

Proposed Revisions by Section: Atlanta Post-Development Stormwater Ordinance

§ 74-501. Introduction. No change

§ 74-502. Purpose and Intent. Revised to emphasize natural resource protection and better site design principles including the use of green infrastructure and runoff reduction.

§ 74-503. Definitions. Added and edited terms for clarity, including adding a definition for runoff reduction.

§ 74-504. Applicability. Reorganized for clarity, and revised thresholds for applicability:

❖ Revised requirements for single family residential development and redevelopment.

Current ordinance applies to:

- Single family residences which are part of a larger common development (subdivisions)
- Large infill houses (>5,000 sf of impervious cover AND disturbs more than one acre)

Proposed ordinance applies to:

- The construction of any new or redeveloped SFR
- Additions >1,000 sf of impervious cover

❖ Raised the threshold for non-single family development (commercial, subdivision, industrial, multi-family, etc.)

Current: Non-Single Family Residential development and redevelopment which add or replace any impervious cover must meet ordinance requirements

Proposed: Non-Single Family Residential redevelopment which adds or replaces >500 sf of impervious cover must meet ordinance requirements

❖ Added or clarified the following Exemptions:

- Parking lots and other hardscapes < 5,000 sf that use pervious materials
- Maintenance and repair of existing paved surfaces < 1,000 sf
- Utility service connections such as sewer, water, electric, telephone, and gas, to existing facilities
- Streambank stabilization and restoration
- Regrading of existing parks and athletic fields
- Sidewalks and Trails 15' or narrower, provided runoff is not concentrated
- Replacement of a driveway on a single family residence development

§ 74-505. Designation of ordinance administrator. No change

§ 74-506. Compatibility with other regulations. No change

§ 74-507. Severability. No change

§ 74-508. Stormwater Design Manual.

❖ Added supplements to the Ga. Stormwater Management Manual as technical guidance. This includes green infrastructure techniques described in the Coastal Stormwater Supplement.

§ 74-509. Permit procedures and requirements.

❖ Merged Permit Procedures with Application Procedures (formerly 74-513) for clarity

§ 74-510. Stormwater Concept Plan and Consultation Meeting.

❖ Added this section to clarify and strengthen this requirement in order to promote use of green infrastructure early in the design process.

§ 74-511. Submittal requirements for stormwater management plans. (formerly 74-510). Revised for clarity.

§ 74-512. Off-site facilities. (formerly 74-514). No change

§ 74-513. Performance criteria for stormwater management.

❖ Added runoff reduction requirement: the stormwater runoff volume generated by the first 1.0" of runoff from the site shall be retained on-site. When site conditions (bedrock, high water table, contaminated soils, etc.)

preclude the enforcement of this requirement, the ordinance allows for the use of water quality measures to capture and treat any runoff not reduced.

- ❖ For the redevelopment of small commercial, industrial, multifamily, etc. sites involving <5,000 sf of impervious cover that provide the appropriate 1.0" runoff reduction volume or 1.2" of Water Quality volume if runoff reduction methodology is not practicable, no further detention is required (i.e. Channel Protection, Overbank Protection, or Extreme Flood Protection).
- ❖ Revised the peak discharge rate requirement for new and redevelopments while ensuring the protection of upstream and downstream properties from the impacts of runoff.
Current: All development must reduce the peak rate of discharge from the site by 30% of the pre-development rate for all storms (1-100 year).
Proposed: For new development, runoff rates may not be increased from pre-development conditions (greenfield). For redevelopment, peak rate of discharge must be reduced based on the amount of pre-existing impervious cover.
- ❖ *Together, these changes shift the focus of the ordinance to the management of the more polluted runoff generated from the first flush of all storms, while still providing protection for major storm events.*

§ 74-514. High Risk Operation and Hotspot Requirements.

- ❖ Strengthened and clarified requirements for hotspots and High Risk Operations
Current: Hotspots or High Risk Operations comply with NPDES Industrial regs, but not Post Development.
Proposed: These operations must collect and treat 100% of runoff.

§ 74-515. Single Family Residential Plan Requirements.

- ❖ Provides requirements for applicable Single Family development

§ 74-516. Minimum Requirements.

- ❖ New requirements ensure that stormwater exiting a development does not adversely impact adjacent parcels

§ 74-517. Stormwater management inspection and maintenance. (formerly 74-511)

- ❖ *Current:* Applicant for development must obtain an inspection and maintenance agreement for proposed stormwater management facilities.
- ❖ *Proposed:* The owner or responsible party must obtain an inspection and maintenance agreement for all proposed and existing stormwater management facilities on the property.
- ❖ Clarified responsible party, including requirements for Property Owners Associations.

§ 74-518. Performance and maintenance bonds. (formerly 74-512)

- ❖ Made consistent with requirements in 74-39 (b) (5), Erosion Control ordinance.

§ 74-519. Construction inspections of post-development stormwater management system. (formerly 74-515)

- ❖ Minor revision for clarity

§ 74-520. Ongoing inspection and maintenance of stormwater facilities and practices. (formerly 74-516)

- ❖ Added requirements for stormwater facilities constructed prior to the effective date of this ordinance (2004):
Current: These facilities are not subject to enforcement of ordinance requirements.
Proposed: These facilities are required to meet the maintenance provisions in the recorded indemnity agreement

§ 74-521. Notice of violation. (formerly 74-517)

- ❖ Added inspection and maintenance agreement and indemnity agreement as primary compliance documents

§ 74-522. Enforcement (formerly 74-518). No change

§ 74-523. Penalties. (formerly 74-519). No change