

TOWN OF
OCEAN ISLE BEACH
APPEARANCE STANDARDS



PREPARED BY:
OCEAN ISLE BEACH BOARD OF COMMISSIONERS
OCEAN ISLE BEACH PLANNING BOARD
OCEAN ISLE BEACH PLANNING & INSPECTIONS DEPARTMENT
CAPE FEAR COUNCIL OF GOVERNMENTS

APPEARANCE STANDARDS FOR THE TOWN OF OCEAN ISLE BEACH

<u>Table Of Contents</u>		<u>Page</u>
Section 1	Definitions	5
Section 2	Appearance Standards	6
	1. Purpose	6
	2. General Requirements:	6
	A. Applicability	6
	B. Exemptions from the Provisions of this Ordinance	7
	C. Landscaping and Parking	7
	D. Signage	8
Section 3	Development Review	10
Section 4	General Site Plan Requirements	11
	1. Screening and Fencing	11
	2. Landscaping and Bufferyard	11
	3. Tree Preservation for New Construction	12
	4. Sidewalks	12
	5. Outdoor Displays	13
Section 5	Institutional and Public Use Buildings	14
Section 6	Building Design	15
	1. Front Facade	15
	2. Walls	16
	3. Windows	16
	4. Cornice	17
Section 7	Building Materials	17
	1. Facade Visible from Existing and Proposed Public . . .	17
	2. Facade Not Visible from Existing and Proposed . . .	17
	3. Colors	17

<u>Table Of Contents</u>	<u>Page</u>	
Section 8	Residential Appearance Standards	18
	1. Intent	18
	2. Residential Architectural Standards	18
	3. Recommended Standards for Residential . . .	19
Section 9	Development Review	22
Section 10	Commercial/Residential Landscaping Standards	23
	1. Landscaping Requirements	23
	A. Purpose	23
	B. Application	23
	C. Minimum Landscaping Requirements	23
	D. Coastal Area Management Act Exemptions	25
	(1) Area of Environmental Concern (AEC)	25
	(2) Frontal Dunes	25
	(3) Point Reductions on Exempt Lots	26
	E. Violations/Remedies	26
Section 11	Adoption of Ordinance	27
Appendix	Subchapter B Plant List	28

LIST OF EXAMPLES

		<u>Page</u>
Figure 2-1	Acceptable Sandblasted Monument Sign	9
Figure 2-2	Acceptable Wall Sign	9
Figure 2-3	Fuel Station Canopy	10
Figure 4-1	Acceptable Temporary Outdoor Display	13
Figure 4-2	Acceptable Temporary Outdoor Display w/Enclosures	13
Figure 5-1	Acceptable Institutional Public Use	14
Figure 5-2	Acceptable Institutional Public Use	14
Figure 6-1	Acceptable Front Facade	15
Figure 6-2	Acceptable Facade with Porch	16
Figure 6-3	Acceptable Facade in Brick	16
Figure 7-1	Acceptable Colors	17
Figure 7-2	Color & Architectural Standard for Commercial Structures	18
Figure 8-1	Color & Styling with Landscaping	19
Figure 8-2	Stucco "Mediterranean" Style	19
Figure 8-3	Vernacular with Large Stylish Porches	20
Figure 8-4	Colors & Styling Characteristic of Ocean Isle Beach	20
Figure 8-5	Acceptable Residential Landscaping	21
Figure 8-6	Acceptable Colors, Styling w/Ornamental Outbuilding...	21
Figure 8-7	Acceptable Multi-Family Residential Development	21
Figure 8-8	Typical Island Neighborhood w/Characteristic Styling	22

**AN ORDINANCE ESTABLISHING APPEARANCE STANDARDS FOR THE
TOWN OF OCEAN ISLE BEACH**

BE IT ORDAINED by the Mayor and Town Board of Commissioners of the Town of Ocean Isle Beach as follows:

SECTION 1. The following text amendments to the Town of Ocean Isle Beach Zoning Ordinance are hereby adopted and shall be incorporated into the existing Ocean Isle Beach Zoning Ordinance with headers as may be appropriate.

