

Note: If there is some question due to an uneven shoreline, the perpendicular line into the lake is developed from a ten foot arc swung from the property corner and intersecting the 760 foot line on each side of the property line. A line is drawn between the intersecting points and the perpendicular line into the lake is projected from this line.

JURISDICTION: Catawba County

RULE: The pier shall extend over the water so as to remain confined within a projection of the side lot lines of the lot on which the pier is located (check carefully with the zoning office on this).

JURISDICTIONS: Catawba County, Iredell County, Mecklenburg County, Mooresville.

RULE: Piers may extend over the water for a distance of eighty feet regardless of the depth of water or may be extended beyond eighty feet to a maximum length of 120 feet with a water depth of ten feet or less. Piers may not extend more than one-third the width of the cove.

JURISDICTIONS: Cornelius, Davidson, Lincoln County

RULE: Piers may not be placed in the water beyond a depth of ten feet and may not extend over 120 feet from the 760 foot line. Piers may not extend more than one-third the width of the cove.

DUKE POWER APPROVAL

As Duke Power manages Lake Norman and also has federal authority to raise and lower the Lake’s water levels, Duke Power must approve in writing construction of all water-related structures. Duke’s approval must be given after a Building Permit has been issued but before construction has begun or very serious penalties can result. Duke Power has adopted a set of construction regulations called “Shoreline Management Guidelines.” In general, they are consistent with zoning regulations of the municipalities and counties surrounding the Lake. Once the structure is built, Duke personnel will make an inspection to ensure compliance with the approval application. If satisfactory, a small tag will be placed on the structure indicating compliance.

VARIANCES

Zoning regulations concerning placement of water-related structures in Lake Norman do differ somewhat in each jurisdiction. Variations to the adopted zoning regulations may be made if the applicant seeking to build or expand such a structure obtains a variance. The procedure for obtaining a variance is two-fold. First, all petitioners must complete an application with the appropriate

jurisdiction. The jurisdiction will require petitioners to obtain a recommendation from the LNMC before they will hold a public hearing. Applications can be obtained by calling or writing the LNMC. There is no fee for submittal.

The LNMC meets on the 2nd Monday of each month. In order for an applicant to be placed on the agenda for a particular meeting, the completed application must be received no later than the 15th day of that month. Applications should be mailed to:

Lake Norman Marine Commission
P.O. Box 35008
Charlotte, NC 28235

A representative of the LNMC will post the property with signs at street front and waterfront showing that you plan to seek a variance for a facility on the lake. These signs are the property of LNMC and will be removed shortly after the LNMC holds a hearing and makes its recommendations.

The role of the LNMC for variance requests is purely advisory. Once a recommendation has been made by the LNMC, it is forwarded to the Board of Adjustment for the jurisdiction in question. A variance can be granted only after a public hearing has been held and the Board of Adjustment has made certain findings of fact. The cost for holding such hearings in these jurisdictions is as follows:

- | | |
|----------------------------|------------------------------|
| Catawba County - \$150 | Town of Cornelius - \$100 |
| Iredell County - \$100 | Town of Davidson - \$250 |
| Lincoln County - \$125 | Town of Huntersville - \$150 |
| Mecklenburg County - \$150 | Town of Mooresville - \$75 |

Additional information on Board of Adjustment applications may be obtained from the jurisdiction in question.

All information contained in this brochure is current as of November 2003 and is subject to change without notice. This brochure is intended to summarize existing development regulations. Compliance with all applicable regulations shall be the sole responsibility of the applicant.

**The Lake Norman
Marine Commission**



**A GUIDE FOR
BUILDING OR MODIFYING
STRUCTURES
ON OR INTO THE SURFACE WATERS OF
LAKE NORMAN**

Lake Norman Marine Commission
P.O. Box 35008
Charlotte, NC 28235
Phone: 704 564 6333 Fax: 704 973 9530

GENERAL

This pamphlet has been written as a guideline for those wishing to build, re-build, or expand any facility in or on the waters of Lake Norman. Before any building can begin, you must first complete the following three steps in the order listed below.

