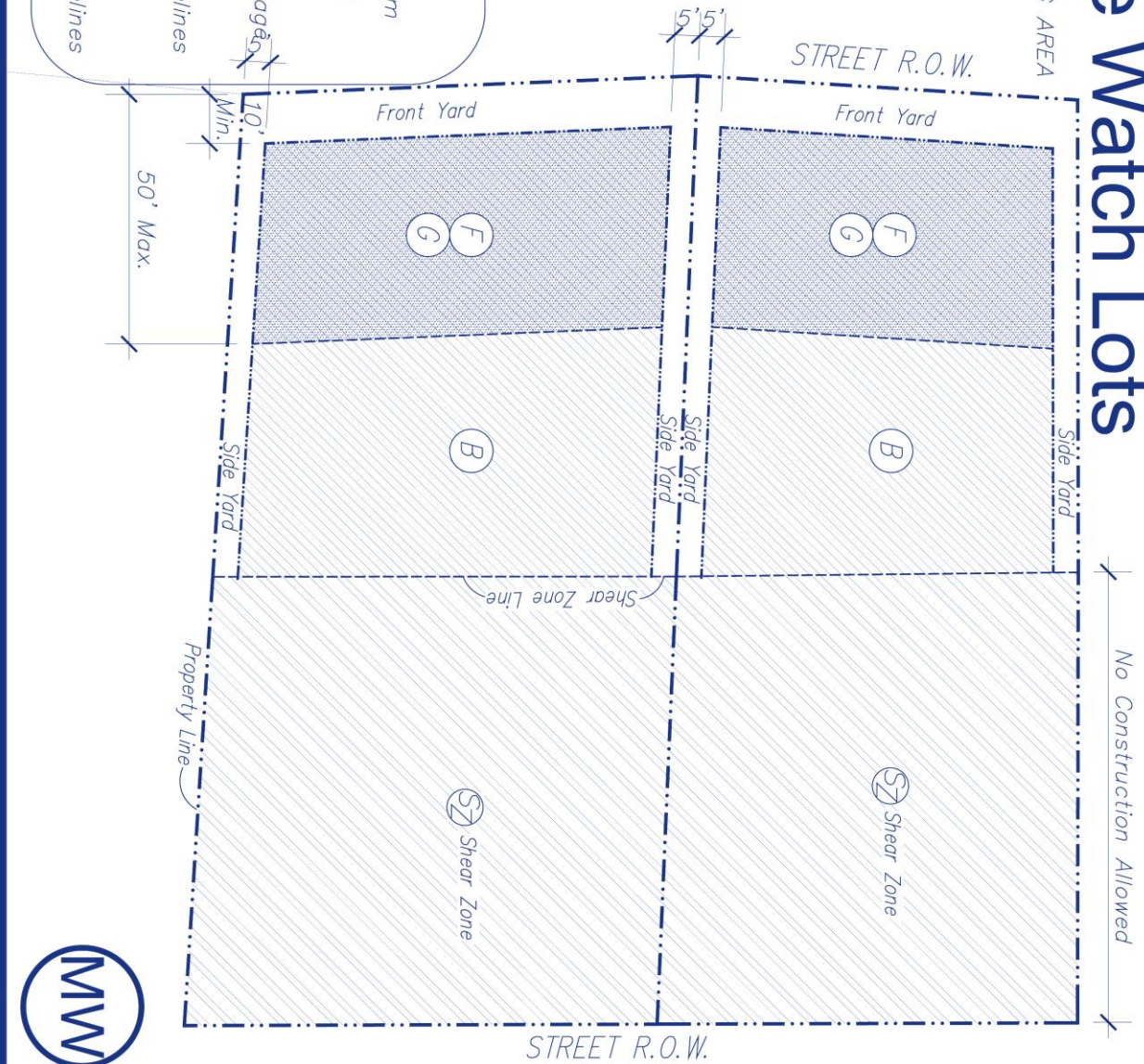
Minimum Heated SF:  
1,600 SF minimum

Maximum Heated SF:  
40% of Lot area  
3,500 SF max.

Frontage:  
40% of Lot frontage

Porch:  
24' minimum

See Design Guidelines  
Lot coverage:  
See Covenants  
Fence Line:  
See Design Guidelines



Maritime Watch	SITEPLAN	July 1, 2017	CAPE FEAR STATION
	Lot Typologies		
	Design Guidelines		BALD HEAD ISLAND, N.C.

# Cape Fear Station Shoals Watch Beach Lot

These rules apply to any residential lots with the “Beach (WB)” designation.

## 1. Overall Size Restrictions:

**Coverage** - Total impervious coverage is designated in the recorded covenants.

All Shoals Watch Beach lots are allowed 5500 sq. ft.

**Square Footage** - Minimum heated square footage is 2,000. Maximum total heated square footage is 6,000.

## 2. All Building:

**Uses** - Single-family residence is the only permitted use.

**Setbacks** - See attached drawings for general information. See subdivision plat for specific designated setbacks.

**Front setback**- 30 feet minimum –80 feet maximum from front property line, except for garage and accessory buildings. The front façade must include a portion of the required first level porch.

**Side setback**- 15 feet on East side  
10 feet on the West side

**Rear setback**- Varies, see plat.

**Required street frontage** - At minimum, the building shall front 40% of the property line frontage. For purposes of this calculation covered porches as well as conditioned spaces will be included.

**1 ½ Story rule** - All homes in front of the shear zone must comply with the 1 ½ story rule.

### **Porches**

**Length**- The porch requirement is for a first story porch on the North, South and East sides. The length of the required porch is a minimum of 50% of the total first floor-conditioned wall at the building perimeter.

(West side is allowed but not required. West side is in the perimeter heated wall calculation but does not count towards the 50% required porch minimum.)

**Depth**- Required depth is 8 feet minimum. Bays are permitted to encroach up to 40 % of the depth to a maximum of 50% of the overall porch length and still qualify toward the required length calculation. Bays must be built at least 24” from corner of structure.

**Height**- 1 story minimum

## 3. Sitework

**Walkways** - Walkways to beach are only permitted at the discretion of the ARC. The intent is to cluster walkways between lots and leave maximum open space between walkways. Walkways are to be placed within 10 feet of the adjoining lot line, paired up in the following manner: 3210 & 3212, 3214 & 3216, 3218 & 3220, 3222 & 3224, 3226 & 3228. The joint walkway across easement, shared with neighbor, must attach to and not obstruct beach access.

**Trellises** - Trellises are permitted anywhere on the site except conservation easement area. Heights shall not exceed 10 feet.

