



Chagrin River Watershed Partners, Inc.

Local Regulations

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Applicable Zoning and Building Codes

- Erosion and Sediment Control
- Grading Permits
- Stormwater Management
- Downspout Disconnection
- Rain Barrels & Downspout Diverters
- Mowing Regulations
- Riparian and Wetland Setbacks
- Tree Codes

Erosion and Sediment Control

- Erosion and sediment must be controlled during earth disturbing activities.
- Often managed in cooperation with County Soil and Water Conservation Districts.



Grading Permits

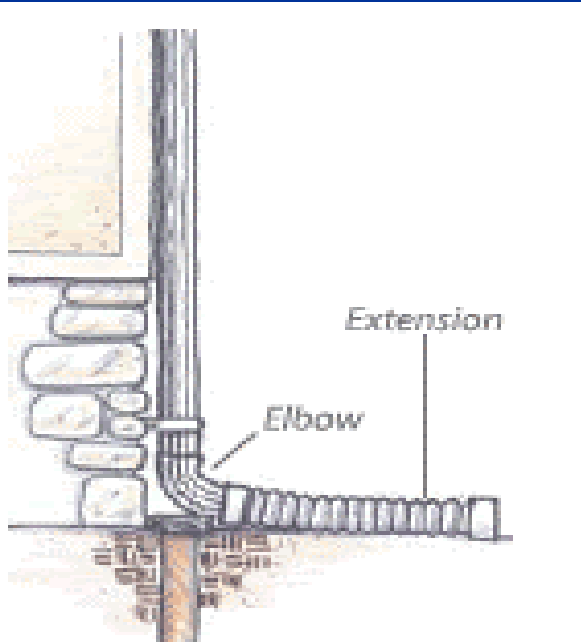
- May be required to ensure activities do not negatively impact neighboring property owners or cause water to pond near foundations.
- Typical requirements include:
 - Minimizing grading from natural contours
 - Minimum 2% grade to ensure that water drains away from each building
 - Minimum grade of 0.5% for surface swales so that surface water will drain into a storm sewer, drain inlet or natural drainage way
 - Minimum and maximum driveway grades
 - Avoid abrupt grades in the front yards and along side lot lines

Stormwater Management Codes

- Determine what type and size of stormwater practice was required when the area was developed.
- **Plans for Stormwater Practices:** Contact local community to see plans of what stormwater practices were supposed to be constructed.
- **Operation and Maintenance:** For stormwater practices that are 10 years old or newer, an operation and maintenance agreement should be in place that describes what maintenance should be completed and frequency.

Downspout Disconnection

- **Required Disconnection:** Downspouts must be disconnected to splash block or other measures.
- **Allowable Disconnection:** Buildings may discharge roof rainwater downspouts to finished grade. May require inspection or permit from local community.
- **Required Connection:** May be permit process for disconnecting.



Best Practices for Downspout Disconnection

- Disconnect to splash block or other measures to minimize erosion and distribute sheet flow away from the building.
- Point of discharge should be at least 2' from a foundation wall and 5' from property lines.
 - Discharge water should flow parallel to or away from the nearest property line.
- Discharge water should not discharge to a street, ditch, water bodies, or create icy conditions on walkways.

Stormwater Storage



Common Rain Barrel Code Requirements

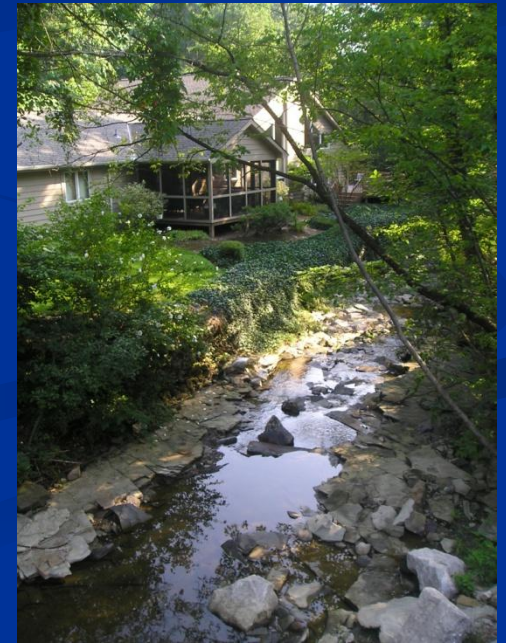
- May require a permit for installation.
- Limits on number and size of barrels allowed.
- Restrict placement to rear or side yard.
- Require screening with vegetation or fencing.
- Limit color of barrels to neutral colors or paint to match the house.
- Determine maximum storage capacity allowed.
- Require connector hoses and downspout diverters to match the color of the downspout.
- Storage containers must be covered at all times so they do not cause a public or private nuisance.

Mowing Regulations and Natural Landscaping



Riparian & Wetland Setbacks

- Zoning tool to limit development within specific distances of streams and wetlands to protect property and limit infrastructure costs.
- Similar to front and side yard setbacks.
- Controls location of soil disturbing activities.
- A landscaping plan may be required to change vegetation if existing riparian corridor is forested.



Riparian Area Planting

- Minimize turf grass along streams and near wetlands.
- Trees suited for riparian areas:
 - Sycamore, Pin/Swamp/Red Oaks, Silver/Red Maples, River Birch, Eastern Cottonwood
- Shrubs suited for riparian areas:
 - Red osier/Silky/Grey dogwoods, Streamco/Sandbar willow
- Dormant season plantings.

Best Management Options for Riparian Areas and Wetlands

■ Stabilize Streambanks:

- Establish woody vegetation
- Reduce mowing within riparian zone

■ Maintain Streambanks:

- Don't dump yard wastes in riparian corridor or on streambanks
- Vegetate eroding streambanks immediately

■ Drainage & Runoff:

- Use native vegetation to dissipate stormwater runoff and discharge drainage without creating erosion



Ohio EPA and Army Corps Regulations for Streams and Wetlands

- **Requires permits** for impacts **below** the Ordinary High Water Mark or **in** the wetland. Small impacts may only require notification to Ohio EPA and Army Corps.
- **Result:**
 - Changing the location of, filling in, building on, piping, and other impacts to streams and wetlands can be permitted.
 - Mitigation required, but not necessarily in the same watershed.
 - Agencies have no authority above the ordinary high water mark or outside wetland boundary.

Tree Codes

- Typically establish cutting limits based on size (DBH) of tree.
- May require replacement, impact fees, or permits to remove trees.





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Questions?