

Where can I learn more about watershed standards and density averaging?

Most of the properties in Huntersville, west of Interstate 77 are in a watershed overlay district. You may check to see which watershed your property is in by visiting the Mecklenburg County POLARIS system at:

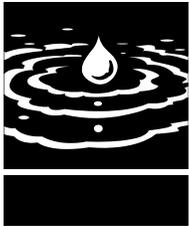
<http://polaris.mecklenburgcountync.gov/website/redesign/viewer.htm>

By typing in your address and clicking the “Floodplain, Zoning and Watershed Info”, you may find the watershed classification of your lot.

To find more information on density averaging, you may access the ordinance on the Town website, under Departments/Planning/Permits and Process/Density Averaging or by visiting the N.C. Department of Water Quality at

<http://www.huntersville.org> or

<http://portal.ncdenr.org/web/wq/swp/ws/wswp/densityaveraging>



Additional Contact Information:

NC Division of Water Quality:
(919) 807-6300

Mecklenburg County Water Quality:
(704) 336-7600

Mecklenburg County LUESA, North
Office:
(704) 432-2520



Town of Huntersville
PO Box 664

105 Gilead Road, Third Floor
Huntersville NC 28078
Phone: 704-875-7000
Fax: 704-992-5528

www.huntersville.org

The Town of Huntersville Zoning Ordinance is available online at www.huntersville.org (click on *Departments*, then *Planning*, then *Zoning and Subdivision Ordinance*).

Board of Adjustment Density Averaging Certificates



The shaded areas above are within a Mountain Island Lake or Lake Norman Watershed and could be eligible for a Density Averaging Certificate.



Huntersville
Planning Department
(P): 704-875-7000
www.huntersville.org

What is Density Averaging?

When properties are located within a watershed overlay district, they have limitations on impervious coverage in order to protect water quality. Density averaging is the process where some of the impervious coverage rights from one lot are transferred to another lot through a density averaging certificate. Overall impervious area or B.U. (built-upon) may not exceed the square feet of impervious cover that would be allowed should the parcels be developed separately. The two parcels that transfer impervious rights are called a parcel pair.

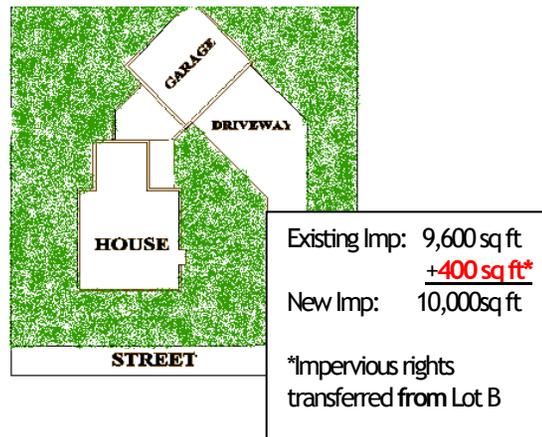
A property in a more restricted watershed area may not acquire impervious rights from a property in a less restricted area of the watershed. Therefore if one of the parcels is located in a critical area (CA), it can only give rights and not acquire additional impervious rights. This means only one parcel in any parcel pair may be located in a critical area (CA), however, both could be located in a protected area (PA). A parcel that is not located in a watershed overlay district or is exempt from impervious regulations cannot be included in the parcel pair.

The undisturbed land area on the parcel “giving” impervious rights must remain in a natural, vegetated state and buffers must meet the appropriate minimum Huntersville Zoning Ordinance watershed protection requirements found in Articles 3.3.2, Mountain Island Lake Overlay District and 3.3.3 Lake Norman Overlay District of the Zoning Ordinance.

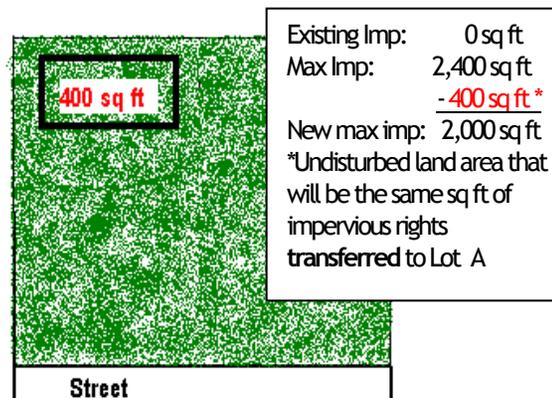
Density Averaging Between Parcels

The example below illustrates how impervious area may be transferred among a parcel pair. Lot A wishes to build a shed on their lot, requiring more impervious allowance transferred from Lot B.

Lot A: Receiving Property



Lot B: Giving Property



Density Averaging Certificate

A Density Averaging Certificate is obtained from the Board of Adjustment, acting as the Watershed Review Board in order to ensure that both parcels meet the standards of the ordinance and that the owners have a record of how the regulations were applied to the parcel pair.

The application for the Density Averaging Certificate should include:

- Site plan
- Draft of revised plat(s) for both parcels and draft of revised deeds for both parcels
- Surveys showing maximum impervious allowance, and existing impervious allowance
- Storm water management plan endorsed by Mecklenburg Co. Water Quality (for the parcel “receiving” rights)

After receiving a Density Averaging Certificate:

- The Certificate and undisturbed land area will be recorded in the deed and plat for each of the parcels in the parcel pair

For more information on watershed standards, see the “Watershed Standards” brochure also provided by the Town of Huntersville.