Definitions (add the following definitions)

Building, Commercial:	A building designed and used to provide services for the sale of products to the general public.
Building, Industrial:	A building designed and used for manufacturing, warehousing, distribution and/or contracted services.
Enforcement Officer:	The Town official designated with the responsibility of enforcing this section.
Facade:	The exterior face of a building
Fuel Station Canopy:	Structures designed to cover and light fuel pumps customarily adjacent to or connected to retail establishments that sell gasoline to motorist.
Signs, Knock-out Backlit:	A sign that illuminates only letters, illustrations and/or symbols from within.
Street, Primary Abutting:	If more than one street abuts a subject property the "primary abutting street" shall be the street having the larger traffic count, as determined by the Town.
Visible, From Right-of-Way:	The term "Visible from right-of-way", shall mean the subject property as viewed from any point of the adjacent public or private right-of-way.

SECTION 2. Appearance Standards Section Established

1. Purpose:

The State of North Carolina General Statutes and Federal case law upholds the right of municipalities to enact Appearance Standards as part of their Land use and Development Codes. The legal basis for a successful appearance code rests with the establishment of standards, determined by verifiable existing physical characteristics that together establish a predominant style or desired effect that defines the community character. To achieve this objective, the Town of Ocean Isle Beach commissioned the Town Planning Board to conduct a thorough comparative analysis of the existing development and determine standards that would represent the prevailing character of the Town. These standards were then used to develop a set of guidelines and growth management regulations that will ensure future development accomplishes the community goals of maintaining Ocean Isle Beach 's unique family coastal community atmosphere. These regulations are intended to protect the public welfare by sustaining and enhancing the market values of existing property while ensuring quality development occurs that is in keeping with the Ocean Isle Beach Character.

The appearance standards require a basic level of site and structural design and are not meant to limit creativity nor create a community where everything looks the same. The intent is to serve as a tool for design in the context of developing Ocean Isle Beach as a unique residential family coastal community within the Cape Fear Region.

Consideration is given to balancing the interests of property owners while promoting the community's safety, welfare, well being and aesthetic character. It is the judgement of the Town that protecting the unique Ocean Isle Beach character will protect and sustain the value of private property and promote the quality of life that makes Ocean Isle Beach the unique residential coastal community it has become.

2. Appearance Standards - General Requirements:

A. **Applicability.** All land, whether improved or unimproved contained in the Commercial Zones within the Town Limits and Extra-territorial Zoning Districts of Ocean Isle Beach, including use of any building or structure thereon and their demolition and reconstruction, shall meet the requirements of the appearance standards unless otherwise exempted below.

B. Exemptions from the Provisions of this Ordinance

- (1) Exterior repairs, not requiring a building permit, that do not further extend a non-conforming use.
- (2) Routine maintenance or repair of any structure or site feature. For the purposes of this section, routine shall mean that the repairs shall in no case exceed 50% of the value of the structure.
- (3) The construction, reconstruction, alteration, restoration, moving, or demolition of any structure or site feature that the Enforcement Officer determines is required by law to protect the public safety due to an unsafe or dangerous condition.
- (4) Temporary Uses as defined in the Town of Ocean Isle Beach Zoning Ordinance. Temporary Uses and structures being used during the construction of a permanent structure. The zoning permit shall specify a limited duration for the temporary structure.

C. Landscaping and Parking. Unless specifically exempted from the requirements of the Appearance Standards Ordinance, or used as a multi-tenant building, any future change in land use as provided for herein requires compliance with the landscape standards section of this ordinance. Multi-tenant building compliance is required at such time as fifty percent (50%) or more of the square footage of such building is changed in land use.

Where existing development is located upon property not having sufficient area available to accommodate the required landscaping due to the need for proper internal vehicular aisle width, turning radius, and/or circulation, the Enforcement Officer shall permit the on-site relocation of trees and shrubs from the landscape standards provided the following are met:

- (1) Plant material type, and number of plants, shall be calculated as required by the landscape standards Section of this Chapter.
- (2) Plantings are dispersed throughout the required streetyard and parking planting area.
- (3) Removal of asphalt is not considered as a reason for alternating from the requirements.

