

## VEGETATION, LANDSCAPE & DRAINAGE PRESERVATION

**OVERVIEW:** Recognizing excessive erosion of sediment has a negative impact on our City's built infrastructure, on neighboring properties, and on the natural environment, the draft regulations contain new language that regulates grading, soil disturbance, drainage and vegetation removal. This section provides metrics for when grading or vegetation removal warrants a permit from either P&Z staff or the P&Z Commission.

### **WHERE & HOW:**

#### **ARTICLE 6: CITY-WIDE STANDARDS - Section 6.2 – Grading, Tree Removal & Drainage.**

This section is intended to control site disturbance – including removal of trees and ground cover, as well as activities that result in grading and drainage changes.

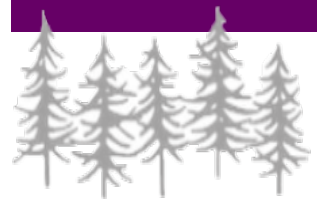
**6.2.1: General:** This subsection describes how tree and vegetation removal (regardless of whether stumps or root systems are removed) is considered equivalent to grading or soil disturbance. Depending on the scope of removal, as further described below, proposed tree cutting may trigger the requirement for a Zoning Permit.

**6.2.2: Permits, Standards, and Approvals:** Within this subsection are the permit procedures for work involving land disturbance.

- A. Activity allowed **Without a Separate Zoning Permit** is limited to:
- Grading less than 100 cubic yards (CY),
  - Disturbance of less than 5,000 square feet,
  - Activity associated with a previously approved grading plan that was part of an approved subdivision, site plan, or Special Permit.
- B. **Zoning Permit, Building Permit or Septic Permit** is required if the activity includes:
- Excavation or grading more than 100 CY but less than 1,000CY,
  - Disturbance more than 5,000 square feet, but less than 10,000 square feet.

### TREE REMOVAL?

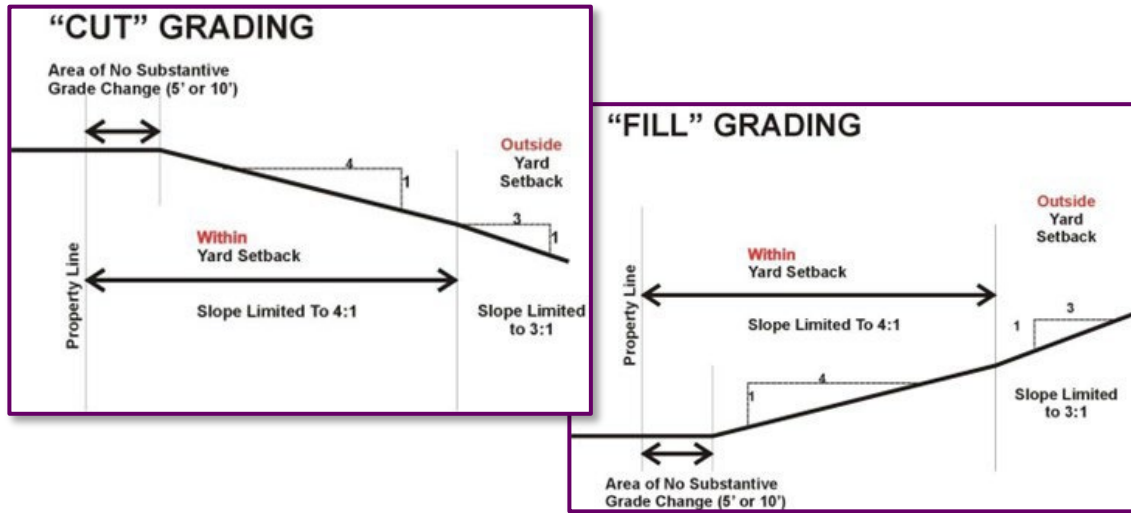
Clearing more than 5,000 square feet of trees, understory vegetation or ground vegetation is considered a disturbance and requires a Zoning Permit.



- C. **Special Permit** approval by the P&Z Commission is required if the activity requires:
- Excavation or grading more than 1,000CY of material, or
  - Disturbance – including vegetation removal – of an area more than 10,000 square feet.

### Grading Standards.

The proposed regulations would add standards for site grading on properties. The intent is to control site grading to prevent adverse impacts to adjacent private property and public streets. The grading standards would require an area of no substantive grade change closest to the side and rear property lines. The standards would also limit the steepness of created slopes within a property.



### Drainage Standards.

The proposed Regulations make it clear that all development must meet the stormwater runoff and drainage standards established in the [City's 2017 Drainage Manual](#). Activities that increase impervious surface must provide drainage management measures that capture any increased stormwater runoff and prevent that runoff from impacting adjacent properties.



### SUMMARY OF PROPOSED CHANGES TO THE REGULATIONS:

The proposed Regulations will require Zoning Permit applicants to provide more information about land disturbances associated with their project. Site Plans will be required to include grading, vegetation removal and sedimentation and erosion control measures. All development must also meet the stormwater management standards provided in the City's 2017 Drainage Manual.