

Since 1993 the Town of Huntersville processed four amendments to Watershed regulations:

- **TA 03-06, Approved April 19, 2004:** amendment modified buffer size and buffer protection elements of the Watershed regulations. (This amendment only affected lake front lots that have a required buffer from “full pond” elevation).
- **TA 06-14, Approved November 20, 2006:** amendment modified the “exceptions to applicability” section of the Watershed regulations. (This amendment affected all lots existing prior to the affected date of the ordinance, October 1, 1993).
 - Original exemption language read “however this exemption is not applicable to multiple contiguous lots under single ownership.” Meaning more than one lot under single ownership was not exempt from Watershed regulations regardless of when the lot was created.
 - Adopted exemption language reads “however this exemption is not application to more than two multiple contiguous lots under single ownership.” Meaning a property owner could own two contiguous lots that existed prior to the affected date of the Ordinance and be exempt from Watershed regulations.
- **TA 08-12, Approved September 15, 2008:** amendment again modified the buffer protection section of the watershed regulations. (This amendment only affected lake front lots that have a required buffer from “full pond” elevation).
- **TA 11-04, Approved May 7, 2012:** amendment to add density-averaging criteria to Watershed regulations. Density Averaging is the transfer of impervious development rights between two parcels by way of irrevocable undisturbed natural areas. This amendment provided another option for property owners seeking to increase their maximum impervious allowance.