

Engineering Services - Stormwater

# TC-2-2025 Stormwater Items to Reflect State Law

Planning Commission

June 24, 2025



Raleigh



# Two Changes Proposed

Item 1: One 1- or 2-unt dwelling on a parcel greater than one acre

Item 2: Built Upon Area Definition

# Exempt Property Requirements

# v. Full Stormwater Requirements

UDO 9.2.2.A	UDO 9.2.2.B through H
Impervious Surface Limits (%)	Water Quality Nitrogen Limits and Flooding Discharge Match to Existing
Typically no designer unless choose to exceed limits	Typically designed by PE or LA
Typically no stormwater control measure (SCM) unless choose to exceed limits	Typically requires a SCM

Photo Credit

# Exempt Property Requirements: % Impervious






## Zoning District Maximum Percentage of Impervious Surface Coverage

R-1	20%
R-2	25%
R-4	38%
R-6	51%
R-10 and all other base zoning districts	65%

Photo Credit

# Requirements Prior to 5/1/2023

## Development type examples

	One Detached House with ADU *	Subdivision with Detached Houses	Cottage Court on 1 Parcel	Townhouse with Common Space	Small Apartment Building
Parcel Size					
< 0.5 acre	Exempt Property Requirements	Exempt Property Requirements	Exempt Property Requirements	Exempt Property Requirements	Exempt Property Requirements
0.5 acre to < 1 acre	Exempt Property Requirements	Exempt Property Requirements	Traditional Stormwater Requirements	Traditional Stormwater Requirements	Traditional Stormwater Requirements
> 1 acres	Exempt Property Requirements	Traditional Stormwater Requirements	Traditional Stormwater Requirements	Traditional Stormwater Requirements	Traditional Stormwater Requirements

\* One 1- or 2- unit dwelling

# Requirements Starting 5/1/2023

Parcel Size	One Detached House with ADU *
< 0.5 acre	Exempt Property Requirements
0.5 acre to < 1 acre	Exempt Property Requirements
> 1 acres	Exempt up to 5% impervious, then Traditional Stormwater Requirements.

\* One 1- or 2- unit dwelling

# Change in Requirements

## Zoning District Maximum Percentage of Impervious Surface Coverage

R-1	20%
R-2	25%
R-4	38%
R-6	51%
R-10 and all other base zoning districts	65%



5%

Photo Credit

# *Proposed Requirements*

- If Limits of Disturbance are greater than 1 acre, then must meet Full Stormwater Requirements
- If Limits of Disturbance are less than 1 acre, meet Exempt Property Requirements
- Similar to Pre 5/1/2023 Regulations for these lots



# Affected Parcels

Parcel Size (acres):	Vacant Parcel	Parcel with one 1- Unit Dwelling	Parcel with one 2- Unit Dwelling	Total
Greater than 1, less than 2	74	699	3	
Greater than or equal to 2, less than 3	20	78	-	
Greater than or equal to 3	19	44	-	
TOTAL	113	821	3	937

# Built Upon Area Definition

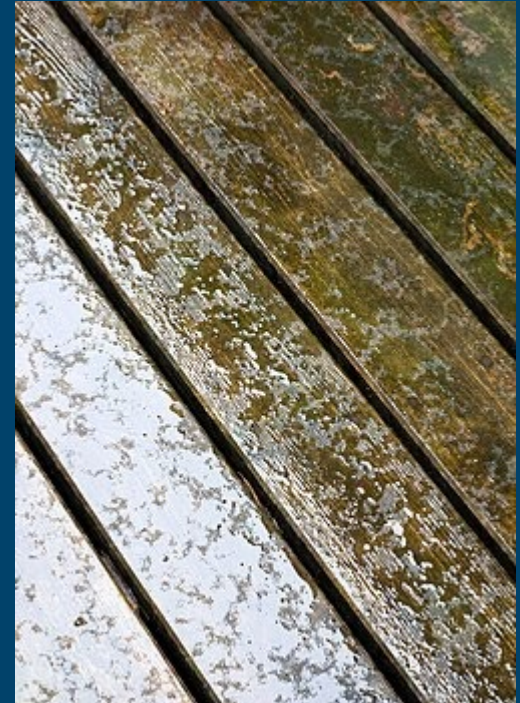
## *Built Upon Area Definition*

- Built Upon Area akin to Impervious Area
- NC Session Law 2024-49 changed definitions for
  - Decks
  - Artificial Turf
  - Gravel



## *Built Upon Area Definition - Decks*

- Current: 30 to 50% Impervious
- Per Law: 0% Impervious
- Will caveat that cannot be underlaid with impervious surface such as concrete or plastic sheeting.



## *Built Upon Area Definition – Artificial Turf*

- Current: 0 to 100% Impervious
- Per Law: 0% Impervious when
  - Water drains through the turf
  - Installed over a pervious surface





## *Built Upon Area Definition - Gravel*

- Current: 100% Impervious, except as landscape bed mulch
- Per Law: 0% Impervious when...
  - #57 Stone
  - Not used in vehicle area



## *Built Upon Area Definition – Other Changes*

- Applicants can choose to treat these items as impervious area
- Cleaning up differences in language between Sections



## *Built Upon Area Definition – Unchanged*

- Pools
- Roofs
- Asphalt and Concrete
- Soil, mulch, sand, vegetation



Questions?