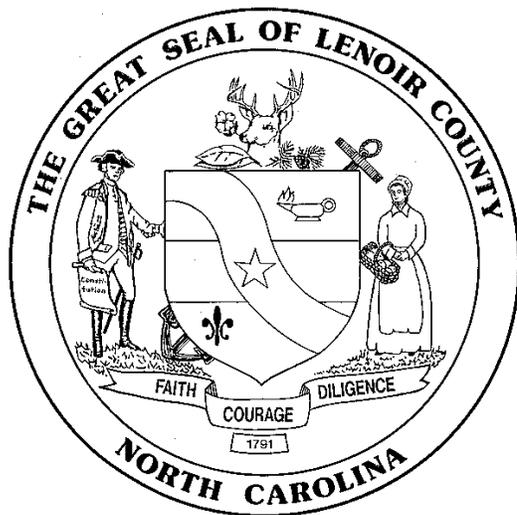


# Watershed Protection Ordinance

---

Lenoir County, NC



---

2003

# WATERSHED PROTECTION ORDINANCE LENOIR COUNTY, NC

<b>ARTICLE 100.</b>	<b>AUTHORITY AND GENERAL REGULATIONS.....</b>	<b>1</b>
Section 101.	Authority and Enactment .....	1
Section 102.	Jurisdiction .....	1
Section 103.	Exceptions to Applicability.....	1
Section 104.	Criminal Penalties.....	2
Section 105.	Remedies .....	2
Section 106.	Severability .....	2
Section 107.	Effective Date .....	2
<b>ARTICLE 200.</b>	<b>SUBDIVISION REGULATIONS .....</b>	<b>3</b>
Section 201.	General Provisions.....	3
Section 202.	Subdivision Application and Review Procedures .....	3
Section 203.	Subdivision Standards and Required Improvements .....	4
Section 204.	Construction Procedures .....	5
Section 205.	Penalties for Transferring Lots in Unapproved Subdivisions.....	5
<b>ARTICLE 300.</b>	<b>DEVELOPMENT REGULATIONS .....</b>	<b>5</b>
Section 301.	Establishment of Watershed Areas.....	5
Section 302.	Watershed Area Described.....	5
Section 303.	Cluster Development.....	7
Section 304.	Buffer Areas Required .....	8
Section 305.	Rules Governing the Interpretation of Watershed Area Boundaries.....	8
Section 306.	Application of Regulations .....	8
Section 307.	Existing Development .....	9
Section 308.	Watershed Protection Permit .....	9
Section 309.	Watershed Protection Occupancy Permit .....	10
<b>ARTICLE 400.</b>	<b>PUBLIC HEALTH REGULATIONS.....</b>	<b>10</b>
Section 401.	Public Health.....	10
Section 402.	Abatement .....	11
<b>ARTICLE 500.</b>	<b>ADMINISTRATION, ENFORCEMENT, AND APPEALS .....</b>	<b>11</b>
Section 501.	Watershed Administrator and Duties Thereof.....	11
Section 502.	Appeal from the Watershed Administrator .....	11
Section 503.	Changes and Amendments to the Watershed Protection Ordinance.....	12
Section 504.	Public Notice and Hearing Required.....	12
Section 505.	Establishment of Watershed Review Board .....	12
Section 506.	Rules of Conduct for Members.....	12
Section 507.	Powers and Duties of the Watershed Review Board.....	13
<b>ARTICLE 600.</b>	<b>STORMWATER CONTROL STRUCTURES.....</b>	<b>16</b>
Section 601.	Stormwater Control Structure Design .....	16
Section 602.	Posting of Financial Security Required.....	17
Section 603.	Maintenance and Upkeep.....	18
Section 604.	Application and Inspection Fees.....	19
Section 605.	Inspection and Release of the Performance Bond.....	20
Section 606.	Sanctions .....	21
<b>ARTICLE 700.</b>	<b>DEFINITIONS.....</b>	<b>21</b>
Section 701.	General Definitions.....	21
<b>DRAFT WATERSHED PROTECTION MAP OF LENOIR COUNTY .....</b>		<b>26</b>

## **Article 100: Authority and General Regulations**

### Section 101. Authority and Enactment

The Legislature of the State of North Carolina has, in Chapter 153A, Article 6, Section 121, General Ordinance Authority; and in Chapter 143, Article 21, Watershed Protection Rules, delegated the responsibility or directed local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. The Lenoir County Board of Commissioners does hereby ordain and enact into law the following articles as the Watershed Protection Ordinance of Lenoir County.

### Section 102. Jurisdiction

The provisions of this Ordinance shall apply within the areas designated as a Public Water Supply Watershed by the N.C. Environmental Management Commission and shall be defined and established on the map entitled, “Watershed Protection Map of Lenoir County, North Carolina” (“the Watershed Map”), which is adopted simultaneously herewith. The Watershed Map and all explanatory matter contained thereon accompanies and is hereby made a part of this Ordinance. This Ordinance shall be permanently kept on file in the office of the Lenoir County Clerk to the Board of Commissioners and the Planning & Inspections Department.

### Section 103. Exceptions to Applicability.

- (A) Nothing contained herein shall repeal, modify, or amend any Federal or State law or regulation, or any ordinance or regulations pertaining thereto except any ordinance which these regulations specifically replace; nor shall any provision of this Ordinance amend, modify, or restrict any provisions of the Code of Ordinances of Lenoir County. This shall include but not be limited to the provisions of the Lenoir County Subdivision Ordinance and the Lenoir County Zoning Ordinance. However, the adoption of this Ordinance shall and does amend any and all ordinances, resolutions, and regulations in effect in the county at the time of the adoption of this Ordinance, that may be construed to impair or reduce the effectiveness of this Ordinance, or to conflict with any of its provisions.
- (B) It is not intended that these regulations interfere with any easement, covenants or other agreements between parties. However, if the provisions of these regulations impose greater restrictions or higher standards for the use of a building or land, then the provisions of these regulations shall control.
- (C) Existing development, as defined in this ordinance, is not subject to the requirements of this ordinance. Expansions to structures classified as existing development must meet the requirements of this ordinance, however, the built upon area of the existing development is not required to be included in the density calculations.
- (D) If a nonconforming lot of record is not contiguous to any other land owned by the same party, then that lot of record shall not be subject to the development restrictions of this ordinance if it is developed for single-family residential purposes. Any lot or parcel created as part of a family subdivision after the effective date of these rules shall be exempt from these rules if it is developed for one single-family detached residence and if it is exempt from local subdivision regulation. Any lot or parcel

created as part any other exemption to the Lenoir County Subdivision Ordinance shall be subject to the land use requirements (including impervious surface requirements) of these rules, except that such a lot or parcel must meet the minimum buffer requirements to the maximum extent practicable.

Section 104. Criminal Penalties.

Any person violating any provisions of this Ordinance shall be guilty of a misdemeanor and, upon conviction, shall be punished in accordance with NCGS 14-4. The maximum fine for each offense shall not exceed \$500.00. Each day the violation continues shall constitute a separate offense.