1. Obtain a Zoning and Building Permit from your county or municipality.
2. Contact Duke Power Lake Management for an Application Package. Written Authorization must be obtained from Lake Management prior to beginning construction. Keep in mind:
 - The building permit will not be valid without Duke Power Lake Management's approval
 - If there are any environmental issues, they must be resolved prior to any planning designs or approval
3. Forward the completed Application Package to the Lake Norman Marine Commission and it will be put on the Commission's Agenda for review.

Note: This step is not necessary for private piers

Any deviation from these procedures may result in time consuming and expensive hearings, changes being made after construction has begun, or having to rebuild after construction has been completed. You are therefore urged to read this pamphlet carefully and consult with the various agencies listed as a first step to your building project.

JURISDICTION ON LAKE NORMAN

Four counties as well as the towns of Cornelius, Davidson, Huntersville and Mooresville surround Lake Norman. These counties and municipalities have zoning jurisdiction where they border the lake. In addition, Duke Power is licensed by the Federal Energy Regulatory Commission (FERC) for the continuous monitoring and control of activities within the boundaries of Lake Norman. The "Shoreline Management Guidelines" published by Lake Management (Duke Power) provides permitting criteria and procedures for constructing Facilities, Excavation, and Shoreline Stabilization.

BASIC STEPS

1. Zoning Permit and Building Permits

All areas surrounding Lake Norman are zoned by either a municipal or county jurisdiction. A zoning permit must be issued to ensure that the proposed construction is in compliance with local zoning regulations. Once a zoning permit has been issued, a building permit must also be secured prior to construction and prior to

sending your completed application to Duke Power. Information on zoning and building permits can be obtained as follows:

Catawba County
Zoning Office
818 465 8380
Zoning Permit Fee - \$25

Iredell County
Zoning Office
704 832 1842
Zoning Permit Fee - \$45

Lincoln County
Zoning County
704 736 8825
Zoning Permit Fee - \$20

Mecklenburg County
Zoning County
704 336 3569
Zoning Permit Fee - \$40

Cornelius
Town Hall
704 892 6031
Zoning Permit Fee - \$25

Davidson
Town Hall
704 892 7591
Zoning Permit Fee - \$20

Mooresville
Zoning Office
704 662 7040
Zoning Permit Fee - \$20

Huntersville
Zoning Office
704 875 7000
Zoning Permit Fee \$40 min.

(Building Permit Fees vary with municipality.)

2. Lake Management (Duke Power) Approval Request the appropriate Application Package by calling either (800)443-5193 or (704)382-8086 or by writing to:

Duke Power Lake Management
P.O. Box 1006
Charlotte, NC 28201-1006
Mail Code: EC12Q

3. Lake Norman Marine Commission

As a part of the Duke Power Commercial Facilities Application, Conveyance Application, and some Excavation Applications (those required FERC approval only), you will be requested to contact several agencies and to appear before the Lake Norman Marine Commission (LNMC). The LNMC requires six (6) completed copies of the Duke Power application package, including all required engineer drawings and registered survey map(s). These must be received by the 15th of the month if you wish to be heard. Incomplete information may delay the hearing to the following month.

Upon receipt of this package, three things will happen:

1. The Application Package will be reviewed for completeness. If anything significant is missing, you will be notified.

2. You will be notified of a date for the hearing.
3. A representative of the LNMC will post the property with signs at street front and waterfront showing that you plan to build a facility on the lake. These signs are the property of LNMC and will be removed shortly after the LNMC holds a hearing and makes its recommendations.

Please note: The application and/or representative must be present at the hearing or the request will be tabled until the next meeting.

Contact Information
Lake Norman Marine Commission
P.O. Box 35008
Charlotte, NC 28235

ZONING REGULATIONS

Zoning regulations in each of the eight jurisdictions along Lake Norman differ to a certain degree. The following is a summary of regulations regarding the placement and/or expansion of piers and docks in Lake Norman. Check with the appropriate jurisdiction for further information.

*JURISDICTIONS: Cornelius, Davidson, Huntersville, Mooresville, Lincoln County, Iredell County and Mecklenburg County.

RULE: Piers may not be allowed within a ten foot radius area measured from the intersection of the 760 foot line (i.e. full pond level) and the property line extended perpendicularly into the lake from the shoreline. The following drawing illustrates this provision:



