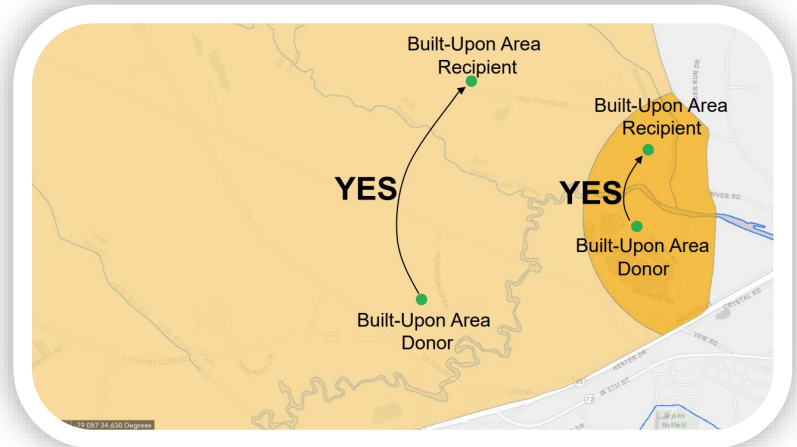


Density Averaging Fact Sheet

I. NC General Statute 143-214.5 (d2)(1)

- Properties must be within the same water supply watershed
- If only one property is in critical area, it must be the donating lot.
- If both properties are in critical area, either can donate.



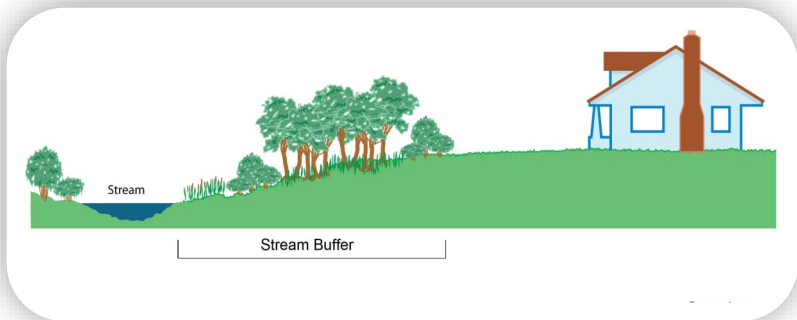
II. NC General Statute 143-214.5 (d2)(2)

- Participating properties' overall density average must meet applicable density or storm-water control requirements under 15A NCAC 02B .0200s and .0624
- For example, average of two parcels in WSIV watershed following low density option CAN NOT exceed 24 percent built-upon area



III. NC General Statute 143-214.5 (d2)(3)

- Buffers on both participating properties must meet minimum water supply watershed protection requirements



IV. NC General Statute 143-214.5 (d2)(4)

- Built upon areas must be designed and located to do the following:
 - Minimize stormwater runoff impact to receiving waters
 - Minimize concentrated stormwater flow
 - Maximize use of sheet flow length through vegetated areas

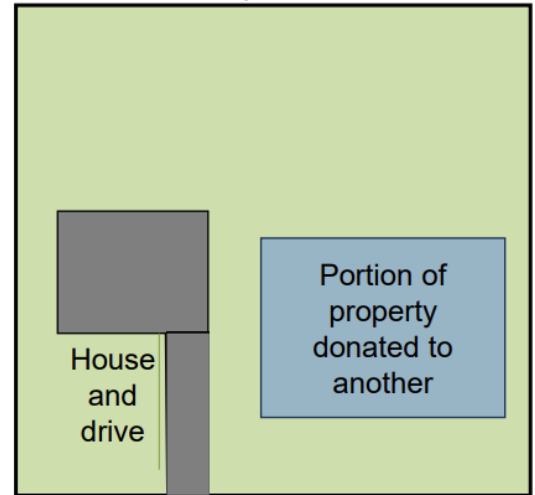
V. NC General Statute 143-214.5 (d2)(5) and (7)

- To the maximum extent practicable...
 - Concentrated development areas should be in uplands away from surface waters and drainageways
 - Development permitted under density averaging and meeting applicable **low density** requirements shall transport stormwater runoff by vegetated conveyances.