Section 105. Remedies.

(A) If any subdivision, development and/or land use is found to be in violation of this Ordinance, the Lenoir County Board of County Commissioners may, in addition, to all other remedies available either in law or in equity, institute a civil penalty in the amount of \$100.00, action or proceedings to restrain, correct, abate the violation; to prevent occupancy of the building, structure, or land; or to prevent any illegal act, conduct, business, or use in or about the premises. In addition, the N.C. Environmental Management Commission may assess civil penalties in accordance with G.S. 143-215.6(a). Each day that the violation continues shall constitute a separate offense.

(B) If the Watershed Administrator finds that any of the provisions of this ordinance are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation, and ordering the action necessary to correct it. He shall order discontinuance of the illegal use of land, buildings or structures, or of additional, alterations or structures changes thereto; discontinuance of any illegal work being done; or shall take any action authorized by this ordinance to ensure compliance with or to prevent violation of its provisions. If a ruling of the Watershed Administrator is questioned, the aggrieved party or parties may appeal such ruling to the Lenoir County Planning Board.

Section 106. Severability

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, the declaration shall not effect the validity of this Ordinance as a whole or any part thereof that is not specifically declared to be invalid or unconstitutional.

Section 107. Effective Date

This Ordinance shall take effect and be enforced on the \_\_\_\_ day of \_\_\_\_\_, 2003.

## **Article 200 Subdivision Regulations**

### Section 201. General Provisions.

- (A) No subdivision plat of land within the Public Water Supply Watershed shall be filed or recorded by the Register of Deeds until it has been approved in accordance with the provisions of this Article. Likewise, the Clerk of Superior Court shall not order or direct the recording of a plat if the recording of such plat would be in conflict with this Article.
- (B) The approval of a plat does not constitute or effect the acceptance by Lenoir County or the public of the dedication of any street or other ground, easement, right-of-way, public utility line, or other public facility shown on the plat and shall not be construed to do so.
- (C) All subdivisions shall conform with the mapping requirements contained in G.S.47-30.
- (D) All subdivisions of land within the jurisdiction of Lenoir County after the effective date of this ordinance shall require a plat to be prepared, approved, and recorded pursuant to this ordinance.

### Section 202. Subdivision Application and Review Procedures.

- (A) All proposed subdivisions shall be reviewed prior to recording with the Register of Deeds by submitting a vicinity map to the Watershed Administrator to determine whether or not the property is located within the designated Public Water Supply Watershed. Subdivisions that are not within the designated watershed area shall not be subject to the provisions of this ordinance and may be recorded provided the Watershed Administrator initials the vicinity map. In addition, subdivisions within a WS-IV watershed are subject to the provisions of this ordinance only when an erosion and sedimentation plan is required under the provisions of State law, or approved local program. Subdivisions within the designated watershed area shall comply with the provisions of this Article and all other state and local requirements that may apply.
- (B) Subdivision applications shall be filed with the Watershed Administrator. The application shall include a completed application form, two (2) copies of the plat and supporting documentation deemed necessary by the Watershed Administrator or the Watershed Review Board.
- (C) The Watershed Administrator shall review the completed application and shall either approve, approve conditionally or disapprove each application. The Watershed Administrator shall take final action within forty-five (45) days of submission of the application. The Watershed Administrator or the Board may provide public agencies an opportunity to review and make recommendations. However, failure of the agencies to submit their comments and recommendations shall not delay action within the prescribed time limit. Said public agencies may include, but are not limited to, the following:

- (1) The district highway engineer with regard to proposed streets and highways.
  - (2) The director of the Health Department with regard to proposed private water system or sewer systems normally approved by the Health Department.
  - (3) The state Division of Water Quality with regard to proposed sewer systems normally approved by the Division, engineered storm water controls or storm water management in general.
  - (4) Any other agency or official designated by the Watershed Administrator or Watershed Review Board.
- (D) If the Watershed Administrator approves the application, such approval shall be indicated on both copies of the plat by the following certificate and signed by the Watershed Administrator:

**Certificate of Approval for Recording**

I certify that the plat shown hereon complies with the Watershed Protection Ordinance and is approved by the Watershed Review Board for recording in the Register of Deeds office.

\_\_\_\_\_

Date

\_\_\_\_\_

Watershed Administrator

- (E) If the Watershed Administrator disapproves or approves conditionally the application, the reasons for such action shall be stated in writing for the applicant and entered in the minutes. The subdivider may make changes and submit a revised plan, which shall constitute a separate request for the purpose of review.
- (F) All subdivision plats shall comply with the requirements for recording of the County Register of Deeds.
- (G) The plat shall be recorded within thirty (30) days of approval. The Subdivider shall provide the Watershed Administrator with evidence the plat has been recorded with the Register of Deeds within five (5) working days.

Section 203. Subdivision Standards and Required Improvements.

- (A) All lots shall provide adequate building space in accordance with the development standards contained in Article 300. Lots which are smaller than the minimum required for residential lots may be developed using built-upon area criteria in accordance with Article 300.
- (B) For the purpose of calculating built-upon area, total project area shall include total acreage in the tract on which the project is to be developed.
- (C) Storm Water Drainage Facilities. The application shall be accompanied by a description of the proposed method of providing storm water drainage. The subdivider shall provide a drainage system that diverts stormwater runoff away from surface waters and incorporates best management practices to minimize water

quality impacts.

- (D) Erosion and Sedimentation Control. The application shall, where required, be accompanied by a written statement that a Sedimentation and Erosion Control Plan has been submitted to and approved by the N.C. Division of Land Quality.
- (E) Roads constructed in critical areas and watershed buffer areas. Where possible, roads should be located outside of critical areas and watershed buffer areas. Roads constructed within these areas shall be designed and constructed to minimize their impact on water quality.

Section 204. Construction Procedures.

- (A) No construction or installation of improvements shall commence in a proposed subdivision until a subdivision plat has been approved.
- (B) No building or other permits shall be issued for erection of a structure on any lot not of record at the time of adoption of this Ordinance until all requirements of this Ordinance have been met. The subdivider, prior to commencing any work within the subdivision, shall make arrangements with the Watershed Administrator to provide for adequate inspection.

Section 205. Penalties for Transferring Lots in Unapproved Subdivisions.

Any person who, being the owner or agent of the owner of any land located within the jurisdiction of Lenoir County, thereafter subdivides his land in violation of this ordinance or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under this ordinance and recorded in the office of the register of deeds, shall be guilty of a misdemeanor. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from this penalty. Lenoir County may bring an action for injunction of any illegal subdivision, transfer, conveyance, or sale of land, and the court shall, upon appropriate findings, issue an injunction and order requiring the offending party to comply with this ordinance.

**Article 300 Development Regulations**

Section 301. Establishment of Watershed Areas

The purpose of this Article is to list and describe the watershed areas herein adopted.

