

**Chagrin River
Watershed Partners, Inc.**

Local Codes and Incentives

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Local Codes and Incentives

- Identify and evaluate local codes
 - USEPA Water Quality Scorecard audit tool
- Eliminate local policies that pose barriers to green infrastructure
- Encourage the use of green infrastructure approaches through local incentives

Green Infrastructure at 3 Scales

- Site
 - Rain gardens, green roofs, pervious pavers
- Neighborhood
 - Street networks, parking, mixed use
- Community or Watershed
 - Open space, infill development, trees

4 Ways to Impact Change

- Adopt Plans
- Enact Regulations
- Remove Barriers
- Create Incentives

Adopt Plans

- **Community Comprehensive Land Use Planning**
- **Open Space Planning**
- **Watershed Planning**
 - **Watershed Action Plan**
 - ✓ Identification of water quality problems and solutions.
 - ✓ Implementation may include runoff pollution control measures, stream restoration projects, adopting local policies designed to protect water resources, or protecting high quality resources.
 - **Watershed Balanced Growth Plan**
 - ✓ Designation of Priority Conservation and Development Areas
 - ✓ Implementation is undertaken by local jurisdictions through integration with local planning processes.

Balanced Growth Program

The Balanced Growth Program is a voluntary, incentive-based strategy to protect and restore Lake Erie, the Ohio River, and Ohio's watersheds to assure long-term economic competitiveness, ecological health, and quality of life.

Key Aspects of Balanced Growth

- Align State activities with local priorities.
- Maximizes incentive based initiatives
- Honors Ohio's Home Rule tradition
- Focuses on ecological protection/restoration and economic development
- Designate conservation and development priorities
- Adopt codes to facilitate development and conservation

Enact Regulations

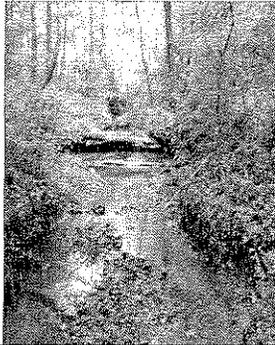
- Enact local zoning regulations that align with comprehensive plan
- Tailor codes to each community
- CRWP recommends that each community adopt:
 - Erosion and Sediment Control
 - Stormwater Management
 - Riparian and Wetland Setbacks
 - Alternative Site Design

Local Codes

- Riparian & wetland setbacks
- Erosion & sediment control
- Comprehensive storm water management
- Conservation development
- Compact Development
- Alternative Parking Codes
- Floodplain regulations with higher standards
- Tree Preservation
- Steep Slopes regulations
- Meadow Protection
- Source Water Protection

Riparian & Wetland Setbacks

- » **Zoning tool** to limit development within specific distances of streams and wetlands to **protect property** and **limit infrastructure costs**.
- » **Controls location** of soil disturbing activities.
- » **Does not apply to existing structures and uses**.
- » **Variations** available, as with all zoning codes.

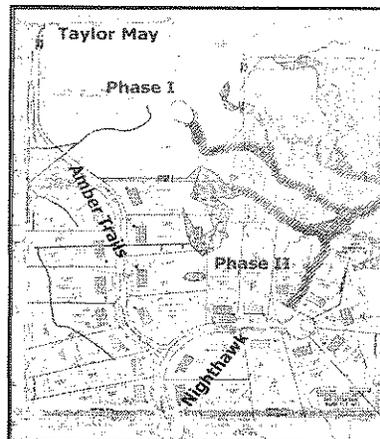


Conservation Development

- » **Subdivision layouts that allow homes to be arranged for minimal impacts.**
 - Conservation Development
 - Open Space Housing
 - Cluster Development
- » **Benefits of this approach to site design**
 - Reduce infrastructure costs.
 - Maintain open space, historic uses, and community character.
 - Increase property values.
 - Provide options for unusual and difficult parcels.

Important Components of a Local Code

- » Require a minimum of 40% open space.
- » Conservation easements on open space.
- » Required setbacks not included in the open space calculation.
- » Overall impervious cover limit.
- » Limit structural stormwater management in open space.
- » Approved development plan.
- » Density of dwelling units determined by approved yield plan.



Amber Trails

Bainbridge
 98.92 acres,
 41.8 protected,
 20.6 acres as
 agricultural use.

