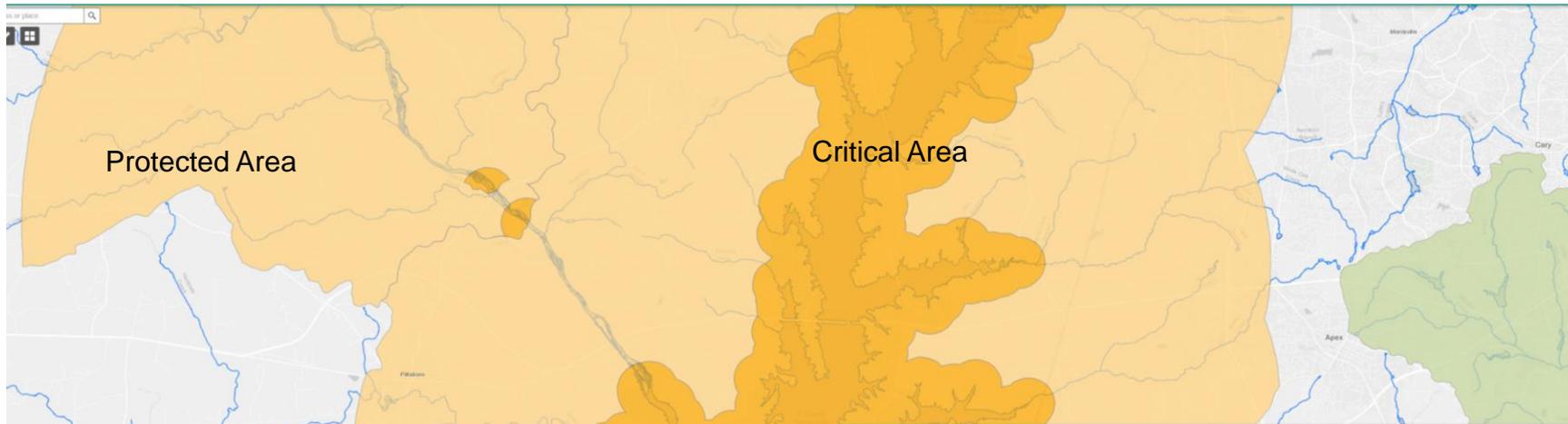
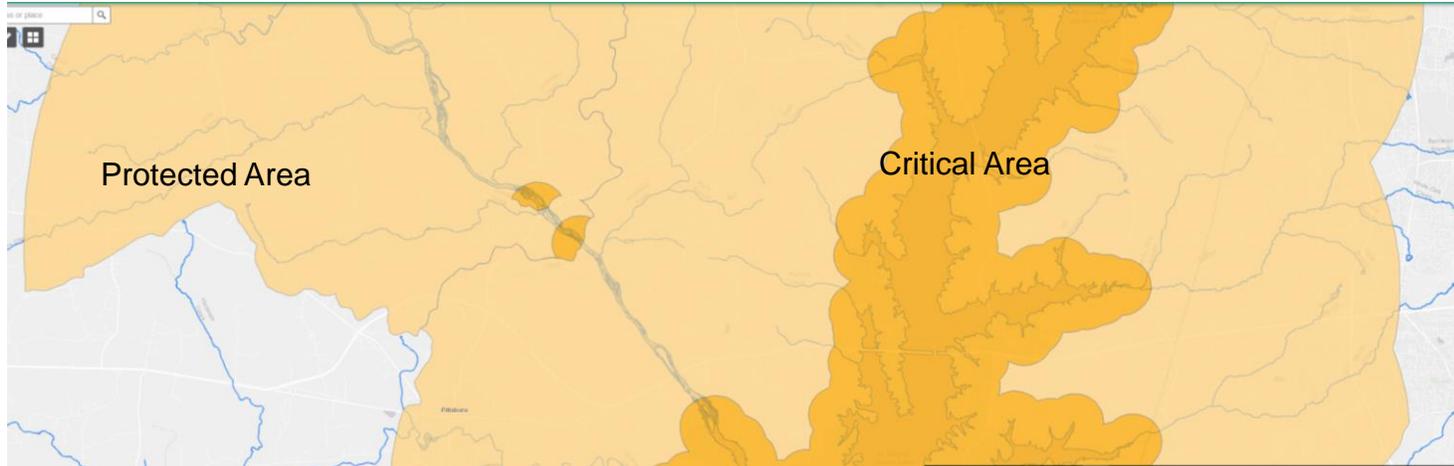


# *I. NC General Statute 143-214.5 (d2)*

Local governments must allow applicants to average development density on up to two noncontiguous properties if all eight of the conditions described on the following slides are met.



# I. NC General Statute 143-214.5 (d2)(1)



- Properties must be within the same water supply watershed
- If only one property is in critical area, it must be the donating lot.
- If both properties are in non-critical area, either can donate.
- If both properties are in critical area, either can donate.