For the purposes of this Ordinance the County is hereby divided into the following areas,

- WS – IV CA (Critical Area)
- WS – IV PA (Protected Area)

Section 302. Watershed Area Described

- (A) WS – IV Watershed Areas – Critical Area (WS – IV – CA) Only new development activities that require an erosion / sedimentation control plan under State law or

approved local program are required to meet the provisions of this ordinance when located in a WS – IV watershed. In order to address a moderate to high land use intensity pattern, single family residential uses are allowed at a maximum of two dwellings units per acre. All other residential and non-residential development shall be allowed at a maximum of twenty-four percent (24%) built upon area. New residual application sites and landfills are specifically prohibited. Where new development exceeds either two dwelling units per acre or 24% built upon area, engineered stormwater controls shall be used to control runoff from the first inch of rainfall, development shall not exceed 50% built upon area and a high density Watershed Protection Permit must be obtained.

(1) Allowed Uses:

- (a) Agriculture subject to the provisions of the Food Security Act of 1985 and the Food Agriculture, Conservation and Trade Act of 1990 and the rules and regulations of the Soil and Water Conservation Commission.
- (b) Silviculture, subject to the provisions of the Forest Practices Guidelines Related to Water Quality (15 NCAC 11.0101 - .0209).
- (c) Residential Development
- (d) Non – residential development, excluding: 1) the storage of toxic and hazardous materials unless a spill containment plan is implemented, 2) landfills and 3) sites for land application of sludge / residuals or petroleum contaminated soils.

(2) Density and Built – upon Limits:

- (a) Single Family Residential – development shall not exceed two dwelling units per acre on a project by project basis. No residential lot shall be less than one-half (1/2) acre or 20,000 sq. ft. excluding roadway ROW, except within an approved cluster development.
- (b) All Other Residential and Non Residential – development shall not exceed twenty – four percent (24%) built upon area on a project by project basis. For the purpose of calculating the built upon area, total project area shall include total acreage in the tract on which the project is to be developed.

(B) WS – IV Watershed Areas – Protected Areas (WS – IV – PA) Only new development activities that require an erosion / sedimentation control plan under State law or approved local government program are required to meet the provisions of this ordinance when located in a WS – IV watershed. In order to address a moderate to high land use intensity pattern, single family residential uses shall develop at a maximum of two (2) dwelling units per acre. All other residential and non-residential development shall be allowed at a maximum of twenty–four percent (24%) built upon area. A maximum of three (3) dwelling units per acre or thirty-six (36%) percent built upon area is allowed for projects without a curb and gutter street system. Development which exceeds the above requirements shall use engineered stormwater controls to control the first inch of rainfall and development shall not exceed 70% built upon area and a high density permit be obtained.

(1) Allowed Uses:

- (a) Agriculture, subject to the provisions of the Food and Security Act of 1985 and the Food, Agricultural, Conservation and Trade Act of 1990.

- (b)Siviculture, subject to the provisions of the Forest Practices Guidelines Related to Water Quality (15 NCAC 11.0101-.0209).
  - (c)Residential Development.
  - (d)Non-residential development, excluding the storage of toxic and hazardous materials unless a spill containment plan is implemented.
- (2) Density and Built-upon Limits:
- (a)Single Family Residential development shall not exceed two (2) dwelling units per acre as defined on a project by project basis. No residential lot shall be less than one-half (1/2) acre or 20,000 sq. ft. excluding roadway ROW, or one-third (1/3) acre for projects without curb and gutter system, except within an approved cluster development.
  - (b)All Other Residential and Non-Residential – development shall not exceed twenty-four percent (24%) built upon area on a project by project basis. For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) built upon area on project by project basis. For the purpose of calculating built-upon area, total project area shall include acreage in the tract on which the project is to be developed.

### Section 303. Cluster Development.

Clustering of development is allowed in all Watershed Areas under the following conditions:

- (A) Minimum lots sizes are not applicable to single family cluster development projects; however, the total number of lots shall not exceed the number of lots allowed for single family detached developments in Section 302. Density or built upon areas or stormwater control requirements of the project shall not exceed that allowed for the critical area or protected area, whichever applies.
- (B) All built upon area shall be designated and located to minimize stormwater runoff impact to the receiving waters and minimize concentrated stormwater flow.
- (C) The remainder of the tract shall remain vegetated or natural state. The title to the open space area shall be conveyed to an incorporated homeowners association for management; to a local government for preservation as a park or open space; or to a conservation organization for preservation in a permanent easement. Where a property association is not incorporated, a maintenance agreement shall be filed with the property deeds.
- (D) Cluster development is allowed on a project-by-project basis as follows:
  - (1) Overall density of the project meets associated density or stormwater control requirements under 15A NCAC 2B .0200;
  - (2) Buffers meet the minimum statewide water supply watershed protection requirements;
  - (3) Built-upon areas are designed and located to minimize stormwater runoff impact to the receiving waters, minimize concentrated stormwater flow, maximize the

use of sheet flow through vegetated areas, and maximize the flow length through vegetated areas;

- (4) Areas of concentrated density development are located in upland areas and away, to the maximum extent practicable, from surface waters and drainageways;
- (5) Remainder of tract to remain in vegetated or natural state;
- (6) The area in the vegetated or natural state may be conveyed to a property owners association; a local government for preservation as a park or greenway; a conservation organization; or placed in a permanent conservation or farmland preservation easement. A maintenance agreement shall be filed with the property deeds; and
- (7) Cluster developments that meet the applicable low density requirements shall transport stormwater runoff by vegetated conveyances to the maximum extent practicable.

#### Section 304. Buffer Areas Required

- (A) A minimum one hundred (100) foot vegetative buffer is required for all new development activities that exceed the low density option; otherwise, a minimum fifty (50)-foot vegetative buffer for development is required along all perennial waters indicated on the most recent versions of U.S.G.S. 1:24,000 (7.5 minute) scale topographic maps or as determined by local government studies. Desirable artificial streambank or shoreline stabilization is permitted.
- (B) No new development is allowed in the buffer area except for water dependent structures and other structures such as flag poles, signs, and security lights which result in only diminutive increases in impervious area, and public projects such as road crossings and greenways where no practical alternative exists. These activities should minimize built upon surface area, direct stormwater away from the surface waters and maximize the utilization of stormwater Best Management Practices.

#### Section 305. Rules Governing the Interpretation of Watershed Area Boundaries.

Where uncertainty exists as to the boundaries of the watershed areas, as shown on the Watershed Map, the following rules shall apply:

- (A) Where area boundaries are indicated as approximately following either street, alley, railroad, or highway centerlines thereof, such lines shall be construed to be said boundaries.
- (B) Where area boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be said boundaries. However, a surveyed plat prepared by a registered land surveyor may be submitted to the county as evidence that one or more properties along these boundaries do not lie within the watershed area.

