

E-2. Single Family Homes with BUA Limits

Design Objective

When a new single family home subdivision project is permitted, either as low density or high density, each lot is allocated a specific maximum amount of BUA. The allocation is based on low density BUA thresholds (see E-1), or the amount of BUA a SCM is designed to treat from each lot. The subdivisions then are constructed and the lots/homes are sold to individual homeowners.

There are sometimes occasions when a lot owner wants to build a home addition, garage, patio, or similar; but doing so would exceed the allocated maximum BUA. Since the lot allocation is an enforceable part of a stormwater permit, it is not as simple as informally trading with another lot owner that is currently below their BUA allocation.

However, there are options available to lot owners that want to make the most of their lot BUA allocation. Some options available are discussed below.

Important Links

- 15A NCAC 2H .1001** – Post-Construction Stormwater Management: Purpose and Scope
- 15A NCAC 2H .1002** -- Definitions
- 15A NCAC 2H .1003** – Requirements that Apply to All Projects
- 15A NCAC 2H .1050** – MDC for All Stormwater Control Measures
- 15A NCAC 2H .1055** – MDC for Permeable Pavement

Remove or Reconfigure Existing BUA

One option to consider is to evaluate the existing BUA on the lot. There may be existing BUA that can be reconfigured to reduce coverage area, or be completely removed. Look at existing sheds, patios, walkways, and driveways. An example for reducing the amount of BUA the driveway uses is to install a grass strip down the middle section of the driveway; leaving the BUA only along the track that the vehicle wheels will drive on (sometimes referred to as “ribbon” driveways). Another example is the remove an existing concrete patio and replace it with an open-slatted deck. Open-slatted decks are not counted as BUA if there is open ground beneath it. Each square foot of existing BUA removed can be used for any new BUA wanted on the lot.

Utilize Permeable Pavement

Permeable pavement that is designed and installed to infiltrate does not count toward the lot's BUA allocation. In order to get this BUA credit, it must be designed to comply with all of the [General MDC](#) and the MDC in [Chapter C-5](#). DEQ would then have to review the design to ensure it meets the MDC for infiltrating permeable pavement. New driveways, patios, or sidewalks can be installed using permeable pavement; and then it will not count towards the lot's BUA allocation. Also, existing BUA can be removed and replaced with permeable pavement to gain back BUA allocation that can then be used for things like home additions and sheds.

Modify the Existing Permit

Another option is to have the existing permittee, typically the HOA, to modify the existing permit to change the BUA allocations and deed restrictions. If there is unused BUA allocation available on other lots, the permit could be modified to change the allocations. This requires close coordination between all affected lot owners, the HOA, and the DEQ Regional Office.

As part of this option, if the lot is designed to drain to and be treated by an existing SCM, there may be available volume in the SCM to handle additional BUA. Sometimes the SCM may be constructed slightly larger than the original permitted design. The HOA could have an as-built survey performed to determine if that is the case. Then the permit could be modified to reflect the actual constructed SCM BUA treatment capacity; and the updated BUA allocations.