**Gazebos** - Gazebos are permitted 10 feet from the front and North side, 15 feet on the South side, and 20 feet off the rear side up to the conservation easement. Height from grade to the highest point of structure must not exceed 14 feet.

#### **4. Accessory Buildings/ Garages**

Accessory buildings/garages are allowed to encroach in the 30 feet main building setback on the street side as long as they meet a minimum setback of 10 feet from the street. The accessory building must be between a 10 feet minimum side yard and 60 feet maximum from the west property line. These buildings may include garages, bedrooms, guest cottages, crofters, enclosed storage and workshops; however, the use must be associated with the main structure and may not be leased or rented separately from the main structure. Garages are not allowed under the main house structure. Any accessory building may be attached to the main building by roof, deck or porch, but the walls of heated space between the main building and the outbuilding may not meet. These walls must be separated by a breezeway or porch at least 8 feet minimum between North sidewall of main structure and the South sidewall of the accessory building. The West end wall of the connecting porch or deck may be closed with windows, louvers, lattice or screen, but shall not be enclosed or air-conditioned. Other auxiliary buildings are allowed on the site; however, they must not encroach on setbacks or the conservation easement.

**Uses** - All uses must be single-family uses in conjunction with the main structure.

**Setbacks** -

Front setbacks -10 feet

West Side setback - 10 feet

East Side setback - 40 feet from West property line

**Height** - Maximum 25 feet

**Porch** - If two story, the second story must have access to the porch on the East side, be 50% of the length of the East wall and a minimum of 4 feet deep.



# Shoals Watch Beach Lot



**SUMMARY**

Minimum Heated SF:  
2,000 SF minimum

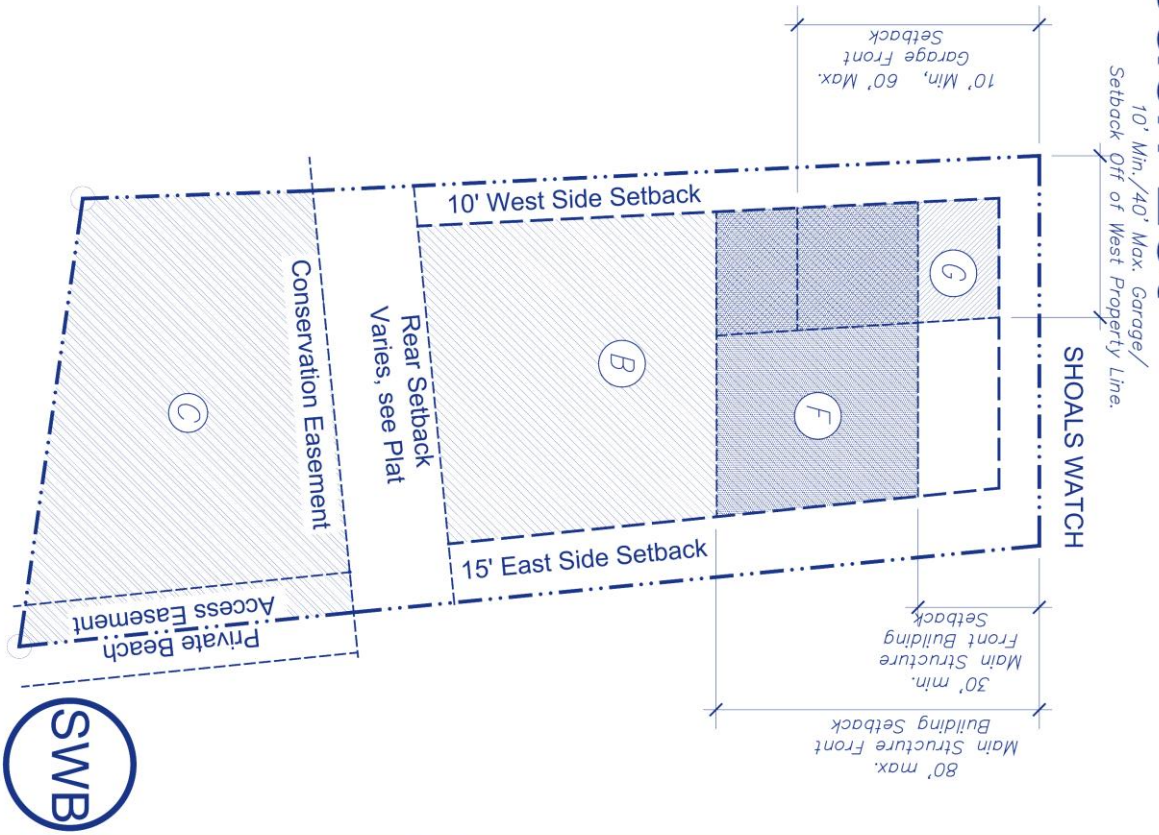
Maximum Heated SF:  
6,000 SF maximum

Frontage:  
40% of lot frontage

Porch:  
See Design Guidelines

Lot coverage:  
See Covenants

Fence Line:  
See Design Guidelines



# Cape Fear Station Shoals Watch Estate Lot

These rules apply to any residential lots with the “Estate” designation.

## 1. Overall Size Restrictions:

**Coverage** - Total impervious coverage is designated in the recorded covenants.

All Shoals Watch Estate lots are allowed 6500 sq. ft.

**Square Footage** - Minimum heated square footage is 2,000. Maximum total heated square footage is 6,000 for the primary structure and 3,000 for secondary structures.

## 2. All Building:

**Uses** - Single-family residence is the only permitted use.

**Setbacks** - See attached drawings for general information. See subdivision plat for specific designated setbacks.

**1 ½ Story rule** - All homes in front to the shear zone must comply with the 1 ½ story rule.

### **Porches** -

**Length**- The porch requirement is for the first story porch on the North, South and East sides. The length of the required porch is a minimum of 50% of the total first floor conditioned wall at the building perimeter. (West side is allowed but not required. West side is in the perimeter heated-wall calculation but does not count towards the 50% required porch minimum.)

**Depth**- Required depth is 8 feet minimum. Bays are permitted to encroach up to 40 % of the depth to a maximum of 50% of the overall porch length and still qualify toward the required length calculation. Bays must be built at least 24” from corner of structure.

**Height**- 1 story minimum

## 3. Sitework

**Walkways** - Walkways to the beach are only permitted at the discretion of the ARC.

**Trellises** - Trellises are permitted anywhere on the site except on the conservation easement area. Heights shall not exceed 10 feet.