- (C) Where the watershed area boundaries lie at a scaled distance of more than twenty-five (25) feet from any parallel lot line, the location of watershed area boundaries shall be determined by the use of the scale appearing on the watershed map.
- (D) Where the watershed area boundaries lie at a scaled distance of twenty-five (25) feet or less from any parallel lot line, the location of watershed area boundaries shall be construed to be the lot line.
- (E) Where other uncertainty exists, the Watershed Administrator shall interpret the Watershed Map as to location of such boundaries. This decision may be appealed to the Planning Board.

Section 306. Application of Regulations.

- (A) No building or land shall hereafter be used and no development shall take place except in conformity with the regulations herein specified for the watershed area in which it is located.
- (B) No area required for the purpose of complying with the provisions of this ordinance shall be included in the area required for another building.
- (C) If a use or class of use is not specifically indicated as being allowed in a watershed area, such use or class is prohibited

Section 307. Existing Development

Existing development as defined in this ordinance, may be continued and maintained subject to the provisions provided herein. Expansions to structures classified as existing development must meet the requirements of this ordinance, however, the built-upon area of the existing development is not required to be included in the built-upon area calculations.

- (A) Uses of Land. This category consists of uses existing at the time of adoption of this ordinance where such use of the land is not permitted to be established hereafter in the watershed area in which it is located. Such uses may be continued except as follows:
  - (1) When such use of land has been changed to an allowed use, it shall not thereafter revert to any prohibited use.
  - (2) Such use of land shall be changed only to an allowed use.
  - (3) When such use ceases for a period of at least one year, it shall not be reestablished.
- (B) Reconstruction of Buildings or Built-upon Areas. Any existing building or built-upon area not in conformance with the restrictions of this ordinance that has been damaged or removed may be repaired and/or reconstructed, except that there are no restrictions on single family residential development, provided:
  - (1) Repair or reconstruction is initiated within twelve (12) months and completed within two (2) years of such damage.

- (2) The total amount of space devoted to built-upon area may not be increased unless stormwater control that equals or exceeds the previous development is provided.

Section 308. Watershed Protection Permit. No Building Permit shall be issued for any activity for which a Watershed Protection Permit is required until that permit is issued.

- (A) Except where a single-family residence is constructed on a lot deeded prior to the effective date of this Ordinance, no building or built upon area shall be erected, moved, enlarged or structurally altered, nor shall any building permit be issued nor shall any change in the use of any building or land be made until a Watershed Protection Permit has been issued by the Planning & Inspections Department. No Watershed Protection Permit shall be issued except in conformity with the provisions of this ordinance.
- (B) Watershed Protection Permit applications shall be filed with the Planning & Inspections Department. The application shall include a completed application form and supporting documentation deemed necessary by the Watershed Administrator.
- (C) Prior to issuance of a Watershed Protection Permit, the Watershed Administrator may consult with qualified personnel for assistance to determine if the application meets the requirements of this ordinance.
- (D) A Watershed Protection Permit shall expire if the applicant does not obtain a Building Permit or Watershed Protection Occupancy Permit for such use within twelve (12) months from the date of issuance.
- (E) The Planning Board shall either approve or disapprove each Watershed Protection Permit application that uses the High Density option.

Section 309. Watershed Protection Occupancy Permit

- (A) The Watershed Administrator shall issue a Watershed Protection Occupancy Permit certifying that all requirements of this ordinance have been met prior to the occupancy of use of a building hereafter erected, altered or moved and prior to the change of use or any building or land.
- (B) An Watershed Protection Occupancy Permit, either for the whole or part of a building, shall be applied for coincident with the application for a Watershed Protection Permit and shall be issued or denied within ten (10) days after the erection or structural alterations of the building.
- (C) When only a change in use or land or existing building occurs, the Watershed Administrator shall issue a Watershed Protection Occupancy Permit certifying that all requirements of this ordinance have been met coincident with the Watershed Protection Permit.

- (D) If the Watershed Protection Occupancy Permit is denied, the Watershed Administrator or Building Inspector shall notify the applicant in writing stating the reasons for denial.
- (E) No building or structure, which has been erected, moved, or structurally altered, may be occupied until the Watershed Administrator or Building Inspector has approved and issued a Watershed Protection Occupancy Permit.

#### **Article 400: Public Health Regulations**

##### Section 401. Public Health

No activity, situation, structure or land use shall be allowed within the watershed, which poses a threat to water quality and the public health, safety and welfare. Such conditions may arise from inadequate on-site sewage systems which utilize ground absorption; inadequate sedimentation and erosion control measures; the improper storage or disposal of junk, trash or other refuse within a buffer area; the absence or improper implementation of spill containment plan for toxic and hazardous materials; the improper management of stormwater runoff; or any other situation found to pose a threat to water quality.

##### Section 402. Abatement

- (A) The Watershed Administrator shall monitor land use activities within the watershed areas to identify situations that may pose a threat to water quality.
- (B) The Watershed Administrator shall report all findings to the Planning Board. The Watershed Administrator may consult with any public agency or official and request recommendations.
- (C) Where the Planning Board finds a threat to water quality and the public health, safety and welfare, the Board shall institute any appropriate action or proceeding to restrain, correct or abate the condition and/or violation.

#### **Article 500: Administration, Enforcement and Appeals**

##### Section 501. Watershed Administrator and Duties Thereof

It shall be the duty of the County Planner or authorized agent to administer and enforce the provisions of this ordinance as follows:

- (A) The Watershed Administrator shall issue Watershed Protection Permits and Watershed Protection Occupancy Permits as prescribed herein. A record of all permits shall be kept on file and shall be available for public inspection during regular office hours of the Planning & Inspections Department.
- (B) The Watershed Administrator shall keep records of all amendments to the local Water Supply Watershed Protection Ordinance and shall provide copies of all amendments upon adoption to the Water Quality Section of the Division of Water Quality.

- (C) The Watershed Administrator is granted the authority to administer and enforce the provisions of this Ordinance, exercising in the fulfillment of his responsibility the full police power of the county. The Watershed Administrator, or his duly authorized representative, may enter any building, structure, or premises, as provided by law, to perform any duty imposed upon him by this Ordinance.
- (D) The Watershed Administrator shall keep a record of variances to the local Water Supply Watershed Protection Ordinance. This record shall be submitted to the Division of Water Quality of the N.C. Department of Environment and Natural Resources on an annual basis on or before January 1<sup>st</sup> of the following year and shall provide a description of each project receiving a variance and the reasons for granting the variance.

Section 502. Appeal from the Watershed Administrator.

Any order, requirement, decision or determination made by the Watershed Administrator may be appealed to and decided by the Planning Board. The variance and appeal process shall follow the rules specified in the Lenoir County Zoning Ordinance Article XI Sections 11.4.1 and 11.4.2.

Section 503. Changes and Amendments to the Watershed Protection Ordinance

- (A) The Lenoir County Board of Commissioners may, on its own motion or on petition, after public notice and hearing, amend, supplement, change or modify the watershed regulations and restrictions as described herein.
- (B) No action shall be taken until the proposal has been submitted to the Planning Board for review and recommendations. If no recommendation had been received from the Planning Board within forty-five (45) days after submission of the proposal to the Chairman of the Planning Board, the Lenoir County Commissioners may proceed as though a favorable report had been received.
- (C) Under no circumstances shall the Lenoir County Commissioners adopt such amendments, supplements or changes that would cause this ordinance to violate the watershed protection rules as adopted by the N.C. Environmental Management Commission. All amendments must be filed with the Division of Water Quality.

