

**ORDINANCE 25-06**  
**AN ORDINANCE AMENDING THE HOLDEN BEACH CODE OF ORDINANCES,**  
**SECTION 157.060 RESIDENTIAL DISTRICT (R-1)**

**BE IT ORDAINED BY** the Mayor and Board of Commissioners of the Town of Holden Beach, North Carolina, that Holden Beach Code of Ordinances, Section 157.060 Residential District (R-1) be amended as follows.

**SECTION ONE:** Amend Section 157.060 Residential District (R-1) as follows (addition in blue):

**§ 157.060 RESIDENTIAL DISTRICT (R-1)**

(A) The R-1 Residential District is established as a district in which the principal use of land is for one- and two- family dwellings. The regulations of this district permit intensive development.

(1) A dwelling is a residence where people live for domestic purposes. **DOMESTIC USE** is defined as devoted to home duties and activities, nothing in this section shall preclude one- and two-family homes from being used as a vacation rental home consisting of a minimum of two overnight stays.

(2) Transient occupancy not consisting of at least two overnight stays shall be considered to be inconsistent with domestic residential usage and is not allowed. This would include persistent usage for group gatherings for the purpose of short-term social or recreational activities. This would include use as a clubhouse, lodge, public or private clubs, cabana clubs and property owner association facilities except when contiguous, owned by and within the borders of an on-island residential subdivision.

(B) Permitted uses are set forth in the Table of Permitted Uses, § 157.054.

(C) Parking requirements - see § 157.075(B)(1) and (2).

(D) Dimensional requirements R-1.

(1) *Lot area*. Minimum required:

(a) For a one- family dwelling, 5,000 square feet.

(b) For a two-family dwelling, 7,500 square feet.

(2) *Lot width*. Minimum required: 50 feet.

(3) *Front yard setbacks per structure size*.

| <b>Gross Floor Area</b>   | <b>Minimum Required</b> |
|---------------------------|-------------------------|
| <4,000 square feet        | 25 feet                 |
| 4,000 - 5,000 square feet | 30 feet                 |
| 5,000 - 6,000 square feet | 35 feet                 |

(4) *Side yard setbacks per structure size.*

| <b>Gross Floor Area</b>   | <b>Minimum Required</b> |
|---------------------------|-------------------------|
| 4,000 square feet         | 5 feet                  |
| 4,000 - 5,000 square feet | 7 feet                  |
| 5,000 - 6,000 square feet | 10 feet                 |

(a) Open porches, decks, or overhangs shall not extend into minimum setbacks.

(5) *Rear yard setbacks per structure size.*

| <b>Gross Floor Area</b>   | <b>Minimum Required</b> |
|---------------------------|-------------------------|
| <4,000 square feet        | 20 feet                 |
| 4,000 - 5,000 square feet | 25 feet                 |
| 5,000 - 6,000 square feet | 30 feet                 |

(6) *Building height.* No building shall exceed a maximum height of 31 feet measured from Design Flood Elevation to the highest point of the structure, with the exception that a building in an X Zone when measured from the finished grade should have a maximum height of 35 feet.

(7) *Lot coverage.*

(a) Lot coverage of main structure shall not exceed 30% of the platted lot. If a structure is 4,000 square feet, (gross floor area), or greater than lot coverage cannot be greater than 25%. If structure coverage is 5,000 square feet, (gross floor area), or greater lot coverage is limited to 20%. All impervious structures outside of main structure shall not exceed 30% of buildable land less area of the main structure. All Health Department and CAMA requirements must also be met. Open decks are not considered in the 30% lot coverage 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. (See definition of **APPROVED PERVIOUS PRODUCT**.)

(b) Driveways, parking lots, parking spaces, parking areas, patios and other similar areas and surfaces located in the front yard setback, rear yard setback and side yard setbacks adjacent to a street right-of-way shall be gravel, grass or of an approved pervious product.

(c) Pools are prohibited within the front yard setbacks.

(8) *Off-street parking.* Off-street parking shall be provided as required in §§ [157.075](#) through [157.077](#) of this chapter.

(9) *Corner visibility.* On a corner lot, nothing shall be erected, planted, or allowed to grow in such a manner as to impede vision over a height of three feet above the centerline grades of the intersecting streets within the triangular area bounded on two sides by the two street centerlines and on the third side by a straight line connecting points on the street centerlines located one-half the street right-of-way width plus 40 feet measured from the intersection of the centerlines.

(10) *Location of accessory buildings.* Accessory buildings shall be located not less than five feet from property line.

(11) Reserved.

(12) Maximum structure size of any dwelling shall be 6,000 square feet (gross floor area).

(13) Open uncovered stairs, not including any deck or landing at porch level, may project up to ten feet into the required front or rear yards of structures less than 4,000 square feet (gross floor area), but not both.

(14) A heating and air stand may project into the front or rear yards setback but not both. The stand shall be no larger than is needed to accommodate and service the equipment and subject to the Building Inspector's approval.

(15) [Cargo lifts and platform lifts that meet the requirements of ASME A18.1. of the North Carolina Residential Building Code may encroach into the front or rear setbacks but not both.](#)

**Section Two:** 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 20<sup>th</sup> day of May 2025.

---

J. Alan Holden, Mayor

ATTEST:

---

Heather Finnell, Town Clerk