

Redline of Amendments

8.1.3 – Exemptions to Applicability

Replaced paragraph D with the following three paragraphs based on 1995 NC rules revision

(E) If a Non-Conforming Lot of Record is not contiguous to any other lot 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.

(F) 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.

(G) Any lot or parcel created as part of any other type of subdivision that is exempt from a local 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

8.1.4 – Repeal of Existing Watershed Ordinance

This ordinance in part carries forward by re-enactment, some of the Watershed Protection Ordinance of Chatham County, North Carolina (adopted through Interlocal Agreement by the Goldston Town Board on September 27th, 1993 as amended),

8.1.9 – General Definitions

Nonconforming Lot of Record. A lot described by a plat or a deed that was recorded prior to the effective date of local watershed protection regulations (or their amendments) that does not meet the minimum lot size or other development requirements of the statewide watershed protection rules.

Protected Area. The area adjoining and upstream of the critical area of WS-IV watersheds. The boundaries of the protected area are defined as within five miles of and draining to the normal pool elevation of the reservoir or to the ridgeline of the watershed whichever is nearest the normal pool elevation of the reservoir; or within 10 miles upstream and draining to the intake located directly in the stream or river or to the ridgeline of the watershed, whichever is nearest the intake.

Subdivision – All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and shall include all division of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition:

- (i) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this chapter;

- (ii) The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved;
- (iii) The public acquisition by purchase of strips of land for the widening or opening of streets;
- (iv) The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of this ordinance;
- (v) The division of a tract into plots or lots used as a cemetery
- (vi) The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes

8.5.1 – Watershed Administrator and Duties Thereof

Changed references from Division of Water Quality to **Division of Energy, Mineral and Land Resources**