VI. NC General Statute 143-214.5 (d2)(6)

- There are two requirements for the portions of properties that will remain undeveloped:
 - It must remain in a vegetated or natural state in perpetuity.
 - A metes and bounds description and irrevocable limits on use must be recorded.
- Properties (or portions of) that will remain undeveloped must either be:
 - Managed by a homeowners' association as a common area,
 - Conveyed to the local government as a park or greenway
 - Placed under a permanent conservation or farmland preservation easement, or
 - Have long-term compliance handled by a local government through deed restrictions and electronic permitting mechanism.
- Metes and Bounds Description:
 - Boundaries or limits of a tract of land as described by reference to compass directions and distances between points on the land
 - For example, portion of property denoted by blue square must be accurately described in metes and bounds

Entire property with house, driveway and donated portion identified.



VII. NC General Statute 143-214.5 (d2)(8)

- Local Watershed Review Board or Board of Adjustment shall issue special use (or other) permit or certificate to ensure both properties considered together meet standards of watershed ordinance and potential owners have record of how watershed regulations applied to properties.

FAQs

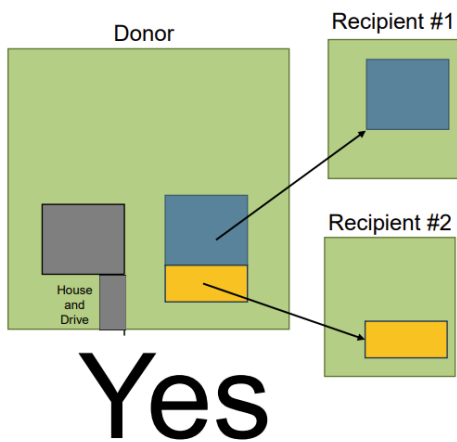
Can any one property exceed the density maximum within the critical area?

- Yes. If both properties are located within the critical area, the receiving property will exceed the density maximum, but the donating property will be less than the density maximum.
- Note that the property in the protected area may not donate to a property in the critical area. In this case, only the property in the protected area will exceed the density maximum.

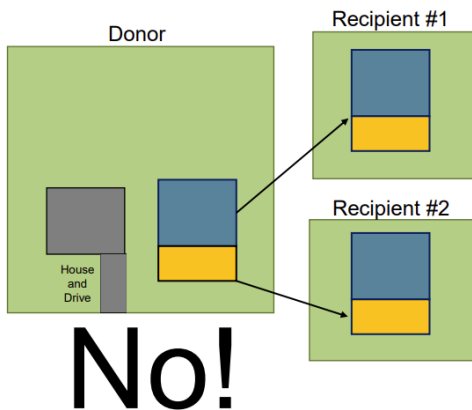
Can one property donate to more than one property?

Yes, as long as:

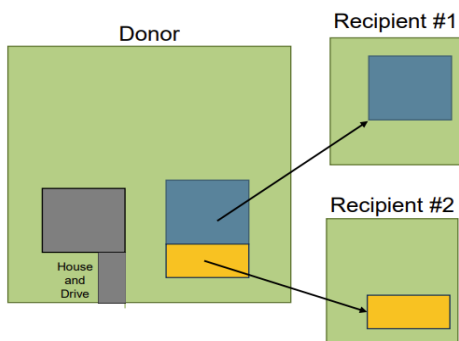
- Each donated portion is separate and each portion is donated to only ONE recipient,
- The deed of the donating property depicts the metes and bounds of all vegetated areas that have been donated and has marked them as built upon area in addition to the actual built-upon area such as the house, driveway, patio, etc.), and
- The total of the actual (pavement, roof, etc.) and the donated built-upon area(s) cannot exceed the maximum built-upon area for the donating lot.



- Blue portion goes to recipient #1 who can exceed built-upon area by amount delineated in blue rectangle.
- Orange portion goes to recipient #2 who can exceed built-upon area by amount delineated in orange rectangle.
- Blue and orange sections of donor may not be built on or donated.