Section 504. Public Notice and Hearing Required

Before adopting or amending this ordinance, the Commissioners shall hold a public hearing on the proposed changes. A notice of the public hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published for the first time not less than ten (10) nor more than twenty-five days before the date fixed for the hearing.

Section 505. Establishment of Watershed Review Board. The Lenoir County Planning Board will serve as the Lenoir County Watershed Review Board.

Section 506. Rules of Conduct for Members.

The Lenoir County Board of Commissioners may remove members of the Board for cause, including violation of the rules stated below:

(A) Faithful attendance at meetings of the Board and conscientious performance of the duties required of members of the Board shall be considered a prerequisite to continuing membership on the Board.

(B) No Board member shall take part in the hearing, consideration, or determination of any case in which he is personally or financially interested. A Board member shall have a "financial interest" in a case when a decision in the case will: 1) cause him or his spouse to experience a direct financial benefit or loss, or 2) will cause a business in which he or his spouse owns a 10 per cent or greater interest, or is involved in a decision-making role, to experience a direct financial benefit or loss. A Board member shall have a "personal interest" in a case when it involves a member of his immediate family (i.e., parent, spouse, or child).

(C) No Board member shall discuss any case with any parties thereto prior to the public hearing on that case; provided, however, that members may receive and/or seek information pertaining to the case from the Watershed Administrator or any other member of the Board, its secretary or clerk prior to the hearing.

(D) Members of the Board shall not express individual opinions on the proper judgement of any case prior to its determination on that case.

(E) Members of the Board shall give notice to the chairman at least forty-eight (48) hours prior to the hearing of any potential conflict of interest, which he has in a particular case before the Board.

(F) No Board member shall vote on any matter that decides an application or appeal unless he had attended the public hearing on that application or appeal.

Section 507. Powers and Duties of the Watershed Review Board.

(A) Administrative Review. The Watershed Review Board shall hear and decide appeals from any decision or determination made by the Watershed Administrator in the enforcement of this ordinance.

(B) Variances. The Watershed Review Board shall have the power to authorize, in specific cases, minor variances from the terms of this Ordinance as will not be contrary to the public interests where, owing to special conditions, a literal enforcement of this Ordinance will result in practical difficulties or unnecessary hardship, so that the spirit of this Ordinance shall be observed, public safety and welfare secured, and substantial justice done. In addition, the County shall notify and allow a reasonable comment period for all other local governments having jurisdiction in the designated watershed where the variance is being considered.

(1) Applications for a variance shall be made on the proper form obtainable from the Watershed Administrator and shall include the following information:

(a) A site plan, drawn to a scale of at least one (1) inch to forty (40) feet, indicating the property lines of the parcel upon which the use is proposed; any existing or proposed structures; parking areas and other built-upon areas; surface water drainage. The site plan shall be neatly drawn and indicate north point, name and address of person who prepared the plan, date of the original drawing, and an accurate record of any later revisions.

(b) A complete and detailed description of the proposed variance, together with any other pertinent information, which the applicant feels, would be helpful to the Watershed Review Board in considering the application.

(c) The Watershed Administrator shall notify in writing each local government having jurisdiction in the watershed and the entity using the water supply for consumption. Such notice shall include a description of the variance being requested. Local governments receiving notice of the variance request may submit comments to the Watershed Administrator prior to a decision by the Watershed Review Board. Such comments shall become a part of the record of proceedings of the Watershed Review Board.

(2) Before the Watershed Review Board may grant a variance, it shall make the following three findings, which shall be recorded in the permanent record of the case, and shall include the factual reasons on which they are based:

(a) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance. In order to determine that there are practical difficulties or unnecessary hardships, the Board must find that the five following conditions exist:

(1) If he complies with the provisions of the Ordinance, the applicant can secure no reasonable return from, nor make reasonable use of, his property. Merely proving that the variance would permit a greater profit to be made from the property will not be considered adequate to justify the Board in granting a variance. Moreover, the Board shall consider whether the variance is the minimum possible deviation from the terms of the Ordinance that will make possible the reasonable use of his property.

(2) The hardship results from the application of the Ordinance to the property rather than from other factors such as deed restrictions or other hardship.

(3) The hardship is due to the physical nature of the applicant's property, such as its size, shape, or topography, which is

different from that of neighboring property.

(4) The hardship is not the result of the actions of an applicant who knowingly or unknowingly violates the Ordinance, or who purchases the property after the effective date of the Ordinance, and then comes to the Board for relief.

(5) The hardship is peculiar to the applicant's property, rather than the result of conditions that are widespread. If other properties are equally subject to the hardship created in the restriction, then granting a variance would be a special privilege denied to others, and would not promote equal justice.

(b) The variance is in harmony with the general purpose and intent of the Ordinance and preserves its spirit.

(c) In the granting of the variance, the public safety and welfare have been assured and substantial justice has been done. The Board shall not grant a variance if it finds that doing so would in any respect impair the public health, safety, or general welfare.

(3) In granting the variance, the Board may attach thereto such conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable in furtherance of the purpose of this ordinance. If a variance for the construction, alteration or use of property is granted, such construction, alteration or use shall be in accordance with the approved site plan.

(4) The Watershed Review Board shall refuse to hear an appeal or an application for a variance previously denied if it finds that there have been no substantial changes in conditions or circumstances bearing on the appeal or application.

(5) A variance issued in accordance with this Section shall be considered a Watershed Protection Permit and shall expire if a Building Permit or Watershed Occupancy Permit for such use is not obtained by the applicant within six (6) months from the date of the decision.

(6) If the application calls for the granting of a major variance, and if the Watershed Review Board decides in favor of granting the variance, the Board shall prepare a preliminary record of the hearing with all deliberate speed. The preliminary record of the hearing shall include:

- (a) The variance application;
- (b) The hearing notices;
- (c) The evidence presented;
- (d) Motions, offers of proof, objections to evidence, and rulings on them;
- (e) Proposed findings and exceptions;
- (f) The proposed decision, including all conditions proposed to be added to the permit.

The preliminary record shall be sent to the Environmental Management Commission for its review as follows:

(a) If the Commission concludes from the preliminary record that the variance qualifies as a major variance and that (1) the property owner can secure no reasonable return from, nor make any practical use of the property unless the proposed variance is granted, and (2) the variance, if granted, will not result in a serious threat to the water supply, then the Commission shall approve the variance as proposed or approve the proposed variance with conditions and stipulations. The Commission shall prepare a Commission decision and send it to the Watershed Review Board. If the Commission approves the variance as proposed, the Board shall prepare a final decision granting the proposed variance. If the Commission approves the variance with conditions and stipulations, the Board shall prepare a final decision, including such conditions and stipulations, granting the proposed variance.