**Gazebos** - Gazebos are permitted in the allocated gazebo area.

## 4. Accessory Buildings/ Garages




These buildings may include garages, bedrooms, guest cottages, crofters, enclosed storage and workshops; however, the use must be associated with the main structure and may not be leased or rented separately from the main structure. Garages are not allowed under the main house structure. Any accessory building may be attached to the main building by roof, deck or porch, but the walls of heated space between the main building and the outbuilding may not meet. These walls must be separated by a breezeway or porch at least 8 feet minimum between North sidewall of main structure and the South sidewall of the accessory building. The West end wall of the connecting porch or deck may be closed with windows, louvers, lattice or screen, but shall not be enclosed or air-conditioned. Other auxiliary buildings are allowed on the site; however, they must not encroach on setbacks or the conservation easement.

**Uses** - All uses must be single-family uses in conjunction with the main structure.

**Height** - Maximum 25 feet

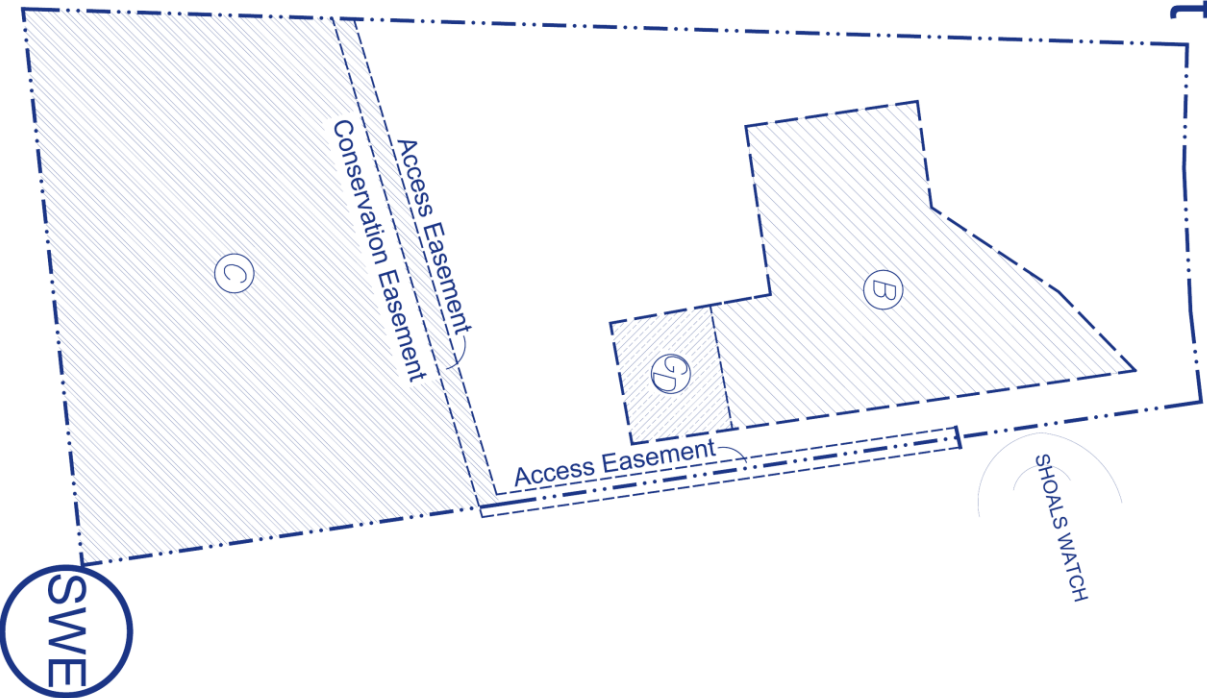
**Porch** - If two story, the second story must have access to the porch on the East side, be 50% of the length of the East wall and a minimum of 4 feet deep.

# Shoals Watch Estate Lot

	BUILDING AREA
	CONSERVATION AREA
	GAZEBO/DECK AREA

## SUMMARY

Minimum Heated SF:  
2,000 SF minimum  
Maximum Heated SF:  
6,000 SF Maximum  
Primary Structure  
3,000 SF Maximum  
Secondary Structure  
Porch:  
See Design Guidelines  
Lot coverage:  
See Covenants



## CAPE FEAR STATION

BALD HEAD ISLAND, N.C.

July 1, 2017

SITEPLAN

Lot Typologies

Design Guidelines

Shoals Watch  
Estate Lot

# Cape Fear Station Shoals Watch Manor Lot

These rules apply to any residential lots with the “Manor (WM)” designation.

## 1. Overall Size restrictions

**Coverage** - Total impervious coverage is designated in the recorded covenants. Lot 3211 and 3213 are allowed 4000 sq. ft. Lot 3215 is allowed 4000 sq. ft.

**Square Footage** -

Lot 3211: Minimum heated square footage is 1500. Maximum heated square footage is 3500.

Lot 3213: Minimum heated square footage is 1500. Maximum heated square footage is 3500.

Lot 3215: Minimum heated square footage is 1200. Maximum heated square footage is 3000.

## 2. All buildings

**Uses** - Single-family residence is the only permitted use.

**Setbacks** - See attached drawings for general information. See subdivision plat for specific designated setbacks.

**Front setback**- 10 feet.

**Side setback**- Varies, see subdivision plat.

**Rear setback**- Varies, see subdivision plat.

**Porches** - An 8’ deep by minimum 24’ width porch shall be built fronting Shoals Watch Way.

**50% Rule** - The Shoals Watch Manor lots must comply with the 50% Rule due to the visibility created by the higher dune ridge location. The exemption to the 50% rule listed in the Design Guidelines regarding the first-floor elevation under the 50% Rule requirement number three (3) does not apply to the Shoals Watch Manor Lots.

## 3. Sitework

**Fences** - Fences shall be permitted at the discretion of the ARC. The fence shall define and create space rather than define the edge of the property. Fences running along 50% or more of property line are prohibited. Please see the “Fence Section” of this document for additional specifications.

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

## 4. Accessory Buildings/Garages

In order to fit structures within the unique topography and vegetation of these lots, auxiliary buildings are encouraged. Up to two auxiliary buildings will be allowed in addition to the main structure. These buildings may include garages, bedrooms, guest cottages, crofters, enclosed storage, studios and workshops; however, the use must be associated with the main structure and may not be leased or rented separately from the main structure. Garages are not allowed under the main structure. Such structures shall not share a common roof with the main structure, but consideration may be given to connecting architectural elements such as trellis or covered walkways. All structures must comply with established setbacks.



# Shoals Watch Manor Lot

B

BUILDING AREA

P

PORCH

SUMMARY LOT 3215

Minimum Heated SF:

1,200 SF minimum

Maximum Heated SF:

3,000 SF max.

