Proposed Watershed Protection Ordinance amendment as recommended by the Watershed Review Board on April 8, 2021

Section 302(E)(2)(b)

(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 a project by project basis. In addition, in the portion of the WSIV PA draining to the state designated Cape Fear WSIV PA, non-residential uses may occupy ten percent (10%) of the PA with a seventy percent (70%) built upon area when approved as a special non-residential intensity allocation (SNIA). The Watershed Administrator is authorized to approve SNIAs consistent with provisions of this ordinance ~~and consistent with plans for the Moncure Megasite Employment Center in the PA, as referenced in the Conceptual Plan Rural Preservation and Targeted Employment, adopted July 15, 2013. Projects must be located within the designated Moncure Megasite Employment Center~~for projects within the designated Moncure Megasite Watershed Overlay District. Projects that are approved for an SNIA must minimize built-upon surface area, direct stormwater away from surface waters, comply with the ~~apply~~ riparian buffers requirements of ~~consistent with~~ Section 304 ~~of this ordinance~~, and incorporate Best Management Practices to minimize water quality impacts. Section 304 (C) exemptions do not apply within the Moncure Megasite Watershed Overlay. For the purpose of calculating built-upon area, ~~total project~~total ~~area~~project area shall include acreage in the tract on which the project is to be developed. No residential or non-residential lot shall be less than 40,000 square feet, except

within an approved cluster development (#6), compact community, or conservation subdivision. (#12)