

Lake James Shoreline Protection Ordinance

Summary of Restrictions

Protected Shoreline Limit	250 feet
<ul style="list-style-type: none">• Shoreline Protection Permit required• Disturbance of 1 acre or more requires an Erosion Control Plan from NCDENR• Maximum of 24% of parcel can be covered by impervious surfaces (example: building footprint, impervious roads and driveways)	
Natural Woodland Buffer	100 feet
<ul style="list-style-type: none">• Existing natural woodland must be maintained• Tree removal is permitted to clear an opening for building construction, accessory structures, septic systems, roadways, pathways and parking areas• Turf grass is permitted	
Setback Provisions	75 feet
<ul style="list-style-type: none">• Setback for lots with slopes greater than 2:1• Setback for all roads and driveways	
Setback Provisions	65 feet
<ul style="list-style-type: none">• Setback for all other lots	
Buffer Restrictions	50 feet
<ul style="list-style-type: none">• Trees with a diameter of 6” or greater can be removed so long as they are replaced with one or more trees of equal total diameter.• Individual trees may be pruned to remove only lateral limbs from no more than the lower 50% of the tree's height• All work to be done with hand tools, no chemicals• Ground cover to remain undisturbed except for creation of foot paths• Shoreline stabilization is permitted (*exception)• Accessory structures such as storage sheds and gazebos but excluding automobile garages are permitted at a maximum of 150 square feet	

Reference Line	Shoreline
<ul style="list-style-type: none">• The Duke Power Project Boundary of 1,200 feet elevation above mean sea level	

Notes:

- Uncovered wooden slatted decks attached to a primary structure are allowed to extend 15 feet from the primary structure
- An approved Shoreline Protection Permit is a prerequisite for a building permit

Contact Ronald Harmon, McDowell County Planner, with any questions regarding the Lake James Shoreline Protection Ordinance. (828) 652-7121 EXT. 341