



Impervious Restrictions



Why are there restrictions?

To protect our drinking water, the State of North Carolina created watershed regulations. Runoff from oils and chemicals cause pollution of our lakes. To reduce this risk, limitations have been placed on how much land can be built upon and how much impervious material is allowed.

Is my land restricted?

Restrictions are determined by your watershed district and individual lot. You can preview this information online at <http://polaris3g.mecklenburgcountync.gov>. Estimated calculations are provided of your existing impervious area. To verify the accuracy of the calculations have your land surveyed for impervious calculations. For assistance in determining this, give us a call and we would be happy to assist.

How can I get more area to build on?

Impervious Transfer | For parcels WITHIN your subdivision. This option is reviewed and approved by Town Staff.

- Contact town staff and confirm parcels are eligible and to determine current fees and forms for submission
- Both lots must be surveyed
- Submit a plat revision with the adjusted impervious rights recorded
- Plat is reviewed by town staff prior to being recorded with the Register of Deeds

Density Averaging | Option 1: For parcels OUTSIDE your subdivision but WITHIN your same Watershed. This option requires a Board of Adjustment hearing and approval.

- Contact town staff and confirm parcels are eligible and to determine current fees and forms for submission.
- Submit a Board of Adjustment application
- Both lots must be surveyed
- Submit a plat revision with the adjusted impervious rights recorded
- Reviewed by town staff prior to the revised plat and deed being recorded with the Register of Deeds

Density Averaging | Option 2: For parcels OUTSIDE your subdivision in a MORE RESTRICTIVE Watershed. To confirm parcels are acceptable for this transfer, contact our department.

Key Terms Defined

Watershed Area: The land area that drains into a body of water.

Watershed Overlay District: The watershed area as designated on a map.

Built Upon Area (B.U. area): Built-upon area is a measure of the hard surfaces or impervious cover for a site. Including but not limited to buildings, pavement, gravel, pervious pavers, and tennis courts.

Impervious: not allowing fluid to pass through

Where can I find more information?

Huntersville Zoning Ordinance, Article 3.3—Overlay Districts are available on the Town of Huntersville, Planning Department website.

How do I get more assistance?

Give us a call, we would be happy to assist you with identifying what restrictions apply to your lot, calculating existing structures, etc.

What is considered impervious?

Mecklenburg County Department of Environmental Protection has determined that asphalt, concrete, stone, brick, terrazzo, roofing, ceramic tile, buildings, pavement, recreation facilities (e.g. tennis courts), metal, wood, plastic, rubber, pervious asphalt, pervious pavers, outdoor turf/carpet are deemed impervious for our region. This list is not all inclusive and is subject to modification.

Questions?

Town of Huntersville Planning Department IN PERSON:

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No appointments necessary

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