NC Dept. of Environmental Quality

Division of Coastal Management

General Use Standard for Ocean Hazard Areas 15A NCAC 07H .0306(a)(6)

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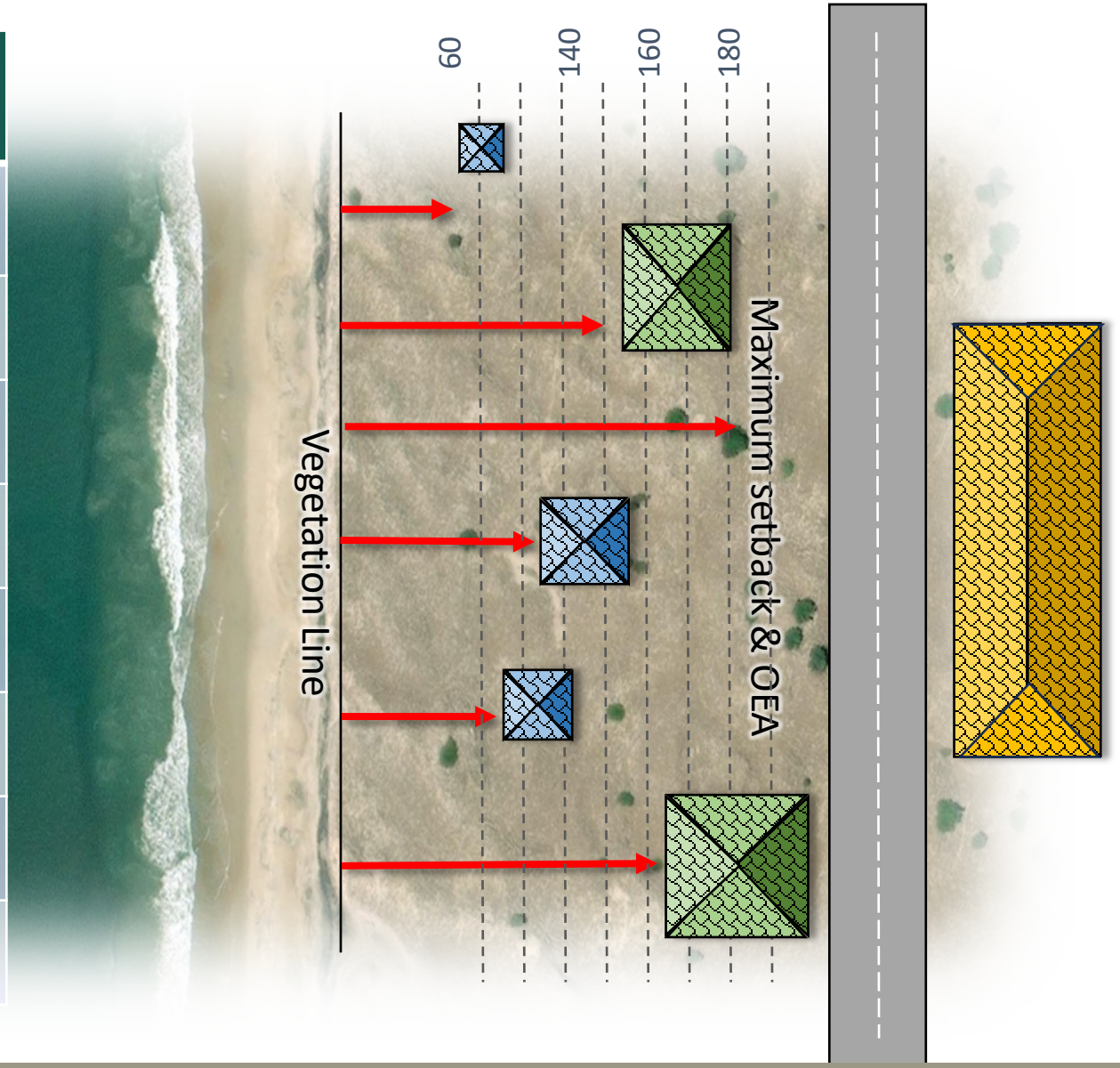
Ocean Hazard Areas 15A NCAC 7H.0306(a)

- The “enlargement of a structure” is considered development under G.S. 113A-103(5)
- Structures shall be located behind a setback line which is based on erosion rates and building size
- If a portion of a non-conforming structure is located within the setback, any addition to the total area of either structure must be structurally detached from the existing dwelling

The intent of these setback rules is to ensure that development is sited to protect life and property and does not harm dunes, public access, or coastal resources



Structure Size	Minimum Setback (feet)
< 5,000 sqft.	30 x SBF *(min. 60 ft)*
≥ 5,000 sqft.	60 x SBF *(min. 120 ft)*
≥10,000 sqft.	65 x SBF *(min. 130 ft)*
≥20,000 sqft.	70 x SBF *(min. 140 ft)*
≥40,000 sqft.	75 x SBF *(min. 150 ft)*
≥60,000 sqft.	80 x SBF *(min. 160 ft)*
≥80,000 sqft.	85 x SBF *(min. 170 ft)*
≥100,000 sqft.	90 x SBF *(min. 180 ft)*