- Blue and orange built upon area donations cannot go to BOTH recipient #1 AND recipient #2
- Blue and orange built-upon area donations must go to EITHER recipient #1 OR recipient #2



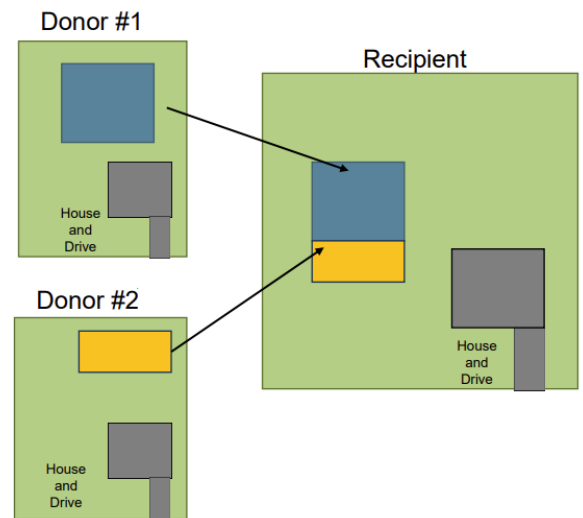
- On the donor property, the total area of the house/drive, the blue donation area, and the orange donation area may not exceed the maximum built-upon area allowed under the low density option in 15A NCAC 02B .0624.

Can one property receive donations from more than one property?

Yes, as long as:

- Each donated portion is separate,
- The deeds of the donating properties depict the metes and bounds of all vegetated areas that have been donated and have marked them as built-upon area in addition to any existing built-upon area such as the house, driveway, patio, etc.), and
- For each donating lot, the total of any existing (pavement, roof, etc.) built-upon area and the donated area cannot exceed the maximum built-upon area allowed under the low density option in 15A NCAC 02B .0624.

- On each donor property, the area of the house/drive, and the blue or orange donation area may not exceed the maximum built-upon area allowed under the low density option in 15A NCAC 02B .0624.

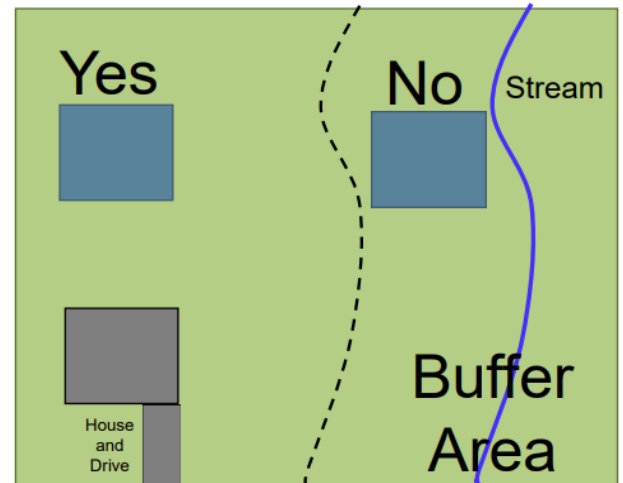


Can a developed property donate to another property?

- Yes, as long as the donating property has not reached the maximum built-upon area (whether actual or donated) under low density allowed on its property and is willing to stay below its built-upon area limit including the donation in perpetuity.

Can a buffer, conservation easement, or other portion of property that is required to remain undeveloped be donated?

No. Development is prohibited (or severely limited) on these areas, so they cannot be donated to a recipient property to be developed.



Can a property that is exempt from Water Supply Watershed Program rules donate to another property?

- No. Because the property is exempt, it is not part of the WSWP program and does not have any built-upon area to donate to another property.
- However, if the "exempt" property agrees to abide by the density limits and other requirements of the WSWP program rules, a local ordinance could allow it to participate in density averaging.



County of Moore Planning and Inspections

Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010

Density Averaging of Noncontiguous Parcels Application Packet

Purpose

Density averaging involves the use of two noncontiguous parcels and is based on the idea that the development plans for a pair of parcels can be submitted together and treated as a single project for purposes of complying with Chapter 16 of the Moore County Unified Development Ordinance (Watershed Overlay Districts). Density averaging of two noncontiguous parcels for purposes of complying with Chapter 16 shall be allowed in accordance with NCGS 143-214.5(d2)

Step 1. Pre-Application Meeting with Planning Staff

The applicant must schedule a pre-submittal meeting with county staff to discuss the preliminary assessment of the request, adopted plans, and process.

Step 2. Application Submittal

The applicant must submit a complete application packet which includes the following circumstances on or before the submittal deadline.

All of the following circumstances must exist per NCGS 143-214.5(d2)

- (1) The properties are within the same water supply watershed. If one of the properties is located in the critical area of the watershed, the critical area property shall not be developed beyond the applicable density requirements for its classification.
- (2) Overall project density meets applicable density or stormwater control requirements under 15A NCAC 2B .0200.
- (3) Vegetated buffers on both properties meet the minimum statewide water supply watershed protection requirements.
- (4) 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.
- (5) Areas of concentrated density development are located in upland areas and, to the maximum extent practicable, away from surface waters and drainageways.
- (6) The property or portions of the properties that are not being developed will remain in a vegetated or natural state and will be managed by a homeowners' association as common area, conveyed to a local government as a park or greenway, or placed under a permanent conservation or farmland preservation easement unless it can be demonstrated that the local government can ensure long-term compliance through deed restrictions and an electronic permitting mechanism. A metes and bounds description of the areas to remain vegetated and limits on use shall be recorded on the subdivision plat, in homeowners' covenants, and on individual deed and shall be irrevocable.
- (7) Development permitted under density averaging and meeting applicable low density requirements shall transport stormwater runoff by vegetated conveyances to the maximum extent practicable.
- (8) A special use permit or other such permit or certificate shall be obtained from the local Watershed Review Board or Board of Adjustment to ensure that both properties considered together meet the standards of the watershed ordinance and that potential owners have record of how the watershed regulations were applied to the properties.

Step 3. Administrative Review

The planning staff will review the request and prepare a written report that will include any outstanding concerns with the proposed Density Averaging request.

Step 4. Watershed Review Board (Planning Board) Meeting

The Planning staff will present the request to the Watershed Review Board (The Moore County Planning Board acts as the Watershed Review Board in reviewing Density Averaging requests). The applicant must attend the Planning Board meeting to answer any questions the board or public may have about the proposed Density Averaging request. The Watershed Review Board may approve deny, or may defer their decision to a subsequent meeting.

Step 5. Recording of metes and bounds description and limits on use

If the density averaging request is approved, a metes and bounds description of the areas to remain vegetated and limits on use shall be recorded on the subdivision plat, in homeowners' covenants, and on individual deed and shall be irrevocable.

Application Submittal Deadlines / Meetings

A date and location for a public hearing will be set (subject to change) once a complete application is submitted to the Planning Staff.

*Notes a change in date due to holiday.

<u>Application Deadline</u>	<u>Watershed Review Board Public Hearing</u>
November 17, 2025	January 1, 2026
December 22, 2025	February 5, 2026
January 19, 2026	March 5, 2026
February 16, 2026	April 2, 2026
March 23, 2026	May 7, 2026
April 20, 2026	June 4, 2026
May 18, 2026	July 2, 2026
June 22, 2026	August 6, 2026
July 20, 2026	September 3, 2026
August 17, 2026	October 1, 2026
September 21, 2026	November 5, 2026
October 19, 2026	December 3, 2026



County of Moore Planning and Inspections

Inspections/Permitting: (910) 947-2221
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Density Averaging of Noncontiguous Parcels Application			
Application Date:			
Applicant:		Phone:	
Applicant Address:	City:	St:	Zip:
Owner:		Phone:	
Owner Address:	City:	St:	Zip:
List the two noncontiguous properties to be used for purposes of achieving compliance with the watershed development standards in accordance with NCGS 143-214.5(d2)			
Built Upon Area Donor Property		Built Upon Area Recipient Property	
Watershed type:		Watershed type:	
Critical area (y/n):		Critical area (y/n):	
Area to remain vegetated (sq ft):		BUA to be allocated (sq ft):	
Parcel ID:		Parcel ID:	
Overall density average of the two properties (%):			
Comments: 			
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.			
_____ Owner Signature		_____ Date	
_____ Owner Signature		_____ Date	
Office Use Only: LRK(s): _____ Zoning District(s): _____ Received By: _____ Date: _____			