

Wetland and water body conservation

SLLp4 | Required

Intent

Conserve water quality, natural hydrology and habitat and preserve biodiversity through conservation of water bodies or wetlands.

Requirements

Option 1 - For sites with no wetlands and water bodies

Locate the project on a site that includes no wetlands, water bodies, or land within 100 feet of these areas;

OR

Option 2 - For previously developed sites with wetland/waterbodies

Locate the project on a previously developed site where the area within a 1 mile radius from the perimeter of the site has either a) an average street grid density of at least 30 centerline miles per square mile, or b) an average built density of at least 30 dwelling units per acre for any residential components and 1.5 FAR for any non-residential components. If local, state, and federal regulations permit impacts to any on-site wetlands, water bodies, or buffer land that is within 100 feet of these areas, such impacts must be compensated by on-site or off-site wetland restoration of equal or greater amounts;

OR

Option 3 - For all other sites

If the project is located on a site that includes wetlands, water bodies, or land within 100 feet of these areas, and if local, state, and federal regulations permit impacts to any on-site wetlands, water bodies, or buffer land that is within 100 feet of these areas, limit any impacts to less than the percentage of these areas reflected in either one of the two following tables, and compensate by on-site or off-site wetland restoration of equal or greater amounts. The portion of the site that is impacted must incorporate stormwater best management practices within the impacted area to infiltrate, re-use, or evapotranspire at least 90% of the average annual rainfall or 1" of rainfall from 75% of the development footprint within the impacted area.

For all Options, minor development within the buffer may be undertaken in order to enhance appreciation for wetlands and water bodies. Such development may only include minor path-ways, limited pruning and tree removal for safety, habitat management activities, educational structures not exceeding 200 square feet, and small clearings for picnic tables, benches, and non-motorized recreational water crafts.