

Bald Head Association Architectural Review Committee Guidelines

CLARIFICATION OF THE DESIGN GUIDELINES (Standards & Rules) RELATED TO CONSTRUCTION LIMITS AND UNDISTURBED SITE AREA REFERRED TO AS THE 60/40 RULE.

The 27th Addition of the Guidelines current provide for the following conditions and restrictions related to site development:

- **Undisturbed Site Area** (pages 66-68)
 - 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 areas may be greater for larger lots (greater than 10,500 sq. ft.) and less for smaller lots typical in Cape Fear Station.
 - 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 area outside the limits of construction fencing that are disturbed must be restored to their original natural character.
 - 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.
- **Grading Area** (page 41)
 - Site grading must be kept to a minimum and necessary drainage systems must be designed for minimal impact. A minimum of 60% of the lot should remain undisturbed.
- **Building Coverage** (page 59)
 - In any environment, the ARC building coverage shall be limited to a maximum of 25% of the total square footage of the lot.
- **Impervious Coverage** (page 59)
 - In any environment, the **impervious drainage surface coverage** is limited to a maximum of 25% of the total square footage of the lot. This is the area of the property covered by structures or materials that do not allow water to penetrate or percolate into the ground.
- **Heated Area** (page 60)
 - 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.
 - East End - Total heated square footage shall not exceed 30% of the lot area.

PROPOSED ADJUSTMENTS TO THE CURRENT DESIGN GUIDELINES (Standards & Rules).

- **Undisturbed Site Area**
 - ARC Committees and Staff shall diligently consider and acknowledge the enforcement of this “general rule” as it relates to the specific applications.
 - Maintain existing language as is except for the following modifications:
 - Add language that clarifies the Limits of Disturbance. “Limits of Disturbance must be established and delineated on approved plans. The Limits of Disturbance shall define the boundary of the approved undisturbed area. The Limits of Disturbance shall be established by fencing and appropriate soil erosion measures prior to any site work.”
 - Eliminate the language regarding the clearing of the understory within six feet of the structure. Replace that language with “The clearing of understory is not allowed outside the Limit of Disturbance. A reasonable clearance between the structure and the undisturbed area, as delineated by the Limits of Disturbance, should be provided as necessary for construction of the structure. All clearing for new construction must be reflected in the ARC approved plan.”

- **Heated Area**
 - To clarify the intent of the Guidelines, establish an island wide standard, and eliminate the concerns expressed about under or over building lots, there is a need to more explicitly define the limits on Heated Area. The language related to Heated Area shall be modified to be applicable for all new construction except as defined in either Covenants or the Cape Fear Station Guidelines. A single-family residence shall have a minimum heated area of 1,600 sq. ft. and a maximum area equal to not greater than 30% of the lot area.

- **Others**
 - Grading Area, Building Coverage and Impervious Coverage shall remain unchanged.

LIST OF PROPOSED CHANGES TO THE DESIGN GUIDELINES.

- **SIZE – Requirements**
 - Page 59 Section 1 – Defining minimum and maximum Heated Area
 - Page 60 Sections 4, 5, and 8 – Eliminate Redundant Language and Clarify Intent
- **Requirements for New Construction and Major Renovations**
 - Page 66 Sections 3 and 4 – Establish Limits of Disturbance
 - Page 67 Sections 12 and 13 – Define boundaries of LOD and modify Clearing of Understory language