Porch:

See Design Guidelines

Lot coverage:

See Covenants

Fence Line:

See Design Guidelines

SUMMARY LOTS 3211 AND 3213

Minimum Heated SF:

1,500 SF minimum

Maximum Heated SF:

3,500 SF max.

Porch:

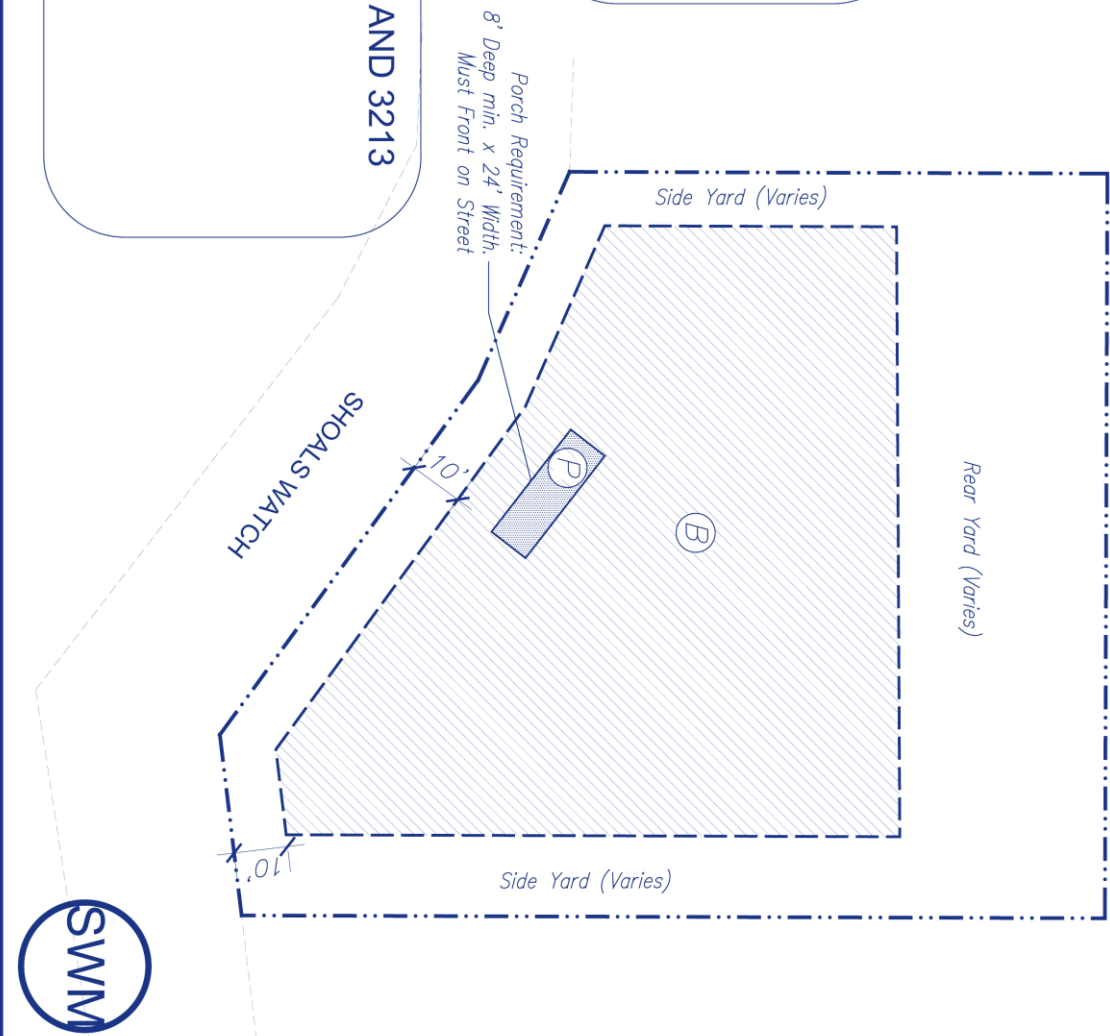
See Design Guidelines

Lot coverage:

See Covenants

Fence Line:

See Design Guidelines



Shoals Watch Manor Lot	SITEPLAN	CAPE FEAR STATION
	Lot Typologies	
	Design Guidelines	
		BALD HEAD ISLAND, N.C.

# Cape Fear Station Sideyard Lot

These rules apply to any residential lots with “Sideyard (S)” designation.

## 1. Overall Size Restrictions:

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

Lot 5703 is allowed 4000 sq. ft. All other Sideyard lots are allowed 3000 sq. ft.

**Square Footage** - Minimum heated square feet is 1,000. Maximum heated square feet is 30% of the total lot area (up to 3,000 square feet).

## 2. Main building:

**Uses** - Single-family residence only.

**Setbacks** -

**Façade line**- Primary front surface of the house (façade) shall be 15 - 20 feet from the property line (façade line). One story bays, stoops and overhangs may project up to 5 feet in front of this line. The side porch must be set between 12 and 36 inches behind this line.

**Front setback**- 10 feet minimum from front property line.

**Small side setback**- 5 feet (10 feet on corners). Bays are permitted to encroach into the small side setback up to 2 feet maximum. Overhangs are allowed to encroach into the small side setback up to 3 feet.

**Garden side setback**- 20 feet (note: garden side is South East side of lot). Overhangs are allowed to encroach into the garden side setback up to 3 feet.

**Rear setback**- 10 feet off the property line.

**Required street frontage** - The building shall extend a minimum of 20% of the property line frontage. Ratio and proportion of street frontage divided between street façade and porch is a critical element of this type. The side porch width must be between 25% and 35% of the built street front. Minimum porch width is 6 feet.

**Front Entrance** - The street facing end of the side porch should appear to be the main entrance to the house. This provides a welcoming connection between the house and the street.

**Fenestration** - Window openings on the 5 feet small side setback shall not exceed 20% of entire surface.

**Porches** -

**Width**- The porches shall extend at least 6 feet along the required street frontage.

**Depth**- Required minimum depth is 18 feet along the side of house that faces garden SideYard. Porch must begin between 12 and 36 inches behind the façade line.

**Height**- 2 story minimum

**Exceptions:** One of the following two options can be selected to reduce porch size:

- a. Bays are permitted to encroach up to 40% of the porch width to a maximum of 40% of the overall porch length. No bays may be closer than 3 feet from corner of porch or 16 feet from entrance end of lower porch.

- b. 20% of the lower porch and 50 % of the upper porch may be conditioned space provided the first 18 feet off the street side is open.