*Please see following slides for examples.*





Built-Upon Area Recipient

Built-Upon Area Recipient

**YES**

**YES**

Built-Upon Area Donor

Built-Upon Area Donor



Built-Upon Area Donor ●

**NO**

Built-Upon Area Recipient ●

Built-Upon Area Recipient ●

**YES**

Built-Upon Area Donor ●

-79.057 34.630 Degrees

## *I. NC General Statute 143-214.5 (d2)(2)*

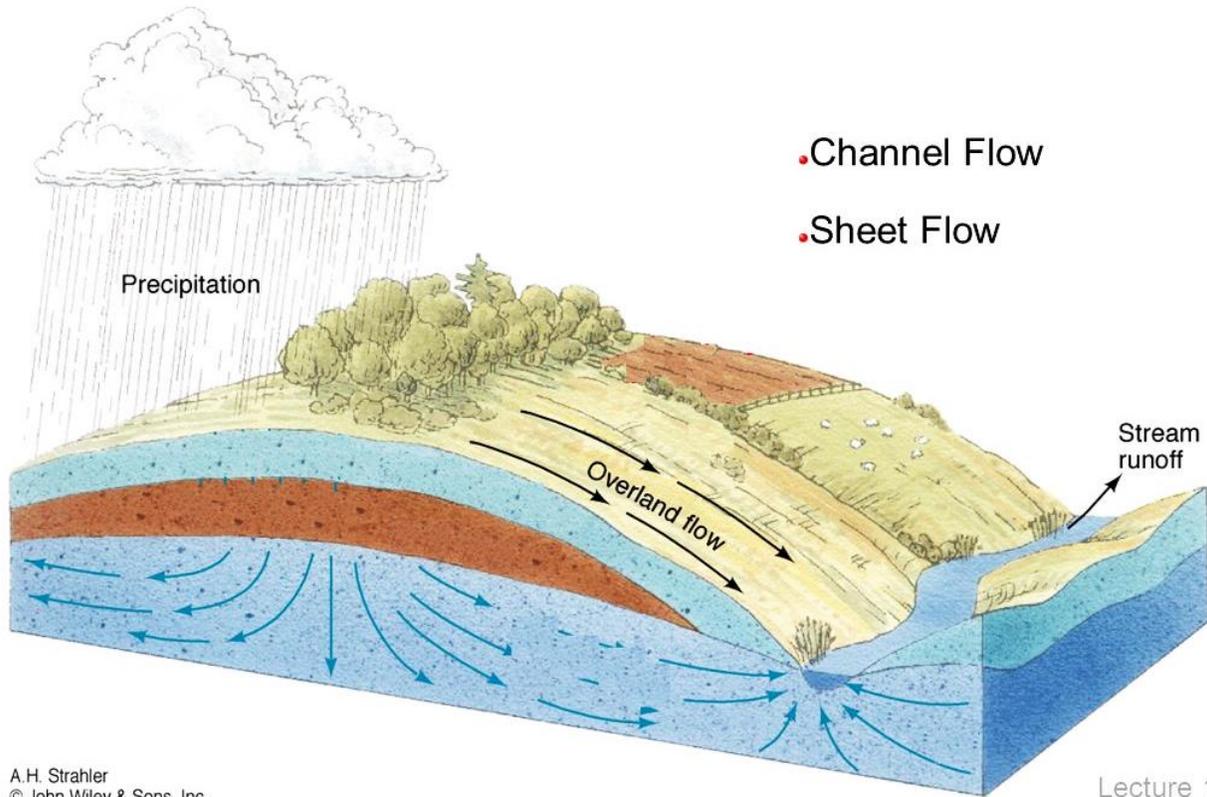
- Participating properties' overall density average must meet applicable density or stormwater control requirements under 15A NCAC 02B .0200s and .0624.
- For example, average of two parcels in WS-IV watershed following low density option CANNOT exceed 24 percent built-upon area (or 36 percent if not using curb and gutter).

# *I. NC General Statute 143-214.5 (d2)(3)*



Buffers on both participating properties must meet minimum water supply watershed protection requirements.

# I. NC General Statute 143-214.5 (d2)(4)



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Lecture 12  
III.A

Built-upon areas must be designed and located to do the following:

- Minimize stormwater runoff impact to receiving waters
- Minimize concentrated stormwater flow
- Maximize use of sheet flow and flow length through vegetated areas

## *I. NC General Statute 143-214.5 (d2)(5) and (7)*

To the maximum extent practicable ....

- Concentrated development areas should be in uplands away from surface waters and drainageways
- Development permitted under density averaging and meeting applicable **low density** requirements shall transport stormwater runoff by vegetated conveyances.

# *I. NC General Statute 143-214.5 (d2)(6)*



There are two requirements for the portions of properties that will remain undeveloped:

1. It must remain in a vegetated or natural state in perpetuity.
2. A metes and bounds description and irrevocable limits on use must be recorded.

## *I. NC General Statute 143-214.5 (d2)(6)*

Properties (or portions of) that will remain undeveloped must either be:

- Managed by a homeowners' association as a common area,
- Conveyed to the local government as a park or greenway,
- Placed under permanent conservation or farmland preservation easement, or
- Have long-term compliance handled by a local government through deed restrictions and electronic permitting mechanism.

**Note:** Any one of the four items listed above can be used to meet this requirement.

# *I. NC General Statute 143-214.5 (d2)(8)*

Local Watershed Review Board or Board of Adjustment shall issue special use (or other) permit or certificate to ensure both properties considered together meet standards of watershed ordinance and potential owners have record of how watershed regulations applied to properties