(b) If the Commission concludes from the preliminary record that the variance qualifies as a major variance and that (1) the property owner can secure a reasonable return from or make a practical use of the property without the variance or (2) the variance, if granted, will result in a serious threat to the water supply, then the Commission shall deny approval of the variance as proposed. The Commission shall prepare a Commission decision and send it to the Watershed Review Board. The Board shall prepare a final decision denying the variance as proposed.

(C) Subdivision approval. See Article 200.

(D) Public Health. See Article 400.

Section 508. Appeals from the Watershed Review Board.

Appeals from the Watershed Review Board must be filed with the Superior Court within 30 days from the date of the decision. Decisions by the Superior Court will be in the manner of certiorari.

### **Article 600 Stormwater Control Structures**

Section 601. Stormwater Control Structure Design.

(A) All stormwater control structures shall be designed by a North Carolina registered professional with qualifications appropriate for the type of system required; these registered professionals are defined as professional engineers, landscape architect, to the extent that the General Statutes, Chapter 89A allow land surveyors, to the extent that the design represents incidental drainage within a subdivision, as provided in General Statutes 89 (C) – 3(7).

- (B) All stormwater controls shall use wet detention as a primary treatment system unless alternative stormwater management measures as outlined in Section 601 (C) are used. Wet detention ponds shall be designed for specific pollutant removal to modeling techniques approved by the North Carolina Division of Water Quality. Specific requirements for these systems shall be in accordance with the following design criteria:
- (1) Wet detention ponds shall be designed to remove 85% of total suspended solids in the permanent pool and storage runoff from a one inch rainfall from the site above the permanent pool;
  - (2) The designed runoff storage volume shall be above the permanent pool;
  - (3) The discharge rate from these systems following the one inch rainfall design storm shall be such that the runoff does not draw down to the permanent pool level in less than two (2) days and that the pond is drawn down to the permanent pool level within at least five (5) days.
  - (4) The mean permanent pool depth shall be a minimum of three (3) feet;
  - (5) The inlet structure shall be designed to minimize turbulence using baffles or other appropriate design features;
  - (6) Vegetative filters shall be constructed for the overflow and discharge of all stormwater wet detention ponds and shall be at least thirty feet in length. The slope and width of the vegetative filter shall be determined so as to provide a non-erosive velocity of flow through the filter for a 10 year, 24 hour storm with a 10 year 1 hour intensity with a slope of five percent or less. Vegetation in the filter shall be natural vegetation, grasses or artificially planted wetland vegetation appropriate for the site characteristics;
- (C) Alternative stormwater management systems, consisting of one treatment option or a combination of treatment options, may be used. The design criteria for approval shall be 85 percent average annual removal of Total Suspended Solids. Also, the discharge rate shall meet one of the following criteria:
- (1) the discharge rate following the 1 inch design storm shall be such that the runoff draws down to the pre-storm design within five days, but not less than two days; or
  - (2) the post development peak discharge rate shall equal the predevelopment rate for the 1 year, 24 hour storm.
- (D) In addition to the vegetative filters required in Section 601 (B) (6), all land areas outside of the pond shall be provided with a ground cover sufficient to restrain erosion within thirty (30) days after any land disturbance. Upon completion of the stormwater control structure, a permanent ground cover shall be established and maintained as part of the maintenance agreement described in Section 602 (C).
- (E) A description of the area containing the stormwater control structure shall be prepared and filed consistent with Section 605 (A and B) as a separate plat with the Lenoir County Register of Deeds along with any easements necessary for general access to the stormwater control structure. The plat shall include the stormwater control structure, vegetative filters, all pipes and water control structures, berms, dikes, etc., and sufficient area to perform inspections, maintenance, repairs and reconstruction.

- (F) Qualifying areas of the stormwater control structure may be considered pervious when computing total built upon area. However, if the structure is used to compute the percentage built upon area for one site, it shall not be used to compute the built upon area for any other site or area.

#### Section 602. Posting of Financial Security Required

- (A) All new stormwater control structures shall be conditioned on the posting of adequate financial assurance for the purpose of maintenance, repairs or reconstruction necessary for adequate performance of the stormwater control structures.
- (B) Financial assurance shall be in the form of the following:
  - (1) Security Performance Bond or other security. The permit applicant shall obtain either a performance bond from a surety bonding company authorized to do business in North Carolina, an irrevocable letter of credit or other instrument readily convertible into cash at face value payable to Lenoir County or placed in escrow with a financial institution designated as an official depository of Lenoir County. The bond or other instrument shall be in an amount equal to 1.25 times the total cost of the stormwater control structure, as estimated by the applicant and approved by the Lenoir County Planning Board. The total cost of the stormwater control structure shall include the value of all materials such as piping and other structures; seeding and soil stabilization; design and engineering; and grading, excavation, fill, etc. The costs shall not be prorated as part of a larger project, but rather under the assumption of an independent mobilization.
  - (2) Cash or Equivalent Security Deposited after the Release of the Performance Bond. Consistent with Section 605 (C)(1), the permit applicant shall deposit with Lenoir County either cash or other instrument approved by the Planning Board that is readily convertible into cash at face value. The cash or security shall be in an amount equal to fifteen percent (15%) of the total cost of the stormwater control structure or the cost of maintaining the stormwater control structure over a ten (10%) year period, whichever is greater. The estimated cost of maintaining the stormwater control structure shall be consistent with the approved operation and maintenance plan or manual provided by the developer. The amount shall be computed by estimating the maintenance cost for twenty-five (25) years and multiplying this amount by two fifths of 0.4.
- (C) The permit applicant shall enter into a binding Operation and Maintenance Agreement between the Planning Board and all interests in the development. Said Agreement shall require the owning entity to maintain, repair and, if necessary, reconstruct the stormwater control structure in accordance with the operation and management plan or manual provided by the developer. The Operation and Maintenance Agreement shall be signed by the County Manager and filed with the Lenoir County Register of Deeds by the Planning Board.
- (D) Default under the performance bond or other security. Upon default of the permit applicant to complete the stormwater control structure as spelled out in the performance bond or other security, the Board may obtain and use all or any portion of the funds necessary to complete the improvements based on an engineering

estimate. The Board shall return any funds not spent in completing the improvements to the owning entity.

- (E) Default under the cash security. Upon default of the owning entity to maintain, repair and, if necessary, reconstruct the stormwater control structure in accordance with the Operation and Maintenance Agreement, the Board shall obtain and use all or any portion of the cash security to make necessary improvements based on an engineering estimate. Such expenditure of funds shall only be made after exhausting all other reasonable remedies seeking the owning entity to comply with the terms and conditions of the Operation and Maintenance Agreement. The Board shall not return any of the deposited cash funds.