Where existing development is located upon property not having sufficient area available to accommodate the required parking lot design standards and

parking requirements due to the need for proper internal vehicular aisle width, turning radius, and/or circulation; the Enforcement Officer may permit modification of the design standards to assure public safety is protected. Removal of asphalt is not considered as a reason for alternating from the requirements.

- D. **Signage.** Any signage either erected or replaced, shall comply with all applicable signage requirements contained in the Ocean Isle Beach Zoning Ordinance and the enhanced provisions contained in this section, except for a multi-tenant sign structure. Multi-tenant signage compliance is required after fifty percent (50%) or more of the business signage has been changed. Signage for any business that has either ceased operation or vacated the premise shall be removed within thirty (30) days.

(1) **Permitted Signs**

- (a) Monument signs-either masonry or wooden. (Sandblasted are preferred) shall be painted so that the background color is the same color as the primary color of the on premise structure being advertised. Text may be contrasting colors, not to include neon, metallic or fluorescent tones. Earth tone and pastel are preferred.
- (b) Interior lighted signs shall be either backlit or knock-out signs only. No neon or tube lighting shall be permitted.
- (c) For the purposes of this section, signs shall be limited to one freestanding sign and one wall sign per tenant for any multi-tenant retail center. Size shall comply with the existing provisions of this ordinance.
- (d) Nonconforming signs shall be removed within 5 years of the adoption of this ordinance. *Exemption: Fuel Station Canopies.*



Figure 2-1 Example of Acceptable Sandblasted Monument Sign



Figure 2-2 Example of Acceptable Wall Sign

- (E) For the purposes of this section, Fuel Station Canopies shall be considered freestanding signs and shall be regulated as follows:
- (i) Fuel Station Canopies shall be of the same material and color as the primary structure.
 - (ii) The logo or message on the Fuel Station Canopy shall be no larger than eight (8) sq. ft., and may be displayed one time on each side of the canopy that faces a primary street.
 - (iii) Fuel Station Canopies may only be placed either to the side or to the rear of a main building.
 - (iv) Lighting shall be recessed to directly illuminate only the area under the canopy. To achieve said illumination a 90-degree cutoff luminaire, which

directs the lighting towards the ground underneath should be used, unless lighting is directed towards the building. At no time shall lighting illuminate adjacent residential property or interfere with the safe vehicular travel, as indicated more fully in the "sign" and "lighting" section of the Town Zoning Ordinance.



Figure 2-3 Example of Fuel Station Canopy on Side of Building

SECTION 3. Development Review

1. A pre-submittal conference with the Planning Department is required prior to the submittal of any building and zoning application to ensure appearance of proposed development complies with the intent of this section
2. A building elevation and site plan shall be submitted with each building permit application. The elevation and site plan shall illustrate and describe proposed:
 - A. Building Design Features;
 - B. Material(s) and Color(s);
 - C. Signage;
 - D. Landscaping;
 - E. Parking and Sidewalks; and
 - F. Screening Walls, Fences and Covers.
3. All building and zoning permits shall, on their face, be executed by an Enforcement

officer illustrating compliance with all provisions of the appearance standards.

Section 4. General Site Plan Requirements

1. Screening and Fencing.

- A. All manufacturing, storage, offices, or wholesale uses other than retail sales, located within the Appearance Standards Ordinances, shall operate within a fully enclosed building, except as otherwise provided below.
- B. Where permitted, outside storage may be permitted only if fully screened from view of the primary abutting street(s).
- C. No public utility or related facility, heating, ventilation and air conditioning (HVAC) unit, including on-ground and/or rooftop mechanical system, or dumpster, shall be visible from view of the primary abutting street.
- D. Material and design of any screening device shall either match or incorporate into its construction the same type of material as the predominant material(s) and color(s) used in the primary facade.
- E. All electrical and communication utility lines which are installed or relocated in conjunction with any new development or street widening, shall be located underground, unless required to be placed above ground by the applicable utility provider.

