

CONSTRUCTION GUIDELINES



ZONING OVERVIEW

All new construction must pass zoning inspections. The zoning permit process is a procedure that is intended to minimize zoning infractions. It accomplishes this by ensuring that builders are aware of applicable zoning regulations up front before the issuance of a Zoning Permit, and then ensuring that all requirements are met before the issuance of a Certificate of Zoning Compliance (which is necessary for a Certificate of Occupancy). The information below provides a summary of the zoning permit process and a list of the most common items that will be checked for during the process. Although this list is provided for your convenience, it remains the builder's duty to know **all** the ordinances and strictly adhere to them. Town ordinances can be found at www.townofbeechmountain.com.

PRE-CONSTRUCTION REQUIREMENTS

The New Construction Building Permit Packet will contain all necessary permit applications to be completed in order to construct a new home. The Packet must be completed in full in order to obtain a building permit. Either before submittal of the Packet or shortly thereafter, a Preliminary Zoning Inspection is required prior to any construction activity at which you will meet with the zoning administrator and public works director on site. At this inspection you will be required to:

- ☐ **Surveys (Sec. 150.052):** Provide 1st of 3 required surveys that shows the lot, the setbacks, and the proposed location and footprint of the structure.
- ☐ **Site Clearing/Tree Cutting (Sec. 154.360):** Identify, mark, and photo any trees that will need to be removed.
- ☐ **Driveway Permit (Sec. 154.143):** Discuss driveway location with Public Works director. You will be required to provide an 18" double walled plastic culvert and off-street parking for any construction activity.
- ☐ **Permit Box (Sec. 150.046):** The Permit Box must be posted on 4x4 post. (It is recommended that you install a standard mailbox that can be located permanently on the site, on which you can post the required 911 address numbers.)
- ☐ **Staging Area (Sec 94.03):** You must show where you will provide an adequate staging area for construction. This area must be sufficient to provide parking and storage of any required vehicles, equipment, and debris. Storing of items in the road right of way will not be permitted.
- ☐ **Dumpster (Sec. 94.03):** You must have at least one six-yard dumpster or equivalent mobile trash removal means on site at all times. The job site must remain neat and orderly.
- ☐ **Toilet Facilities (Sec. 94.03):** A minimum of one Porta-john shall be on the construction site and shall not be in the right-of-way.
- ☐ **Signs (Sec. 154.270-287):** Any construction signs must comply with the Town of Beech Mountain Sign Ordinance. A sign permit must be obtained.
- ☐ **Fires (Sec. 90.03):** Contractors are not permitted to burn any debris or have any form of fire on site during the construction process.

CONSTRUCTION GUIDELINES



BEECH MOUNTAIN
NORTH CAROLINA

POST-CONSTRUCTION REQUIREMENTS – CERTIFICATE OF ZONING COMPLIANCE

following items will be checked at the Final Inspection and must be verified before a Certificate of Zoning Compliance is granted. The Certificate of Zoning Compliance must be obtained before a Certificate of Occupancy is issued.

- ☐ **Usage (Sec. 154.091):** The property must be used in a manner permitted by the zoning district in which it resides.
- ☐ **Fuel Tank Screening (Sec. 154.142):** Above ground fuel tanks must be screened with a wood fence and, if terrain permits, shrubbery.
- ☐ **Garbage Bins (Sec. 50.10):** Garbage bins must be constructed and conform to standards. If house is to be used as short-term rental, garbage bins must be metal bear proof bins to Town standards.
- ☐ **911 address numbers (Sec. 91.22):** 911 address numbers must be posted and visible from road.
- ☐ **Building Height (Sec. 154.140):** Structure may not be more than 35 feet high as measured from the highest point of the original natural grade of the land on which the building sits.
- ☐ **Survey (Sec. 154.150):** A final as-built survey is required. All construction must be within required setbacks.
- ☐ **Parking (Sec. 154.132):** Off street parking shall be adequately provided. For residential uses, this means two spaces for the first three bedrooms and one additional space for every additional bedroom. Also, turn around space may be required.
- ☐ **No exposed utilities (154.146):** All cable lines must be buried underground.
- ☐ **Signs (Sec. 154.270-287):** Any signs must comply with applicable regulations and have valid permit.
- ☐ **Accessory Structures (Sec. 154.137):** Any accessory structures must be built after completion of primary structure. Must conform in style and design with main building. Must use same water and sewer utilities.
- ☐ **Fencing (Sec. 154.139):** Any fencing must be split rail, rock wall, or ornamental hedge. For containment purposes, the above mentioned fences may be backed by welded wire. A fence permit must be obtained.
- ☐ **Buffer Areas (Sec. 154.165):** A minimum 30 ft. vegetative buffer is required adjacent to all watercourses.
- ☐ **Modular Homes (154.149):** Foundations must be completely constructed prior to the remainder of the building being placed on the lot. Permits must be obtained for moving.
- ☐ **Visibility at Intersections (Sec. 154.135):** Nothing may be erected on corner lots that impedes the required sight distance as required for secondary roads by the NCDOT.
- ☐ **Landscaping (Sec. 154.166):** Commercial lots require 10% of the lot to be landscaped in accordance with 154.166.
- ☐ **Construction Progress (Sec. 154.025):** For a permit to remain valid, progress must be made at most every 6 months as evidenced by an inspection. New exterior construction shall be completed within two years to maintain “curb appeal”.
- ☐ **North Carolina Energy Code Compliance Certificate:** Will be required before issuance of a CO.
- ☐ **Compliance with Zoning, Special Use, or Variance Permit/Orders:** Any prior order issued by the Town shall be followed as stated in the order.