**Railings** - Due to the unique typology of the Sideyard house design, full cable railings are not appropriate unless they are a combined wood and cable railing system. The wood members should reinforce and help create the appearance of a more traditional wooden SideYard railing system

**Enclosure** -The required portion of the porch shall remain unheated, but the second level can be enclosed with Insect screening, or Wood shutters, louvers and lattice

### 3. Sitework

#### **Fences** -

**Small Side Yard-** On the small side yard side of the house, no fence is allowed the length of the house or the length of any accessory buildings in line with the house.

**Back-** At the back of the house or other accessory building, the fence ties to the building and runs to the Alley Easement line. At the Alley Easement line, the fence turns 90 degrees and runs along the Alley Easement line to the property line to meet the adjacent property's fence.

**Front-** At the front of the house, the fence ties to both sides of the house running parallel to the façade line and in-line with the side porch street entrance (door). Both sides run from there to the property lines to meet adjacent property fences.

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-** 36 inches minimum, 48 inches maximum on small side yard.

**Trellises, arbors, pergolas** are permitted anywhere within the building area

### 4. Accessory Buildings/Garages

Garages, crofters etc. are allowed within the designated area extending a maximum of 25 ft. from the alley easement line as a separate building.

# Sideyard Lots

- (G)** GARAGE/PARKING AREA
- (B)** BUILDING AREA
- (S)** STOOP, BAY AND OVERHANG AREA

## SUMMARY

Minimum Heated SF:  
1,000 SF

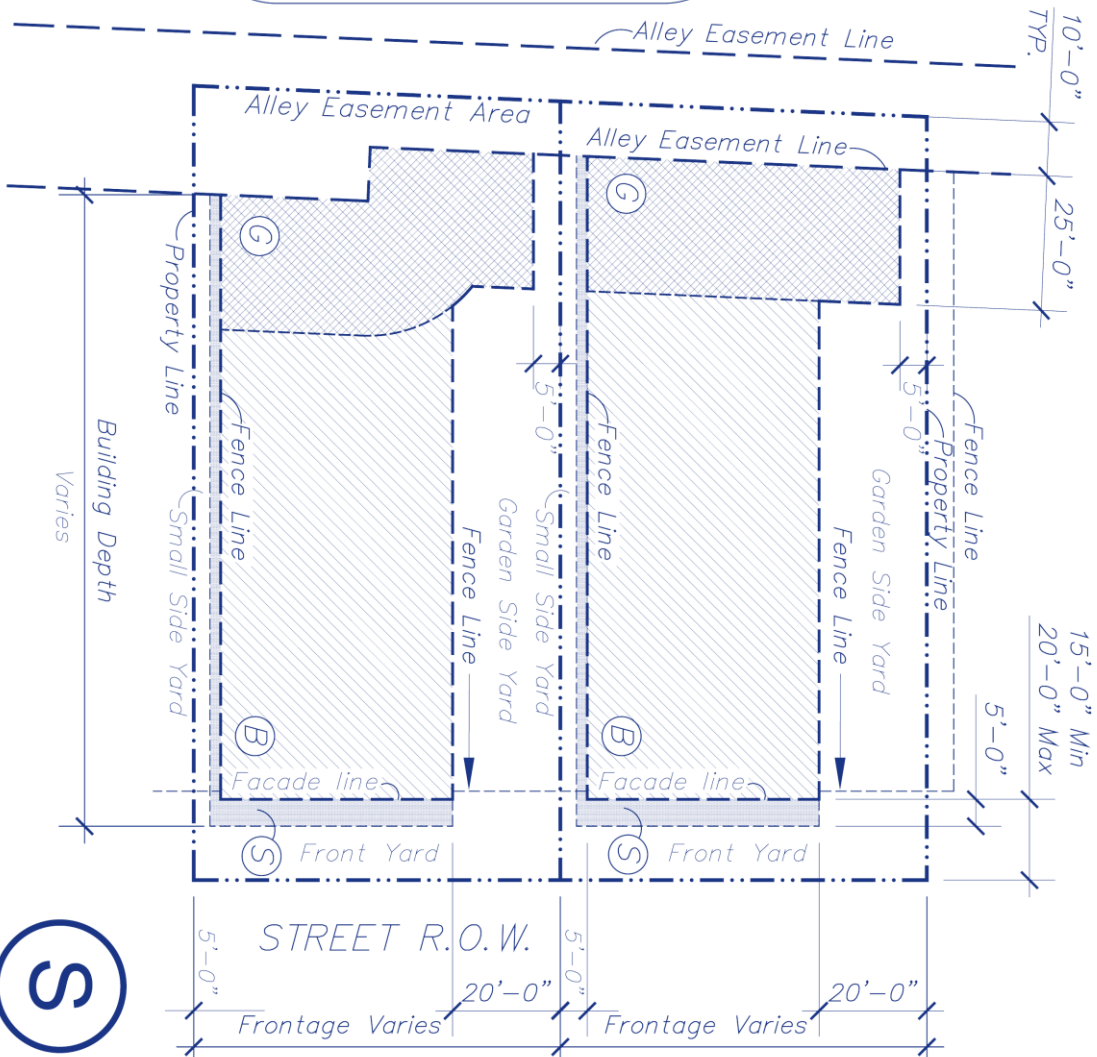
Maximum Heated SF:  
30% of Lot area  
3,000 SF Max.

Frontage:  
See Guidelines

Porch:  
See Guidelines

Lot coverage:  
See Covenants

Fence Line:  
12" behind Facade line;  
Small Side setback  
line; Alley Easement line.



Sideyard	SITEPLAN	July 1, 2017	CAPE FEAR STATION
	Lot Typologies		
	Design Guidelines		
	BALD HEAD ISLAND, N.C.		

# Cape Fear Station Towncenter Sideyard Lot

These rules apply to any residential lots with “Towncenter Sideyard (TS)” designation.

## 1. Overall Size Restrictions:

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

Odd lots 3707-3723 are allowed 2500 sq. ft.

Even lots 3704-3718 are allowed 4200 sq. ft.

**Square Footage for Even numbered Lots between 3704 and 3718** - Minimum heated square feet is 1,000. Maximum heated square feet allowed is 35% of the total lot area (up to 3,500 square feet), unless 35% of the total lot area is less than 2,000 sq. ft., then the max is 2,000.

**Square Footage for Odd numbered Lots between 3707 and 3723** - Minimum heated square feet is 1,000. Maximum heated square feet allowed is 35% of the total lot area (up to 3,000 square feet), unless 35% of the total lot area is less than 2,000 sq. ft., then the max is 2,000.

