

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2007

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HOUSE DRH70645-LM-175A* (04/29)

Short Title: Caswell Beach/Building Height Limit. (Local)

Sponsors: Representative Stiller.

Referred to:

A BILL TO BE ENTITLED

AN ACT TO LIMIT THE HEIGHT OF STRUCTURES IN THE TOWN OF
CASWELL BEACH.

The General Assembly of North Carolina enacts:

SECTION 1. No building erected within the corporate limits of the Town of Caswell Beach may have a height that exceeds the limitation provided in this section unless the building was erected before the effective date of this act. For purposes of this act, the term "height" means the vertical distance of a building measured from the mean of the finished grade along the front of the building to: (i) the midpoint between eaves and ridges or to the highest point of any architectural design element extending above the ridge, including a belfry, cupola, widow's walk, observation deck, or steeple, of a gable, hip, or gambrel roof; (ii) the highest point of a flat roof; and (iii) the deck line of a mansard roof. The vertical distance shall not exceed the higher of 26 feet above the regulatory flood protection elevation or 35 feet above the mean elevation. Variances of the height limitation shall not be granted by the Town or the Town Board of Adjustment.

SECTION 2. The height limitation created by Section 1 of this act does not apply to functional building appurtenances, including chimneys and ventilators, that are incidental to but necessary for human occupancy of the building.

SECTION 3. This act is effective when it becomes law.