



7. Falls Lake

This plan covers an area within the Falls Lake watershed bounded generally by Strickland and Falls of Neuse Roads on the south and east, and the I-540 right-of-way on the north. These roadways merely approximate the watershed boundary, which is subject to revision as more precise topographic data become available. The Falls Lake watershed is divided into a primary (or critical) watershed protection area and a secondary watershed protection area. The northern right-of-way line of I-540 serves as the boundary between these two areas. There is a large amount of natural, forested land and very low density residential uses which offer good protection for the watershed. There are no major areas of nonresidential uses. A primary goal is to keep the area as natural as possible. It is essential that public and private improvements in the watershed be designed to have the least negative impact on water quality.

Secondary Watershed Protection Area Policies

Policy AP-FL 1

Falls Lake Secondary Watershed Zoning

In the Falls Lake Secondary Watershed Protection Area, no new nonresidential zoning or land uses should be permitted.

Policy AP-FL 2

Falls Lake Secondary Watershed Density

In the Falls Lake Secondary Watershed Protection Area, there should be an average density of one dwelling unit per acre. In those cases where extensions of public utilities will allow clustering of housing, a density of up to four units per acre should be allowed only where compensating permanent open space is set aside resulting in an overall development average of one unit per acre.

Policy AP-FL 3

Falls Lake Secondary Watershed Impervious Surface

In the Secondary Watershed Protection Area, impervious surfaces should be limited to 12 percent, unless public utilities are available, in which case a 30 percent maximum may be allowed.

Policy AP-FL 4

Falls Lake Secondary Watershed Utilities

In the Secondary Watershed Protection Area, public utility extensions are allowed when the following conditions are met:

- The capacity of water and sewer facilities is adequate for an extension;
- An extension is deemed appropriate to promote the orderly provision of public services and facilities in the Raleigh area;
- There will be no reduction in water quality or degradation of the watershed as a result of public utility extension or the more intense development which may result;
- It is determined that annexation of a proposed development would be in the best interest of the City of Raleigh.

Primary Watershed Protection Area Policies

Since Raleigh has no jurisdiction over private property in the Primary Watershed, these policies would apply only to those properties within the primary areas where emergency public utility extensions may be necessary to protect the public health, safety and welfare and to protect Raleigh's drinking water supply.

Policy AP-FL 5

Falls Lake Primary Watershed Land Use

In the Falls Lake Primary Watershed Protection Area, only residential uses will be permitted, and no new nonresidential zoning or land uses should be allowed.

Policy AP-FL 6

Falls Lake Primary Watershed Density & Impervious Surfaces

In the Falls Lake Primary Watershed Protection Area, a minimum lot size of two acres shall apply. Impervious surfaces should be limited to 6 percent on any lot.

Policy AP-FL 7

Falls Lake Primary Watershed Utilities

In the Falls Lake Primary Watershed Protection Area, no extensions of public utilities should be allowed, with the exception of emergency extensions deemed necessary to protect the public health, safety and welfare and to protect Raleigh’s drinking water supply.

Policy AP-FL 8

Falls Lake Primary Watershed Emergency Utility Extensions

Public utilities may be extended outside Raleigh’s jurisdiction in either the Primary or Secondary Watershed Protection Area when a finding is made by City Council that there is a threat to public health, safety and welfare and to Raleigh’s drinking water supply. Such extensions would be considered on a case by case basis and would require concurrence

from the Wake County Commissioners prior to approval when the land is subject to Wake County development regulations. Properties connecting to these facilities would be expected to bear the full cost of any capital facilities needed to provide the utility services and agree to the operating and maintenance fees normally applied to properties outside the City limits. Emergency service to properties would also be subject to the following:

- Only existing development posing a specific threat to the public health, safety and welfare and to Raleigh’s drinking water supply would be allowed to connect to emergency utility extensions;
- Owners of existing development seeking to connect to emergency utility extensions shall file a petition of annexation to be considered by the City Council on a case by case basis;
- No increase in the density of development will be allowed beyond that already approved by the governing jurisdiction at the time of the provision of the utility service;
- The development would provide for adequate retention facilities to capture effluent in the event of sewer system failure in addition to any stormwater retention facilities that are necessary to protect the water quality in Falls Lake.

Other Watershed Policies

Policy AP-FL 9

Falls Lake Watershed Effluent Retention Facilities

In the event of sewer system failure, development should provide adequate retention facilities to capture effluent in addition to stormwater retention facilities that are necessary to protect water quality in Falls Lake.