2. Landscaping and Bufferyard

- A. All new residential subdivisions shall contain a twenty foot (20') streetyard running parallel thereto, with a minimum planting of two (2) large variety deciduous trees and four (4) understory ornamental trees per one hundred feet (100').
- B. Large variety trees, or two small or medium varieties for each in lieu thereof, shall be used to meet any parking lot planting requirements.
- C. Unless otherwise set forth within this ordinance or when overhead utility lines restrict tree height, smaller variety trees shall be used to meet any streetyard requirements of this ordinance.
- D. Where streetyards are required, all shrubs shall be planted in either a linear row within three feet (3') to fifteen feet (15') of any required parking lot or in clusters to create a natural effect.

- E. Any development along streets within an Appearance Standards Ordinance, where streetyards are not required shall contain the minimum planting of two (2) large variety deciduous trees and four (4) understory ornamental trees per one hundred (100) linear feet.

3. **Tree Preservation for New Construction**

- A. Unless grading for construction or erosion control requires the removal, the developer undertaking new construction of any parcel of property within an Appearance Standards Ordinance shall preserve existing healthy trees having a diameter of twelve inches (12") or greater, located within any required streetyard, bufferyard and parking lot planting area.
- B. Preservation of trees shall follow the standards of the landscape Section of this chapter.
- C. If a protected tree is located within any proposed streetyard berm, the tree's encouragement protection area is not required to be bermed.

4. **Sidewalks.**

- A. Sidewalks along all streets shall be required upon development of any property Sidewalks shall be constructed a minimum five feet (5') in width and six inches (6") thick. The Town's Public Utilities Director must approve the location of the sidewalk within the street right-of-way. All sidewalks shall be properly flared to match any existing connecting sidewalk and shall meet ADA requirements. All required sidewalks shall be located within the street right-of-way and shall be dedicated to the Town of Ocean Isle Beach prior to receipt of a certificate of occupancy.
- B. Except where arcades and entranceways are part of the façade of a building, sidewalks shall be installed:
 - (1) Along the full length of the sides of any building constructed within an Appearance Standards Ordinance which features a customer or multi-family unit entrance; and
 - (2) Along any side of any building where parking or a driveway is provided. Any such required sidewalk shall be parallel to the building, but located at least five feet (5') from the building in order to provide an area for planting beds for foundation and entranceway landscaping.
- C. Parking lots having greater than one hundred (100) spaces shall incorporate

landscaped medians, crosswalks, and screening into the design; including the installation of shade trees and shrubbery. Access to these lots shall be limited to prevent through traffic, with the preferred design being a single central access point. Pedestrian crosswalks over access ways shall be protected by traffic slowing “speed humps”. Both shall be appropriately marked in conformance with North Carolina Department of Transportation standards. The applicant shall work closely with Town Staff to ensure the intent of this section is conveyed in the design of the parking areas.

- 5. **Outdoor Displays.** Outdoor retail display is permitted only with a temporary permit from the Zoning Officer that specifies the time and location of the product to be sold. At no time shall the outdoor display encroach upon the required pedestrian way or reduce the required number of parking spaces established by the Ocean Isle Beach Zoning Ordinance. All the displays shall be the same product line sold by the occupant in the primary use of the zoning lot.

Figure 4-1 Example of an Acceptable Temporary Outdoor Display



Figure 4-2 Example of an Acceptable Temporary Outdoor Display With Enclosures

SECTION 5. Institutional and Public Use Buildings

1. **Exempted.** The following Institutional and Public Use (governmental) Buildings shall be exempted from the building design and material standards of the Appearance Standards Ordinances:

- Cemetery
- Church or Religious Institution
- Community
- Governmental
- Neighborhood
- College or University
- School, Private
- School, Public
- School, Vocational or Professional
- Stadium or Exhibition Building



Figure 5-1 Acceptable Institutional Public Use

Figure 5-2 Acceptable Institutional Public Use



SECTION 6. Building Design

The intent of this section is to prevent the construction of new building or reconstruction of existing buildings that would result in stark blank walls or vast expanses of glass thereby creating the appearance of a wall rather than an architecturally pleasing facade. The developer is encouraged to present a mix of windows, openings and other architectural features that will reflect the predominant “vernacular architectural style” that is characteristic of Ocean Isle Beach. Illustrations are provided as guidelines in assisting the developer with choosing a design that meets the character. Working closely with town staff is encouraged to ensure compliance.