Green Infrastructure: Riparian & Wetland Setbacks and Conservation Development

- **Maintain services:** Local government tools to maintain the ability of riparian areas and wetlands to control flooding, limit stream bank erosion, and reduce water pollution.
- **Lower costs:** Good site design to keep homes, infrastructure, and other structures and uses out of the path of streams.
 - Reduce public safety concerns.
 - Reduce need for costly stream bank stabilization.
- **Stormwater management:** These are each non-structural stormwater Best Management Practices.
- **Only happens at the local level:** Ohio EPA, US Army Corps of Engineers, County Planning Commission, and Soil and Water Conservation District are:
 - NOT responsible for maintaining your community's riparian areas, wetlands, and other drainage characteristics.
 - NOT responsible for the long term maintenance of stormwater infrastructure built in your community.

Comprehensive Stormwater Management: Tools to Reduce Impervious Cover

- ✓ Disconnected downspouts
- ✓ Smaller driveway culverts
 - ✓ Road side ditches
 - ✓ Rain gardens
 - ✓ Rain barrels
 - ✓ Bioretention
- ✓ Pervious pavement

USEPA Water Quality Scorecard

1. **Protect Natural Resources and Open Space**
 - Parks, Riparian and Wetland Setbacks, Conservation Development, Tree Preservation
2. **Promote Compact Development and Infill**
 - Direct development to existing developed areas with infrastructure, promote mixed use, and transit oriented developments
3. **Design Complete, Smart Streets that Reduce Imperviousness**
 - Appropriate street and driveway widths, considerations for pedestrians and cyclists, allow pervious paving materials.
4. **Encourage Efficient Parking Supply**
 - Allow flexible parking arrangements, shared parking, land banking, and stormwater management in landscaping.
5. **Green Infrastructure On Site**
 - Encourage and remove barriers to green infrastructure, stormwater reuse, maintenance of stormwater features.

Remove Barriers

- Evaluate existing zoning and subdivision codes to ensure barriers to green infrastructure are eliminated.
- Common codes with barriers:
 - Parking code
 - Stormwater management code
 - Paving standards
 - Uses in right of way
 - Road specifications
- Ensure code changes are consistent throughout the zoning, building and subdivision codes.

Evaluate Existing Barriers

- Allow or encourage retrofits of abandoned or underutilized public lands as open space.
- Plan for public utilities to allow enough space for mature tree canopy and root development.
- Establish brownfields program to remove uncertainty regarding cleanup and liability issues.
- Treatment of home sewage in nonsewered areas.

Parking Code Barriers

- May require asphalt or concrete paving materials.
- Number of parking spaces.
- Width of parking stalls and aisles.
- Allow shared parking and land banking.
- Landscape requirements – allow the use as stormwater management.

Storm Water Management Barriers

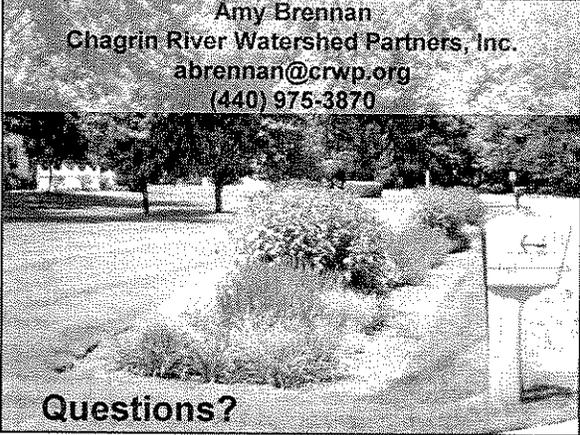
- May require connection of downspouts.
- Preference for open swale drainage over curb and gutter.
- May not allow for use of floodplain restoration, bioretention, or infiltration practices.
- Allow offsite stormwater management to promote infill development and redevelopment.

Alternative Site Design

- Consider options of Planned Unit Developments, Conservation Developments, or Compact Development.
- Allow mixed use and flexible site design alternatives to promote infill and redevelopment.

Create Incentives

- Types of Incentives:
 - Fee Discount
 - Development Incentives
 - Rebates & Installation Financing
 - Grants
 - Stormwater Regulation
 - Awards & Recognition Programs



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Questions?