

APPENDIX G: TOWN ORDINANCE REVIEW

Stormwater LID strategies, ranked for Route One Zoning

Improvement Method	Development Friendly	Residential Commercial Universal	Level of Difficulty	Planned for in Route One Zoning for SB1
Zoning Bylaw and Site Plan Review Standards				
<i>Dimensional Requirements</i>				
Permit the location of bioretention areas, rain gardens, filter strips, swales, and constructed wetlands in required setback areas and in buffer strips.	X	u	1	x
Minimize setback distances in residential districts in order to increase flexibility with regard to house location.	X	r	1	na
Permit reduction in frontage (and corresponding road length/paved area) where appropriate, such as in open space residential developments, at the outside sideline of curved streets, and around cul-de-sacs.	X – in current Sec 3.13 could be easier	r	1	na
Establish limits on the extent of lawn area on residential lots, either area or percentage of lot.		r	1	na
Bylaw should establish regulatory controls over tree clearance and removal of mature trees/forest stands.		u	1	??
<i>Open Space Developments</i>				
Permit open space residential developments (cluster development or conservation subdivision design) as a “by right” form of development (no special permit required.) Permit flexible site design criteria such as reduced setbacks and smaller lot sizes.	3.13 already in place, need to adopt amendments as already drafted and allow smaller lots	r		na
Permit construction of LID stormwater management techniques (bioretention, swales, filter strips) on land held in common.	x	U	1	
<i>Parking Requirements</i>				
Permit use of permeable paving for parking stalls and spillover parking areas.	x	C	1	x
Do not require more than 3 off-street parking spaces per 1000 square feet of gross floor area in professional office buildings.	x	C	2	x
Do not require more than 4.5 off-street parking spaces per 1000 square feet gross floor area of shopping centers.	x	C	2	x
Do not require more than 2 off-street parking spaces per single family home.	x	C	2	x

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Establish parking maximums.	?	U		?
Establish formulas for the utilization of shared parking for uses with different peak demand periods (e.g., office peak demand period 9am – 5pm; housing peak demand period 6pm – 8am.) Allow reduction of parking requirements if shared parking is proposed. Provide model shared parking agreements that can be included as deed restrictions or permit requirements.	x	C	2	x
Permit stall width of 9 feet or less for a standard parking space.	current	U	1	x
Permit stall length of 18 feet or less for a standard parking space.	x	U	1	x
Recommend or require smaller stalls for compact cars, up to 30% of total number of parking spaces.	Current up to 50%	C	1	x
Establish landscaping requirements for parking areas that include vegetated islands with bioretention functions.		C		
Common Driveways				
Permit the use of common driveways to serve up to four houses, including lots that do not meet standard dimensional requirements.	x	R	1	na
Site Plan Requirements				
Allow bioretention areas, filter strips, swales, and constructed wetlands to count towards fulfillment of site landscaping/open space requirements.	x	U	1	x
Require driveway width no more than 9 feet.	x	U	2	
Permit use of pervious material for single family driveways (porous pavers, paving stones, pervious asphalt or concrete), and/or use of 'two-track' design for residential driveways.	x	R	1	na
Allow discharge of uncontaminated rooftop runoff to lawn areas and buffers, with level spreader or other velocity reduction mechanism.	x	U	2	
Allow temporary (72-hour) ponding of stormwater prior to infiltration.	x	U	1	
Require development of a stormwater management and erosion control plan for construction activities.	existing	U	2	Need to design new standards
Subdivision Rules and Regulations/Roadway Design Standards				

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Street Location				
Considerations for street layout should include reducing street length and minimizing total paved area (including cul-de-sacs), with the goal of protecting site hydrology. Identify the need to reduce cut and fill, do not run streets across steep hillsides, route streets along ridgelines, protect important natural features.		R	2	na
Street Cross Sections				
Permit a minimum pavement width of 18-22 feet on low-traffic local streets in residential neighborhoods. Allow narrower pavement widths along sections of roadway where there are no houses, buildings, or intersections, and where on-street parking is not anticipated.	x	R	1	na
Permit the use of "open section" roadways with roadside swales. Do not require the use of conventional curbs for the full length of all streets in residential neighborhoods. Where curbs are deemed necessary to protect the roadway edge, allow the use of perforated curbs (that allow runoff to flow into swales) or "invisible curbs" (flush with the road surface.)	existing			
Establish criteria for the design of roadside swales to ensure adequate stormwater treatment and conveyance capacity.		R		na
Permit placement of utilities under the paved section of the right of way or immediately adjacent to the road edge (so that the land adjacent to the roadway can be used for swales.)	??	U	2	
Permit use of permeable paving for road shoulders/parking lanes in residential neighborhoods, with use of conventional paving for travel lanes only.		R	1	na
Permit the use of permeable paving for sidewalks.		U	1	??
Permit sidewalk placement on one side of the street only in low-density residential neighborhoods.				
Provide flexibility with sidewalk layout; e.g., alternative pedestrian circulation layout that uses common areas, rather than street rights of way.	x	R		

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Sidewalks should be designed so that the runoff is disconnected from the stormwater system. e.g, place a green strip			??	
Site Work				
Encourage developer to limit clearing within the right-of-way to the minimum necessary to construct roadway, drainage, sidewalk, and utilities, and to maintain site lines; do not require clearing and grubbing of entire right-of-way.	X	U	1	??
Require contractors to reestablish permeability of soils that have been compacted by construction vehicles. For example, contractor can rototill lawn areas prior to seeding to re-establish void space (hence permeability and infiltration) of the soils.		U	1	??
Dead Ends				
Minimize the required radii for cul-de-sacs. A radius of 35 feet is optimal, depending on emergency vehicles.		U	2	??
Allow the creation of landscaped island (and bioretention cells) within cul-de-sacs.	x	U	1	
Permit use of one-way loop streets to eliminate turnarounds.	x	U	1	
Permit "hammerhead" turnarounds instead of cul-de-sacs.	x	U	1	
Wetlands Bylaw and Regulations				
Permit the use of low impact stormwater structures (such as bioretention areas, infiltration trenches, or grass swales) within the buffer zone of (state or local jurisdictional) wetland resource areas, provided the location of these structures is not in conflict with any other setback criteria required by NRPA.	??	U	1	
Department of Building Inspector				
Local plumbing codes should permit the use of harvested rainwater for interior non-potable uses such as toilet flushing.	x	U	2	???