1. **Front Facade.** Unless otherwise provided, no more than fifty percent (50%) or less than twenty five percent (25%) of the total horizontal length of any facade fronting on the primary abutting street within an Appearance Standards Ordinance shall have arcades, windows, entry areas or awnings.



Figure 6-1 Example of an Acceptable Front Façade



Figure 6-2 Example of an Acceptable Front Façade with porch



Figure 6-3 Example of an Acceptable Façade in Brick

2. **Walls.** Any wall visible from an existing or proposed public right-of-way, shall incorporate, at a minimum, two architectural accent elements of doors, windows, columns, pre-cast trim, color changes, texture change, recesses and/or material changes such as wood, brickwork, stucco, tile and/or canvas canopies. Fifty (50) linear feet of a wall shall be the maximum length without an architectural accent element.
3. **Windows.** Windows shall be recessed and shall include visually prominent sills, lintels, shutters, or other such forms of framing and trim.

4. **Cornice.** Flat roofs shall include cornice trim along the top of the walls.

SECTION 7. Building Materials.

1. **Facade Visible from Existing and Proposed Public Rights-of-Way.**
Facades shall be brick, wood, and/or vinyl siding, and may contain facade accent elements of stucco, textured tinted concrete block, concrete fiber-board with architectural accents, tile, native stone, columns and/or canvas canopies. The primary facade material used in construction shall compose, at a minimum, seventy five percent (75%) of the non-glass wall surface.
2. **Facade Not Visible from Existing or Proposed Public Right-of-Way.**
Material used in the construction of a facade which is not visible from a existing or proposed public right-of-way may consist of one, or a combination of vinyl siding, brick, native stone, wood, concrete fiber-board with architectural accents, decorative cast concrete, stucco, textured concrete block and/or tile. If not visible from right-of-way and adjacent residential property the facade may be metal painted in accordance with section (3) below.
3. **Colors.** All facade colors shall be of low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors, are prohibited. Building trim and accent areas may feature brighter colors, including primary colors; however, neon tubing shall not be an acceptable feature for building trim or accent elements.



Figure 7-1 Example of Acceptable Colors



Figure 7-2 Excellent Example of Color and Architectural Styling that Portrays the Ocean Isle Beach Character and Standard for Commercial Structures

SECTION 8. Residential Appearance Standards

1. Intent

In keeping with the purpose and intent previously stated at the beginning of this section, it is the desire of the Town of Ocean Isle Beach to promote and preserve the existing high quality residential coastal community character of residential neighborhoods on the Island section of Ocean Isle Beach. It is for that reason that residential appearance standards are established as a way of preserving that character on the island and thereby protecting the quality of life and ensuring sustainability of property values in this distinct district. For that reason, these standards shall apply to the island section of Ocean Isle Beach from the Intracoastal waterway to the Atlantic Ocean.

2. Residential Architectural Standards

The prevalent architectural styling of the island includes large homes with well landscaped yards and various combinations of porches and gables. The exterior materials include wood, vinyl siding, brick, and concrete stucco. While there may not be a proper architectural term to classify the predominant style, it is noticeably southern, with an occasional Mediterranean or Caribbean look. Colors are generally earth tone with some pastels, but always subdued. Large covered porches with lattice and millwork lend a Victorian charm to the typical home in this district.

3. **Recommended Standards for Residential Construction**

The successful applicant for permit approval should select a style that is compatible with the examples stated and portrayed below.