#### Section 603. Maintenance and Upkeep

- (A) An operation and maintenance plan or manual shall be provided by the developer for each stormwater control structure, indicating what operation and maintenance actions are needed, what specific quantitative criteria will be used for determining when those actions are to be taken, and, consistent with the Operation and Maintenance Agreement, who is responsible for those actions. The plan shall clearly indicate the steps that will be taken for restoring a stormwater control structure to design specifications if a failure occurs.
- (B) Landscaping and grounds management shall be the responsibility of the owning entity. However, vegetation shall not be established or allowed to mature to the extent that the integrity of the control structure is diminished or threatened, or to the extent of interfering with any easement or access to the stormwater control structure.
- (C) Except for general landscaping and grounds management, the owning entity shall notify the Planning and Inspection Department prior to any repair or reconstruction of the stormwater control structure. All improvements shall be made consistent with the approved plans and specifications of the control structure and the operation and maintenance plan or manual. After notification by the owning entity, the County Planner shall inspect the completed improvements and shall inform the owning entity of any required additions, changes, or modifications and of the time period to complete said improvements. The County Planner may consult with an engineer or landscape architect (to the extent that the General Statutes, Chapter 89A, allow) designated by the Planning Board.
- (D) Amendments to the plans and specifications of the stormwater control structure and /or the operation and maintenance plan or manual shall be approved by the Planning Board. Proposed changes shall be prepared by a North Carolina registered professional engineer or landscape architect (to the extent that the General Statutes, Chapter 89A, allow) and submitted to and reviewed by the Planning and Inspection Department prior to consideration by the Planning Board.
  - (1) If the Planning Board approves the proposed changes, the owning entity of the stormwater control structure shall file sealed copies of the revisions with the Planning and Inspection Department.
  - (2) If the Planning Board disapproves the changes, the proposal may be revised and resubmitted to the Planning Board as a new proposal. If the proposal has

not been revised and is essentially the same as that already reviewed, it shall be returned to the applicant.

- (E) If the Planning Board finds that the operation and maintenance plan or manual is inadequate for any reason, the Board shall notify the owning entity of any required changes and shall prepare and files copies of the revised agreement with the Lenoir County Register of Deeds, the Planning and Inspection Department and the owning entity.

#### Section 604. Application and Inspection Fees

- (A) Processing and inspection fees shall be submitted in the form of a check or money order made payable to Lenoir County. Applications shall be returned if not accompanied by the required fee.
- (B) A permit and inspection fee schedule, as approved by the Lenoir County Board of Commissioners, shall be posted in the Office of the Planning and Inspection Department.
- (C) Inspection fees shall be valid for one year. An inspection fee shall be required when improvements are made to the stormwater control structure consistent with Section 603 (C), except in the case when a similar fee has been paid within the past year.

#### Section 605. Inspections and Release of the Performance Bond

- (A) The stormwater control structure shall be inspected by the Planning and Inspection Department, after the owning entity notifies the Planning and Inspection Department that all work has been completed. At this inspection, the owning entity shall provide:
  - (1) The signed plat, related easements for the stormwater control structure ready for filing with the Lenoir County Register of Deeds;
  - (2) A certification sealed by an engineer or landscape architect (to the extent that the General Statutes, Chapter 89A, allow) stating that the stormwater control structure is complete and consistent with the approved plans and specifications.
- (B) The County Planner shall present the materials submitted by the developer and the inspection report and recommendations to the Planning Board at its next regularly scheduled meeting.
  - (1) If the Board approved the inspection report and accepts the certification, plat and easements, the Board shall file the plat and easements with the Lenoir County Register of Deeds, release up to seventy-five percent (75%) of the value of the performance bond or other security and issue a Watershed Protection Occupancy for the stormwater control structure, consistent with Section 210.
  - (2) If deficiencies are found, the Board shall direct that improvements and inspections be made and/or documents corrected and resubmitted to the Board.

- (C) No sooner than one year after the filing date of the plat, easements and maintenance agreement, the developer may petition the Planning Board to release the remaining value of the performance bond or other security. Upon receipt of said petition, the Planning and Inspection Department shall inspect the stormwater control structure to determine whether the controls are performing as designed and intended. The County Planner shall present the petition, inspection report and recommendation to the Planning Board.
- (1) If the Board approves the report and accepts the petition, the developer shall deposit with the Planning Board a cash amount equal to that described in Section 602(b)(2) after which, the Board shall release the performance bond or other security.
  - (2) If the Board does not accept the report and rejects the petition, the Board shall provide the developer with instructions to correct any deficiencies and all steps necessary for the release of the performance bond or other security.

#### Section 606. Sanctions

In addition to the remedies described in Article 100 of this Ordinance and consistent with G.S. 153A-123, the Planning Board may seek enforcement of this Ordinance through the Lenoir County Board of Commissioners by assessing a civil penalty to be recovered by the County in a civil action in the nature of debt if the offender does not pay the penalty in a prescribed period of time after being cited for violation of the ordinance. Said violation may be enforced by an appropriate equitable remedy issuing from a court of competent jurisdiction. The court may issue an injunction and order of abatement commanding the defendant to correct the unlawful condition upon or cease the unlawful use of the property. The action shall be governed in all respects by the laws and rules governing civil proceedings, including the Rules of Civil Procedure in general and Rule 65 in particular. If the defendant fails or refuses to comply with an injunction or with an order of abatement within the time allowed by the court, the defendant may be cited for contempt and the County may execute the order of abatement. The County shall have a lien on the property for the cost of executing an order of abatement in the nature of a mechanic's and materialman's lien. The defendant may secure cancellation of an order of abatement by paying all costs of the proceedings and posting a bond for compliance with the order. The bond shall be given with sureties approved by the Clerk of Superior Court in an amount approved by the judge before whom the matter is heard and shall be conditioned on the defendant's full compliance with the terms of the order of abatement within a time fixed by the judge. Cancellation of an order of abatement shall not suspend or cancel an injunction issued in conjunction therewith. Enforcement of this ordinance may be by any one, all or a combination of the remedies authorized in this ordinance. Each day's continuing violation shall be a separate and distinct offense.

### **Article 700. Definitions**

#### Section 701. General Definitions

Agricultural Use - The use of waters for stock watering, irrigation, and other farm purposes.

Best Management Practices (BMP) – A structural or nonstructural management – based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality protection goals.

Buffer – An area of natural or planted vegetation through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the normal pool elevation of impounded structures and from the bank of each side of streams or rivers.

Building – Any structure having a roof supported by columns or by walls, and intended for shelter, housing or enclosure of persons, animals or property. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such structure, with or without a roof, shall not be deemed to make them one building.

Built-upon area – Built-upon area shall include that portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel areas (e.g. roads, parking lots, paths), recreation facilities (e.g. tennis courts), etc. (Note: Wooden slatted decks and the water area of a swimming pool are considered pervious).

Cluster Development – The grouping of buildings in order to conserve land resources and provide for innovation in the design of the project including minimizing stormwater runoff impacts. This term includes non-residential development as well as single-family residential and multi-family developments. For the purpose of this ordinance, planned unit developments and mixed-use development are considered as cluster development.