## 2. Main building:

**Uses** - Single-family residence only.

**Setbacks** -

**Façade line**- Primary front surface of the house (façade) shall be 10 –20 feet from the property line. One story bays, stoops, overhangs and porches may project up to 5 feet in front of this line. The side porch must be set between 12 and 36 inches behind the primary facade line.

**Front setback**- 10 feet minimum from front property line.

**Small side setback**- 5 feet (10 feet on corners)- bays are permitted to encroach into the small side setback up to 2 feet maximum. Overhangs are allowed to encroach into the small side setback up to 3 feet.

**Garden side setback**- 20 feet (note: garden side is South East side of lot). Overhangs are allowed to encroach into the garden side setback up to 3 feet.

**Rear setback**- 10 feet off property line.

**Required street frontage** - The building shall extend a minimum of 20% of the property line frontage. Ratio and proportion of street frontage divided between street façade and porch is a critical element of this type. The side porch width must be between 25% and 35% of the built street front. Minimum porch width is 6 feet.

**Front Entrance** - The street facing end of the side porch should appear to be the main entrance to the house. This provides a welcoming connection between the house and the street.

**Fenestration** - Window openings on the 5 feet small side setback shall not exceed 20% of entire surface.

**Porches** -

**Width**- The porches shall extend at least 6 feet along the required street frontage.

**Depth-** Required minimum depth is 18 feet along the side of house that faces garden Sideyard. Porch must begin between 12 and 36 inches behind the façade line.

**Height-** 2 story minimum

**Exceptions:** One of the following two options can be selected to reduce porch size:

- a. Bays are permitted to encroach up to 40% of the porch width to a maximum of 40% of the overall porch length. No bays may be closer than 3 feet from corner of porch or 16 feet from entrance end of lower porch.
- b. 20% of the lower porch and 50 % of the upper porch may be conditioned space provided the first 18 feet off the street side is open.

**Enclosure-** The required portion of the porch shall remain unheated, but the second level can be enclosed with Insect screening, or Wood shutters, louvers and lattice

**Railings** - Due to the unique typology of the SideYard house design, full cable railings are not appropriate unless they are a combined wood and cable railing system. The wood members should reinforce and help create the appearance of a more traditional wooden Sideyard railing system

### 3. Sitework

#### **Fences** -

**Small Side Yard-** On the small side yard side of the house no fence is allowed the length of the house or the length of any accessory buildings in line with the house.

**Back-** At the back of the house or other accessory building, the fence ties to the building and runs to the alley easement line. At the alley easement line, the fence turns 90 degrees and runs along the alley easement line to the property line to meet the adjacent property's fence.

**Front-** At the front of the house, the fence ties to both sides of the house running parallel to the façade line and in line with the side porch street entrance (door). Both sides run from there to the property lines to meet adjacent property fences.

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-** 36 inches minimum, 48 inches maximum on side yard.

**Trellises, arbors, pergolas** - are permitted anywhere within the building area.

### 4. Accessory Buildings /Garages

Garage, crofters etc. are allowed within the designated area extending a maximum of 35 ft. off the alley or conservation easement line as a separate building.



(C)	GARAGE/PARKING AREA
(B)	BUILDING AREA
(S)	STOOP, BAY AND OVERHANG AREA

Minimum Heated SF:

Maximum Heated SF:

Even numbered Lots:

35% of total Lot area  
up to 3,500 SF

Odd numbered Lots:

35% of total Lot area  
up to 3,000 SF

In either case, if calculated maximum is

less than 2,000 SF then the max shall be

2,000 SF

Frontage:

See Design Guidelines

Porch

*See Design Guidelines*

Lot coverage

See Covenants

Fence Line:

See Design Guidelines



## Design Guidelines

BALD HEAD ISLAND, N.C.

# Cape Fear Station Village Common Lots

These rules apply to any residential lots with the “Village Common (VC)” designation.

## 1. Overall Size restrictions

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

All Village Common lots are allowed 3500 sq. ft.

**Square Footage** - Minimum heated square footage is 1,600 per lot. Maximum heated square footage is 5,000 per lot.

## 2. Main building:

**Uses** - Single-family residence only.

**Setbacks** -

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

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

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

**Required street frontage** - At minimum, the building shall front 50% of the property line frontage (up to 50 feet). For purposes of this calculation covered porches as well as conditioned spaces will be included.

**Front Porches** - Shall be a minimum of 500 square feet total for two levels as measured up to 12' deep and must comply with the following specifications:

**Length**- First floor porches shall extend 100% of the required street frontage. Second floor porches shall extend a minimum of 50% of the required street frontage.

**Depth**- Required minimum depth is 8 feet. Bays are permitted to encroach up to 40% of the porch depth to a maximum of 50% of the overall porch length as measured on the building wall. Bays shall be at least 2 feet from the corner of the porch. The first and second floor porches must be the same depth with the exception that the second-floor porch may be less deep than the first-floor porch provided the roof of the second-floor porch is the same or greater than the first-floor porch.

**Height**- The porch must be a minimum of 2 stories as a Double Gallery.

**Enclosure**- The required first level porch shall have no enclosure. The required second floor porch can be enclosed up to 100% of its total length. Such enclosures shall be unconditioned. Permitted methods of enclosure are Insect screening, or Wood shutters, louvers and lattice

## 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

The garage/parking/crofter area shall extend a maximum of 25 feet off the alley easement line.