4. **Single Family Residential Standards**



Figure 8-1 Acceptable Color and Styling with Landscaping



Figure 8-2 Acceptable Stucco "Mediterranean" Style



Figure 8-3 Vernacular with Large Stylish Porches



Figures 8-4 Excellent Examples of Colors and Styling Characteristic of Ocean Isle Beach



Figure 8-5 Excellent example of acceptable residential landscaping

Figure 8-6 Example of acceptable colors, styling with ornamental outbuilding (gazebo) and extensive porches. (Note detail given to trim features)



Figure 8-7 Example of acceptable Multi-Family Residential Development



Figure 8-8 Typical Island neighborhood with characteristic architectural styling, colors and landscaping

SECTION 9. Development Review

1. A pre-submittal conference with the Planning Department is required prior to the submittal of any building and zoning application to ensure the appearance of each proposed development complies with the intent of this section.
2. A building elevation and site plan shall be submitted with each building permit application.
3. The elevation and site plan shall illustrate and describe proposed:
 - A. Building Design Features;
 - B. Material(s) and Color(s);
 - C. Landscaping; and
 - D. Screening Walls, Fences, Sidewalks, and Covers.

SECTION 10. Commercial/Residential Landscaping Standards Section

1. Landscaping Requirements

A. Purpose

Property values for the Town of Ocean Isle Beach have continued to increase over the years. The Town feels it prudent to sustain this trend by implementing measures to protect, regulate and maintain the appearance of structures and property in the Town's jurisdiction. The purpose of this section is to establish landscaping standards that in conjunction with the appearance standards section will promote this goal.

B. Application

This section shall apply to landscaping of all new structures or existing structures, residential or commercial, that undergo renovations or repairs that exceed 50% of the tax value.

C. Minimum Landscaping Requirements

- (1) **Site Plan Required.** The developer of the property shall submit a site plan to the Planning Director for review. The plan shall at a minimum, include structure location, parking layout, any proposed or required screening or buffering, location of any proposed sign, and proposed landscape details including location and type of plant material (as per the approved list contained in appendix A of this ordinance), a storm-water management plan approved by the Town Planning Director, and type of drive proposed (concrete, asphalt, crushed brick, stone, etc.).
- (2) For the purposes of this section, landscaping shall include trees, shrubbery, grass and vegetative ground cover.
- (3) **Existing natural landscape character shall be preserved.** Whenever possible, the planting of vegetation indigenous to the immediate natural coastal ecosystem is preferred to promote proper plant life development and maturation. The appendix A to this section includes a list of plants provided by the Brunswick County Agricultural Extension services as compatible to this planting zone and climate. While not all inclusive, it should be used as a guideline.

- (4) **All mechanical and electrical equipment shall be screened** from view or isolated so that it is not visible from any adjacent lot or street right-of-way. Vegetative screens and/or buffers shall be considered part of the required landscaping and maintained as such pursuant to subsection B. _ of this ordinance.
- (5) **During construction, a vegetative ground cover shall be maintained** as an integral part of the required storm water management system so as to reduce erosion and prevent off-site storm water run-off. In the event of any cessation of building activity for a period of longer than 90 days, all disturbed land shall be hydro-seeded.
- (6) **Not later than 90 days following construction, and prior to receipt of the certificate of occupancy, landscaping shall be installed in accordance with the approved site plan,** unless some unforeseen circumstance beyond the control of the owner or developer prevents the installation. In such cases, a performance bond in the amount of 100% of installation and maintenance cost shall be required. Financial hardship is not sufficient reason for posting the bond in lieu of installing landscaping. (Following a major natural disaster, the Planning Director may grant a reasonable extension).
- (7) Vegetative ground cover shall be installed on all portions of exposed ground or earth not occupied by other approved landscape material.
- (8) No artificial plant life or facsimile shall be permitted except upon approval of the Planning Director.
- (9) Sufficient landscaping material shall be selected and installed in such a manner that the total landscaping material point value is a minimum of 36 points based on the following chart:

Material Type	Point Value
Existing Shade Tree	10
Small or Ornamental Tree	6 (add 3 points if existing retained)
Large Shrub	3 (add 2 points if existing retained)
Medium Shrub	2
Small Shrub	1
Sod	1

Existing Shade Tree – A large deciduous or evergreen tree with trunk diameter of greater than 12 inches at ground level that was retained and protected during lot clearing for construction.