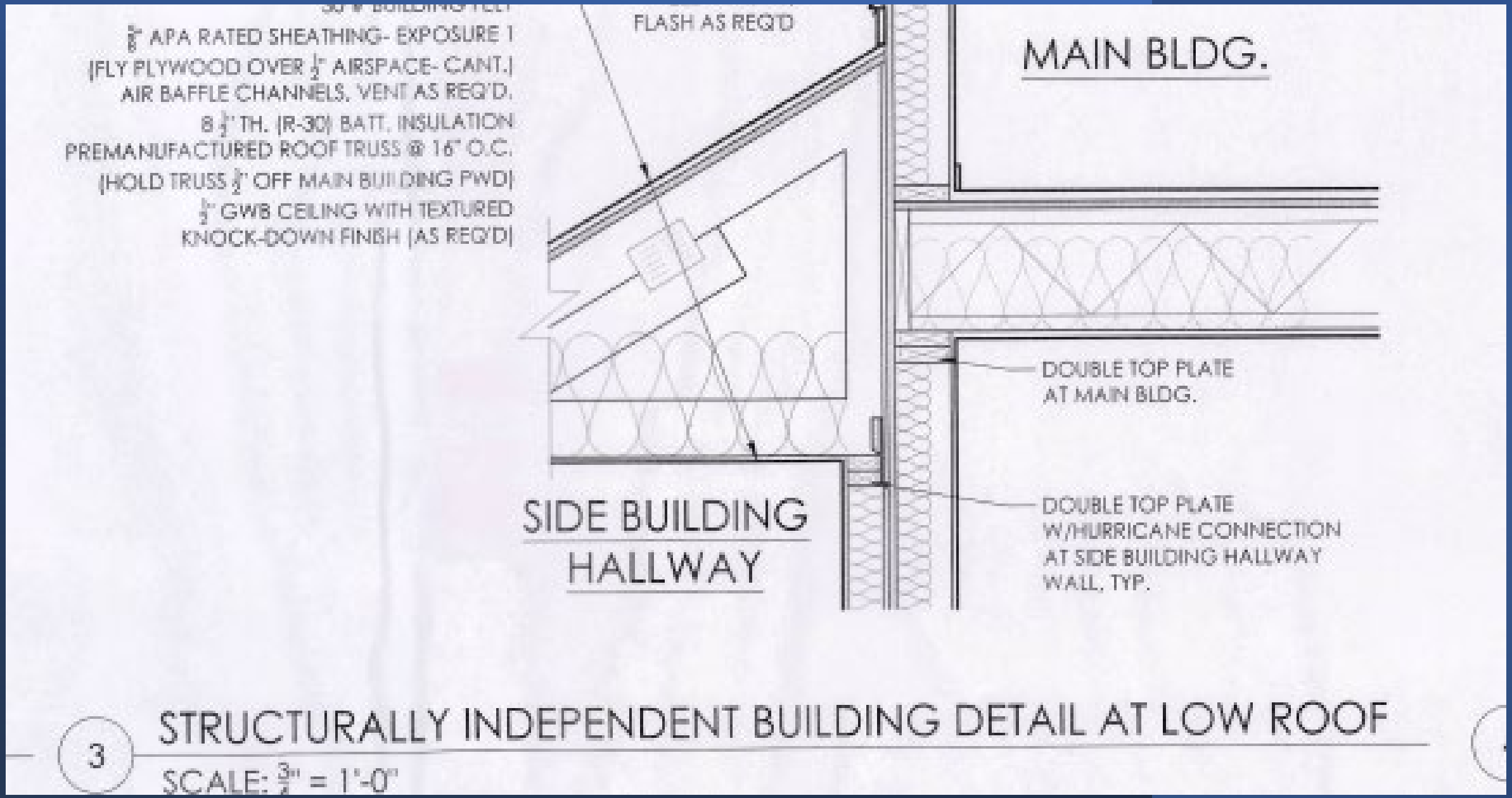
15A NCAC 07H .0306(a)(6)

"Structural additions or increases in the footprint or total floor area of a building or structure represent expansions to the total floor area and shall meet the setback requirements established in this Rule and 15A NCAC 07H .0309(a). New development landward of the applicable setback may be cosmetically but not be structurally attached to an existing structure that does not conform with current setback requirements"

Since 1999, the CRC has not allowed expansion of nonconforming structures within the Ocean Hazard Area or Inlet Hazard Area. Allowing structural enlargement in these areas is inconsistent with the longstanding intent to ensure development is placed safely inland and does not adversely affect dunes, public access, or coastal resources


DODGE
4x4





3 STRUCTURALLY INDEPENDENT BUILDING DETAIL AT LOW ROOF

SCALE: ¾" = 1'-0"

Enlargement of Structures

- CRC rules do allow resilient improvements to existing structures such as reinforcement or modernization to reduce impacts from ocean hazards

- Enlarging a nonconforming structure also reduces feasible relocation options when ocean hazard processes render a structure unsafe.