

How to Determine if a Project is High or Low Density

The [Summary of Post-Construction Programs](#) explains the various stormwater design requirements. Most post-construction programs have a low and high density development option, the requirements for each option are codified in [15A NCAC 02H .1003](#).

Low density projects must meet ALL of the following criteria:

- Be designed with a built upon area (BUA) percentage below the threshold that pertains to the applicable stormwater program (see [Chapter E-1 of the Stormwater Design Manual](#));
- Maximize dispersed flow through vegetated areas and minimize channelization of flow; AND
- Transport stormwater that cannot be dispersed via vegetated conveyances (a small amount of piping is allowable for erosion control or driveway crossings when it cannot be avoided).

High density projects (projects that don't meet the low density criteria) must meet either the runoff treatment or volume match requirements (see [Chapter A-1 of the Stormwater Design Manual](#)).

- Runoff treatment requires all of the stormwater generated from new BUA surfaces to be treated by a Primary Stormwater Control Measure (SCM).
- Volume match is achieved by demonstrating that the annual runoff volume after development is no more than 10% higher than the annual runoff volume before development (5% in areas subject to SA waters requirements). We are currently revising Storm-EZ, which is a tool that can be used to demonstrate compliance with this option. We plan to have an updated version of Storm-EZ with instructions posted by May 2021.

For either high density option, projects that increase the BUA will need to implement structural SCMs. Each SCM must meet all of the General Minimum Design Criteria (MDC) in [15A NCAC 2H .1050](#) and the SCM-specific MDC in the appropriate section of [15A NCAC 02H .1051-.1062](#). The [Stormwater Design Manual](#) provides guidance on how to meet the MDC.