

Mecklenburg County Drinking Water Supply Watershed Protection Requirements

Lake Norman Watershed

Zone	Zoning Jurisdiction	Built Upon Area	Lake/Stream Buffer
Critical Area (CA)	Davidson	≤ 24% - Low Density ≤ 50% - High Density	50 Feet 100 Feet
Critical Area (CA)	Cornelius	≤ 24% - Low Density ≤ 50% - High Density	50 Feet 100 Feet
Critical Area (CA)	Huntersville	≤ 24% - Low Density ≤ 50% - High Density	50 Feet 100 Feet

Mountain Island Lake Watershed

Zone	Zoning Jurisdiction	Built Upon Area	Lake/Stream Buffer
Protected Area (PA)	Cornelius	≤ 24% - Low Density ≤ 50% - High Density	50 Feet 100 Feet
Protected Area 1 (PA1)	Huntersville	≤ 24% - Low Density ≤ 70% - High Density	50 Feet 100 Feet
Protected Area 1 (PA1)	Charlotte/Mecklenburg	≤ 24% - Low Density ≤ 50% - High Density	50 Feet 100 Feet
Protected Area 2 (PA2)	Huntersville	≤ 24% - Low Density ≤ 70% - High Density	30 Feet 100 Feet
Critical Area 1 (CA1)	Huntersville	≤ 6% - Low Density	100 Feet or 100 yr. Floodplain (whichever is greater)
Critical Area 1 (CA1)	Charlotte/Mecklenburg	≤ 6% - Low Density	100 Feet or 100 yr. Floodplain (whichever is greater)
Critical Area 2 (CA2)	Huntersville	≤ 12% - Low Density	100 Feet or 100 yr. Floodplain (whichever is greater)
Critical Area 3 (CA3)	Huntersville	≤ 12% - Low Density	100 Feet or 100 yr. Floodplain (whichever is greater)
Critical Area 4 (CA4)	Huntersville	≤ 24% - Low Density	100 Feet or 100 yr. Floodplain (whichever is greater)
Critical Area 4 (CA4)	Charlotte/Mecklenburg	≤ 24% - Low Density	100 Feet or 100 yr. Floodplain (whichever is greater)

Upper Lake Wylie Watershed

Zone	Zoning Jurisdiction	Built Upon Area	Lake/Stream Buffer
Protected Area (PA)	Charlotte/Mecklenburg	≤ 24% - Low Density ≤ 70% - High Density	40 Feet 100 Feet
Critical Area (CA)	Charlotte/Mecklenburg	≤ 24% - Low Density ≤ 50% - High Density	100 Feet 100 Feet

Lower Lake Wylie Watershed

Zone	Zoning Jurisdiction	Built Upon Area	Lake/Stream Buffer
Protected Area (PA)	Charlotte/Mecklenburg	≤ 24% - Low Density ≤ 70% - High Density	40 Feet 100 Feet
Critical Area (CA)	Charlotte/Mecklenburg	≤ 20% - Low Density ≤ 50% - High Density	50 Feet 100 Feet*

* For Lower Lake Wylie Watershed only, buffer width is increased 50% for lots with an average slope greater than or equal to 50%. This applies only to new development proposed along the lake shore, and using the high density option.

General Notes

Drinking Water Supply Watershed Buffers are required along the shorelines of Lake Norman, Mountain Island Lake and Lake Wylie, and along each side of all perennial streams as defined by the United States Geological Survey (USGS).

Drinking Water Supply Watershed Buffers are measured horizontally from the top of the stream bank. Lake buffers are measured horizontally from the full pond elevation of each lake, as follows: Lake Norman – 760 feet, Mountain Island Lake – 648 feet, Lake Wylie – 569.4 feet.

All zoning jurisdictions within Mecklenburg County have Surface Water Improvement and Management (SWIM) stream buffer regulations. SWIM buffers apply if they are more restrictive than the drinking water supply watershed buffers. See appropriate zoning ordinance for information on these buffer regulations.

Water Quality Structural Best Management Practices (BMPs) are required for all development using the High Density Option.

Additional specific land use restrictions may apply to different areas of the drinking water supply watershed. See appropriate zoning ordinance for more information.

Contacts

Town of Davidson – 704/892-7591

Town of Huntersville – 704/875-6541

Town of Cornelius – 704/896-2461

Charlotte/Mecklenburg Zoning– 704/336-3569

Mecklenburg County Environmental Protection – 704/336-5500