Critical Area – The area adjacent to a water supply intake extending one-half mile upstream from the intake located directly in the river or the ridge line of the watershed (whichever comes first). Major landmarks such as highways or property lines may be used to delineate the outer boundary of the critical area if these landmarks are immediately adjacent to the appropriate outer boundary of one half mile.

Customary Home Occupations – Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof. Provided further that no mechanical equipment is installed or used except as is normally used for domestic or professional purposes and that not over twenty-five percent (25%) of the total floor space of any structure is used for the occupation. No home occupation shall be conducted in any accessory building except for the storage and service of a vehicle that is driven off site, such as a service repair truck, delivery truck, etc.

Development – Any land disturbing activity which adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration or precipitation into the soil.

Dwelling Unit – A building, or portion thereof, providing complete and permanent living facilities for one family.

Existing Development – Those projects that are built or those projects that at a minimum have established a vested right under North Carolina zoning law as of the effective date of this ordinance based on at least one of the following criteria:

- (1) substantial expenditures of resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project, or

- (2) having an outstanding valid building permit as authorized by the General Statutes (G.S. 153A-344.1), or
- (3) having an approved site specific or phased development plan as authorized by the General Statutes (G.S. 153A-344.1).

Existing Lot (Lot of Record) – A lot, which is part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds prior to the adoption of this ordinance, or a lot described by metes and bounds, the description of which has been so recorded prior to the adoption of this ordinance.

Family – One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage or adoption, no such family shall contain over five persons, but further provided that domestic servants employed or living on the premises may be housed on the premises without being counted as a family or families.

Family Subdivision – Family subdivision means a division of a tract of land: (a) to convey the resulting parcels, with the exception of parcels retained by the grantor, to a relative or relatives as a gift or for nominal consideration, but only if no more than one parcel is conveyed by the grantor from the tract to any one relative; or (b) to divide land from a common ancestor among tenants in common, all of whom inherited by intestacy or by will.

Industrial Development – Any non-residential development that requires an NPDES permit for an industrial discharge and/or requires the use of storage of any hazardous material for the purpose of manufacturing, assembling, finishing, cleaning or developing any product of commodity.

Landfill – A facility for the disposal of solid waste on land in a sanitary manner in accordance with Chapter 130A Article 9 of the N.C. General Statutes. For the purpose of this ordinance this term does not include composting facilities.

Lot – A parcel of land occupied or capable of being occupied by a building or group of buildings devoted to a common use, together with the customary accessories and open space belonging to the same.

Major Variance – A variance from the minimum statewide watershed protection rules that results in any one or more of the following:

- (1) the relaxation, by a factor greater than five (5) percent, of any buffer, density or built upon area requirement under the high density option;
- (2) the relaxation, by a factor greater than ten (10) percent, of any management requirement under the low density option;
- (3) any variation in the design, maintenance or operation requirements of a wet detention pond or other approved stormwater management system.

Minor Variance – A variance from the minimum statewide watershed protection rules that results in a relaxation, by a factor of up to five (5) percent of any buffer, density or built upon area requirement under the high density option; or that results in a relaxation, by a factor of up to ten (10) percent, of any management requirement under the low density option.

Non-conforming Lot of Record – A lot described by a plat or a deed that was recorded prior to the effective date of this ordinance or its amendments that does not meet the minimum lot size or other development requirements of the statewide watershed protection rules.

Non-residential Development – All development other than residential development, agriculture and silviculture.

Plat – A map or plan of a parcel of land, which is to be, or has been subdivided.

Protected Area – The area adjoining and upstream of the Critical Area for the Neuse River and Little River watersheds. The boundaries of the protected area are defined as within ten miles upstream and draining to the intake located directly in the river or to the ridgeline of the watershed. Major landmarks may be used to delineate the outer boundary if these landmarks are immediately adjacent to the appropriate outer boundary.

Residential Development – Buildings for residence such as attached and detached single family dwellings, apartment complexes, condominiums, cottages, etc. and their associated outbuildings such as garages, storage buildings gazebos, etc. and customary home occupations.

Residuals – Any solid or semi-solid waste generated from a wastewater treatment plant, water treatment plant or air pollution control facility permitted under the authority of the Environmental Management Commission.

Single Family Residential – Any development where: 1) no building contains more than one dwelling unit, 2) every dwelling unit is on a separate lot, and 3) where no lot contains more than one dwelling unit.

Street (Road) – A right-of-way for vehicular traffic which affords the principal means of access to abutting properties.

Structure – Anything constructed or erected, including but not limited to buildings, which requires location on the land or attachment to something having permanent location on the land.

Subdivider – Any person, firm or corporation who subdivides or develops any land deemed to be subdivision as herein defined.

Subdivision – A "subdivision" shall include all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale or building development, and shall include all divisions of land involving the dedication of a new street or a change in existing streets; provided, however, that the following shall not be included within this definition nor be subject to the regulations authorized by this ordinance:

(1) the combination or recombination of portions of previously subdivided lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the County as shown in its subdivision ordinance.

(2) the division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved.

(3) the public acquisition by purchase of strips of land for the widening or opening of streets or for hazard mitigation related to public acquisition of eligible flood buyout parcels.

(4) the division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the County as shown in its subdivision ordinance.

(5) The division of land into parcels for the purpose of transferring ownership to members of the owner's immediate family, including spouses, brothers, sisters, sons and daughters, parents, grandparents and grandchildren.

(6) The division of a tract into plots or lots used as a cemetery.

**Toxic Substance** – Any substance or combination of substances (including disease causing agents), which after discharge and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, has the potential to cause death, disease, behavioral abnormalities, cancer, genetic mutations, physiological malfunctions (including malfunctions or suppression in reproduction or growth) or physical deformities in such organisms or their off springs or other adverse health effects.

**Variance** – A permission to develop or use property granted by the Planning Board relaxing or waiving a water supply watershed management requirement adopted by the N.C. Environmental Management Commission that is incorporated into this ordinance.

**Water Dependent Structure** – Any structure for which the use requires access to or proximity to or citing within surface waters to fulfill its basic purpose, such as boat ramps, boat houses, docks and bulkheads. Ancillary facilities such as restaurants, outlets for boat supplies, parking lots and commercial boat storage areas are not water dependent structures.

**Watershed** – The entire land area contributing surface drainage to a specific point (e.g. the water supply intake).

#### Section 602. Word Interpretation

For the purpose of this ordinance, certain words shall be interpreted as follows:

Words in the present tense include future tense.

Words used in the singular number include the plural, and words used in the plural number include the singular, unless the natural construction of the wording indicates otherwise.

The word “person” includes a firm, association, corporation, trust, and company as well as an individual.

The word “structure” shall include the word “building.”

The word “lot” shall include the words, “plot,” “parcel,” or “tract.”

The word “shall” is always mandatory and merely directory.

The word “will” is always mandatory and merely directory.

**OFFICIAL WATERSHED PROTECTION MAP OF  
LENOIR COUNTY, NC  
APRIL 21, 2003**

