



# Storm Water Runoff

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# Staff Proposal to Increase Manageable Stormwater

Current Ordinance R1-157.060, has a maximum lot coverage of 30% with a Graduated Decrease on larger lots. Lots between 4000-5000 square feet 25% and Over 5000 is 20 Percent Contained Onsite

R- 157058, R2-157.061- maximum of 30 percent. Contained Onsite

Commercial- Must be designed to control the first 1.5 inches of Rainfall within 24-hour period within the property Boundaries. Contained Onsite

Land disturbing activity over an acre requires State permit From DENR. Department of Environmental Natural resources, (state Permit)



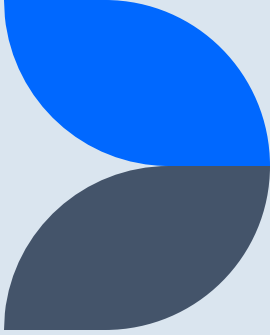
# Stormwater Management \Section 158

## § 158.01 GOALS AND PURPOSES.

The central environmental goal of the town is to restore and preserve water quality and the natural ecological functions of the surface waters that are included in its planning area and to minimize the impact of flooding and runoff of pollutants on health, safety, and welfare of the citizens of the town. In order to meet this important goal, the Town Stormwater Management chapter is adopted for the following purposes:

- (A) To regulate existing developments, future developments, and construction activities according to state requirements and to institute additional mandatory requirements to prevent careless pollution of surface waters, damage to property due to excessive flooding and surface water runoff that causes damage to adjacent property.
- (B) To establish the authority of the town to administer and enforce stormwater regulations.
- (C) To create public education programs so that the citizens of the town will have knowledge of how to reduce and prevent pollution from their homes and businesses.

# General Requirements



158.04 (A) All visitors, residents, business owners, developers, and others who utilize the resources of the town shall take all reasonable measures to minimize the potential flooding and protect surface waters and the properties of others from damage resulting from their activities.

(B) Whenever conflicts exist between federal, state, or local laws and this chapter, the more restrictive provision shall apply.

(C) Any penalties imposed by the town shall be in addition to the penalties imposed by the state, county or federal government.

(Ord. No. 98-09, passed 5-28-98; Am. Ord. 99-18, passed 9-13-99)

# Current Ordinance Regulates

1. Development that does not require state permits,  
Anything Under an acre.

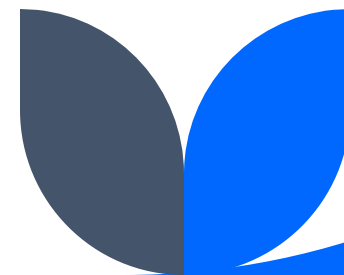
2. Individual Lots Outside of A DEQ approved subdivision or  
formed prior to state DEQ rules Implementation.

Improvements to Lots that fall under category 1 and 2 that  
increase current Impervious area.



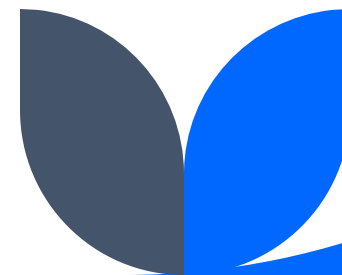
# Intent

The primary intent of these regulations is to satisfactorily control stormwater on individual parcels of land, and areas in between, so as not to adversely affect the quantity and quality of surface water flows as a result of natural rainfall, and to control runoff onto adjacent property, or water induced soil erosion in any form, because of the low-lying nature of the barrier island upon which the town is situated, it is important that surface water runoff be controlled as much as is reasonably possible within property boundaries, and not drained onto adjacent areas, both private and public (for example streets and roads).



# What's Built Upon Area

That portion of an individual development project that is covered by impervious or partially impervious cover including buildings, pavement, compacted soil (including coquina and marl), recreation facilities, gravel roads and parking areas, and the like. Uncovered wood-slatted decks and the water area of a swimming pool are not considered to be built-upon area.



# What's Not Built Upon area

Uncovered wood-slatted decks and the water area of a swimming pool are not considered to be built-upon area.

Note: Everything else must be approved, By the Planning Director or designee for use.





# Staff proposal

Increase the allowed percentage of **Impervious Coverage, Built Upon Area** From 30 Percent to 40 Percent.

# Proposed Changes 157.058 (C),(7),(a)

(C),(7),(a) Lot coverage of main structure shall not exceed ~~30%~~40% of the platted lot. All impervious structures outside of main structure shall not exceed ~~30%~~40% of buildable land ~~less~~ plus area of the main structure. All Health Department and CAMA requirements must also be met. Open decks are not considered in the ~~30%~~ allowable Coverage percentage coverage of the main structure, but they must meet all setback requirements. Gravel, sand and grassed areas are considered pervious. An approved pervious product shall be allowed to cover ~~30%~~any portion of the remaining 40% of allowed built upon area. ~~the platted lot in addition to the allowable impervious area.~~ (See definition of APPROVED PERVIOUS PRODUCT.)



# Proposed Changes 157.060

(7) Lot coverage.

(a) Lot coverage of main structure shall not exceed ~~30%~~ 40% of the platted lot. If a structure is 4,000 square feet, (gross floor area), or greater then lot coverage cannot be greater than ~~25%~~ 35%. If structure coverage is 5,000 square feet, (gross floor area), or greater lot coverage is limited to ~~20%~~ 30%. All impervious structures outside of main structure shall not exceed ~~30%~~ 40 %of buildable land less plus area of the main structure. All Health Department and CAMA requirements must also be met. Open decks are not considered in the ~~30%~~ allowable Coverage percentage coverage of the main structure, but they must meet all setback requirements. Gravel, sand and grassed areas are considered pervious. An approved pervious product shall be allowed to cover ~~30%~~ any portion the remaining 40% of allowed built upon area. ~~Percent of the platted lot in addition to the allowable impervious area.~~ (See definition of APPROVED PERVIOUS PRODUCT.)

# Proposed Changes 157.061,(D),( ) ,(a)

(D),(6),(a) Lot coverage of main structure shall not exceed ~~30%~~40% of the platted lot. All impervious structures outside of main structure shall not exceed ~~30%~~40% of buildable land ~~less~~ plus area of the main structure. All Health Department and CAMA requirements must also be met. Open decks are not considered in the ~~30%~~ allowable Coverage percentage coverage of the main structure, but they must meet all setback requirements. Gravel, sand and grassed areas are considered pervious. An approved pervious product shall be allowed to cover ~~30%~~ any portion of the remaining 40% of allowed built upon area. ~~the platted lot in addition to the allowable impervious area.~~ (See definition of APPROVED PERVIOUS PRODUCT.)



# Other Municipalities

## Ocean Isle Beach

50 Percent max, allows for impervious Product and stormwater engineering

## Sunset Beach

45 Percent all other contained, 1<sup>st</sup> 1.5 inches in a 24-hour period

## Oak Island

Must contain all 1<sup>st</sup> 1.5 inches in a 24-hour impervious area.

# Recommendation By Staff

The Towns Planning Staff recommends the Increase for the following Reasons

1. To assist older homes with non- conformance issues when trying to renovate.
2. Adds to the tax base and increase structural value. (Ad valorem Tax Base)
3. Positive economic impact.
4. Allows stormwater management and regulations on structure, that previously did not participate.