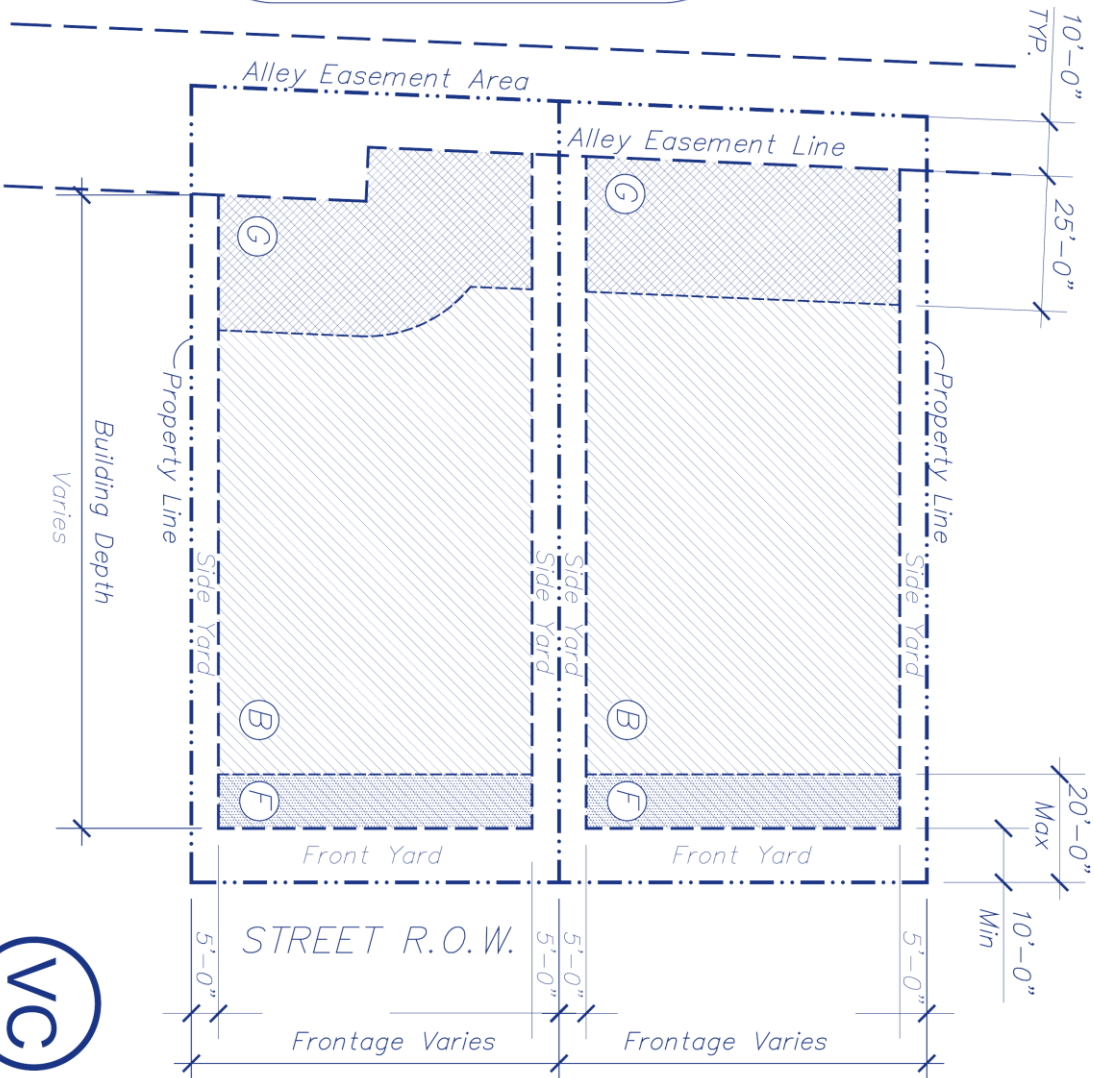


# Village Commons Lots



## SUMMARY

Minimum Heated SF:  
 1,600 SF  
Maximum Heated SF:  
 5,000 SF  
Frontage:  
 50% of lot frontage  
Porch:  
 See Guidelines  
 2 Story  
Lot coverage:  
 See Covenants  
Fence Line:  
 Along Property line &  
 Alley Easement line.



SITEPLAN	CAPE FEAR STATION
Lot Typologies	BALD HEAD ISLAND, N.C.
Design Guidelines	July 1, 2017

# Cape Fear Station Village Common Interior Lots

These rules apply to any residential lots with the “Village Common Interior” (VCI) designation.

## 1. Overall Size restrictions

**Coverage** - Total impervious coverage is designated in the recorded covenants.

Lot 5400 is allowed 3000 sq. ft.

Lot 5450 and 5500 are allowed 4200 sq. ft.

**Square Footage** - Minimum heated area is 1,600 square feet per lot. Maximum heated area is 5,000 square feet for lots 5450 and 5500 and 4,500 square feet for lot 5400.

## 2. Main building:

**Uses** - Single-family residence only.

**Setbacks** -

**Front setback**- 10 feet minimum

**Side setbacks**- 5 feet (10 feet at corner lots)

**Rear setback**- 10 feet off the property line

**Porch setback**- 30 feet maximum from rear commons property line

**Required Common frontage** - At minimum, the main building shall front 50% of the property line. For purposes of this calculation covered porches as well as conditioned spaces will be included.

**Front Porches** -

**Length**- First floor street front porches shall extend 24 feet minimum. Second floor front porches are allowed but not required.

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

**Height**- First floor minimum

**Enclosure**- The required first floor front porch shall have no enclosure.

**Rear Common Porches** - Shall be a minimum of 500 square feet total for each level and must comply with the following specifications:

**Length**- First floor rear porch shall extend 100% of the required rear commons frontage. Second floor rear porches shall extend a minimum of 50% of the required rear common frontage.

**Depth**- Required minimum depth is 8 feet. Bays are permitted to encroach up to 40% of the porch depth to a maximum of 50% of the overall porch length as measured on the building wall. Bays shall be at least 2 feet from the corner of the porch. The first and second floor porches must be the same depth with the exception that the second-floor porch may be less deep than the first-floor porch provided the roof of the second-floor porch is the same or greater than the first-floor porch.

**Height**- The porch must be a minimum of 2 stories as a Double Gallery.

**Enclosure-** The required first floor rear porch shall have no enclosure. The required second floor rear porch can be enclosed up to 100% of its total length. Such enclosures shall be unconditioned. Permitted methods of enclosure are Insect screening or Wood shutters, louvers and lattice

### **3. Sitework**

**Fences** - Fences shall be built along the entire perimeter.

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. Garage/parking area**

The garage/parking/crofter must be built in the designated garage area.

# Village Commons Interior Lots

KINNAKEET WAY  
WHALE HEAD WAY  
CHICAMACOMICO WAY

LOT 5400  
LOT 5450  
LOT 5500

Front Setback  
Rear Setback  
Max. Commons Porch Setback  
Impervious Coverage  
VILLAGE COMMONS

30' 40' 5' 40' 10' 10'

24' 24' 24'

F B G F B G F B G

Garage/Parking Area  
Building Area  
Frontage Area

**SUMMARY**

Minimum Heated SF:  
1,600 SF minimum

Maximum Heated SF:  
Lots 5450 & 5500: 5,000 SF maximum  
Lot 5400: 4,500 SF

Commons Frontage:  
50% of rear property line

Porch:  
See Design Guidelines

Coverage:  
See Covenants

Fence Line:  
Entire Perimeter

Pedestrian Easement  
Pedestrian Easement

4200 SF Allowable Impervious Coverage

3000 SF Allowable Impervious Coverage

CAPE FEAR STATION

BALD HEAD ISLAND, N.C.

