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Discussion Item: Land Development Code Language Change

Increase Impervious Surface Ratio Maximum for Residential Properties from 35% to 50%

Staff Discussion

The City receives applications for improvements to residential properties that sometimes trip the impervious surface ratio (ISR) threshold of 35%. When this happens, if there is not a master stormwater pond system for the overall subdivision, then each property must mitigate to compensate for stormwater runoff that must be maintained on the property over the 35%.

The mitigation is usually achieved through swales, drain systems, rain barrels or rain gardens. If a property is already over the 35%, then the code provides that the property owner is only required to mitigate for the percentage increase being newly created. The code allows mitigation up to 65% without needing to seek a variance from the Board.

Staff has not been able to identify why the ISR was set at 35% for the City. There are jurisdictions in the surrounding area that have a base ISR of 45% or 50%. This seems to be standard. We are asking that the Board consider discussion of raising the City ISR maximum for residential properties to 50%.

If the Board would like to explore this, staff will provide supporting documentation for the Board's review and consideration before taking formal action.