Policy AP-FL 10

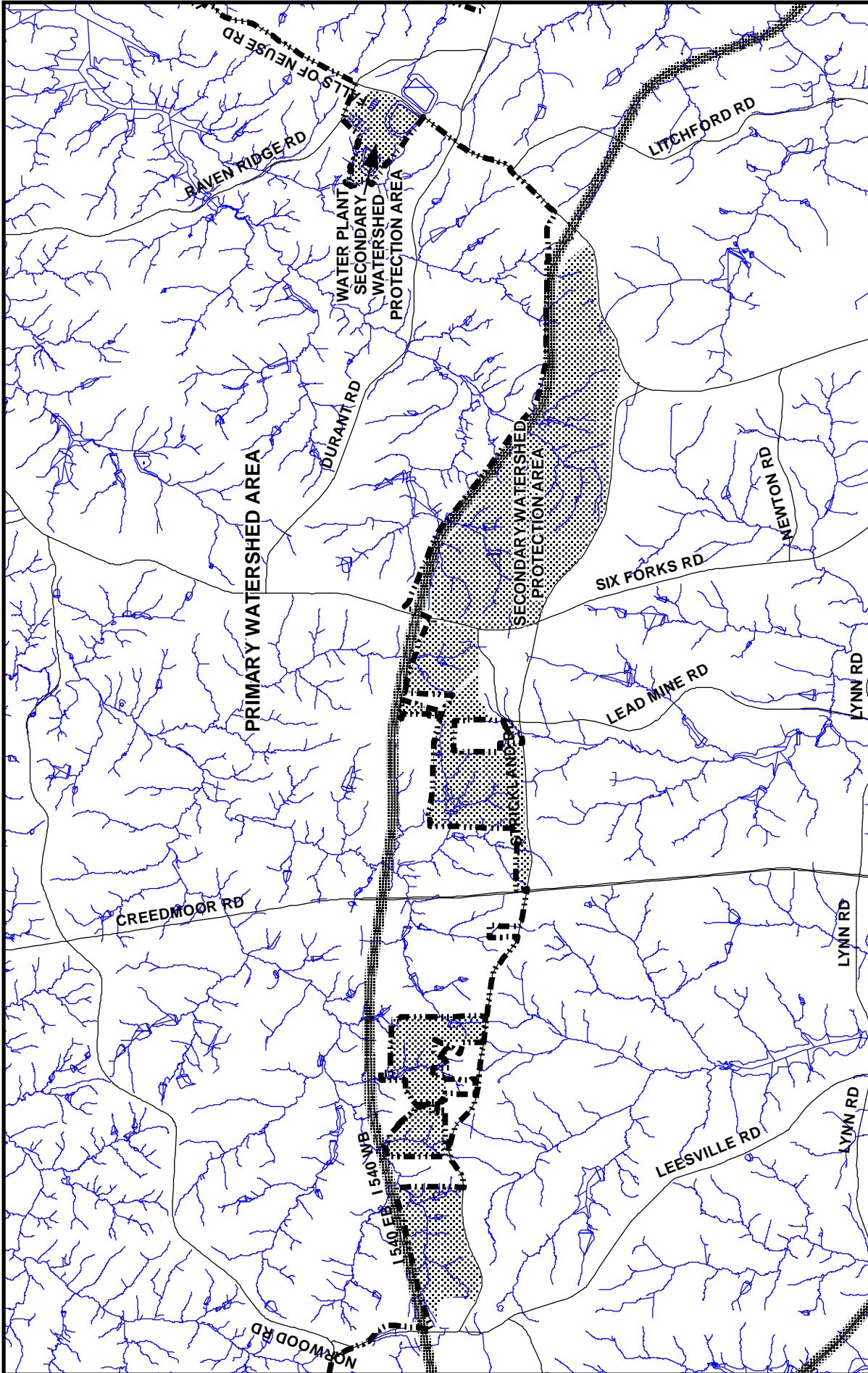
Falls Lake Watershed Street Design

Streets in the Falls Lake watershed should be designed to sensitive area standards.

Policy AP-FL 11

E. M. Johnson Water Treatment Facility

A portion of the City's E. M. Johnson Water Treatment Facility lies within the critical area of the Falls Lake Watershed, and should not be subject to the zoning regulations enacted to carry out the primary watershed protection policies contained within this Plan. Rather, the design of the facility itself should address the objectives served by these policies and regulations.

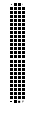


MAP AP-FL1

Falls Lake Plan


 SECONDARY WATERSHED PROTECTION AREA


 ETJ


 1-540



Map created 10/7/2009 by the City of Raleigh
Department of City Planning & GIS Division