



NORTH CAROLINA
Environmental Quality

ROY COOPER

Governor

DIONNE DELLI-GATTI

Secretary

BRAXTON DAVIS

Director

CRC-21-30

August 30, 2021

MEMORANDUM

TO: Coastal Resources Commission
THROUGH: Braxton Davis
FROM: Kelly Spivey
SUBJECT: Structural Boat Covers

At your June 16, 2021 meeting, staff presented rules for the construction of boathouses in Public Trust Waters and Estuarine Waters Areas of Environmental Concern. This presentation was a result of internal staff discussions on the permitting of “structural boat covers,” which utilize a structural frame to support a fabric roof with retractable side curtains. Representatives from Touchless Covers, LLC were also at the meeting and presented examples of installations and materials for consideration, including a canvas screen product that could replace the solid fabric for sidewalls to reduce visual impacts.

DCM currently applies the Commission’s rules governing boathouses to structural boat covers (15A NCAC 07H .0208 (b)(6)(D) and 15A NCAC 07H .1205 (I)). These rules do not allow boathouses on lots with less than 75 linear feet of shoreline, and boathouses can be no larger than 400 square feet unless the applicant can justify a larger structure through the major permitting process. In addition, side walls can extend no farther than one-half the height of the walls as measured in a downward direction from the top wall plate or header only covering the top half of the wall and the boathouse roof greatest exterior dimension must be in compliance with the maximum square footage requirements found in 15A NCAC 07H .0208 (b)(6)(B) and 15A NCAC 07H .1205(e).

Based on presentations and discussions at your last meeting, staff propose the following rule language to clarify that structural boat covers will be reviewed under rules governing boathouses, but will be allowed on smaller lots when using screened material for side walls. Boathouses and structural boat covers will continue to be subject to existing square footage limitations based on shoreline length found in 15A NCAC 07H .0208 (b)(6)(B) and 15A NCAC 07H .1205(e). Staff also incorporated a clarification that wall heights are measured down to the Normal Water Level or Normal High Water level.

We look forward to continuing this discussion and will be ready to move forward if the Commission decides to send the proposed rule language to public hearing.



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15A NCAC 07H.0208(b)(6) Piers and Docking Facilities.

- (D) A boathouse shall not exceed 400 square feet except to accommodate a documented need for a larger boathouse and shall have sides extending no farther than one-half the height of the walls as measured from the Normal Water Level or Normal High Water and covering only the top half of the walls. Measurements of square footage shall be taken of the greatest exterior dimensions. Boathouses shall not be allowed on lots with less than 75 linear feet of shoreline, except that structural boat covers utilizing a frame-supported fabric covering can be permitted on properties with less than 75 linear feet of shoreline when using screened fabric for side walls. Size restrictions do not apply to marinas;

15A NCAC 07H .1205 Specific Conditions.

- (I) Boathouses shall not exceed a combined total of 400 square feet and shall have sides extending no further than one-half the height of the walls as measured in a downward direction from the top wall plate or header to the Normal Water Level or Normal High Water and only covering the top half of the walls. Measurements of square footage shall be taken of the greatest exterior dimensions. Boathouses shall not be allowed on lots with less than 75 linear feet of shoreline. Structural boat covers, utilizing a frame-supported fabric covering, can be permitted on properties with less than 75 linear feet of shoreline when using screened fabric for side walls.

