

1 15A NCAC 07H .0306 is proposed for amendment as follows:

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3 **15A NCAC 07H .0306 GENERAL USE STANDARDS FOR OCEAN HAZARD AREAS**

4 (a) In order to protect life and property, all development not otherwise specifically exempted or allowed by law or  
5 elsewhere in the Coastal Resources Commission's rules shall be located according to whichever of the following is  
6 applicable:

7 (1) The ocean hazard setback for development shall be measured in a landward direction from the  
8 vegetation line, the static vegetation line, or the measurement line, whichever is applicable.

9 (2) In areas with a development line, the ocean hazard setback shall be set in accordance with  
10 Subparagraphs (a)(3) through (9) of this Rule. ~~It~~ With the exception of those types of development  
11 defined in 15A NCAC 07J .1301(d), in no case shall new development be sited seaward of the  
12 development line. In areas with a Static Line Exception, approved in accordance with 15A NCAC  
13 07J .1200 and a Development Line approved in accordance with 15A NCAC 07J .1300, the  
14 petitioner shall notify the Division of Coastal Management which one of the two approaches will  
15 be utilized and applied to the entire large-scale project area as defined in 15A NCAC 07H  
16 .0305(a)(7).

17 (3) In no case shall a development line be created or established on State-owned lands or oceanward of  
18 the mean high water line or perpetual property easement line, whichever is more restrictive.

19 (4) The ocean hazard setback shall be determined by both the size of development and the shoreline  
20 long term erosion rate as defined in Rule .0304 of this Section. "Development size" is defined by  
21 total floor area for structures and buildings or total area of footprint for development other than  
22 structures and buildings. Total floor area includes the following:

23 (A) The total square footage of heated or air-conditioned living space;

24 (B) The total square footage of parking elevated above ground level; and

25 (C) The total square footage of non-heated or non-air-conditioned areas elevated above ground  
26 level, excluding attic space that is not designed to be load-bearing.

27 Decks, roof-covered porches, and walkways shall not be included in the total floor area unless they  
28 are enclosed with material other than screen mesh or are being converted into an enclosed space  
29 with material other than screen mesh.

30 (5) With the exception of those types of development defined in 15A NCAC 07H .0309, no  
31 development, including any portion of a building or structure, shall extend oceanward of the ocean  
32 hazard setback. This includes roof overhangs and elevated structural components that are  
33 cantilevered, knee braced, or otherwise extended beyond the support of pilings or footings. The  
34 ocean hazard setback shall be established based on the following criteria:

35 (A) A building or other structure less than 5,000 square feet requires a minimum setback of 60  
36 feet or 30 times the shoreline erosion rate, whichever is greater;

- 1 (B) A building or other structure greater than or equal to 5,000 square feet but less than 10,000  
2 square feet requires a minimum setback of 120 feet or 60 times the shoreline erosion rate,  
3 whichever is greater;
- 4 (C) A building or other structure greater than or equal to 10,000 square feet but less than 20,000  
5 square feet requires a minimum setback of 130 feet or 65 times the shoreline erosion rate,  
6 whichever is greater;
- 7 (D) A building or other structure greater than or equal to 20,000 square feet but less than 40,000  
8 square feet requires a minimum setback of 140 feet or 70 times the shoreline erosion rate,  
9 whichever is greater;
- 10 (E) A building or other structure greater than or equal to 40,000 square feet but less than 60,000  
11 square feet requires a minimum setback of 150 feet or 75 times the shoreline erosion rate,  
12 whichever is greater;
- 13 (F) A building or other structure greater than or equal to 60,000 square feet but less than 80,000  
14 square feet requires a minimum setback of 160 feet or 80 times the shoreline erosion rate,  
15 whichever is greater;
- 16 (G) A building or other structure greater than or equal to 80,000 square feet but less than  
17 100,000 square feet requires a minimum setback of 170 feet or 85 times the shoreline  
18 erosion rate, whichever is greater;
- 19 (H) A building or other structure greater than or equal to 100,000 square feet requires a  
20 minimum setback of 180 feet or 90 times the shoreline erosion rate, whichever is greater;
- 21 (I) Infrastructure that is linear in nature, such as roads, bridges, pedestrian access such as  
22 boardwalks and sidewalks, and utilities providing for the transmission of electricity, water,  
23 telephone, cable television, data, storm water, and sewer requires a minimum setback of  
24 60 feet or 30 times the shoreline erosion rate, whichever is greater;
- 25 (J) Parking lots greater than or equal to 5,000 square feet require a setback of 120 feet or 60  
26 times the shoreline erosion rate, whichever is greater;
- 27 (K) Notwithstanding any other setback requirement of this Subparagraph, a building or other  
28 structure greater than or equal to 5,000 square feet in a community with a static line  
29 exception in accordance with 15A NCAC 07J .1200 requires a minimum setback of 120  
30 feet or 60 times the shoreline erosion rate in place at the time of permit issuance, whichever  
31 is greater. The setback shall be measured landward from either the static vegetation line,  
32 the vegetation line, or measurement line, whichever is farthest landward; and
- 33 (L) Notwithstanding any other setback requirement of this Subparagraph, replacement of  
34 single-family or duplex residential structures with a total floor area greater than 5,000  
35 square feet, and commercial and multi-family residential structures with a total floor area  
36 no greater than 10,000 square feet, shall be allowed provided that the structure meets the  
37 following criteria:

- 1 (i) the structure was originally constructed prior to August 11, 2009;
  - 2 (ii) the structure as replaced does not exceed the original footprint or square footage;
  - 3 (iii) it is not possible for the structure to be rebuilt in a location that meets the ocean
  - 4 hazard setback criteria required under Subparagraph (a)(5) of this Rule;
  - 5 (iv) the structure as replaced meets the minimum setback required under Part (a)(5)(A)
  - 6 of this Rule; and
  - 7 (v) the structure is rebuilt as far landward on the lot as feasible.
- 8 (6) If a primary dune exists in the AEC on or landward of the lot where the development is proposed,
- 9 the development shall be landward of the crest of the primary dune, the ocean hazard setback, or
- 10 development line, whichever is farthest from vegetation line, static vegetation line, or measurement
- 11 line, whichever is applicable. For existing lots, however, where setting the development landward
- 12 of the crest of the primary dune would preclude any practical use of the lot, development may be
- 13 located oceanward of the primary dune. In such cases, the development may be located landward of
- 14 the ocean hazard setback, but shall not be located on or oceanward of a frontal dune or the
- 15 development line. The words "existing lots" in this Rule shall mean a lot or tract of land that, as of
- 16 June 1, 1979, is specifically described in a recorded plat and cannot be enlarged by combining the
- 17 lot or tract of land with a contiguous lot or tract of land under the same ownership.
- 18 (7) If no primary dune exists, but a frontal dune does exist in the AEC on or landward of the lot where
- 19 the development is proposed, the development shall be set landward of the frontal dune, ocean
- 20 hazard setback, or development line, whichever is farthest from the vegetation line, static vegetation
- 21 line, or measurement line, whichever is applicable.
- 22 (8) If neither a primary nor frontal dune exists in the AEC on or landward of the lot where development
- 23 is proposed, the structure shall be landward of the ocean hazard setback or development line,
- 24 whichever is more restrictive.
- 25 (9) Structural additions or increases in the footprint or total floor area of a building or structure represent
- 26 expansions to the total floor area and shall meet the setback requirements established in this Rule
- 27 and 15A NCAC 07H .0309(a). New development landward of the applicable setback may be
- 28 cosmetically, but shall not be structurally, attached to an existing structure that does not conform
- 29 with current setback requirements.
- 30 (10) Established common law and statutory public rights of access to and use of public trust lands and
- 31 waters in ocean hazard areas shall not be eliminated or restricted. Development shall not encroach
- 32 upon public accessways, nor shall it limit the intended use of the accessways.
- 33 (11) Development setbacks in areas that have received large-scale beach fill as defined in 15A NCAC
- 34 07H .0305 shall be measured landward from the static vegetation line as defined in this Section,
- 35 unless a development line has been approved by the Coastal Resources Commission in accordance
- 36 with 15A NCAC 07J .1300.

1 (12) In order to allow for development landward of the large-scale beach fill project that cannot meet the  
2 setback requirements from the static vegetation line, but can or has the potential to meet the setback  
3 requirements from the vegetation line set forth in Subparagraphs (a)(1) and (a)(5) of this Rule, a  
4 local government, group of local governments involved in a regional beach fill project, or qualified  
5 "owners' association" as defined in G.S. 47F-1-103(3) that has the authority to approve the locations  
6 of structures on lots within the territorial jurisdiction of the association and has jurisdiction over at  
7 least one mile of ocean shoreline, may petition the Coastal Resources Commission for a "static line  
8 exception" in accordance with 15A NCAC 07J .1200. The static line exception shall apply to  
9 development of property that lies both within the jurisdictional boundary of the petitioner and the  
10 boundaries of the large-scale beach fill project. This static line exception shall also allow  
11 development greater than 5,000 square feet to use the setback provisions defined in Part (a)(5)(K)  
12 of this Rule in areas that lie within the jurisdictional boundary of the petitioner, and the boundaries  
13 of the large-scale beach fill project. If the request is approved, the Coastal Resources Commission  
14 shall allow development setbacks to be measured from a vegetation line that is oceanward of the  
15 static vegetation line under the following conditions:

- 16 (A) Development meets all setback requirements from the vegetation line defined in  
17 Subparagraphs (a)(1) and (a)(5) of this Rule;
- 18 (B) Development setbacks shall be calculated from the shoreline erosion rate in place at the  
19 time of permit issuance;
- 20 (C) No portion of a building or structure, including roof overhangs and elevated portions that  
21 are cantilevered, knee braced, or otherwise extended beyond the support of pilings or  
22 footings, extends oceanward of the landward-most adjacent building or structure. When  
23 the configuration of a lot precludes the placement of a building or structure in line with the  
24 landward-most adjacent building or structure, an average line of construction shall be  
25 determined by the Division of Coastal Management on a case-by-case basis in order to  
26 determine an ocean hazard setback that is landward of the vegetation line, a distance no  
27 less than 30 times the shoreline erosion rate or 60 feet, whichever is greater;
- 28 (D) With the exception of swimming pools, the development defined in Rule .0309(a) of this  
29 Section shall be allowed oceanward of the static vegetation line; and
- 30 (E) Development shall not be eligible for the exception defined in Rule .0309(b) of this  
31 Section.

32 (b) No development shall be permitted that involves the removal or relocation of primary or frontal dune sand or  
33 vegetation thereon that would adversely affect the integrity of the dune. Other dunes within the ocean hazard area  
34 shall not be disturbed unless the development of the property is otherwise impracticable. Any disturbance of these  
35 other dunes shall be allowed only to the extent permitted by 15A NCAC 07H .0308(b).

1 (c) Development shall not cause irreversible damage to historic architectural or archaeological resources as  
2 documented by the local historic commission, the North Carolina Department of Natural and Cultural Resources, or  
3 the National Historical Registry.

4 (d) Development shall comply with minimum lot size and set back requirements established by local regulations.

5 (e) Mobile homes shall not be placed within the high hazard flood area unless they are within mobile home parks  
6 existing as of June 1, 1979.

7 (f) Development shall comply with the general management objective for ocean hazard areas set forth in 15A NCAC  
8 07H .0303.

9 (g) Development shall not interfere with legal access to, or use of, public resources, nor shall such development  
10 increase the risk of damage to public trust areas.

11 (h) Development proposals shall incorporate measures to avoid or minimize adverse impacts of the project. These  
12 measures shall be implemented at the applicant's expense and may include actions that:

13 (1) minimize or avoid adverse impacts by limiting the magnitude or degree of the action;

14 (2) restore the affected environment; or

15 (3) compensate for the adverse impacts by replacing or providing substitute resources.

16 (i) Prior to the issuance of any permit for development in the ocean hazard AECs, there shall be a written  
17 acknowledgment from the applicant to the Division of Coastal Management that the applicant is aware of the risks  
18 associated with development in this hazardous area and the limited suitability of this area for permanent structures.  
19 The acknowledgement shall state that the Coastal Resources Commission does not guarantee the safety of the  
20 development and assumes no liability for future damage to the development.

21 (j) All relocation of structures shall require permit approval. Structures relocated with public funds shall comply with  
22 the applicable setback line and other applicable AEC rules. Structures, including septic tanks and other essential  
23 accessories, relocated entirely with non-public funds shall be relocated the maximum feasible distance landward of  
24 the present location. Septic tanks shall not be located oceanward of the primary structure. All relocation of structures  
25 shall meet all other applicable local and state rules.

26 (k) Permits shall include the condition that any structure shall be relocated or dismantled when it becomes imminently  
27 threatened by changes in shoreline configuration as defined in 15A NCAC 07H .0308(a)(2)(B). Any such structure  
28 shall be relocated or dismantled within two years of the time when it becomes imminently threatened, and in any case  
29 upon its collapse or subsidence. However, if natural shoreline recovery or beach fill takes place within two years of  
30 the time the structure becomes imminently threatened, so that the structure is no longer imminently threatened, then  
31 it need not be relocated or dismantled at that time. This permit condition shall not affect the permit holder's right to  
32 seek authorization of temporary protective measures allowed pursuant to 15A NCAC 07H .0308(a)(2).

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34 *History Note: Authority G.S. 113A-107; 113A-113(b)(6); 113A-124;*

35 *Eff. September 9, 1977;*

36 *Amended Eff. December 1, 1991; March 1, 1988; September 1, 1986; December 1, 1985;*

37 *RRC Objection due to ambiguity Eff. January 24, 1992;*

1                    *Amended Eff. March 1, 1992;*  
2                    *RRC Objection due to ambiguity Eff. May 21, 1992;*  
3                    *Amended Eff. February 1, 1993; October 1, 1992; June 19, 1992;*  
4                    *RRC Objection due to ambiguity Eff. May 18, 1995;*  
5                    *Amended Eff. August 11, 2009; April 1, 2007; November 1, 2004; June 27, 1995;*  
6                    *Temporary Amendment Eff. January 3, 2013;*  
7                    *Amended Eff. September 1, 2017; February 1, 2017; April 1, 2016; September 1, 2013;*  
8                    *Readopted Eff. December 1, 2020;*  
9                    *Amended Eff. September 1, 2021.*