Small or Ornamental Tree – A small to medium indigenous tree with a diameter of less than 12 inches measured at ground level, or a small to medium tree growing over 15 feet at maturity, that is planted for aesthetic purposes such as colorful flowers, interesting bark, or foliage.

Large shrub – An upright plant growing 5 –10 feet in height at maturity that is either retained or planted for screening purposes.

Medium Shrub – A plant growing 2 - 5 feet in height at maturity that is planted for ornamental or screening purposes.

Small Shrub – A plant growing to less than 2 feet in height at maturity that is planted for ornamental purposes.

- (10) All live plant material installed in compliance with the approved plan shall be guaranteed for at least one year, and shall thereafter be perpetually maintained. Failure to perpetually maintain live plants shall constitute a violation of the Town Code subject to remedies contained therein.

D. Coastal Area Management Act (CAMA) Exemptions

(1) Area of Environmental Concern (AEC)

Any lot or portion thereof that has been designated as a CAMA buffer or Area of Environmental Concern (AEC) shall be exempt from the landscaping requirements in deferment to the CAMA regulations that apply.

(2) Frontal Dunes

Frontal dunes shall be exempt from the landscaping requirements; however, owners of properties with frontal dunes shall plant approved vegetation on at least 25% of the frontal dune area. Approved vegetation includes but is not limited to American Beach Grass (Fall/Winter planting), Sea Oats (Spring/Summer planting), Seashore

Elder (Spring planting), Bitter Panicum (Spring/Summer planting), or Spartina Patens (Spring planting)

(3) **Point reductions on Exempt Lots**

The required minimum point value shall be reduced by the corresponding percentage of the lot that is exempt from these requirements. **For example:** If a 50' X 100' lot is required to provide a 30foot buffer, the lot's usable area is reduced by 30% ($30 \times 50 / 5000$), therefore the required minimum point value would be 25. ($36 \times 70\%$ usable area)

E. **Violations/Remedies**

Failure to comply with any provisions contained in this section shall constitute a violation of the Town of Ocean Isle Beach Town Code subject to the penalties contained therein. Unless otherwise indicated by the Governing Board, enforcement of this section shall be by the Town of Ocean Isle Beach Planning Director, or their designee.

Subchapter B Plant List Attached

SECTION 11. This Ordinance shall be effective from and after its adoption.
Adopted this 12th day of February, 2002.

Signed: _____ *Signature on file* _____

Betty S. Williamson, Mayor

SEAL:

ATTEST: _____ *Signature on file* _____

Daisy Ivey, Town Manager
Clerk to the Board

Reviewed by Planning Director: _____ *Signature on file* _____

Jason Walker, Planning Director



LEAFLET NO: 606
Revised 9/93 -- Author Reviewed 4/96

PLANTS FOR SEASHORE CONDITIONS

M.A. Powell
Extension Horticultural Specialist
Department of Horticultural Science
North Carolina Cooperative Extension Service
North Carolina State University

As in any landscape project, a site analysis is recommended before the design and construction stages. This is especially true as a careful selection of plants is very important for coastal landscapes. Plants must be tolerant of extreme adverse conditions in the natural environment. The most influencing force is salt spray. Sand, temperature and wind are also influencing factors in plant choice.

In unprotected areas it is recommended to select those plants which can withstand these native conditions. Plants that are injured by spray or strong wind will grow near the sea if protected by buildings or by screen plantings, therefore the use of many ornamentals along with native trees and shrubs can be incorporated into a plan.

Below are listed several trees, shrubs, groundcovers and vines which withstand normal seashore conditions.

