

ORDINANCE 23-12
AN ORDINANCE AMENDING THE HOLDEN BEACH CODE OF ORDINANCES,
CHAPTER 157: ZONING CODE

BE IT ORDAINED BY the Mayor and Board of Commissioners of the Town of Holden Beach, North Carolina, that Holden Beach Code of Ordinances, Chapter 157: Zoning Code be amended as follows.

Section One: Amend Section 157.058(C)(7)(a) to read as follows:

(7) Lot coverage.

(a) Lot coverage of main structure shall not exceed ~~30%~~ 40% of the platted lot. All impervious structures outside of main structure shall not exceed ~~30%~~ 40% of buildable land ~~less~~ plus area of the main structure. All Health Department and CAMA requirements must also be met. Open decks are not considered in the ~~30%-lot~~ allowable coverage percentage of the main structure, but they must meet all setback requirements. Gravel, sand and grassed areas are considered pervious. An approved pervious product shall be allowed to cover any portion of the remaining 40% of allowed built upon area ~~30% of the platted lot in addition to the allowable impervious area~~. (See definition of APPROVED PERVIOUS PRODUCT.)

Section Two: Amend Section 157.060(D)(7)(a) to read as follows:

(7) Lot coverage.

(a) Lot coverage of main structure shall not exceed ~~30%~~ 40% of the platted lot. If a structure is 4,000 square feet, (gross floor area), or greater, ~~then~~ lot coverage cannot be greater than ~~25%~~ 35%. If structure coverage is 5,000 square feet, (gross floor area), or greater, lot coverage is limited to ~~20%~~ 30%. All impervious structures outside of main structure shall not exceed ~~30%~~ 40% of buildable land ~~less~~ plus area of the main structure. All Health Department and CAMA requirements must also be met. Open decks are not considered in the ~~30%-lot~~ allowable coverage percentage of the main structure, but they must meet all setback requirements. Gravel, sand and grassed areas are considered pervious. An approved pervious product shall be allowed to cover ~~30% of the platted lot in addition to the allowable impervious area~~ any portion of the remaining 40% of allowed built upon area. (See definition of APPROVED PERVIOUS PRODUCT.)

Section Three: Amend Section 157.061(D)(6)(a) as follows:

(6) Lot coverage.

(a) Lot coverage of main structure shall not exceed ~~30%~~ 40% of the platted lot. All impervious structures outside of main structure shall not exceed ~~30%~~ 40% of buildable land ~~less~~ plus area of the main structure. All Health Department and CAMA requirements must also be met. Open decks are not considered in the ~~30%-lot~~ allowable

coverage **percentage** of the main structure, but they must meet all setback requirements. Gravel, sand and grassed areas are considered pervious. An approved pervious product shall be allowed to cover ~~30% of the platted lot in addition to the allowable impervious area~~ **any portion of the remaining 40% of allowed built upon area.** (See definition of APPROVED PERVIOUS PRODUCT.)

Section Four: The Town Clerk is directed to forward this ordinance to American Legal Publishing for inclusion in the next published supplement to the Holden Beach Code of Ordinances.

This the 18th day of July, 2023.

J. Alan Holden, Mayor

ATTEST:

Heather Finnell, Town Clerk