



ZONING GUIDANCE

POST TROPICAL STORM HELENE

Town of Montreat Zoning

1210 Montreat Road, Black Mountain, NC 28711 | (828) 669-8002

The Town of Montreat sustained major damage as a result of flooding and wind from Tropical Storm Helene. Staff in Montreat are aware that the community is eager to begin repairs on their residences. However, it is critical for the community to be aware that all zoning laws and ordinances of the Town of Montreat and the State of North Carolina remain in effect. Zoning permits (along with all other development permits) may be required before repairs and rebuilding can begin. The Town Zoning Administrator prepared this zoning guidance sheet to assist property owners in determining whether a zoning permit is needed for their proposed work. For questions, please contact the Zoning Administrator directly at zoning@townofmontreat.org or 828-669-8002.

This guidance applies to zoning regulations (including stormwater, floodplain, and hillside development regulations). It does not apply to building permits and building code. For assistance with building permits and regulations, please contact the Town Clerk at 828-669-8002 or amurphy@townofmontreat.org.

SUBMISSIONS | Please use the applications located at <https://townofmontreat.org/forms/>. Submissions can be made either to the Town Clerk or the Zoning Administrator. With your submission, please indicate whether the proposed work is related to life safety repairs, storm related repairs, or non-storm related repairs. Due to limited on-site availability, digital submissions are preferred. Payments can be made to the Town Clerk in the form of cash, check, or card.

PROPERTY CONSIDERATIONS | If your property has a slope of greater than 40% or your structure is located in a flood zone, please contact the Zoning Administrator directly before submitting any applications for repairs. If you do not know if your property has a slope greater than 40% or whether your structure is located in a flood zone, the Zoning Administrator can assist you in making that determination.

TEMPORARY EMERGENCY REPAIRS | The following temporary emergency repairs do not require a Zoning Permit on any property in Montreat. Those conducting the following types of work should document the damage with photographs prior to making emergency repairs.

- Removing and disposing of damaged contents, carpeting, wallboard, and insulation.
- Hosing and scrubbing, or cleaning floors, walls, and ductwork.
- Covering holes in roofs or walls and covering windows to prevent the weather from inflicting further damage.
- Removing sagging ceilings, shoring up broken foundations, and other actions to make the building safe to enter.

NO ZONING PERMIT REQUIRED | The following activities do not require a Zoning Permit, **unless** the property has a slope of greater than 40% or the structure is located in a flood zone:

- Roof replacement (including shingles).
- Landscaping repair and replacement, including vegetation removal, unless the tree or landscaping is located in Town rights-of-way.
- Replacement of existing gravel (driveways, walkways, etc.).
- Replacement of existing impervious surface (concrete, asphalt, etc.).
- Internal structural or non-structural repairs resulting in no change in existing footprint (replacement of flooring, cabinetry, appliances, etc.).
- Repair or replacement of existing stormwater management measures (ex. re-grading a swale).

ZONING PERMIT REQUIRED | The following activities will require a zoning permit and may be subject to additional permitting and regulatory requirements.

- Replacing or expanding footprints of buildings.
- Grading or construction of new stormwater management measures.
- Placement of new impervious surface (ex. concrete, compacted gravel, asphalt).
- Any development activities on properties with slopes greater than 40% or in a flood zone that are not listed above.