JULY 1, 2017

SITEPLAN

Lot Typologies

Design Guidelines

Village Commons Interior

VCI

# Cape Fear Station - Keeper's Landing

These rules apply to all residential units with the "Keeper's Landing" (KL) designation.

## 1. Overall Size Restrictions

**Coverage** - Impervious coverage shall be as designated in the recorded covenants for *CFS Multi-Family 4*. No additional impervious coverage is allowed.

**Square Footage** - Minimum and maximum heated square footage is:

**Hatteras** (Units 1 and 2) – 900 to 1200;

**Cedar Island and Cedar Island R** (Units 3, 10, 12, 13, 16, 17, and 18) - 1200 to 1500;

**Corrolla and Corrolla R** (Units 4, 5, 6, 11, 14, and 15) – 2000 to 2400;

**Manteo** (Units 7, 8, and 9) – 900 to 1200;

**Bodie** (Units 19, 20, 23, and 24) – 600 to 900;

**Lookout** (Units 21 and 22) – 1200 to 1500;

**Core Bank and Core Bank R** (Units 28, 31, and 32) – 2100 to 2500;

**Expanded Corebank and Expanded Corebank R** (Units 25, 26, 27, 29, 30 and 33) - 2400 to 3000.

## 2. All Buildings

**Uses** - Single family residential is the only permitted use.

**Additions/Changes** - All proposed construction must occur within the building "drip line" as depicted on the as-built survey attached to the deed and shall be compatible with the existing architecture. Special attention will be paid to scale, massing and proportion for proposed improvements. Replacements or additions will match existing materials and color treatments.

**Porches** - Conversion of open porches to screened porches shall be at the sole and unlimited discretion of the ARC.

**Setbacks** - Location of buildings are designated on recorded plat.

**Rebuilding** - If the unit's improvements are destroyed due to catastrophic circumstances, they must be rebuilt using the original approved plans on file with the ARC and must be on the same building "footprint".

## 3. Sitework

**Landscaping** - With the exception of decorative landscaping within the building "drip line" as depicted on the as-built survey, the POA is responsible for common area landscaping outside the "drip line". The POA will attempt to preserve existing flora and increase the productive natural systems of the particular mini environment with natural landscaping. This means, for the most part, that native plants will be allowed to flourish on their own accord. Owner-Members of the Association are not permitted to install, plant, trim or remove any trees, plants or vegetation in common areas.

## 4. Accessory Buildings/Garages

- a. Garages and/or crofters are allowed only within the designated area shown on the as-built survey for the unit. Crofters are not permitted on units 27 through 32.
- b. In the case of attached garages, if either owner wishes to add a second story crofter, the other owner must agree and attached crofters must be added to both garages, subject to approval by the ARC.
- c. The heated square footage of a crofter counts toward the overall maximum heated square footage allowed for the unit.

# Cape Fear Station - Sumner's Crescent

These rules apply to all residential units with the "Sumner's Crescent" (SC) designation.

## 1. Overall Size Restrictions

**Coverage** - Impervious coverage shall be as designated in the recorded covenants for Multi-Family 2. No additional impervious coverage is allowed.

**Square Footage** - Maximum heated square footage is:

**Crescent Cottage** (Units 1, 3, 5, 7, 11, 15, 17, and 19) - 1,200;

**Breech's Buoy** (Units 2 and 16) – 2,000;

**Boatswain and Boatswain 2** (Units 4, 6, and 12) – 2,000;

**Key Post** (Units 8, 10, and 14) – 2,000.

## 2. All Buildings

**Uses** - Single family residential is the only permitted use.

**Additions/Changes** - All proposed construction must occur within the building "drip line" as depicted on the as-built survey attached to the deed and shall be compatible with the existing architecture. Special attention will be paid to scale, massing and proportion for proposed improvements. Replacements or additions will match existing materials and color treatments.

**Porches** - Conversion of open porches to screened porches shall be at the sole and unlimited discretion of the ARC.

**Setbacks** - Location of buildings are designated on recorded plat.

**Rebuilding** - If the unit's improvements are destroyed due to catastrophic circumstances, they must be rebuilt using the original approved plans on file with the ARC and must be on the same building "footprint".

## 3. Sitework

**Landscaping** - With the exception of decorative landscaping within the building "drip line" as depicted on the as-built survey, the POA is responsible for common area landscaping outside the "drip line". The POA will attempt to preserve existing flora and increase the productive natural systems of the particular mini environment with natural landscaping. This means, for the most part, that native plants will be allowed to flourish on their own accord. Owner-Members of the Association are not permitted to install, plant, trim, or remove any trees, plants or vegetation in common areas.

## 4. Accessory Buildings/Garages

Garages and/or crofters are allowed only within the designated area shown on the as-built survey for the unit. The heated square footage of a crofter counts toward the overall maximum heated square footage allowed for the unit.



# Cape Fear Station - Surfman's Walk Cottages

These rules apply to all residential units with the "Surfman's Walk Cottage" (SW) designation.

## 1. Overall Size Restrictions

**Coverage** - Impervious coverage shall be as designated in the recorded covenants for Multi-Family 3. No additional impervious coverage is allowed.

**Square Footage** - Minimum heated square footage is 1,250. Maximum total heated square footage is 1,300.

## 2. All Buildings

**Uses** - Single family residential is the only permitted use.

**Additions/Changes** - All proposed construction must occur within the limits of the building "drip line" as depicted on the recorded plat or, if the building location was adjusted for specific site conditions, as originally constructed, and shall be compatible with the existing architecture. Special attention will be paid to scale, massing and proportion for proposed improvements. Replacements or additions must match existing materials and color treatments.

**Porches** - Conversion of open porches to screened porches shall be at the sole and unlimited discretion of the ARC.

**Setbacks** - Location of buildings are designated on recorded plat.

**Rebuilding** - If the unit's improvements are destroyed due to catastrophic circumstances, they must be rebuilt using the original approved plans on file with the ARC and must be on the same building "footprint".

## 3. Sitework

**Landscaping** - With the exception of decorative landscaping within the building "drip line" as depicted on the recorded plat or (if adjusted for site conditions) as originally constructed, the POA is responsible for common area landscaping outside the "drip line". The POA will attempt to preserve existing flora and increase the productive natural systems of the particular mini environment with natural landscaping. This means, for the most part, that native plants will be allowed to flourish on their own accord. Owner-Members of the Association are not permitted to install, plant, trim or remove any trees, plants or vegetation in common areas.

## 4. Accessory Buildings/Garages

Garages and/or crofters are allowed only within the designated building pads for each unit shown on the recorded plat.