

How do I find out the building restrictions for my property?

The maximum impervious allowance for your property should be shown on your survey or subdivision plat. Some plats are posted on the POLARIS system in a link beside the legal description. If you are unable to find your impervious allowance contact the Huntersville Planning Department.

Do these regulations apply to existing structures?

Existing structures are those that existed prior to the adoption of impervious regulations on October 1, 1993. Existing structures do not count towards impervious calculations.

Existing home 2,000 sq. ft.	
Existing Drive 1000 sq. ft.	Undeveloped Area 40,000 sq. ft.

For example: The above property is located in the MIL Critical Area 1 (max. B.U. 6%), the home and driveway are existing structures built before October 1, 1993 and therefore do not count towards impervious calculations. The total lot area is 43,000 sq. ft. & the undeveloped area is 40,000 sq. ft. The maximum B.U. allowance would be 6% of the undeveloped area (40,000 sq. ft.). Therefore, the property owner could add another 2,400 sq. ft. of land area. (For lots located in subdivisions that existed prior to October 1, 1993 please see next section for exemptions.)

Do these regulations apply to existing lots?

A lot in a subdivision that existed prior to the adoption of watershed regulations on October 1, 1993 is not subject to impervious regulations regardless of whether or not it has been developed, but would be subject to buffer requirements. This exemption is not applicable to more than two multiple contiguous lots under single ownership or lots that are not part of a subdivision, however existing structures on these lots would not figure into impervious calculations as per previous section.

Important Contact Information

Town of Huntersville Planning
Department
704-875-7000
Mecklenburg County Water Quality
704-336-7600



Town of Huntersville
PO Box 664
105 Gilead Road, Third Floor
Huntersville NC 28070
Phone: 704-875-7000
Fax: 704-992-5528

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

Watershed Standards

Areas shown in green are within a Mountain Island Lake or Lake Norman Watershed Overlay zoning district and are subject to watershed regulations



Planning Department

Phone: 704-875-7000
Website: www.huntersville.org



Why do some properties in Huntersville have watershed regulations?

Watershed regulations help protect our drinking water supply which comes from Lake Norman and Mountain Island Lake along the western border of town. The State requires protection of this water supply by requiring adoption of standards which regulate activities that occur in them, referred to as Watershed Overlay Districts. Built Upon (B.U.) area or impervious area is a source of pollution controlled by these regulations and they apply to all properties in Huntersville that are located in a Mountain Island Lake or Lake Norman Watershed Overlay zoning district. B.U. area is a source of pollution because pollutants, such as oils and chemicals, deposited on these surfaces wash straight into creeks and lakes in runoff during rain events, causing negative water quality impacts.

Built Upon area is defined as both impervious and partially impervious cover including buildings, pavement, gravel, pervious pavers, recreational facilities (tennis courts, etc.). However, it does not include wooden slatted decks and the water area of a swimming pool.



What are the watershed overlay districts in Huntersville?

Huntersville has 7 watershed overlay districts with differing B.U. allowances. There are 6 Mountain Island Lake (MIL) overlay districts, and one Lake Norman (LN) overlay district.

Watershed Overlay	B.U. Allowance*
MIL Protected Area 1	24% without curb and gutter streets
MIL Protected Area 2	36% with curb and gutter streets 70% with B.M.P.**
MIL Critical Area 1	6%
MIL Critical Area 2	12%
MIL Critical Area 3	12%
MIL Critical Area 4	24%
LN Critical Area	24% low density option 50% with B.M.P.**

*Lots in subdivisions approved after the adoption of watershed regulations are allocated by the developer out of the maximum impervious allowance for the subdivision. Lots outside of subdivisions would be allocated this percentage per lot.

**B.M.P.- Structural Best Management Practice, an engineered structure that is designed to reduce the delivery of pollutants from their source or to divert contaminants away from the water supply. These include wet detention ponds, extended dry detention ponds, and grass swales.

Where can I find more detailed information on the watershed overlay districts?

Detailed information on the watershed overlay districts can be found on the Town of Huntersville website. Click on "Departments" then "Planning". Go to "Zoning Ordinance" on the left menu, then select Article 3 and click on the "Mountain Island Lake" and "Lake Norman Overlay Districts".

Is my property in a watershed overlay district?

Most of the properties in Huntersville, west of Interstate 77 are in a watershed overlay district. Also, most properties bordered by Interstate 77 and NC 115 (Old Statesville Road) south of Gilead Road are in a watershed overlay district. You can find out if your property is in a watershed district by going to the Mecklenburg County POLARIS system at:

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

Enter your parcel ID or address, click on "Floodplain, Zoning & Watershed Info." Look at the lower left of the screen to find your watershed classification.