Deciduous Trees

Acer platanoides	Norway Maple
Acer rubrum	Red Maple
Betula nigra	River Birch
Gleditsia triacanthos	Honeylocust
Liquidambar styraciflua	Sweetgum
Platanus occidentalis	Sycamore
Prunus caroliniana	Carolina Cherrylaurel
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus marilandica	Blackjack Oak

Quercus stellata
Salix species

Post Oak
Willow

Evergreen Trees

Begonia capitata
Ilex opaca
Ilex vomitoria
Juniperus virginiana
Magnolia grandiflora
Magnolia virginiana
Persea borbonia
Picea glauca
Pinus densiflora
Pinus montana mughus
Pinus nigra
Pinus sylvestris
Pinus tarta
Quercus virginiana
Sabel palmetto

Brazilian Butia
American Holly
Yaupon Holly
Eastern Red Cedar
Southern Magnolia
Sweetbay
Redbay
White Spruce
Japanese Red Pine
Mugho Pine
Austrian Pine
Scotch Pine
Loblolly Pine
Live Oak
Cabbage Palmetto

Deciduous/Semi-Evergreen Small Trees and Shrubs

Amelanchier canadensis
Baccharis halimifolia
Berberis thungergi
Cornus florida
Cotinus coggygria
Elaeagnus umbellata
Ligustrum ibota
Ligustrum ovalifolium
Lonicera tatarica
Myrica pennsylvanica
Prunus maritima
Rhus copallina
Rhus glabra
Rosa wichuraina
Spirea species
Tamarix gallica

Downy Shadblow
Eastern Baccharis
Japanese Barberry
Flowering Dogwood
Common Smoketree
Autumn Elaeagnus
Ibota Privet
California Privet
Tatarian Honeysuckle
Northern Bayberry
Shrub Oak
Flameleaf Sumac
Smooth Sumac
Wichura Rose
Spireas, all kings
French Tamarisk

Evergreen Shrubs

Cleyera japonica
Elaeagnus pungens
Euonymus japonicus
Fatsia japonica
Ilex vomitoria nana
Juniperus chinensis 'pfitzer jana'
Juniperus conferta
Juniperus horizontalis

Cleyera
Russian Olive
Evergreen Euonymus
Japanese Fatsia
Dwarf Yaupon Holly
Pfitzer juniper
Shore juniper
Creeping juniper

Ligustrum japonicum
Ligustrum lucidum
Myrica cerifera
Nerium oleander
Pittosporum tobira
Podocarpus macrophyllus maki
Raphiolepis umbellata
Tamarix gallica
Yucca varieties

Japanese Ligustrum
Glossy privet
Southern Waxmyrtle
Oleander
Japanese Pittosporum
Yew Podocarpus
Yeddo Raphiolepis
Salt Cedar
Yucca

Vines

Campsis radicans
Clematis paniculata
Euonymus fortunei
Gelsemium sempervirens
Lonicera sempervirens
Parthenocissus quinquefolia
Vitis rotundifolia Michx.
Wisteria sinensis

Trumpet creeper
Clematis
Winter creeper
Carolina Jessamine
Trumpet Honeysuckle
Virginia Creeper
Muscadine Grape
Chinese Wisteria

Annuals

Calendula
California Poppy
Calliposis
Cape Marigold
Castor Bean
Cockscomb
Cornflower
Drummond Phlox
Dwarf Nasturtium
Feather Cockscomb
Four-O'clock
Garden Balsam
Gaillardia
Godetia Zinnia
Heliopsis

Joseph's Coat
Love-Lies-Bleeding
Marigold
Petunia
Protuclaca
Prince's Feather
Scotch Pink
Snow-on-the-Mountain
Spiderflower
Strawflower
Stock
Sunflower
Sweet Alyssum

Published by
North Carolina Cooperative Extension Service

Distributed in furtherance of the Acts of Congress of May 8 and June 30, 1914. Employment and program opportunities are offered to all people regardless of race, color, national origin, sex, age, or disability. North Carolina State University at Raleigh, North Carolina A&T State University, U.S. Department of Agriculture, and local governments cooperating.
